



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, September 3, 2015

Subject: **718 North Roxbury Drive (PL1512989)**
A request for an R-1 Design Review Permit to allow for the construction of a second story along with a façade remodel to an existing one-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: DKG Development LLC

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

REPORT SUMMARY

The applicant is requesting approval for a revision to a previously approved Design Review Permit granted to construct a second story addition and façade remodel to an existing one-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant French Revival Style; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the overall design appears to be internally consistent; however the garage door may be better suited to be a rectangular shape to deemphasize the garage opening. In addition, the panel element below the windows is not carried through to the windows above the garage door and which could help also to draw attention away from the garage. 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 a new landscape plan has also been submitted for approval. The landscape plan sheets are not consistent with each other and it is not clear that the Applicant has included two minimum 48" box evergreen canopy trees in the design. A project-specific condition has been added to the draft approval resolution (Attachment D) regarding this recommended requirement.

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

September 3, 2015

ENVIRONMENTAL ASSESSMENT

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.

Prior to the filing of the original Design Review application for the project, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (Paul Laszlo). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills.

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, August 21, 2015; the site was posted on Friday, August 21, 2015. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

September 3, 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):

This is a French revival style using smooth stucco, conc. moldings, stone veneer at the entry, arched top windows, wrought Iron balcony railing and slate mansard roof are used to achieve the style.

C Identify the Project Zoning (City Zoning Map available online at <http://gis.beverlyhills.org/>)

- | | | |
|---|----------------------------------|--|
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input checked="" type="checkbox"/> R-1.8X |
| <input 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: irregular 83.5 x 179.49 Lot Area (square feet): 14,990 sf
Adjacent Streets: Lomitas Ave. & Elevado Ave

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 checked="" 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:

The owner has contacted all adjacent neighbors and also the neighbors on the other side of the street

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"	28'-0"	28'-0"
Roof Plate Height:	22'-0"	22'-0"	22'-0"
Floor Area:	7,496 sf	4,132 sf	7,476 sf
Rear Setbacks:	45'	55.9'	55.875'
Side Setbacks:	S/E 7'-6" N/W 11'-6"	S/E 6'-0" N/W 9.25'	S/E 7'-6"@2nd Flr. N/W 12'-0"@2nd Flr.
Parking Spaces:	4	2	4

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: Plaster, Conc. Moldings, Metal Awning, Clad Windows, Stone Veneer
 Texture /Finish: Smooth Stucco
 Color / Transparency: Cold Grey, Gray Tinted Glass

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

Material: Wood windows with aluminum clad
 Texture /Finish: Smooth Aluminum
 Color / Transparency: Dark Gray/ Tinted Gray Glass

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

Material: Wood, Metal Ornaments and Reflective Glass
 Texture /Finish: Stained With Visible wood Grains, Painted Dark Gray Metal
 Color / Transparency: Weathered Gray Stain / Reflective Glass

PEDIMENTS

Material: Concrete
 Texture /Finish: Travertine Textured
 Color / Transparency: Light Gray

ROOF

Material: Quality Synthetic Slate
 Texture /Finish: Chiseled Stone
 Color / Transparency: Dark Gray

CORBELS

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

CHIMNEY(S)

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

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: Paint
Color / Transparency: Dark Gray to match windows

TRELLIS, AWNINGS, CANOPIES

Material: Metal
Texture /Finish: Paint
Color / Transparency: Dark Gray to match windows

DOWNSPOUTS / GUTTERS

Material: Metal
Texture /Finish: Flat Paint
Color / Transparency: Dark Gray to match windows

EXTERIOR LIGHTING

Material: Metal and Glass
Texture /Finish: Smooth Factory Paint
Color / Transparency: Black/Clear Glass

PAVED SURFACES

Material: Existing Conc. Aggregate
Texture /Finish: Aggregate
Color / Transparency: Gray

FREESTANDING WALLS AND FENCES

Material: CMU, Plaster, Decorative Wrought Iron
Texture /Finish: Smooth Finish
Color / Transparency: Dove Gray to match Main Building

OTHER DESIGN ELEMENTS

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

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

Landscape proposed theme follow old classical European / French style with combination of gray & earth tones to complement this French Revival style of architecture and clean cut hedges to add a charm to the whole composition.

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 architectural style of the building is French revival and it's characteristics are, dark gray slate roof, wrought Iron railing on the balcony with round top french doors. Painted Metal awning at the entry door and stone veneer at the front facade furthermore enhances the European style architecture.

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 design minimized the appearance of mass by pushing the entry way in and creating an entry court with elegant entry steps with landscaping on both sides.

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

This french designed house with smooth style stucco and quality concrete molding and warm looking balcony with french doors and ornamental wrought iron railing designs bring the same of the charm that exists throughout the City 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 proposed design uses kind of plants in a style that secures the feel of privacy for the owner and respecting the neighbor's privacy as well.

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.

This style of the architecture with simple design elements was implemented by studying the existing types and styles of single family residences throughout the neighborhood to ensure that there was a harmony among the existing and this new proposed building.

SUSAN HEALY KEENE, AICP | Director

RAJ PATEL | City Building Official

RYAN GOHLICH | 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 _____ 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.

Daniel Weedon

Wet Signature of Licensed Landscape Designer

12 AUG 2015

Date





Design Review Commission Report

455 North Rexford Drive

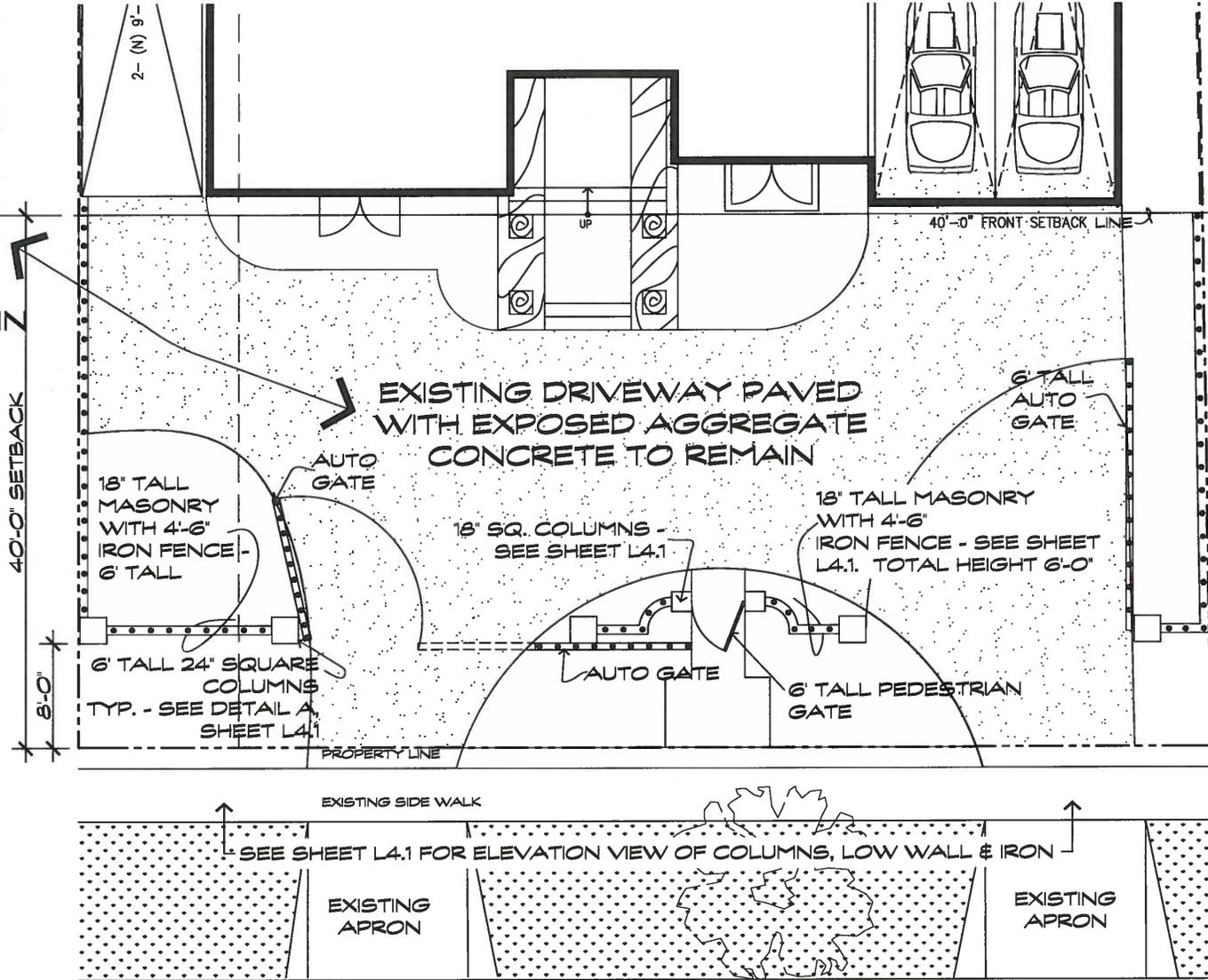
September 3, 2015

Attachment B
Project Design Plans



EXISTING EXPOSED
AGGREGATE
CONCRETE TO REMAIN

SEE SHEET
L1.7 FOR FRONT
YARD
ELEVATION



ROXBURY DRIVE



DW/LA

Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2084
Fax: 310-827-4834



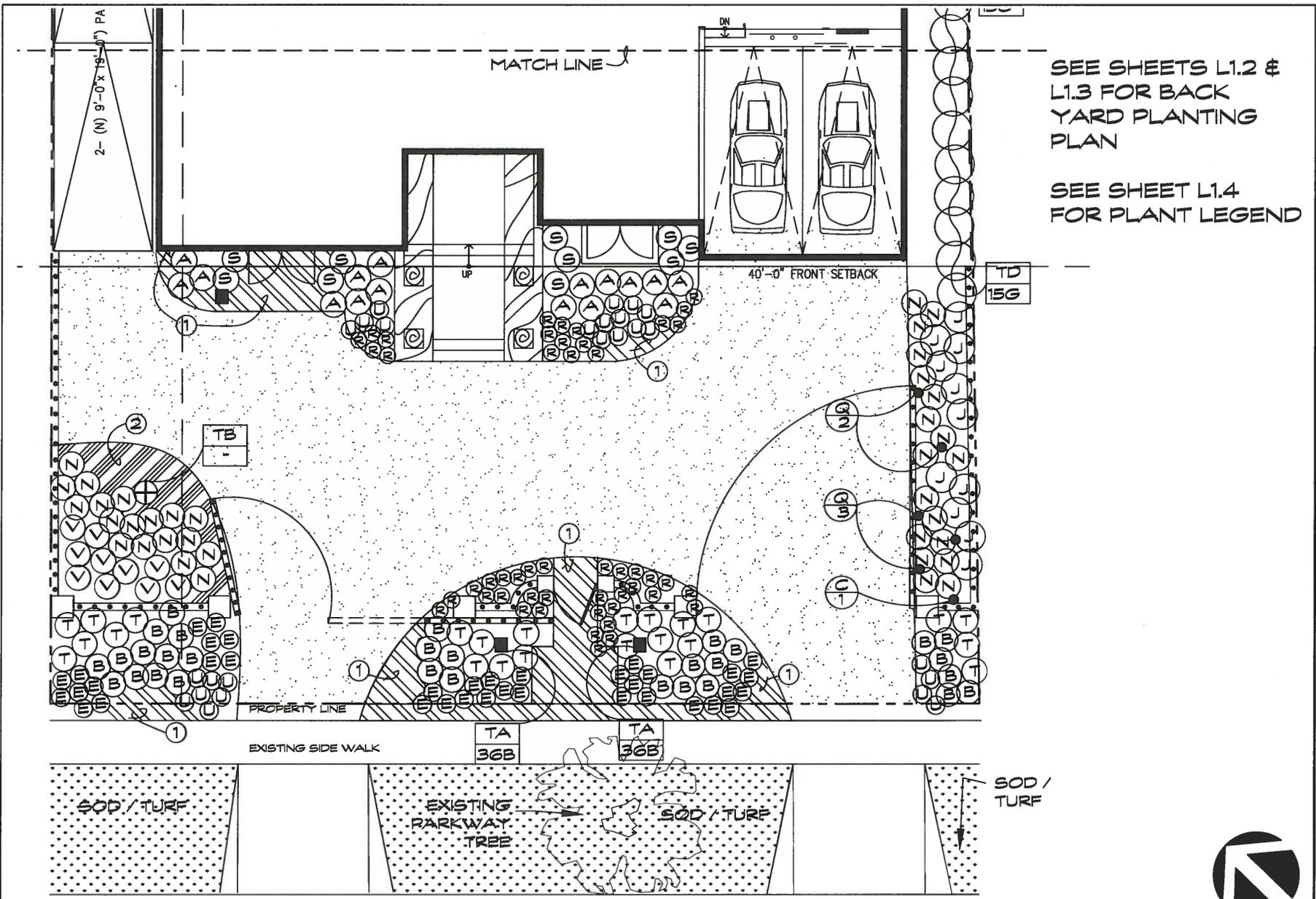
Project Name

**FRONT YARD
PAVING MATERIALS**
BROCK RESIDENCE
718 N. ROXBURY
BEVERLY HILLS, CA 90210

Date: 7-28-15
Project No.: 451
Drawn By: GD
Checked By: DW
Scale: 1/8" = 1'-0"

Sheet No.

L0.1



SEE SHEETS L1.2 & L1.3 FOR BACK YARD PLANTING PLAN

SEE SHEET L1.4 FOR PLANT LEGEND

DW/LA
 Landscape Architects
 1216 Elm Street
 Venice, CA 90291
 Phone: 310-827-2084
 Fax: 310-827-4834



PLANTING PLAN - FRONT YARD

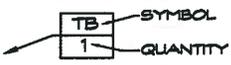
BROCK RESIDENCE
 718 N. ROXBURY
 BEVERLY HILLS, CA 90210

Date: 7-28-15
 Project No.: 481
 Drawn By: DW
 Checked By: DW
 Scale: 1/8" = 1'-0"

Sheet No.
L1.1



PLANTING LEGEND

TREES 

SYM.	SIZE	BOTANIC / COMMON NAME
TA	48 B	PODOCARPUS GRACILIOR / FERN PINE (STANDARD FORM) SEE NOTE Z1 BELOW
TB	-	EXISTING ALBIZIA JULIBRISSIN / FIVE LEAF AKEBIA PROTECT IN PLACE
TC	-	EXISTING JACARANDA MIMOSIFOLIA / JACARANDA PROTECT IN PLACE
TD	15 G	PODOCARPUS GRACILIOR / FERN PINE (COLUMN FORM) SEE NOTE Z1 BELOW

GROUND COVER

	MARATHON SODDED TURF
	DYMONDIA MARGARETAE
	ROSMARINUS HORIZONTALIS

NOTES

Z1 - INSTALL NDS 18" TALL LINEAR ROOT BARRIER BETWEEN ROOT BALL & SIDEWALK

SHRUBS

SYM.	SIZE	BOTANIC / COMMON NAME
A	5 G	PHILODENDRON XANADU / DWARF PHILODENDRON
B	5 G	CALLISTEMON VIMINALIS 'LITTLE JOHN' / BOTTLE BRUSH
C	15 G	DISTICTUS RIVERS / TRUMPET VINE
D	1 G	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE
E	1 G	CARRISA MACROCARPA 'GREEN CARPET' / NATAL PLUM
F	1 G	ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET' / ROSEMARY
G	5G	ROSEMARINUS OFFICINALIS 'HILL HARDY' / ROSEMARY
H	15 G	PITTOSPORUM TENUIFOLIUM 'WRINKLED BLUE'
J	5 G	PITTOSPORUM TOBIRA 'CREAM DE MINT'
K	5 G	PITTOSPORUM TENUIFOLIUM 'GOLF BALL'
L	5 G	ANIGOZANTHOS 'BUSH GOLD'
M	5 G	COPROSMA TEQUILA SUNRISE'
N	1 G	LIRIOPE MUSCARI 'BIG BLUE'
P	15 G	CALLIANDRA HAEMATOCEPHAIA / BOTTLE BRUSH
Q	15 G	CORDYLINE AUSTRALIS 'ROYAL STAR'
R	1 G	TULBAGHIA VIOLACEA 'VARIEGATA' / SOCIETY GARLIC
S	5 G	ANIGOZANTHOS 'BIG RED' / KANGAROO PAW
T	5 G	PHORMIUM TENAX 'DUET'
U	1 G	PHORMIUM TENAX 'JACK SPRATT' / FLAX
V	5 G	ASPIDISTRA ELATOR / CAST IRON PLANT

NOTE: SEE SHEETS L1.5 & L1.6 FOR IMAGES OF PLANTS

DW/LA

Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2084
Fax: 310-827-4634



PLANTING LEGEND

BROCK RESIDENCE
718 N. ROXBURY
BEVERLY HILLS, CA 90210

Date: 7-28-15
Project No: 41
Drawn By: B D
Checked By: B D
Scale: N/A

Sheet No.

L1.4



DW/LA

Landscape Architects
 1216 Elm Street
 Venice, CA 90291
 Phone: 310-827-2084
 Fax: 310-827-4634



Project Name

FRONT ELEVATION

**BROCK RESIDENCE
 718 N. ROXBURY
 BEVERLY HILLS, CA 90210**

Date: 7-28-15
 Project No.: 481
 Drawn By: GD
 Checked By: DW
 Scale: N/A

Sheet No.

L1.7



EAST ELEVATION

SCALE=3/32"=1'-0"

LEGEND

- 1 ECO-STAR MAJESTIC SLATE MIDNIGHT GREY
- 2 SANDSTONE DESIGNS CONC. MOLDINGS #35 CLOUD GRAY
- 3 RAIN GUTTER PAINT TO MATCH PRECAST CONC. MOLDINGS
- 4 LA HABRA EXTERIOR SMOOTH STUCCO FINISH #40 DOVE GRAY (66) BASE 200
- 5 EXTERIOR LIGHT FIXTURES BY LAMP PLUS PRISIAN SQUARE 24" HIGH AGED PEWTER
- 6 ALUMINUM CLAD WOOD WINDOWS PELLA ARCHITECTURAL SERIES-ENDURA CLAD COLOR IRON ORE
- 7 WROUGHT IRON RAILING PAINT TO MATCH WINDOWS
- 8 ENTRY DOOR BY BIMA CONSTRUCTION, INC.
- 9 METAL AWNING, PAINT TO MATCH WINDOWS
- 10 HALIQUEST STONE GENEVA BLEND



SOUTH ELEVATION

SCALE=3/32"=1'-0"

J. SOBANI, ARCHITECT

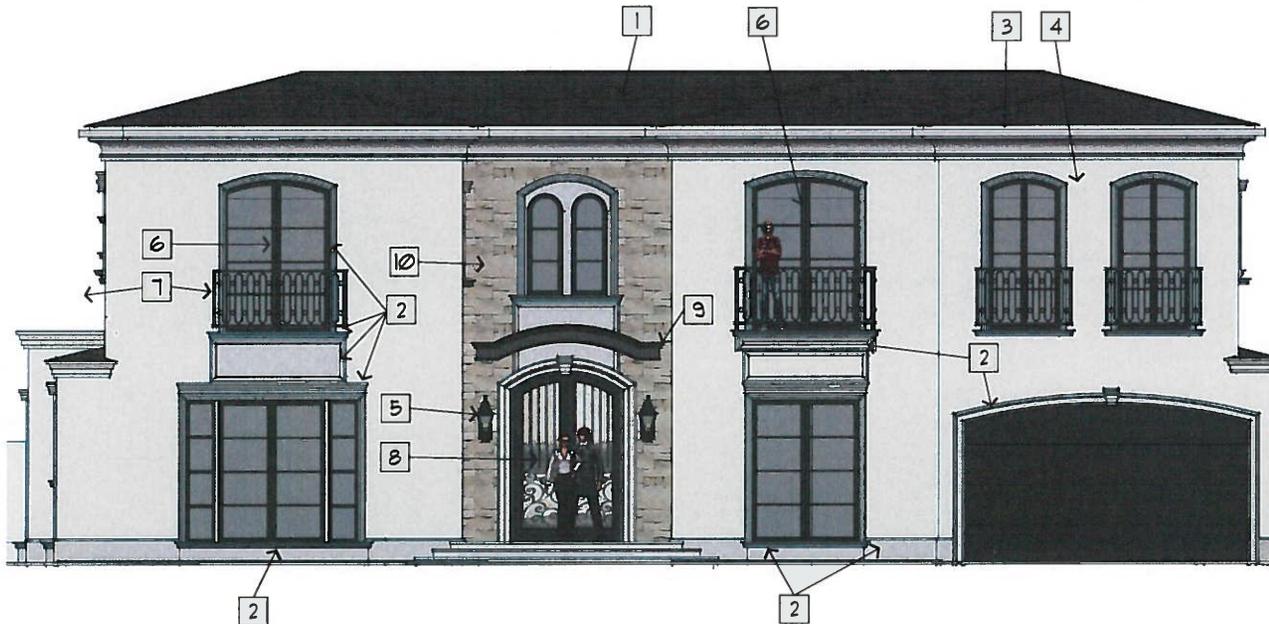
Planning, Design & Interiors
9045 BERTRAND AVE. SHERWOOD FOREST, CA 91325-2811
Telephone 916 366-1183 FAX: 916 992-5592

LICENSED ARCHITECT
JANSHED M. SOBANI
C-29736
Exp. 03/31/2017
STATE OF CALIFORNIA

Project Name & Address
RESIDENCE FOR CAMERON YADIDI
718 N. ROXBURY DRIVE VERLY HILLS, CA 90711

Drawing Title
EAST & SOUTH ELEVATION

Project No.
Scale
Date
Designed
Drawn
Drawing No.
A2.01



COLOR ELEVATION
N.T.S.

LEGEND

- 1 ECO-STAR MAJESTIC SLATE
MIDNIGHT GREY
- 2 SANDSTONE DESIGNS CONC. MOLDINGS
#35 CLOUD GRAY
- 3 RAIN GUTTER PAINT TO MATCH PRECAST CONC.
MOLDINGS
- 4 LA HABRA EXTERIOR SMOOTH STUCCO FINISH
#40 DOVE GRAY (66) BASE 200
- 5 EXTERIOR LIGHT FIXTURES BY LAMP PLUS
PRISIAN SQUARE 24" HIGH AGED PEUTER
- 6 ALUMINUM CLAD WOOD WINDOWS PELLA
ARCHITECTURAL SERIES-ENDURA CLAD
COLOR IRON ORE
- 7 WROUGHT IRON RAILING PAINT TO MATCH
WINDOWS
- 8 ENTRY DOOR BY BIMA CONSTRUCTION, INC.
- 9 METAL AWNING, PAINT TO MATCH WINDOWS
- 10 HALIQUEST STONE GENEVA BLEND

<p>J. SOBHANI, ARCHITECT</p> <p>Planning, Design & Interiors</p> <p>9045 BERTRAND AVE. SHERWOOD FOREST, CA 91325-2811</p> <p>Telephone 916 366-1183 FAX 916 607-8592</p>	
<p>Project Name / Address RESIDENCE FOR CAMERON YADIDI 118 N. ROXBURY DRIVE VERLY HILLS, CA 90211</p>	<p>Drawing Title COLOR ELEVATION</p>
Project No.	
Scale	
Date	
Designed	
Drawn	
Drawing No.	A2.03



PERSPECTIVE VIEW OF THE PROPOSED RESIDENCE

J. SOBHANI, ARCHITECT Planning, Design & Interiors 9048 BERTRAND AVE. SHERWOOD FOREST, CA 91325-2811 Telephone 916 366-1183 FAX: 916 362-5562	
Project Name & Address: RESIDENCE FOR CAMERON YADIDI 1118 N. ROXBURY DRIVE BEVERLY HILLS, CA 90211	Drawing Title: PERSPECTIVE VIEW OF PROPOSED RESIDENCE
Project No.	
Scale	
Date	
Designed	
Drawn	
Drawing No.	PR.01



Design Review Commission Report

455 North Rexford Drive

September 3, 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 A REVISION TO A PREVIOUS R-1 DESIGN REVIEW PERMIT TO ALLOW **CONSTRUCTION OF A SECOND STORY AND A FAÇADE REMODEL TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **718 NORTH ROXBURY DRIVE (PL1513188)**.

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

Section 1. **Behzad Attaie**, agent, on behalf of **DKG Development LLC**, property owner (Collectively the "Applicant"), has applied for a revision to a project that was previously granted an R-1 Design Review Permit for design approval of **a second story addition and façade remodel to an existing one-story single-family residence** for the property located at **718 North Roxbury 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. Prior to the filing of the original Design Review application for the project, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (Paul Laszlo). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject

to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed. 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. 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. 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 **September 3, 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. A consistent landscaping plan for the front yard shall be required which includes at least two evergreen canopy trees, of a minimum 48" box size, subject to review and approval by the Urban Design staff.

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: **September 3, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission