



## Design Review Commission Report

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

**Subject:** **140 North Stanley Drive (PL1508721)**  
A request for an R-1 Design Review Permit to allow the 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:** Daniel Shakibkhou – Property Owner

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

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### REPORT SUMMARY

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

The project was previously reviewed by the Design Review Commission at its meeting on Thursday, July 2, 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 the chimney element being too large, tree needing to be an evergreen tree, stairway window should be opaque glass, front yard side wall needing to be removed and the suggestion that they add a modern porte cochere element.

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

1. Applicant removed the walls from the front yard on both the north and south side property lines;
2. Revised the stairway window to have obscured glass;
3. Aligned the first and second floor windows;
4. Increased the size of the window above the entry and aligned it with the door;
5. Proposed two options (Option A and Option B) for the entry element;
6. Revised the front yard tree from a Palo Verde (Desert Museum) to a Olea Europea (Olive).

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

Attachment(s):

- A. July 2, 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



### **URBAN DESIGN ANALYSIS**

Based on a review conducted by the Urban Design Team, the Applicant appears to have responded appropriately to the Commission's comments. Option A emphasizes more of the horizontal rather than Option B which appears more vertical and Option A is staff's preferred design. The wood horizontal elements of the façade should continue from the façade to both of the side elevations of the residence. 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. Overall, the proposed design presents a coherent architectural theme that is a well-articulated expression of contemporary design. The proposed project is internally compatible in its configuration and use of forms and materials and will serve as a positive enhancement to the streetscape of North Stanley Drive.

### **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**

July 2, 2015 DRC Staff Report and Previously Proposed Plans



## Design Review Commission Report

**Meeting Date:** Thursday, July 2, 2015

**Subject:** **140 North Stanley Drive (PL1508721)**

A request for an R-1 Design Review Permit to allow the 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:** Daniel Shakibkhou – Property Owner

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

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### REPORT SUMMARY

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

### URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed design presents a coherent architectural theme that is a well-articulated expression of contemporary design. The proposed project is internally compatible in its configuration and use of forms and materials and will serve as a positive enhancement to the streetscape of North Stanley Drive.

### 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.

#### 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

July 2, 2015

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, June 19, 2015; the site was posted on Saturday, June 20, 2015. To date, staff has not received any comments in writing in regards to the submitted project.











REVISIONS BY

NO.	DATE	BY	DESCRIPTION

**BAHRAM RAEEN**  
CONSULTANT ENGINEER  
1880 SANTA MONICA BLVD. SUITE 310, BEVERLY HILLS, CALIF. 90210



SINGLE FAMILY RESIDENCE  
140 N. STANLEY DR.  
BEVERLY HILLS, CA 90211

A-20





**Design Review Commission Report**

455 North Rexford Drive

August 6, 2015

**Attachment B**

Applicant's Written Response to Commission's Comments

## The Applicant's Response to Comments

- 1- Commission's comment: The fence and wall in front yards are not necessary.  
Applicant response: We removed the walls in north and south side of the property.
- 2- Commission's comment: The stairs window in side façade disorders privacy of the neighbor.  
Applicant response: We changed the glass of that window to the obscure glass to reduce the view.
- 3- Commission's comment: In front façade widows from second floor is better to align with windows from first floor.  
Applicant response: We reduced the size of the left window and enlarged the right window in second floor to align them with the windows in first floor.
- 4- Commission's comment: The window on top of the entrance door is small and out of scale.  
Applicant response: We changed the size of the window from 24"x48" to 52"x56" and aligned it with the door.
- 5- Commission's comment: The entrance element in front façade it's too overwhelming.  
Applicant response: We proposed two options.  
In option A we changed the shape of the elements and reduced the height. We also added linear molding on top of the windows.  
In option B We kept the shape but reduced the height of the wooden elements to decrease the vertical appearance of the front façade.  
  
We also added a wooden pergola in side façade.
- 6- Commission's comment: Put at least one evergreen tree in front yard.  
Applicant response: We change Palo Verde (Desert Museum) to Olea Europea (Olive) which is an evergreen tree.



**Design Review Commission Report**

455 North Rexford Drive

August 6, 2015

**Attachment C**  
Project Design Plans

PROJECT:  
 SINGLE FAMILY RESIDENCE  
 140 N. STANLEY DR.  
 BEVERLY HILLS, CA 90211

OWNER:  
 DANIEL SHAKIBKHOUS  
 612 CANON DR.  
 BEVERLY HILLS, CA 90210

OPTION A



OPTION B

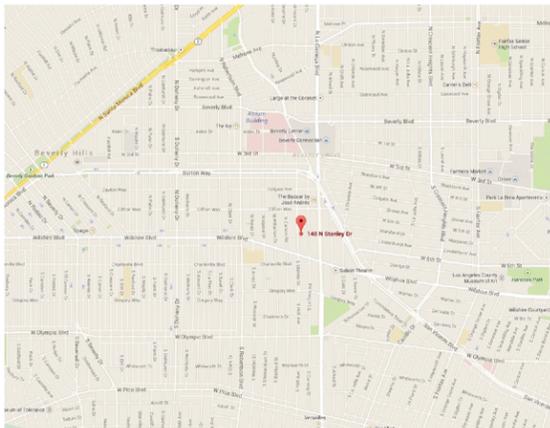


VICINITY MAP

PROJECT SUMMARY

INDEX OF DRAWINGS

SITE



ZONING: R-1 SINGLE FAMILY RESIDENTIAL	
GROSS LAND AREA	6,496
ALLOW. AREA CALC.: 6,496 X 0.4 + 1,500. =	4,098.4
BUILDING AREA	
1ST FLOOR	2,170.0
2ND FLOOR	1,868.0
TOTAL:	4,038.0
NO. OF BEDROOMS	5
PARKING REQUIRED:	4
PARKING PROVIDED:	4
AVG. GRADE (99.84+100.13+100.07+100.26)/4 =	100.08'
SIDE YARD CALC.:	5'
REAR YARD CALC.:	129.92 X 30% - 9 = 29.98'
SETBACKS	
FRONT- 25' REQUIRED AND PROVIDED	
NORTHSIDE- 5'-0" REQUIRED AND PROVIDED	
SOUTHSIDE- 9' REQUIRED AND PROVIDED	
REAR- 29'-98" REQUIRED AND PROVIDED	
ALLOWABLE HT.	25'
MAX. HT.	24.92'
PLATE HEIGHT	21.42'
CONSTRUCTION TYPE	V-B
OCCUPANCY	R-3

ARCHITECTURAL

STRUCTURAL

MECHANICAL

NO.	SHEET TITLE	NO.	SHEET TITLE	NO.	SHEET TITLE
T-1	COVERSHEET: INDEX OF DWG'S PROJECT SUMMARY LEGAL DESCRIPTION				
A-1	SITE PLAN				
A-2	1ST FLOOR PLAN				
A-3	2ND FLOOR PLAN				
A-4	ROOF PLAN				
A-5a	WESTERN ELEVATION - OPTION A				
A-5b	WESTERN ELEVATION - OPTION B				
A-6	EAST ELEVATION				
A-7	NORTH ELEVATION				
A-8	SOUTH ELEVATION				
A-9	SECTION A-A				
A-10	SECTION B-B				
A-11	SECTION C-C				
A-12	SECTION D-D				
A-13	DOOR AND WINDOW SCH:				
A-14	BLOCK STUDY:				
A-15	DOOR AND WINDOW CUTSHEETS				
A-16a	COLOR ELEVATION - OPTION A				
A-16b	COLOR ELEVATION - OPTION B				
A-17	PHOTO EXISTING				
A-18a	PHOTO PROPOSED DESIGN- OPTION A				
A-18b	PHOTO PROPOSED DESIGN- OPTION B				
A-19a	PERSPECTIVE 1 - OPTION A				
A-20a	PERSPECTIVE 2 - OPTION A				
A-21a	PERSPECTIVE 3 - OPTION A				
A-19b	PERSPECTIVE 1 - OPTION B				
A-20b	PERSPECTIVE 2 - OPTION B				
A-21b	PERSPECTIVE 3 - OPTION B				
A-22	MATERIAL BOARD SURVEY				

LANDSCAPE		ELECTRICAL	
NO.	SHEET TITLE	NO.	SHEET TITLE
L-1	PLANTING PLAN		
L-1	COLOR PLANTING PLAN		
L-2	IRRIGATION PLAN		
L-3	DETAIL SHEET		
L-4	LIGHTING PLAN		
L-5	PLANT PHOTOS		
L-6	WORKSHEET		

LEGAL DESCRIPTION

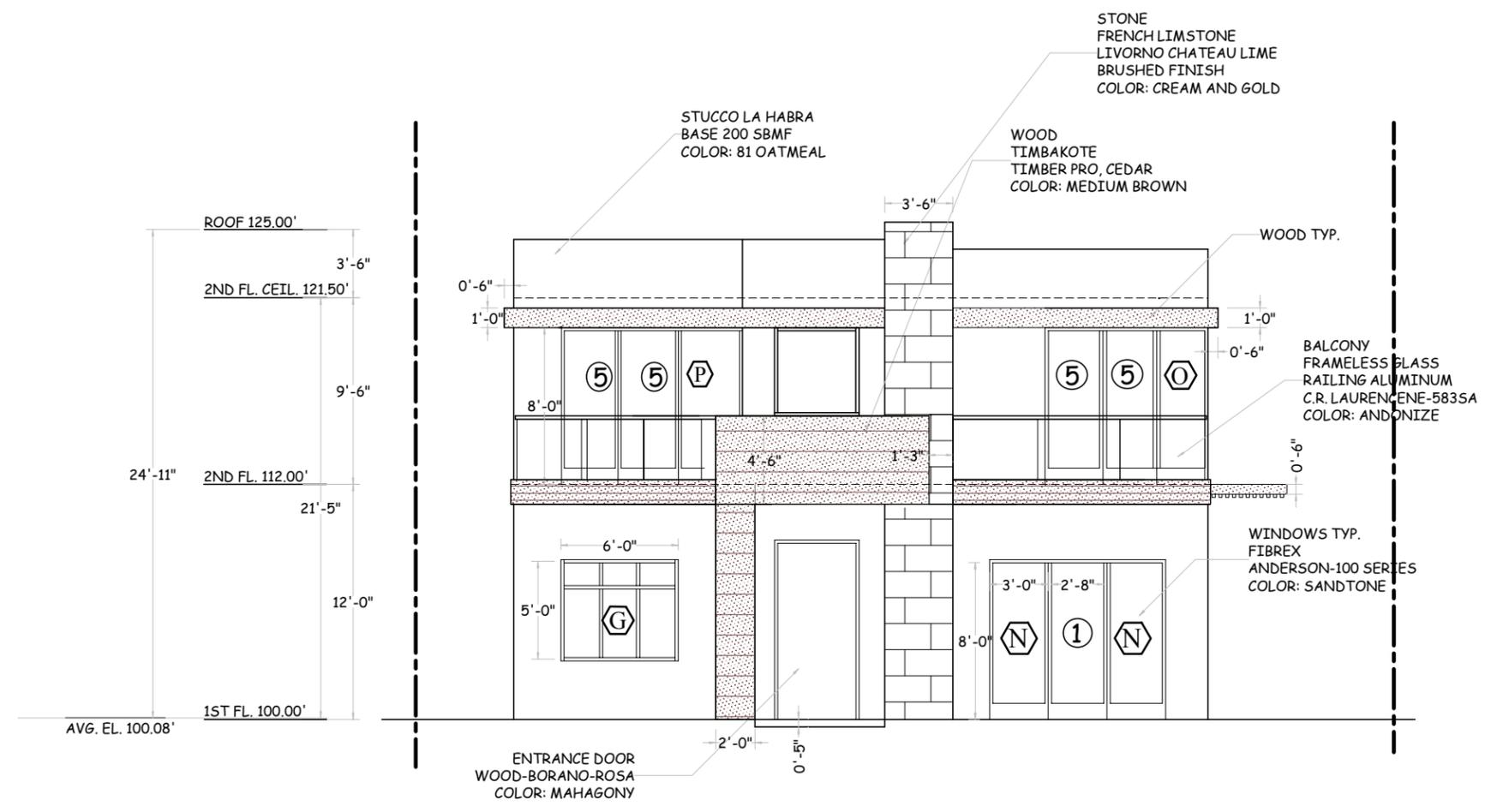
Lot 242 of Track 4988 in the City of Beverly Hills, County of Los Angeles, State of California. APN 4334-017-035

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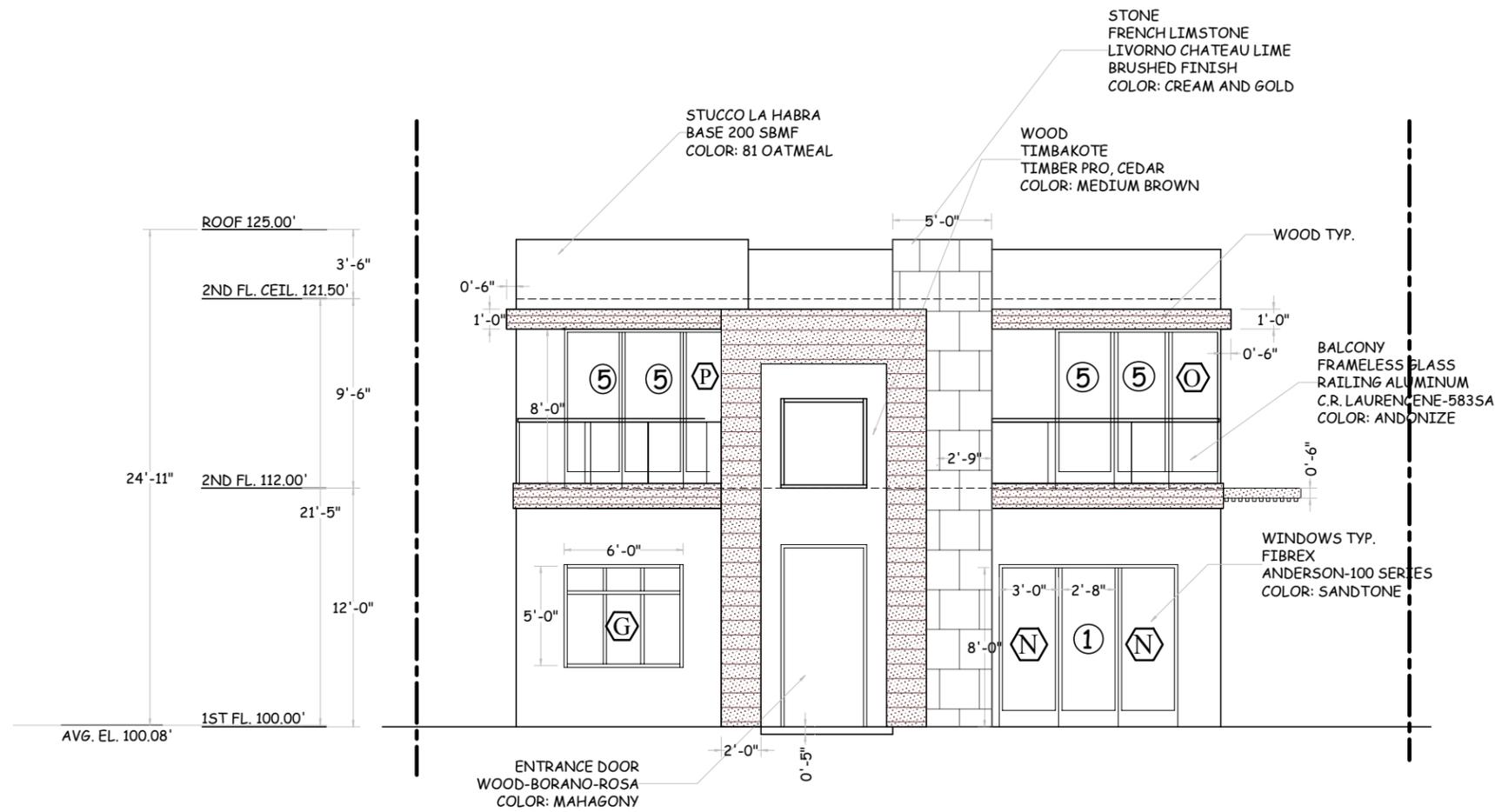
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 11040 SANTA MONICA BLVD, SUITE 326, LOS ANGELES, CA 90025



SINGLE FAMILY RESIDENCE  
 140 N. STANLEY DR.  
 BEVERLY HILLS, CA 90211



**WEST ELEVATION-OPTION B**  
 SCALE 1/8"=1'-0"



WEST ELEVATION-OPTION A

SCALE 1/8"=1'-0"

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SINGLE FAMILY RESIDENCE  
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BEVERLY HILLS, CA 90211

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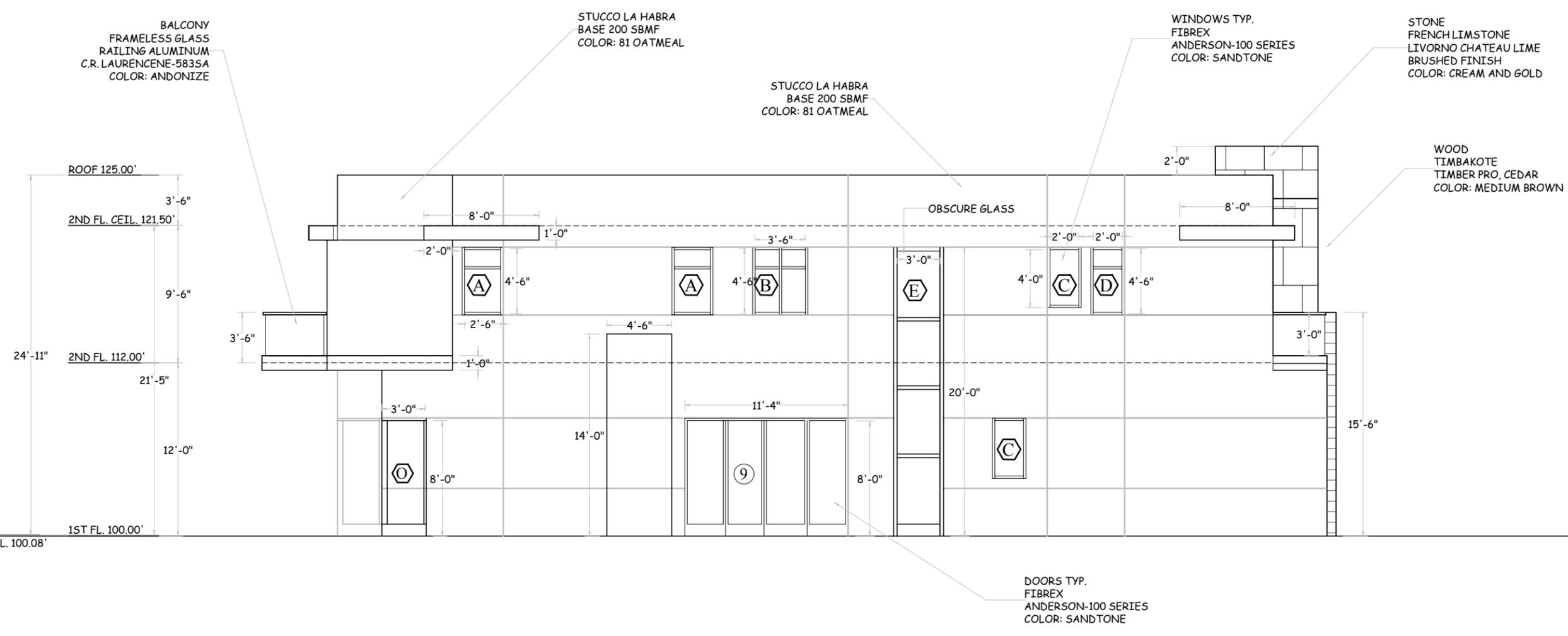
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BEVERLY HILLS, CA 90211

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OF \_\_\_\_\_ Sheets



**NORTH ELEVATION**

SCALE 1/8"=1'-0"

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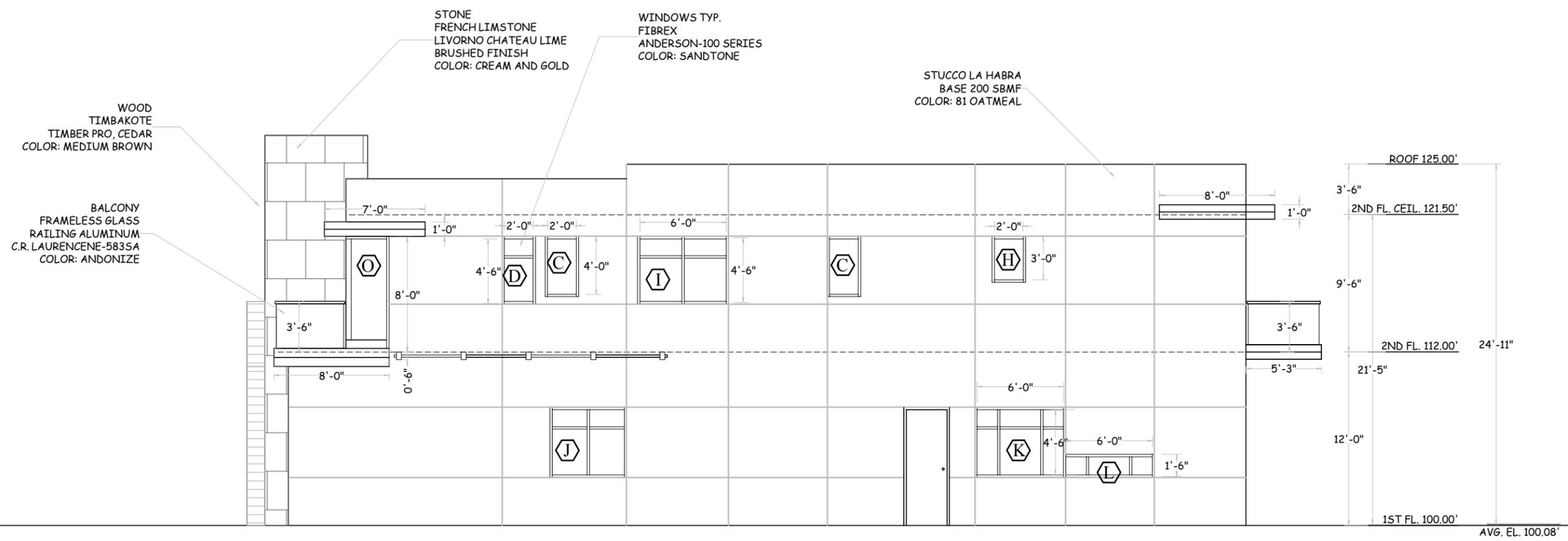
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SINGLE FAMILY RESIDENCE  
140 N. STANLEY DR.  
BEVERLY HILLS, CA 90211

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A-8  
OF \_\_\_\_\_ SHEET



**SOUTH ELEVATION**  
SCALE 1/8"=1'-0"

**STONE**  
FRENCH LIMESTONE  
Livorno Chateau Lime  
Brushed Finish  
Color Cream And Gold

**WOOD**  
TIMBAKOTE  
Timber Pro ,Cedar  
Color Medium Brown

**STUCCO**  
LA HABRA  
Base 200 SBMF  
Color 81 Oatmeal

**BALCONY**  
Frameless Glass  
Railing Aluminum  
C.R. LAURECENE-583SA  
Color: Andonize

**EXTERIOR LIGHT**  
Extruded Aluminum  
HINKLEY LIGHTING  
Kube series SKU 1767TT

**WINDOW**  
FIBREX  
ANDERSON-100 Series  
Color Sandtone

**ENTRY DOOR**  
Wood  
BORANO - Rosa  
Color Mahagony

**FRONT YARD PAVING**  
Pebble Epoxy  
Coral pebble 1/2"  
Color Gold



REVISIONS BY	DATE

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SINGLE FAMILY RESIDENCE  
140 N. STANLEY DR.  
BEVERLY HILLS, CA 90211

**STONE**  
FRENCH LIMESTONE  
Livorno Chateau Lime  
Brushed Finish  
Color Cream And Gold

**WOOD**  
TIMBAKOTE  
Timber Pro ,Cedar  
Color Medium Brown

**STUCCO**  
LA HABRA  
Base 200 SBMF  
Color 81 Oatmeal

**BALCONY**  
Frameless Glass  
Railing Aluminum  
C.R. LAURECENE-583SA  
Color: Andonize

**EXTERIOR LIGHT**  
Extruded Aluminum  
HINKLEY LIGHTING  
Kube series SKU 1767TT

**WINDOW**  
FIBREX  
ANDERSON-100 Series  
Color Sandtone

**ENTRY DOOR**  
Wood  
BORANO - Rosa  
Color Mahogany

**FRONT YARD PAVING**  
Pebble Epoxy  
Coral pebble 1/2"  
Color Gold



REVISIONS BY	DATE

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SINGLE FAMILY RESIDENCE  
140 N. STANLEY DR.  
BEVERLY HILLS, CA 90211

# Proposed Design and Existing Streetscape OPTION B



144

142

140  
N STANLEY DR

138

136



REVISIONS BY	DATE

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SINGLE FAMILY RESIDENCE  
140 N. STANLEY DR.  
BEVERLY HILLS, CA 90211

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SINGLE FAMILY RESIDENCE  
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BEVERLY HILLS, CA 90211

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 TEL: (310) 826-7646  
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**BAHRAM RAEEN**  
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SINGLE FAMILY RESIDENCE  
 140 N. STANLEY DR.  
 BEVERLY HILLS, CA 90211

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REVISIONS BY	DATE	DESCRIPTION

THESE PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS SHALL BE KEPT BY THE ARCHITECT AND SHALL BE LOANED TO THE CONTRACTOR BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DOCUMENTS AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DOCUMENTS AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF THESE DOCUMENTS.

**BAHRAM RAEEN**  
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140 N. STANLEY DR.  
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SINGLE FAMILY RESIDENCE  
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 BEVERLY HILLS, CA 90211

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**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 CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 140 NORTH STANLEY DRIVE.

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

Section 1. Daniel Shakibkhou, 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 140 North Stanley Drive 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 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on July 2, 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 special conditions have been imposed for this project.**

Standard Conditions

2. **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.
3. **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.
4. **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.
5. **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.

6. **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.
  
7. **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.
  
8. **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.

9. **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.

10. **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**

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Ryan Gohlich, Commission Secretary  
Community Development Department

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Arline Pepp, Chairperson  
Design Review Commission