



Design Review Commission Report

Meeting Date: Thursday, August 6, 2015

Subject: **608 Alpine Drive (PL1510400)**
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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: 608 Alpine Drive LLC – Property Owner

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 located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Italianate California Style; 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. The proposed project is internally compatible in its configuration and use of forms and materials; however the window treatments should be extended to the side elevations as the fenestration on the sides is lacking detail. 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.

It should be noted that the house is setback an additional 2'-6" as required by code as the Applicant has chosen to raise the plate height from 22 feet to 23 feet. The resulting required front yard setback is 42'-6" rather than 40 feet.

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.

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

August 6, 2015

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

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, July 24, 2015; the site was posted on Thursday, July 23, 2015. To date, staff has not received any comments in writing in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

August 6, 2015

Attachment A

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

- A Indicate Requested Application:**
- Track 1 Application (Administrative Review)
 - Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at:
<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
 - Track 2 Application (Commission Review)
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):
 Italian Renaissance Revival (Italianate California Style)

- + Low Pitched Roof
- +Upper windows are full height with porches (Windows are tall and narrow)
- +Ground floor windows, Doors and openings typically include arches
- +Decorative details, quoins, roofline trim, Door & Window trim typical
- +Stucco is a universal element of this style. Light Earthtone colors.
- +Entry Mass projects forward from body of structure
- +Symmetrical facade is typical of this style (Predominately flat)

- C Identify the Project Zoning** (City Zoning Map available online at <http://gis.beverlyhills.org/>)
- | | | |
|--|----------------------------------|---------------------------------|
| <input type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input type="checkbox"/> R-1.8X |
| <input checked="" type="checkbox"/> R-1X | <input type="checkbox"/> R-1.6X | |
| <input type="checkbox"/> R-1.5X | <input type="checkbox"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 184.63' x 85.07' Lot Area (square feet): 15,664 sf

Adjacent Streets: Elevado Avenue & Carmelita Avenue

- E Lot is currently developed with (check all that apply):**
- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?
 Yes No

If YES, provide the following information:

| | <u>Quantity</u> | <u>Sizes</u> | <u>Reason for Removal</u> |
|--------------|-----------------|--------------|---------------------------|
| Heritage: | _____ | _____ | _____ |
| Native: | _____ | _____ | _____ |
| Urban Grove: | _____ | _____ | _____ |

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

Yes No If yes , please list Architect’s name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

None

B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:

| Code Regulation | Allowed By Code | Existing Condition | Proposed Condition |
|--------------------|-----------------------|--------------------|--------------------|
| Height: | 28'-0" | 13'-6" | 28'-0" |
| Roof Plate Height: | 22' (23' + 2.5' FYSB) | 23' | 23' |
| Floor Area: | 7,765 sf | 5,577sf | 7,549.6 sf |
| Rear Setbacks: | 46' (30% - 9'0") | 52 | 50'-4" |
| Side Setbacks: | S/E (Total 19'-6") | S/E 5' | S/E 12'-0" |
| | N/W | N/W 5' | N/W 7'-6" |
| Parking Spaces: | 5 per 7 Bedrooms | 2 | 5 |

C List the specific materials and finishes for all the architectural features of the project (Be Specific):

FAÇADE (List all material for all portions visible from the street)

Material: Stucco
 Texture /Finish: Smooth Troweled
 Color / Transparency: Grey- Dunn Edwards # DE 6360 (Foil)

WINDOWS (Include frame, trim, glass, metal, etc)

Material: Clad- Alumn./ Wood
 Texture /Finish: Powder Coated/ Stained
 Color / Transparency: Dark Bronze

DOORS (Include frame, trim, glass, metal, etc)

Material: Clad- Alumn./ Wood
 Texture /Finish: Powder Coated/ Stained
 Color / Transparency: Dark bronze

PEDIMENTS

Material: Pre-cast Plaster
 Texture /Finish: Smooth
 Color / Transparency: White- Dunn Edwards # DEW 380

ROOF

Material: Rheinzink (Titanium Zinc)
 Texture /Finish: Smooth- Pre-patina (BG) 1" standing seam
 Color / Transparency: Dark Grey

CORBELS

Material:
 Texture /Finish:
 Color / Transparency:

CHIMNEY(S)

Material: Stucco
 Texture /Finish: Smooth troweled
 Color / Transparency: Grey- Dunn Edwards # DE 6360 (Foil)

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

COLUMNS

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

BALCONIES & RAILINGS

Material: Wrought Iron
Texture /Finish: Smooth- Powder coated
Color / Transparency: Dark Grey Dunn Edwards # DE 6364 Cavernous

TRELLIS, AWNINGS, CANOPIES

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: Rheinzink (Titanium Zinc)
Texture /Finish: Smooth Pre Patina
Color / Transparency: Dark Grey

EXTERIOR LIGHTING

Material: Metal/ Glass
Texture /Finish: smooth
Color / Transparency: Flat Black

PAVED SURFACES

| | | |
|-----------------------|----------------------------|--------------------------------|
| Material: | Driveway: Colored Concrete | Patios: Pennsylvania Bluestone |
| Texture /Finish: | sand finish | Flame finish |
| Color / Transparency: | Silverstone Grey | Blue Green |

FREESTANDING WALLS AND FENCES

Material: Stucco & Wrought Iron
Texture /Finish: Smooth Troweled
Color / Transparency: Dunn Edwards #DE 6361 Baby Seal/ Dunn Edwards #DE 6364

OTHER DESIGN ELEMENTS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

D Describe the proposed landscape theme. Explain how the proposed landscaping complements the proposed style of architecture:

The Landscape design reinforces the "Green City" & the "California Style" Italianate Theme through a structured garden layout and the use of sub-tropical and mediterranean plant species selections.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development's design exhibits an internally compatible design scheme.

The design uses Italianate (California Style) proportions, form, fenestration, scale, mass, color and materials to stay true to the architectural style chosen for the residence. The residential design and elements are supported by the existing & proposed landscaping, paving & front yard fencing in order for everything to be compatible and consistent with the overall design theme.

2. Describe how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

The proposed residence uses applicable provisions of the municipal code. Specifically building size, setbacks, scale, mass... Additionally the design uses windows, balconies & covered patios to minimize the visual bulk and mass of the residence. The "Garden" quality of the City is maintained through appropriate front yard materials and paving that complements yet softens the Architectural Style.

3. Describe how the proposed development will enhance the appearance of the neighborhood.

The new residence is designed in context to the appearance, mass, and scale with the other properties along Alpine Drive. The house will incorporate high quality materials and fixtures and appropriately uses color and design that is sensitive and blends into the context of the neighborhood. New landscaping will help promote and enhance the garden quality image and appearance of Beverly Hills.

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

The design focus is to have Indoor/ Outdoor living in the rear portion of the property. Windows and Doors placed in the side-yards are for function, emergency egress from bedrooms plus to provide light and ventilation into these rooms.

The New residence will conform to current setbacks increasing the separation between residences.

Additional trees and landscaping will provide additional privacy to the adjoining neighbors.

The rear yard has an alley serving as a buffer.

5. Describe how 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.

The street consists of mostly 2- Story residences. The residence is designed with an internally compatible architectural style (Italianate- California Style) that is consistent with other homes along Alpine Drive. The design and is modulated in a manner that respects privacy and of scale of development to adjacent properties. The project design's proportions and landscaping is compatible with other properties to reinforce a cohesive streetscape.

SUSAN HEALY KEENE, AICP | Director

RAJ PATEL | City Building Official

JONATHAN LAIT | City Planner



COMMUNITY DEVELOPMENT DEPARTMENT

455 North Rexford Drive, 1st Floor

Beverly Hills, CA 90210

Tel. (310) 285-1141

www.beverlyhills.org

CERTIFICATE OF DESIGN COMPLIANCE

I certify that the design and documentation of the Water Efficient Landscape located at 608 N. Alpine Drive complies with all the provisions of City of Beverly Hills, Water Efficient Landscaping, Ordinance Number 09-0-2574, as codified in Article 4, Section 4, of Title 9 of the City of Beverly Hills Municipal Code.


Wet Signature of Licensed Landscape Designer

6/23/15
Date



Design Review Commission Report

455 North Rexford Drive

August 6, 2015

Attachment B
Project Design Plans



VIEW FROM RIGHT PERSPECTIVE

REVISIONS:

SIGN & SEAL

Date: 07/02/15
Project Name:
Coordinator: J.D.
Drawn By: IR
Checked By:
Sheet Number:



VIEW FROM FRONT (ACROSS STREET)

REVISIONS:

SIGN & SEAL

Date: 07/02/15
Project Name:
Coordinator: J.D.
Drawn By: IR
Checked By:
Sheet Number:



VIEW FROM LEFT PERSPECTIVE

REVISIONS:

SIGN & SEAL

Date: 07/02/15
Project Name:
Coordinator: J.D.
Drawn By: IR
Checked By:
Sheet Number:



REVISIONS:

SIGN & SEAL

Date: 07/12/15

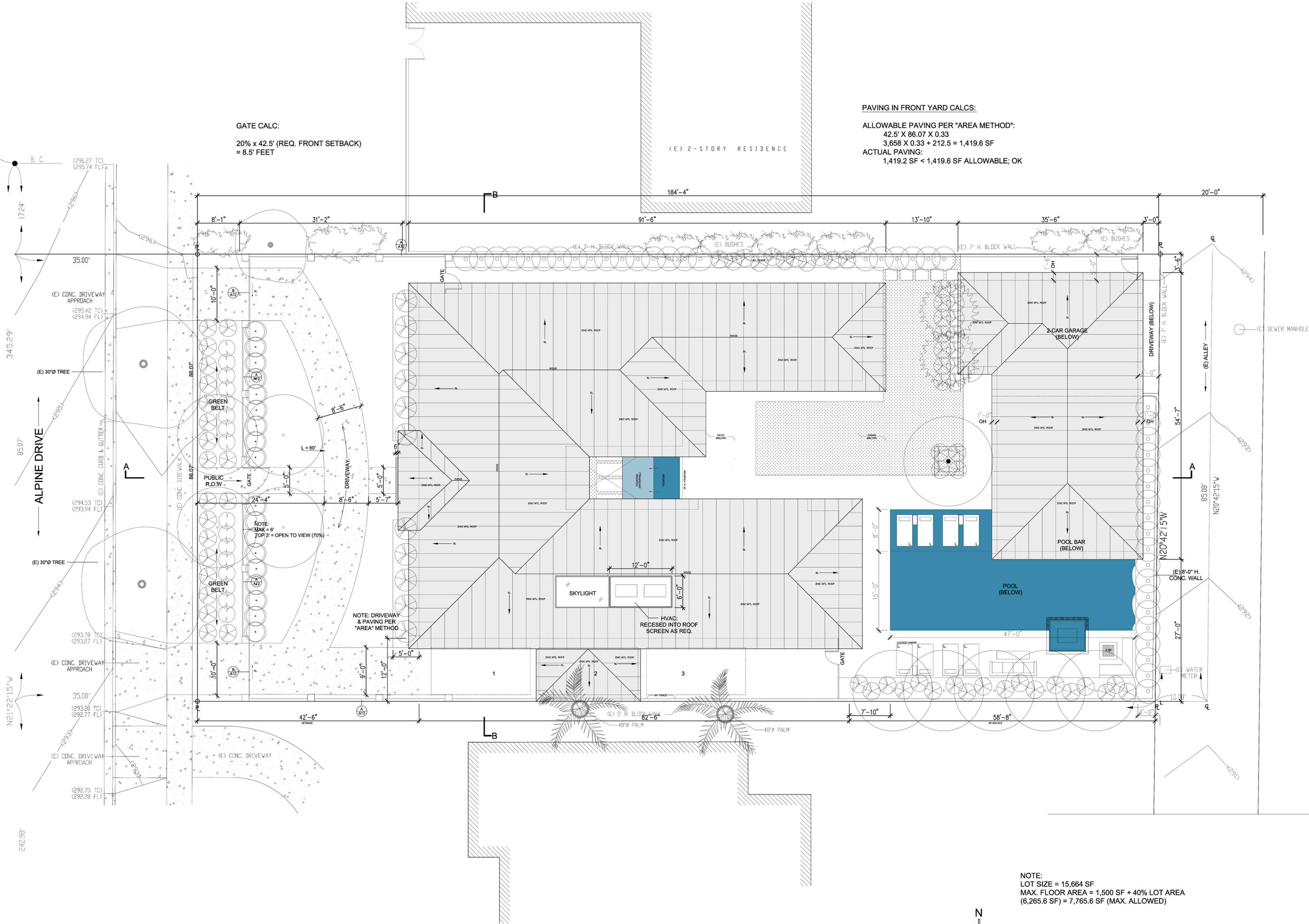
Project Name:

Coordinator: J.D.

Drawn By: IR

Checked By:

Sheet Number:



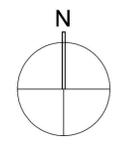
GATE CALC:
20% x 42.5' (REQ. FRONT SETBACK)
= 8.5 FEET

PAVING IN FRONT YARD CALCS:
ALLOWABLE PAVING PER "AREA METHOD":
42.5' X 86.07 X 0.33
3,658 X 0.33 + 212.5 = 1,419.6 SF
ACTUAL PAVING:
1,419.2 SF < 1,419.6 SF ALLOWABLE; OK

NOTE:
LOT SIZE = 15,664 SF
MAX. FLOOR AREA = 1,500 SF + 40% LOT AREA
(6,265.6 SF) = 7,765.6 SF (MAX. ALLOWED)

SITE / ROOF PLAN

SCALE 1/8" = 1'-0"

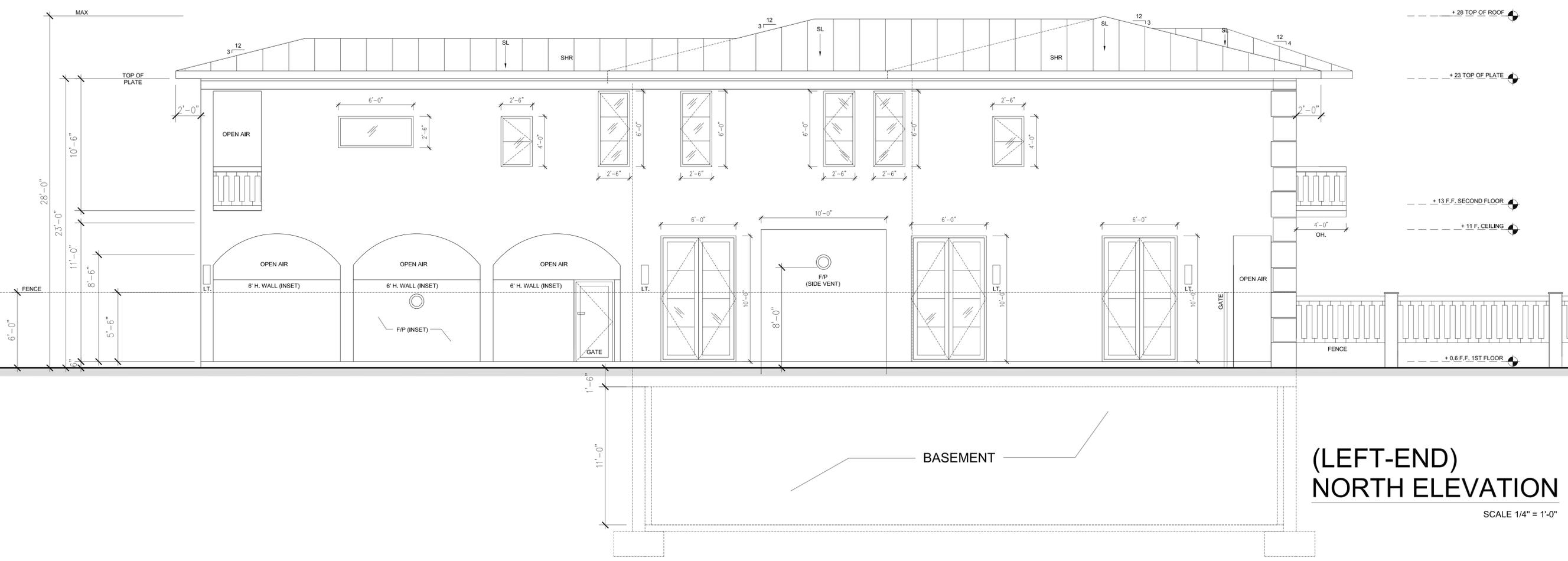


REVISIONS:

| | |
|--|--|
| | |
| | |
| | |
| | |

SIGN & SEAL

Date: 07/10/15
Project Name:
Coordinator: J.D.
Drawn By: IR
Checked By:
Sheet Number:





FRONT FENCE ELEVATION

SCALE 1/4" = 1'-0"

SAVOY HOUSE LIGHTING
Savoy House Lighting
3130 North Berkeley Lake Road NW, Duluth, 30096, Georgia, United States
Email: savoyhouselighting@yahoo.com

URL: <http://www.savoyhouse.com/Dunmore-Wall-Mount-Lantern-5-3452-BK.html>

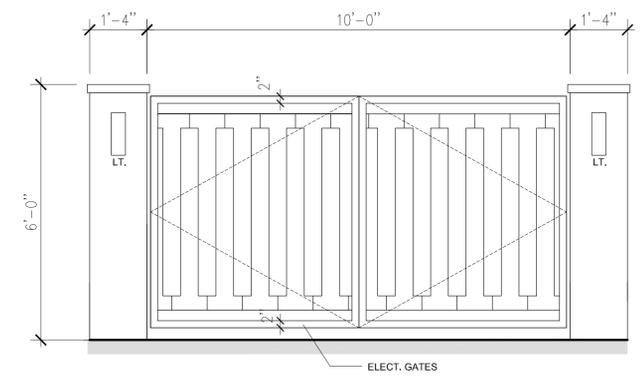
Dunmore Wall Mount Lantern

Details

| | |
|----------------------|------------------|
| SKU | 5-3452-BK |
| Weight | 8.58 lbs |
| Family | Dunmore |
| Style | Transitional |
| Finish | Black |
| Width | 8 |
| Height | 18 |
| Bulb Wattage (MAX) | 100 |
| Glass | Clear Seeded |
| Number of Bulbs | 1 |
| Candle Covers | Black Metal |
| Type of Bulb | E |
| Extends Length | 9.5 |
| Backplate Width | 5 |
| Backplate Height | 8 |
| Safety Rating | UL, CUL |
| UL Wet/Damp Location | UL Damp Location |
| Voltage | 120 |
| UPC | 822920233302 |

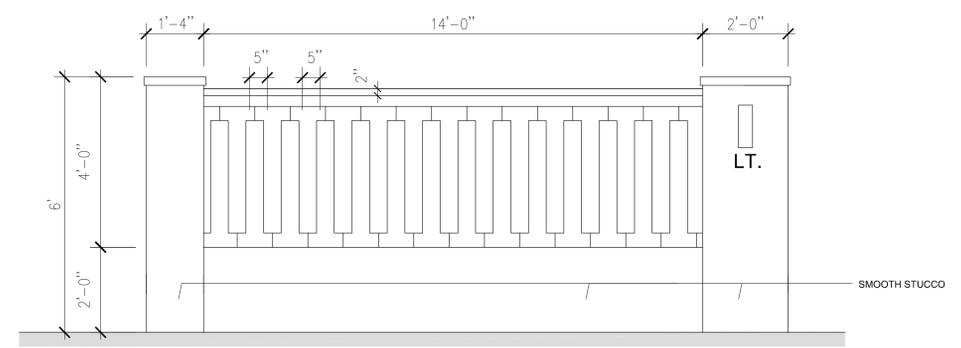
Description

Dunmore has classic American styling with clean lines, a Black finish and rustic Seeded glass.



B. GATE DETAIL

SCALE 1/2" = 1'-0"



A. PARTIAL FENCE ELEVATION

SCALE 1/2" = 1'-0"

REVISIONS:

SIGN & SEAL

Date: 07/03/15
Project Name:
Coordinator: J.D.
Drawn By: IR
Checked By:
Sheet Number:

NEW SINGLE FAMILY RESIDENCE
608 ALPINE DRIVE, BEVERLY HILLS, CA 90210

11.

10.

9.

1.

2.

3.

4.

5.

6.

7.

8.

13.

12.



1. GUTTERS & DOWNSPOUTS - RHEINZINK DARK GREY METAL
2. WALLS - STUCCO (SMOOTH) - COLOR: DUNN EDWARDS #DE6364 (FOIL)
3. DOORS - PINNACLE - ALUMINUM CLAD COLOR: DARK GREY #DE6364
4. WINDOWS - PINNACLE - ALUMN. CLAD COLOR: DARK GREY #DE6364
5. FENCE - WROUGHT IRON, COLOR: DUNN EDWARDS #DE6364 (CAVERNOUS)
6. FRONT DOOR - RAISED WOOD PANELS, COLOR: DUNN EDWARDS #DE6364 (CAVERNOUS) W/ CLEAR LARVER FINISH
7. EXTERIOR LIGHT FIXTURE - DUNNMORE LANTERN #5-3452-BK
8. PAVING - DIAGONAL STAMPED COLORED CONCRETE, SILVERSMOKE GREY
9. WINDOW SURROUND - PRECAST TRIM: COLOR: DUNN EDWARDS #DEW380 (WHIT)
10. QUOINS - PRECAST TRIM: COLOR: DUNN EDWARDS #DE6361 (BABY SEAL)
11. ROOFING - RHEINZINK (TITANIUM ZINC) PRE-PATINA DARK GREY COLOR
12. PROPERTY NUMBERS - CAST ALUMN, DARK GREY COLOR #DE6364 (CAVERNOUS)
13. BALCONY - COLOR, DUNN EDWARDS #DEW380 (WHITE)

REVISIONS:

SIGN & SEAL

Date: 07/14/15

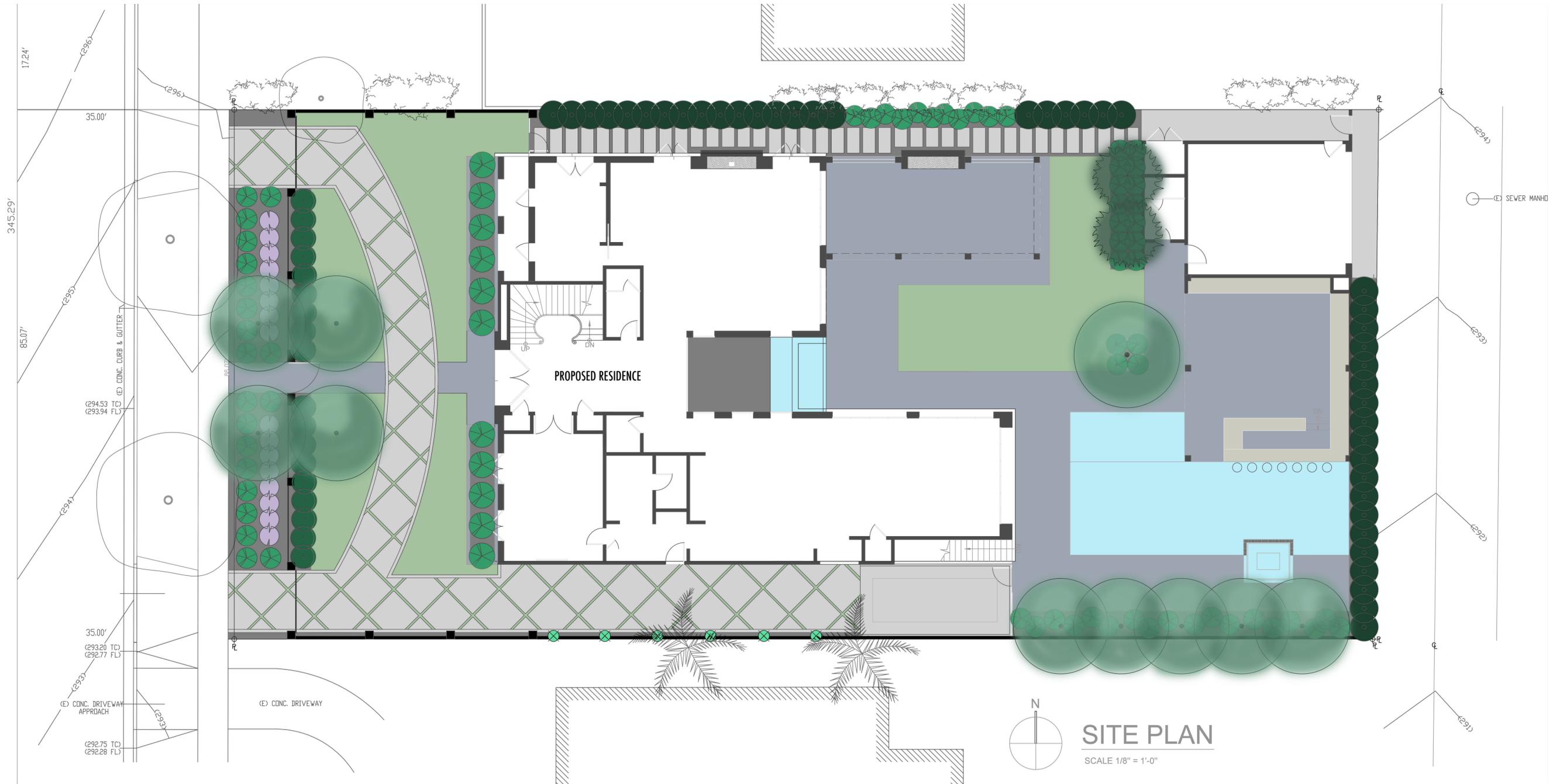
Project Name:

Coordinator: J.D.

Drawn By: IR

Checked By:

Sheet Number:



TREE LEGEND

| SYMBOL | BOTANIC NAME - COMMON NAME QUANTITY AND SIZE | |
|--------|---|-----|
| CT | CITRUS TREE SEMI DWARF 2 - 24" BOX TREES | MED |
| | OLEA EUROPEA 'FRUITLESS' FRUITLESS OLIVE TREE - MULTI-TRUNK 4 - 48" BOX TREES (FRONT YARD TREES) 6 - 36" BOX TREES (BACK YARD TREES) | LOW |

SHRUB LEGEND

| SYMBOL | BOTANIC NAME | COMMON NAME | SIZE | QTY | WUCOLS |
|--------|---------------------------------|---------------------|--------|-----|--------|
| BM | BUXUS MICROPHYLLA | LITTLE LEAF BOXWOOD | 5 GAL | 78 | MED |
| FM | FICUS MICROCARPA NITIDA | INDIAN LAUREL | 15 GAL | 41 | MED |
| FP | FICUS PUMILA | CREEPING FIG | 5 GAL | 6 | MED |
| LI | LAVENDULA INTERMEDIA PROVENCE | BLUE LAVANDIN | 5 GAL | 16 | LOW |
| PT | PITTIOSPORUM TENUIFOLIUM SILVER | SILVER SHEEN KOHUHU | 15 GAL | 18 | MED |

QUANTITIES ARE FOR REFERENCE ONLY - CONTRACTOR TO PROVIDE ALL PLANT MATERIAL ON PLAN

GROUNDCOVER LEGEND

| SYMBOL | DESCRIPTION |
|------------------|---|
| [Green Box] | LAWN- MARATHON II SOD APPROX. 2533 SF |
| [Grey Box] | GRAVEL- 2" DEEP SMOOTH ROCK IN ALL PLANTING AREAS 3/8"-5/8" MIXED MEXICAN APPROX. 1934 SF |
| [Light Grey Box] | COLORLED CONCRETE DAVIS COLORS- SILVERSMOKE CARBON SAND FINISH- TOPCAST #3 APPROX. 2550 SF |
| [Blue Box] | BLUESTONE HARDSCAPE PAVING FLAME FINISH APPROX. 2798 SF |

REVISIONS:

SIGN & SEAL

Date: 07/13/15

Project Name:

Coordinator: VR

Drawn By: SR

Checked By:

Sheet Number:



SEE SHEET
L-1 FOR
LANDSCAPE
PLAN
SEE SHEET
L-2 FOR
PLANT
IMAGES

FRONT ELEVATION

SCALE 1/4" = 1'-0"

ALPINE RESIDENCE
608 ALPINE DRIVE
BEVERLY HILLS, CA, 90210

REVISIONS:

SIGN & SEAL

Date: 07/01/15

Project Name:

Coordinator: VR

Drawn By: SR

Checked By:

Sheet Number:

L-1B



Design Review Commission Report

455 North Rexford Drive

August 6, 2015

Attachment C

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 608 ALPINE DRIVE (PL1510400).

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

Section 1. Johnathen Day, agent, on behalf of 608 Alpine LLC, 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 608 Alpine 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 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. 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 **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

No project specific conditions.

Standard Conditions

1. **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.
2. **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.
3. **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.

4. **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.
5. **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.
6. **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.
7. **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.

8. **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.

9. **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, Chairperson
Design Review Commission