



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: **328 South Wetherly Drive (PL1511931)**
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: Siavash Jazayeri – Project Architect

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 south of Santa Monica Boulevard. The proposed style is identified by the applicant as Contemporary; however, since the project introduces a larger two-story structure next to a one-story home, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed color palate of the design appears to divide the façade and detracts from the architecture. The design of the porte cochere is somewhat heavy for the house and could use to be refined. The landscape design incorporates a wide variety of colorful and textured plant materials that are water tolerant. However, as proposed the front yard wall and fence detracts from the house, the landscaping, and is not consistent with the streetscape as the majority of the homes on the street do not have fences and walls in the front. Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

ZONING CODE COMPLIANCE

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

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front

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
gmiccan@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

September 3, 2015

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, August 21, 2015; the site was posted on Friday, August 21, 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

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):

Contemporary. The massing and the lines of the projects are contemporary. The exterior textures are smooth stucco and porcelain tile with natural wood grains.

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

- | | | |
|--------------------------------------|-------------------------------|------------------------------|
| <input checked="" type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input type="radio"/> R-1X | <input type="radio"/> R-1.6X | |
| <input type="radio"/> R-1.5X | <input type="radio"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 119.90' x 50.00' Lot Area (square feet): 5,988.87 sq. ft.
 Adjacent Streets: Gregory Way & Olympic Blvd.

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:

Through the process of design review, the proposed project's information shall be mailed to the adjacent neighbors.

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:	24'-5 1/2"		24'-5 1/2"
Roof Plate Height:	22	21'-10 1/2"	21'-10 1/2"
Floor Area:	3,895.54 sq. ft.		3,760.20 sq. ft.
Rear Setbacks:	26.96'	22.36'	26.96'
Side Setbacks:	S/E 5.00'	S/E 2.84'	S/E 5.00'
	N/W 9.00'	N/W 9.50'	N/W 9.00'
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: Smooth Stucco / Porcelain Tile
Texture /Finish: Stucco Paint / Pocolain Tilen in Natural Wood Grain
Color / Transparency: Stucco in Dunn Edwards, White & Drifting

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

Material: Aluminum
Texture /Finish: Paint
Color / Transparency: Dunn Edwards, Black DEA 187

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

Material: Aluminum/ Glass
Texture /Finish: Paint
Color / Transparency: Dunn Edwards, Black DEA 187

PEDIMENTS

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

ROOF

Material: Built-Up Roofing
Texture /Finish: Flintglas Cap Sheet Coolstar
Color / Transparency:

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: Tempered Glass
Texture /Finish: Clear
Color / Transparency: Clear

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Sheet Metal, Galvanized Iron, Concealed inside the wall
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: Hinkley Atlantis Titanium, 16" High
Texture /Finish: Titanium Finish
Color / Transparency:

PAVED SURFACES

Material: Concrete Pavers
Texture /Finish: Concrete
Color / Transparency:

FREESTANDING WALLS AND FENCES

Material: Walls, Smooth Stucco / Fences, Wrought Iron
Texture /Finish: Stucco, Paint / Fences, Paint
Color / Transparency: Stucco in Dunn Edwards, White / Fences in Dunn Edwards, White

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:

The proposed landscaping is simple, yet has a complimentary modern look with local drought-tolerant flora.

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 proposed design has clean contemporary lines and textures, as well as open spaces on the interior as well as the exterior.

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 massing of the building splits into various horizontal and vertical planes with different textures, which reduces the appearance of it's scale. The proposed landscape design offers plants which improves and enhances the current conditions.

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

Most of the existing neighboring houses are about 50 years old and have an ad-hoc design. The proposed development exceeds the design quality of most of the adjacent structures.

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.

Since the block the proposed project is located at lacks continuity of any architectural style and has older design standards, the proposed development elevates the quality of the block through its design and in no way invades the privacy of the adjacent neighbors.

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 site lacks any prevailing design patterns and the proposed development utilizes natural building materials, color and textures, including porcelain tile with natural wood grains.



Design Review Commission Report

455 North Rexford Drive

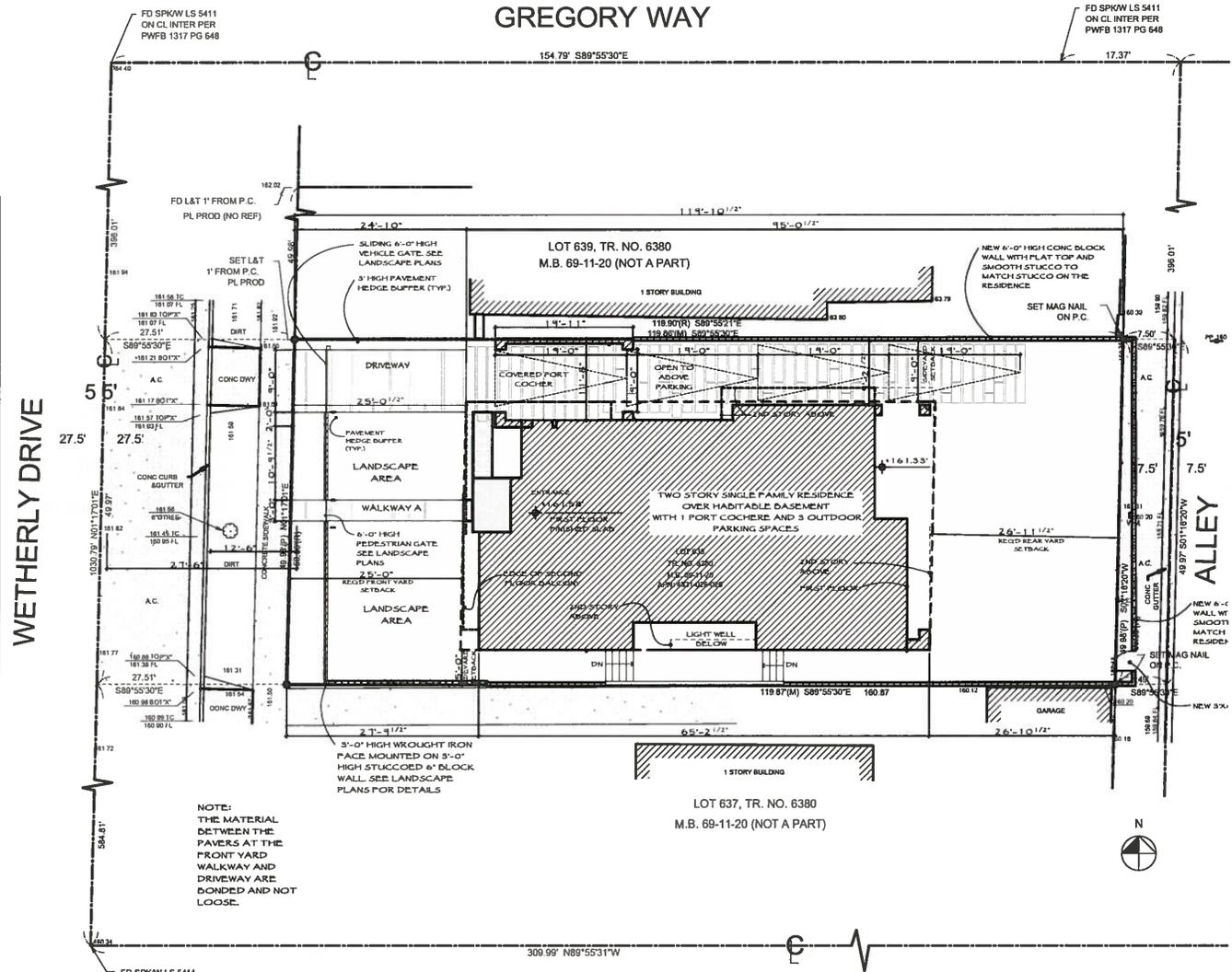
September 3, 2015

Attachment B

Project Design Plans

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

GREGORY WAY



NOTE:

- 1 - CURB AND GUTTER FRONTING THE PROPOSED PROJECT, IF DAMAGED DURING CONSTRUCTION, WILL NEED TO BE REMOVED AND REPLACED (ACCORDING TO CITY STANDARDS), AND SHALL BE PAID FOR BY THE APPLICANT.
<http://www.beverlyhills.org/cbhfiles/storage/files/Filebank/5621--Standard%20Drawings%201 reduced REVISED%2012-6-2011.pdf>
- 2 - ALL SURVEY MONUMENTS, STREET LIGHTS, AND UNDERGROUND UTILITIES, AND ANY EXISTING OFF-SITE IMPROVEMENTS AFFECTED BY THE CONSTRUCTION SHALL BE RE-ESTABLISHED ACCORDING TO CITY STANDARDS, AND SHALL BE PAID FOR BY THE APPLICANT. NO PRIVATELY-OWNED STRUCTURES OR IMPROVEMENTS ARE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- 3 - DRIVEWAY APPROACH SHALL BE CONSTRUCTED PER CITY OF BEVERLY HILLS STANDARD DETAIL DH 109. SEPERATE PERMIT HAS TO BE OBTAINED FOR THE CONSTRUCTION OF THE DRIVEWAY APPROACH.
- 4 - CURB DRAINS SHALL BE CONSTRUCTED PER CITY OF BEVERLY HILLS STANDARD DETAIL DH 109. SEPERATE PERMIT HAS TO BE OBTAINED FOR THE CONSTRUCTION OF THE CURB DRAINS.

AVERAGE GRADE AROUND EXISTING HOUSE:

160.50+
160.51+
160.44+
160.11+
160.08+
160.08+
160.74+
160.89+
162.32+
162.05+
162.41+
161.50

1.93151 / 12 - 160.95

NOTE:
THE MATERIAL BETWEEN THE PAVERS AT THE FRONT YARD WALKWAY AND DRIVEWAY ARE BONDED AND NOT LOOSE.

Permit Date

Project

Wetherly Drive

328 S. Wetherly Drive,
Beverly Hills, CA 90211

Owner



20230 Wells Drive
Woodland Hills, CA
91364
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www.siaarchdesign.com

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SITE PLAN

8/11/2015
scale: 1/16" = 1'-0"
prepared by: M.D.
job #: 2015 223

PROPOSED PROJECT AREA

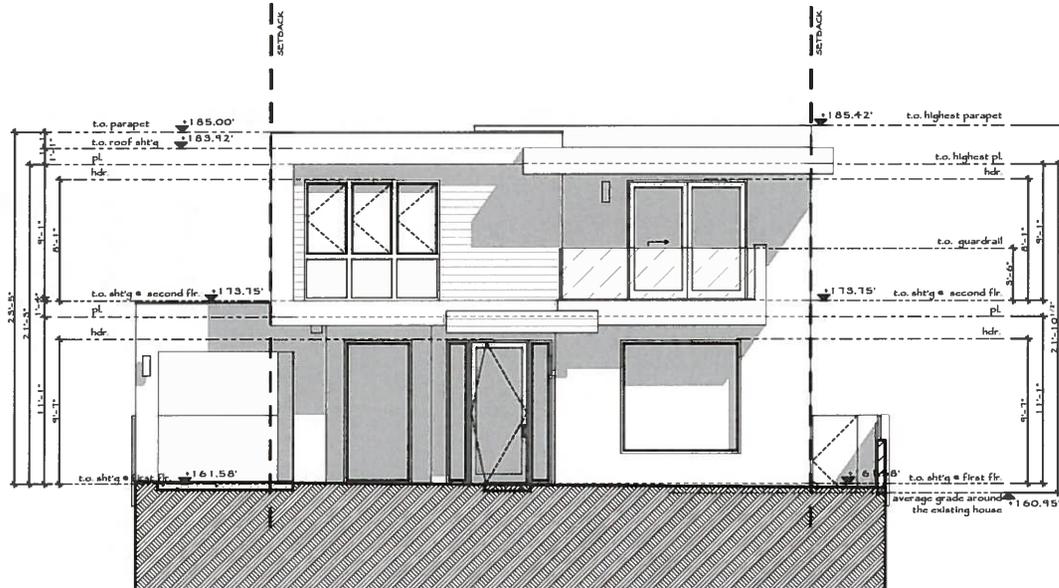
TOTAL BUILDING FLOOR AREA:	3,160.20 Sq. Ft.
MAX. ALLOWABLE FLOOR AREA PER DHMC SECTION 10-3-100:	
1,500 Sq. Ft. + 40% OF LOT AREA	
1,500 Sq. Ft. + 40% (5,988.81) =	
1,500 Sq. Ft. + 2,395.54 =	3,895.54 Sq. Ft.

BUILDING SETBACKS

FRONT SETBACK :	25.00 FEET
SOUTH SIDE SETBACK :	5.00 FEET
NORTH SIDE SETBACK :	9.00 FEET
REAR SETBACK :	LOT DEPTH X 30% - 9.00' = 119.87' X 30% - 9.00' = 26.96'

A-0.0

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EAST/FRONT ELEVATION

1/8" = 1'-0"

Permit Date

Project

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**EAST/FRONT
ELEVATION**

8/11/2015

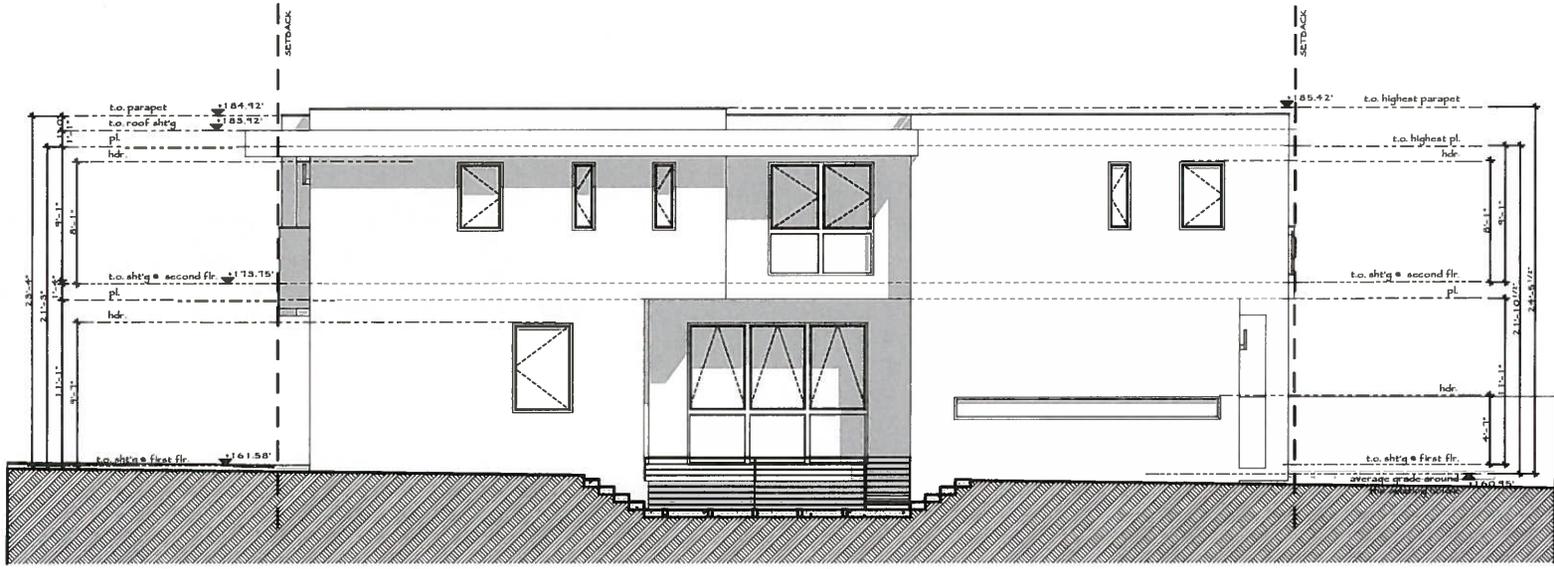
scale: 1/8" = 1'-0"

prepared by: M.D.

job #: 2015 223

A-2.1

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NORTH/RIGHT ELEVATION

1/8" = 1'-0"

Permit Date

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NORTH/RIGHT ELEVATION

8/11/2015

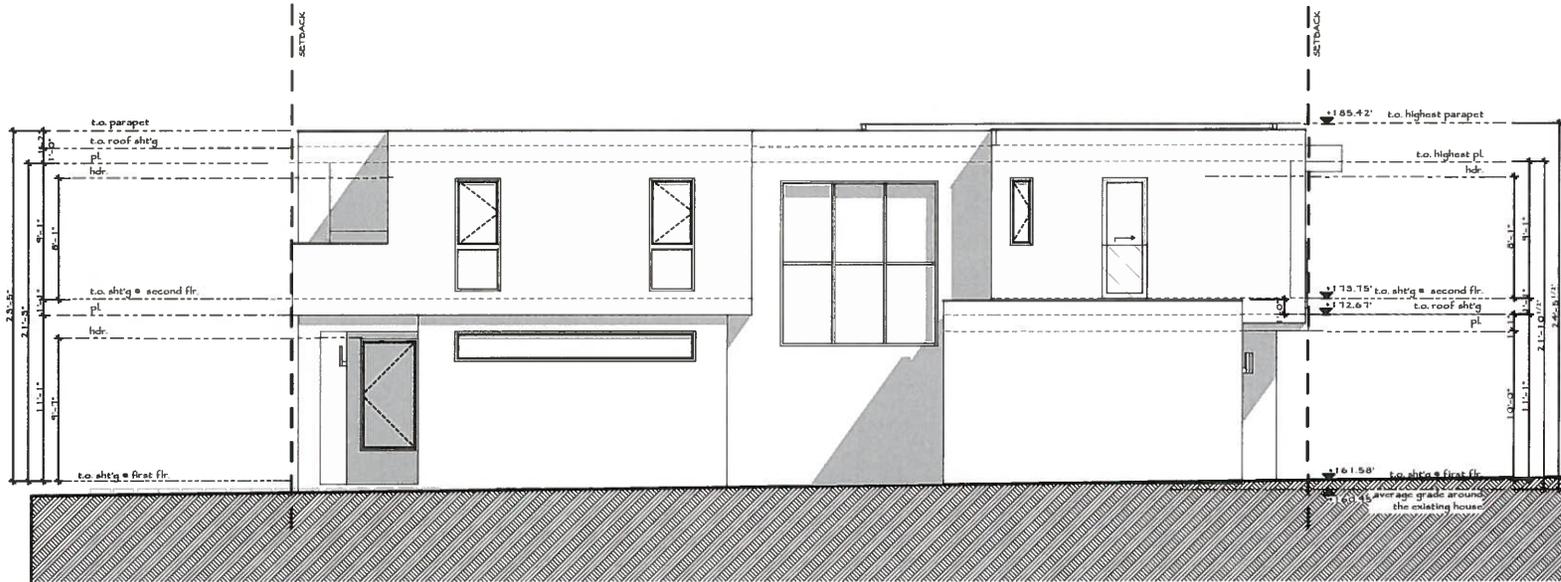
scale: 1/8" = 1'-0"

prepared by: M.D.

job #: 2015-223

A-2.3

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SOUTH/LEFT ELEVATION

1/8" = 1'-0"

Permit Date

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**SOUTH/LEFT
ELEVATION**

8/11/2015

scale:

prepared by: M.D.

job #: 2015 223

A-2.4

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COLOR FRONT ELEVATION

1/8" = 1'-0"

Permit Date

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**COLOR EAST/FRONT
ELEVATION**

8/11/2015

scale:

prepared by: M.D.

job #: 2015.223

A-2.5

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COLOR FRONT FENCE ELEVATION

1/8" = 1'-0"

Permit Date

Project

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**COLOR FRONT
FENCE ELEVATION**

8/11/2015

scale:

prepared by: M.D.

job #: 2015-223

A-2.6

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architectural
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COLOR RENDERINGS

8/11/2015

scale:

prepared by: M.D.

job #: 2015-223

A-5.2

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EXISTING STREET VIEW



PROPOSED STREET VIEW

Permit Date

Project

Wetherly Drive

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**STREET VIEW PHOTO
MONTAGE**

8/11/2015

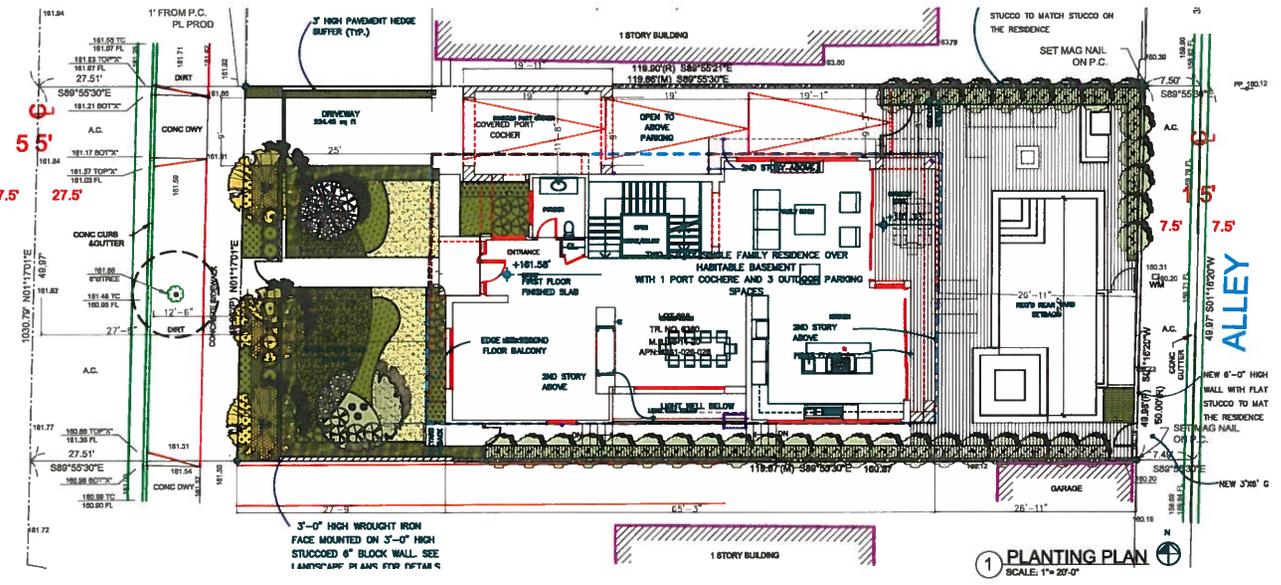
scale:

prepared by: M.D.

job #: 2015 223

A-5.2

WETHERLY DRIVE



1 PLANTING PLAN
SCALE: 1" = 20'-0"



PLANTING LEGEND	SIZE & QTY.	WUCOLS
OLEA EUROPAEA 'MAJESTIC BEAUTY' PRUNTLESS OLIVE TREE	24' BOV 1 EA.	LOW
CERCIS OCCIDENTALIS HYBRID 'DESSERT MUSEUM' HYBRID PALM VERDE	24' BOV 3 EA.	LOW
CERCIS OCCIDENTALIS WESTERN REDBUD	24' BOV 1 EA.	LOW
PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL	18 GAL 26 EA.	MODERATE
EXISTING STREET TREE TO REMAIN		
AGAVE ATTENUATA PORTULACIUM	8 GAL 8 EA.	LOW
ANEMONE symbol	8 GAL 19 EA.	LOW
EUPHORBIA symbol	8 GAL 12 EA.	LOW
IRIS symbol	1 GAL 28 EA.	LOW
WESTRINGERA symbol	8 GAL @ 24" O.C./38 EA.	LOW
HARELDA symbol	8 GAL @ 18" O.C./28 EA.	LOW
TRACHELOSPERMUM symbol	8 GAL @ 18" O.C./9 EA.	MODERATE
LIBERTIA symbol	1 GAL @ 12" O.C./119 EA.	MODERATE
ARMERIA symbol	1 GAL @ 12" O.C./289 EA.	MODERATE
BENECIO symbol	1 GAL @ 12" O.C./88 EA.	LOW
PESTILCA symbol	1 GAL @ 12" O.C./88 EA.	LOW
LC VERBE symbol	PLUGS @ 12" O.C./118 EA.	LOW
LANDSCAPE AREA		
LAWN AREA		

WATER BUDGET CALCULATION
CITY OF BEVERLY HILLS MAXIMUM APPLIED WATER ALLOWANCE IS 0.75 INCHES PER YEAR
PROJECT CALCULATIONS FROM WORKSHEET:
1. QUANTITY MAX APPLIED WATER ALLOWANCE (MANNA) THIS IS THE WATER BUDGET FOR THE PROJECT.
TOTAL AREA TO BE LANDSCAPED IN SQUARE FEET INCLUDING SLAB FOOT = 2,875 SQ.FT.
876(S) SLAB (88' x 14'-8" x 8") = 44,286 (GAL/YR)
876(S) SLAB (8' x 12'-0" x 8") = 8,280 (GAL/YR)
ESTIMATED TOTAL WATER USE (ETWA)
THIS IS THE ESTIMATED AMOUNT OF WATER THE PROJECT WILL REQUIRE.
FORMULA: (ETWA) (876) (88' x 14'-8" x 8") = 44,286 (GAL/YR)
876(S) (8' x 12'-0" x 8") = 8,280 (GAL/YR)
TOTAL WATER BUDGET (MANN) = 36,000 (GAL/YR)
THE ESTIMATED GALLON PER YEAR IS LESS THAN MANN (4800 GALLON PER YEAR) THE WATER BUDGET COMPLIES WITH MANN
3. EFFECTIVE PRECIPITATION
ANNUAL PRECIPITATION OF CITY OF BEVERLY HILLS IS 15.0 (IN/HR) OR 1.2 FEET
THE ESTIMATED AMOUNT OF WATER EXPECTED FROM EFFECTIVE PRECIPITATION SHALL NOT EXCEED 20% OF THE LOCAL ANNUAL MEAN PRECIPITATION (AVERAGE RAIN FALL)
2.0% x 1.5 x 8.25 = 0.25 (GAL/YR)
0.25 x 2,875 = 721.875 (GAL/YR)
TOTAL ESTIMATED APPLIED WATER USE = 44,286 (GAL/YR) + 721.875 (GAL/YR) = 45,007.875 (GAL/YR)
45,007.875 (GAL/YR) x 0.75 = 33,755.906 (GAL/YR)
45,007.875 (GAL/YR) - 33,755.906 (GAL/YR) = 11,251.969 (GAL/YR)

PLANT WATER USE	PLANT FACTOR	QUANTITY	WUCOLS	PER YEAR
LOW	0.25	480	177	
MED	0.50	192	96	
HIGH	0.75	192	144	
TOTAL			417	177

Underground Service Alert
Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG
SECTION 05-01 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT NOTIFICATION NUMBER BE BEING OBTAINED PRIOR TO ANY CONSTRUCTION. BE AVAILABLE FOR YOUR AREA. MUNICIPAL UTILITIES PROVIDING SERVICE. ALICE TOLL FREE: 1-800-422-4133 (CALL IN WORKING DAYS BEFORE YOU DIG)

Revisions	
08-03-2015	

SQLA INC
Landscape Architects
280 N. VINE ST. SUITE 1
BEVERLY HILLS, CA 90212
TEL: 310-960-0000
F: 310-960-0000
www.sqla.com
1-213-250-1198 (toll-free)

328 S. WETHERLY DR.
BEVERLY HILLS, CA. 90212

drawing title
PLANTING PLAN

designed	project number
AS BUCHAN	21630
drawn	scale
AS BUCHAN	
checked	drawing number
	LP-1
date	08-07-2015





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 AN R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 328 SOUTH WETHERLY DRIVE.

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

Section 1. Siavash Jazayeri, of SIA Architectural Design, Inc., agent, on behalf of The Marc and Michele Bohbot Trust, 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 328 South Wetherly 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 **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. **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 filing 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