



Design Review Commission Report

Meeting Date: Thursday, August 6, 2015
(continued from July 2, 2015)

Subject: **211 South Le Doux Road (PL1502482)**
A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Angel Vila , Vila Design Group

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Italianate/Mediterranean; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

The project was previously reviewed by the Design Review Commission at its meeting on Thursday, March 5, 2015 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to need for additional modulation on the façade, first floor appearing too tall, the front fence not in keeping with the streetscape, need for additional landscaping, and central entry may be better if arched.

As a result of the Commission's comments, the applicant has made the following changes to the design:

1. The front fence was removed;
2. An additional olive tree was added to the front yard;
3. The building height was reduced from 24'-11" to 23'-9.75" to minimize the impact on the neighboring one story houses. In addition, the horizontal band below the second story windows has been eliminated to further minimize the impression of height.
4. The front of the building has been setback on the front south side of the building façade by 3'-5" from the front right (north) side of the building façade to add depth to the front façade and minimize its impact on the neighboring one-story properties.
5. The entry alcove has been changed to an arched opening.

Attachment(s):

- A. March 5, 2015 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org



6. The proportion of the doors has been revised to address the commissioner's concerns. In addition, the window above the entry arched alcove has been changed to compliment the overall entry element.

An applicant-prepared *Response to Comments* is included in Attachment B of this report.

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the applicant appears to have appropriately incorporated the Commission's comments into the revised design. The revised design is simple but not static and the proportions are more in keeping with the existing streetscape. Staff has not included project-specific conditions of approval, but the Commission may wish to incorporate any conditions of approval deemed necessary to make the required findings to approve the project, during their review and analysis of the project.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

As the project was continued to a date certain, no additional mailing notices are required. The posted notice at the site has been updated as to the continued hearing date of August 6, 2015.



Design Review Commission Report

455 North Rexford Drive

August 6, 2015

Attachment A

March 5, 2015 DRC Staff Report and Previously Proposed Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, March 5, 2015

Subject: **211 South Le Doux Road (PL1502482)**
A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Angel Vila , Vila Design Group

Recommendation: Conduct public hearing and provide the applicant with design guidance.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Italianate/Mediterranean; however, since the project does not adhere to a pure architectural style and additionally introduces a larger two-story mass adjacent to a one-story single-family residence, the project is before the Commission for review.

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proportionality between the first and second floor appears out of balance. The first floor appears overly dominant with the areas of wall between the two floors too expansive. Further consideration should be made to enhancing the entrance element. It should be noted that the renderings are not accurate to the façade elevation in the plans and staff is basing their analysis on the façade elevation plans.

Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

March 5, 2015

project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property, along with the block face, be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, February 20, 2015; the site was posted on Monday, February 23, 2015. To date staff has not received comments in regards to the submitted project.

EXTERIOR FINISH SCHEDULE

01 — MATERIAL/FINISH
A — COLOR

MATERIAL/FINISH:

- 01 EXTERIOR CEMENT PLASTER— SMOOTH STEEL TROWEL FINISH
- 02 CAST STONE TRIM AND MOULDING
- 03 CLEAR INSULATED GLASS IN WOOD/ALUMINUM CLAD FRENCH DOOR
- 04 CLEAR INSULATED GLASS IN WOOD/ALUMINUM CLAD CASEMENT WINDOW
- 05 ENTRY WOOD DOOR AND FRAME
- 06 CAST STONE CORBEL
- 07 WALL SCONCE LIGHT FIXTURE
- 08 REDLANDS CLAY TILE
- 09 PRE-FORMED SHEET METAL GUTTER AND DOWNSPOUT
- 10 SPARE

COLOR:

- A LA HABRA STUCCO: #X82 HACIENDA
- B LA HABRA STUCCO: #X72 ADOBE
- C ANDERSON/EAGLE COCOA BEAN
- D REDLANDS CLAY TILE: 30% 2241/ADOBE BROWN BLEND,
30% 2341/ ADOBE BROWN SANDSCAST BLEND,
30% 2395/PINTO GLOD FLASH SANDCAST BLEND.
- E WEATHERED COPPER
- F AAW, INC. #12-2 MAHOGANY STAINED WITH DUNN-EDWARDS
CHERRY STAIN
- G SPARE

MR & MRS
MORRIS PEYKAR
211 LEDOUX DRIVE,
BEVERLY HILLS,
CALIFORNIA, 90211

©2013 VIA DESIGN GROUP

DATE	RESPONSE
DATE	ISSUE

SINGLE FAMILY DWELING ADDITION & ALTERATIONS
PROPERTY OF
MR & MRS MORRIS PEYKAR
211 LEDOUX DRIVE
BEVERLY HILLS, CALIFORNIA, 90211



ISSUED FOR APPROVAL	
ISSUED FOR PERMITS	
ISSUED FOR CONTRACT	
ISSUED FOR CONSTRUCTION	
DESIGNED BY	
CHECKED BY	
DATE	
JOB NUMBER	
SHEET TITLE	
EXTENSION	
ELEVATION	
SCALE	AS NOTED
SHEET NUMBER	

A-3.01



FRONT ELEVATION
1/8"=1'-0"

1
A-3.01

EXTERIOR FINISH SCHEDULE

01
A — MATERIAL/FINISH
 — COLOR

MATERIAL/FINISH:

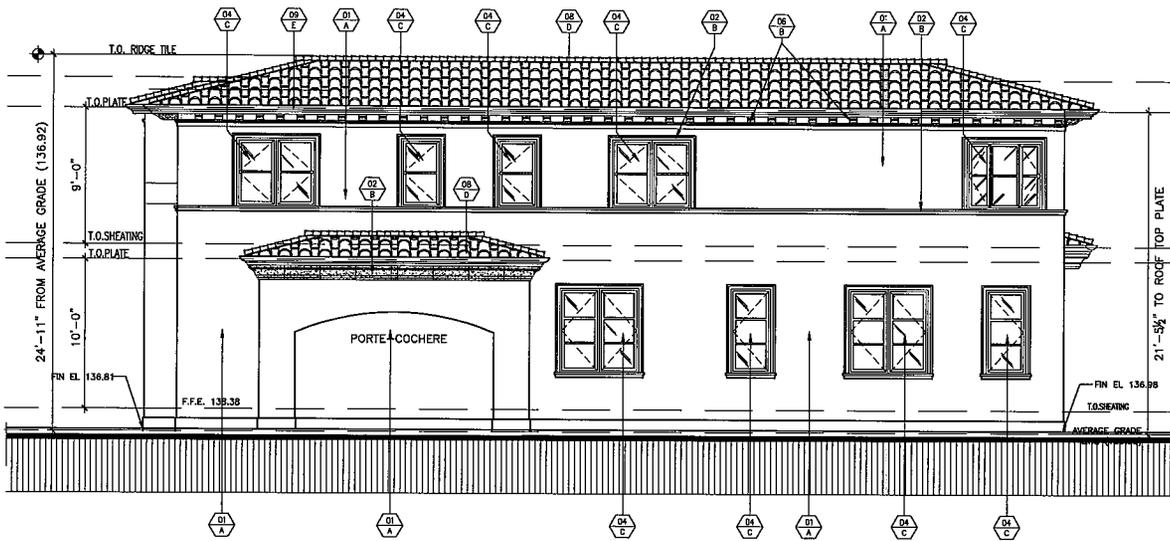
- 01 EXTERIOR CEMENT PLASTER— SMOOTH STEEL TROWEL FINISH
- 02 CAST STONE TRIM AND MOULDING
- 03 CLEAR INSULATED GLASS IN WOOD/ALUMINUM CLAD FRENCH DOOR
- 04
- 05 ENTRY WOOD DOOR AND FRAME
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- 07 WALL SCONCE LIGHT FIXTURE
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30% 2341/ ADOBE BROWN SANDSCAST BLEND,
- E WEATHERED COPPER
- F AAW, INC. #12-2 MAHOGANY STAINED WITH DUNN-EDWARDS
CHERRY STAIN
- G SPARE

MR & MRS
 MORRIS PEYKAR
 211 LEDOUX DRIVE,
 BEVERLY HILLS,
 CALIFORNIA, 90211

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NORTH SIDE ELEVATION
 1/8"=1'-0"

1
 A-3.02

DATE	REVISION
DATE	ISSUE

SINGLE FAMILY DWELING ADDITION & ALTERATIONS
 PROPERTY OF
 MR & MRS MORRIS PEYKAR
 211 LEDOUX DRIVE
 BEVERLY HILLS, CALIFORNIA, 90211



ISSUED FOR APPROVAL	
ISSUED FOR PERMITS	
ISSUED FOR RECORD	
ISSUED FOR POWER	
ISSUED FOR CONSTRUCTION	
ISSUED FOR	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
REVIEWED BY	
DATE	
JOB NUMBER	
FILE #	A-3.02.000
SHEET TITLE	EXTERIOR ELEVATION
SCALE	AS NOTED
SHEET NUMBER	A-3.02

MR & MRS
MORRIS PEYKAR
211 LEDOUX DRIVE,
BEVERLY HILLS,
CALIFORNIA, 90211

©2013 VILA DESIGN GROUP

DATE	REVISION
DATE	ISSUE

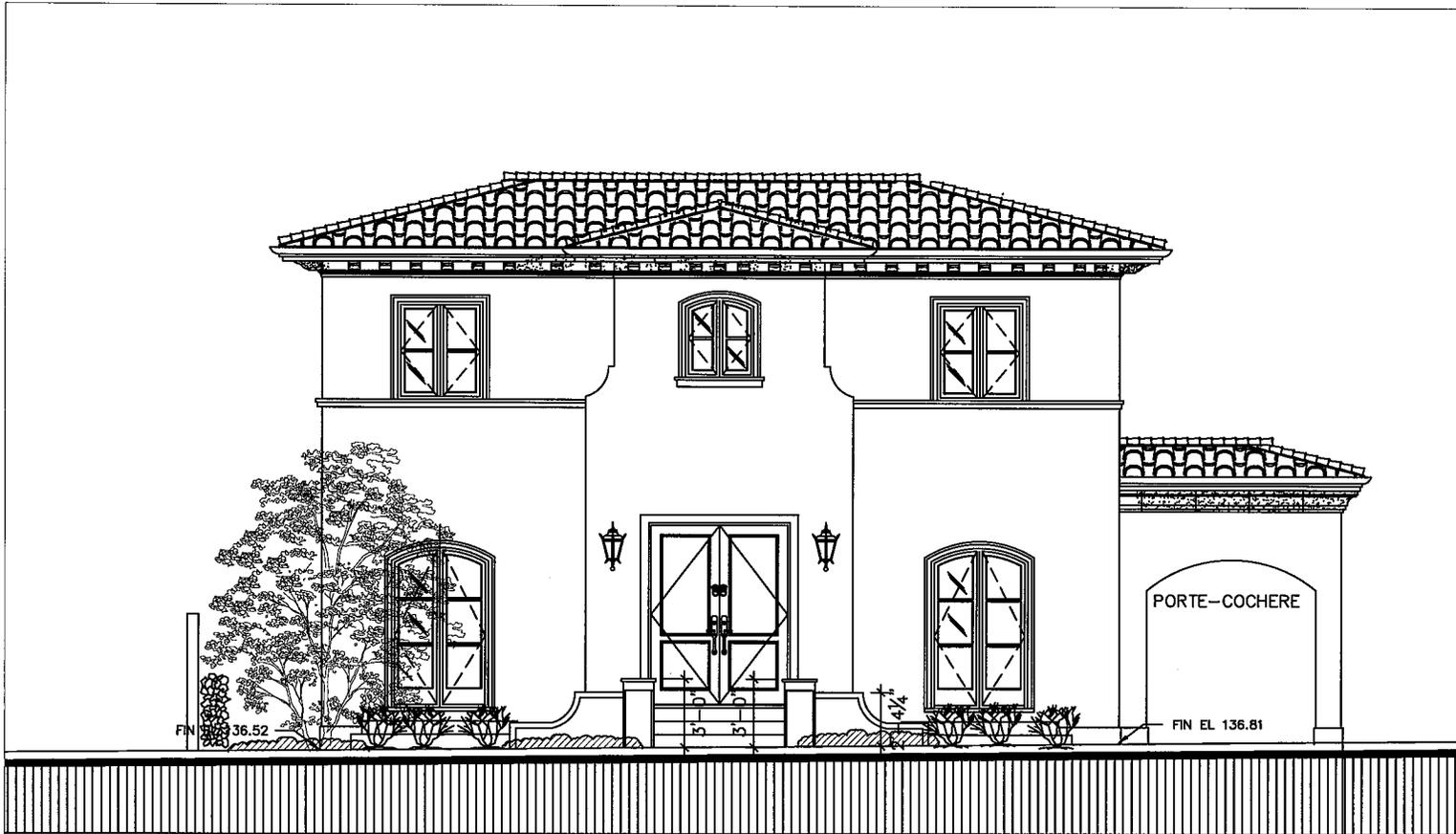
A
SINGLE FAMILY DWELING ADDITION & ALTERATIONS
PROPERTY OF
MR & MRS MORRIS PEYKAR
211 LEDOUX DRIVE
BEVERLY HILLS, CALIFORNIA, 90211



DESIGNED BY	ANGEL WEA
DESIGNED FOR	ANGEL WEA
DATE	2/27/14
SCALE	AS NOTED
PROJECT NO.	A-3.01.090
SHEET NO.	1
TITLE	EXTERIOR ELEVATION
SCALE	AS NOTED
SHEET NUMBER	



FRONT ELEVATION



2011 LEDOUX

DEC-05-13

© 2013 VILA DESIGN GROUP

FRONT ELEVATION

PRELIMINARY SCHEME B3

0 2' 4' 8' 12'



william L peacock a.s.l.a.
landscape architect and site planner
 851 misty isle drive glendale, ca 91207 818/240-0874



DRAWN BY: LINH
 SCALE: 3/32 = 1' - 0"
 DATE: 09-23-14
 REVISION DATE: 01-16-15
 REVISION DATE: 02-05-15

PAGE

E-1

DESIGN
 Pool and Landscape Design Studio

1839 Sherman Oaks Blvd., Van Nuys Village, CA 91381
 TEL/FAX: (818) 830-2030

CLIENT NAME: MORRIS PEYKAR
 ADDRESS: 211 SOUTH LE DOUX RD
 BEVERLY HILLS, CA
 TEL:

Notes:



Design Review Commission Report

455 North Rexford Drive

August 6, 2015

Attachment B

Applicant's Written Response to Commissioner's Comments

211 S. Le Doux Road

Response to Commissioner's Comments

The Major Points that were brought up by the commissioners are:

- 1- The commissioners asked to remove the front fence from the project.
- 2- The commissioners asked for an additional olive tree on the front.
- 3- The commissioners expressed concern about the impact of the proposed building height to the surrounding one-story properties.
- 4- The commissioners expressed concern about the front of the proposed building being one plane without setbacks and its impact on the neighboring one-story properties.
- 5.- The commissioners expressed concern about the entry alcove and suggested an arched opening.
- 6.- The commissioners expressed concern about the proportion of the doors and windows to the overall front façade.

In Response to the above commissioners' comments the building has been redesigned as follows:

- 1- The front fence was removed.
- 2- An additional olive tree was added to the front.
- 3- The proposed building height has been reduced over a foot from 24'-11" to 23'-9 ¾" to minimize its impact on the surrounding one-story properties. In addition, the horizontal band below the second story windows has been eliminated to further minimize the impression of height.
- 4- The front of the proposed building has been setback on the front south side of the building façade by 3'-5" from the front right (north) side of the building façade to add depth to the front façade and minimize its impact on the neighboring one-story properties.
- 5.- The entry alcove has been changed to an arched opening.
- 6.- The proportion of the doors has been revised to address the commissioner's concerns. In addition the window above the entry arched alcove has been changed to compliment the overall entry element.



Design Review Commission Report

455 North Rexford Drive

August 6, 2015

Attachment C
Project Design Plans

EXTERIOR FINISH SCHEDULE

MR & MRS
MORRIS PEYKAR
211 LEDOUX DRIVE,
BEVERLY HILLS,
CALIFORNIA, 90211

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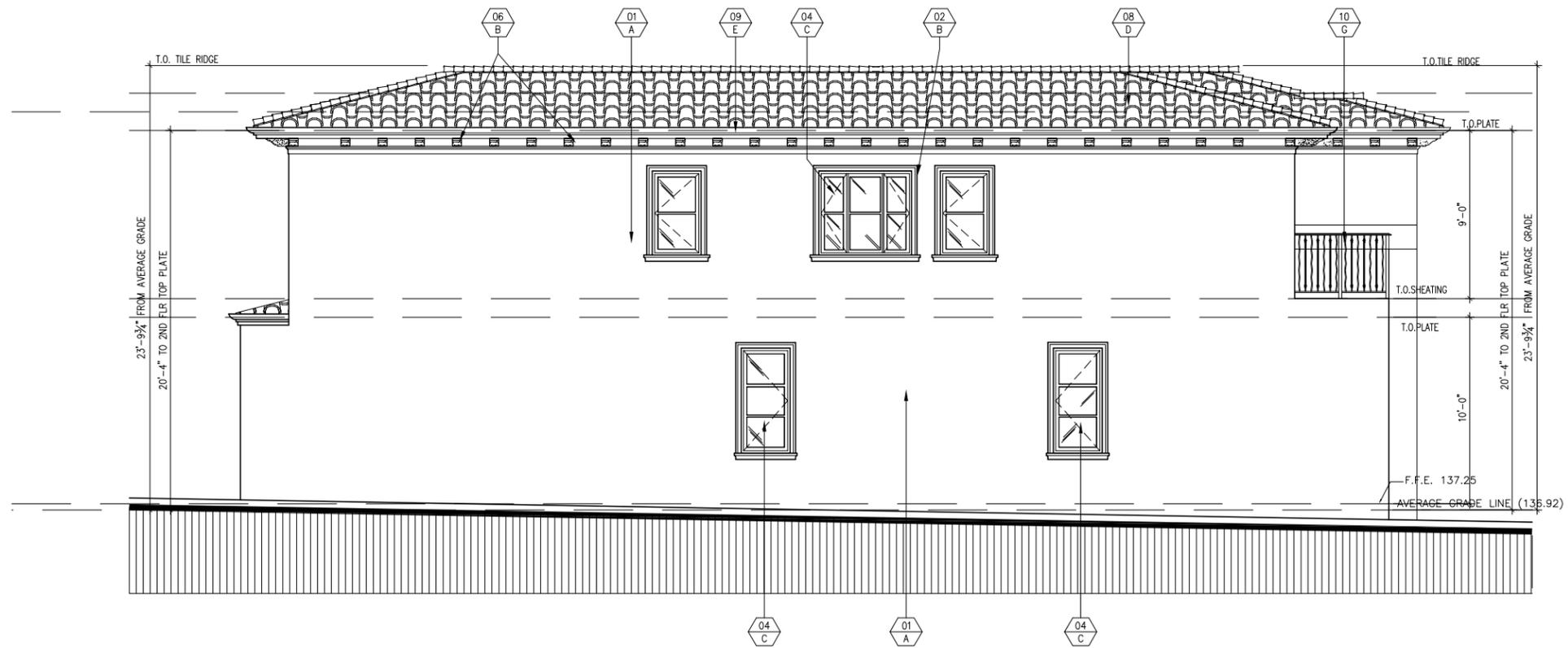


MATERIAL/FINISH:

- 01 EXTERIOR CEMENT PLASTER- SMOOTH STEEL TROWEL FINISH
- 02 CAST STONE TRIM AND MOULDING
- 03 CLEAR INSULATED GLASS IN WOOD/ALUMINUM CLAD FRENCH DOOR
- 04 CLEAR INSULATED GLASS IN WOOD/ALUMINUM CLAD CASEMENT WINDOW
- 05 ENTRY WOOD DOOR AND FRAME
- 06 CAST STONE CORBEL
- 07 WALL SCONCE LIGHT FIXTURE
- 08 REDLANDS CLAY TILE
- 09 PRE-FORMED SHEET METAL GUTTER AND DOWNSPOUT
- 10 WROUGHT IRON RAILING

COLOR:

- A LA HABRA STUCCO: #X82 HACIENDA
- B LA HABRA STUCCO: #X72 ADOBE
- C ANDERSON/EAGLE COCOA BEAN
- D REDLANDS CLAY TILE: 30% 2241/ADOBE BROWN BLEND,
30% 2341/ ADOBE BROWN SANDSCAST BLEND,
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- E WEATHERED COPPER
- F AAW, INC. #12-2 MAHOGANY STAINED WITH DUNN-EDWARDS
CHERRY STAIN
- G TO MATCH ANDERSON/EAGLE COCOA BEAN



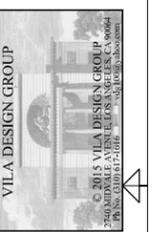
SOUTH SIDE ELEVATION

1/8"=1'-0"

1
A-3.04

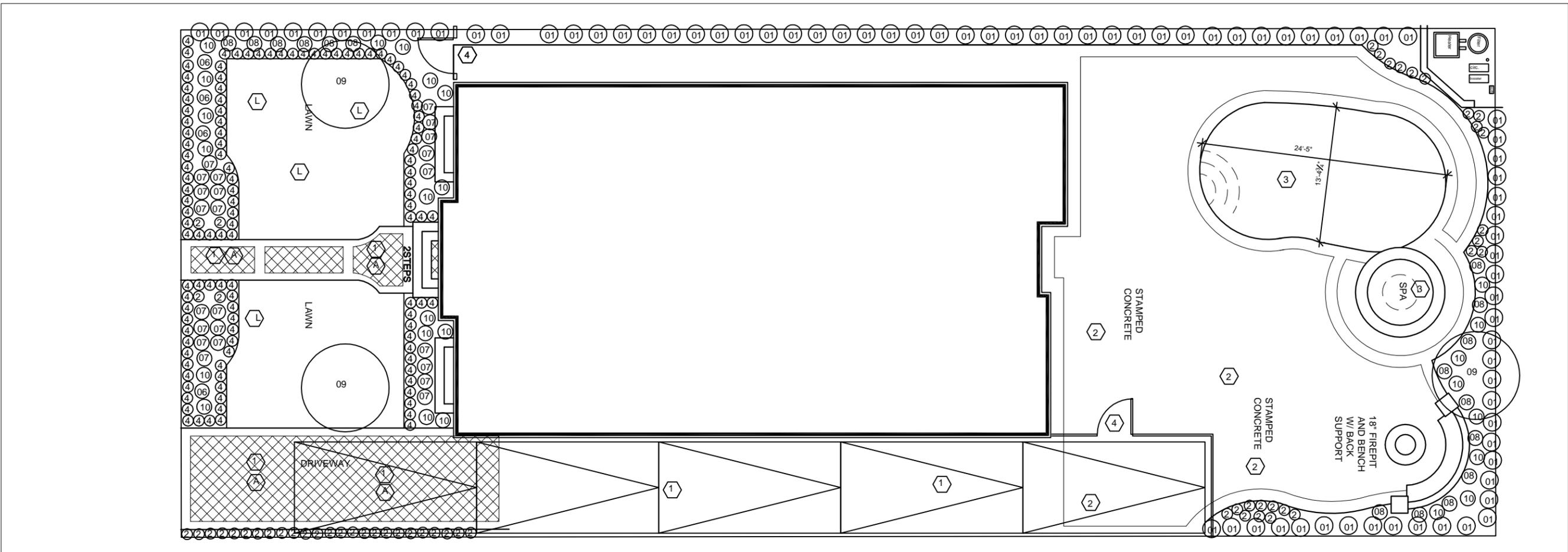
DATE	REVISION

A
SINGLE FAMILY DWELING
PROPERTY OF
MR & MRS MORRIS PEYKAR
211 LEDOUX DRIVE
BEVERLY HILLS, CALIFORNIA, 90211



ISSUED FOR APPROVAL
ISSUED FOR PLAN CHECK
ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION
ISSUED FOR ARCHIVED
ISSUED FOR
DESIGNED BY
DRAWN BY
CHECKED BY
REVIEWED BY
DATE
JOB NUMBER
FILE # A-3.04.DWG

Project Title:
EXTERIOR ELEVATIONS
Scale:
AS NOTED
Sheet No. Name:
A-3.04



CLIENT NAME: MORRIS PEYKAR
 ADDRESS: 211 SOUTH LE DOUX RD
 BEVERLY HILLS, CA
 TEL: _____
 Notes: _____

DESIGN

Pool and Landscape Design Studio

1828 Stonemate St. Westlake Village, CA 91361
 Tel/Fax: (818) 830 2090

DRAWN BY: LINH
 SCALE: 3/32 = 1' - 0"
 DATE: 09-23-14
 REVISION DATE: 01-16-15
 REVISION DATE: 06-15-15

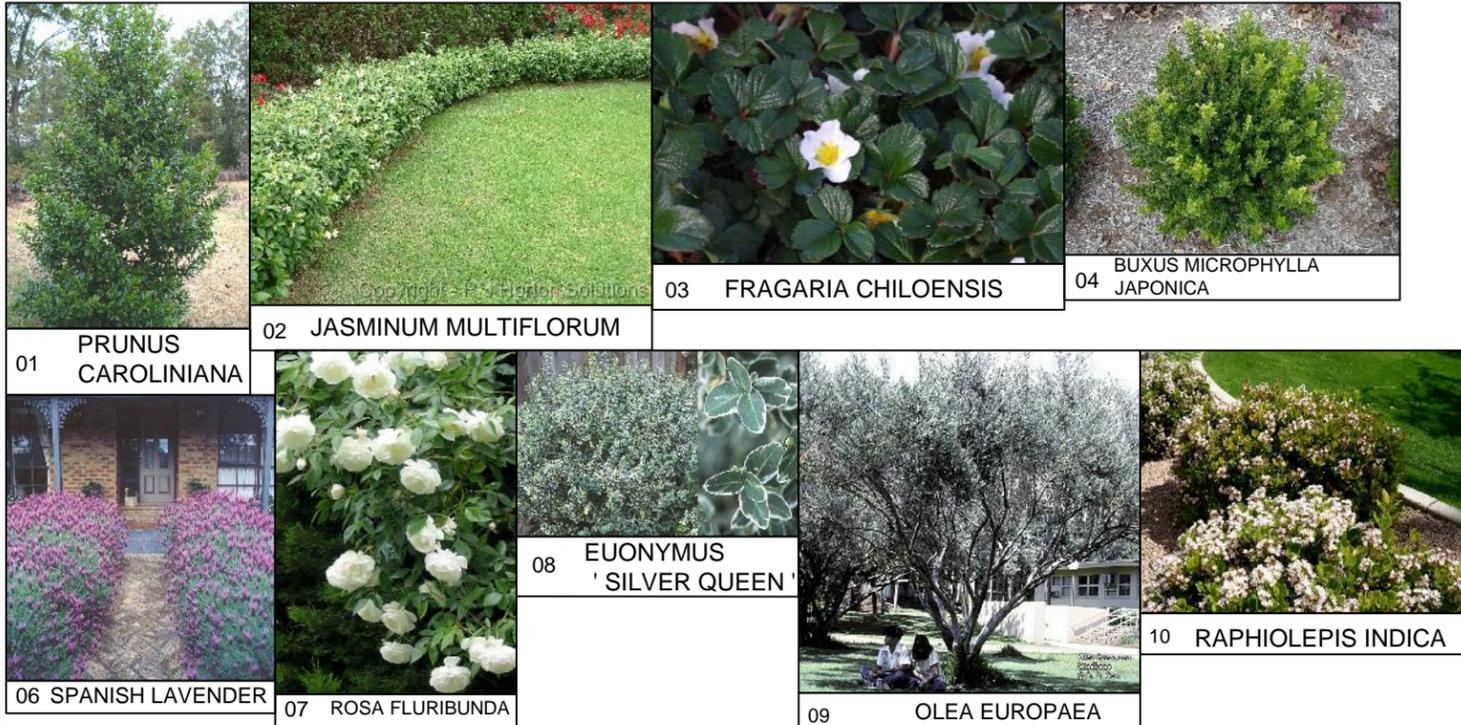
William L peacock a.s.l.a.
 landscape architect and site planner
 851 misty isle drive glendale, ca 91207 · 818/240-0874



PAGE

L1

PLANT LEGEND			
BOTANICAL NAME	COMMON NAME	NUMBER / SIZE	WATER NEEDS
1 PRUNUS CAROLINIANA	CAROLINA CHERRIES	5 GAL	L
2 JASMINUM MULTIFLORUM	STAR JASMINE	1 GAL 2' O.C.	M
3 FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	FLATS	L
4 BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	5 GAL 3' O.C.	M
5 ARBUTUS UNEDO	STRAWBERRY TREE	48" BOX	L
6 LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL	L
7 ROSA FLURIBUNDA	ICEBERG ROSES	5 GAL	M
8 EUONYMUS ' SILVER QUEEN '	SILVER QUEEN	5 GAL	L
9 OLEA EUROPAEA ' SWAN HILL '	OLIVE TREE FRUITLESS	72" BOX	L
10 RAPHIOLEPIS INDICA	INDIAN HAWTHON	5 GAL	L
11			
12			
13			
14			
15			
16			
17			

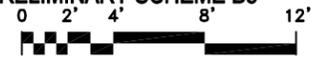


LANDSCAPE PLAN



2011 LEDOUX

FRONT ELEVATION
PRELIMINARY SCHEME B3



© 2013 VILA DESIGN GROUP

William L peacock a.s.l.a.
landscape architect and site planner
851 misty isle drive glendale, ca 91207 · 818/240-0874



DRAWN BY: LINH
SCALE: 3/32" = 1' - 0"
DATE: 09-23-14
REVISION DATE: 01-16-15
REVISION DATE: 06-15-15

DESIGN

Pool and Landscape Design Studio

1828 Stonestage St. Westlake Village, CA 91361
Tel/Fax: (818) 830 2090

CLIENT NAME: MORRIS PEYKAR
ADDRESS: 211 SOUTH LE DOUX RD
BEVERLY HILLS, CA

Notes :

TEL:

PAGE

ELEVATION PLAN

E1



Design Review Commission Report

455 North Rexford Drive

August 6, 2015

Attachment D

DRAFT Approval Resolution

RESOLUTION NO. DR XX-15

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 211 SOUTH LE DOUX ROAD (PL1502482).

The Design Review Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Angel Vila, Designer, on behalf of Mr. and Mrs. Morris Peykar, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 211 South Le Doux Road which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **March 5, 2015 and August 6, 2015** at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent

properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors' existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review, the Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

1. No project specific conditions are proposed.

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
4. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
5. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the Commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
6. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible

from the public street. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

7. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
8. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the Commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
9. **Covenant Recording.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development within 60 days of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

10. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

11. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Section 7. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 8. Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **August 6, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chair
Design Review Commission