



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: **603 North Bedford Drive (PL1513188)**

A request for an R-1 Design Review Permit to allow 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: Hamid Gabbay – Gabbay Architects

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 French Mediterranean; 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 design of the ground floor could use some additional space between the upper portion of the ground floor windows and the corbels from the balconies on the second floor. 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 Applicant has chosen to increase the plate height from 22 feet to 22 feet, 9 inches thus the Code requires that the house be set back an additional two feet, six inches (2'-6") from the front property making the required front yard setback 42.5 feet (42'-6") rather than 40 feet (to allow the increase in the plate height). As proposed, the house is setback 45 feet providing a greater front yard setback than what is required by the Code. The maximum allowable height for a sloped roof is 32 feet (32') and the proposed height of the house is 31 feet, 5 inches.

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

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



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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 and the block face of the subject property 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 Tuesday, August 18, 2015. To date staff has not received comments in regards to the submitted project.



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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):

The style is French Mediterranean. The design and materials are consistent with the style. Slate roofing, lime stone, precast concrete, wood doors and windows with wrought iron entrance door and pitched roof at 12:12.

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 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: ± 80.01' x 157.18' Lot Area (square feet): 12,524.88 SF
 Adjacent Streets: Carmelita 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 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:

Mailing by the City.

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:	32' - 0"		32' - 0"
Roof Plate Height:			
Floor Area:	6,509.95 sq. ft.	2,787.09 sq. ft.	6,358.78 sq. ft.
Rear Setbacks:	38' - 0"	41' - 08"	43' - 11"
Side Setbacks:	S/E Total =	S/E 10' - 0"	S/E 10' - 0"
	N/W 20.00'	N/W 6' - 9"	N/W 10' - 0"
Parking Spaces:	3		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	/	Travertine	/	Precast Concrete
Texture /Finish:	Smooth	/	Honed	/	Traditional Texture
Color / Transparency:	Eggshell White	/	-	/	Color Villa

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

Material:	Clad Wood Frame / Clear Glass
Texture /Finish:	Smooth
Color / Transparency:	Brown

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

Material:	Clad Wood Frame / Clear Glass
Texture /Finish:	Smooth
Color / Transparency:	Brown

PEDIMENTS

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

ROOF

Material:	American Artificial Slate Tile Roofing
Texture /Finish:	Semi Smooth
Color / Transparency:	Greenish Gray

CORBELS

Material:	Precast Concrete
Texture /Finish:	Traditional Texture
Color / Transparency:	Color Villa

CHIMNEY(S)

Material:	Stucco
Texture /Finish:	Smooth
Color / Transparency:	Eggshell White

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Wrought Iron Railing
Texture /Finish: Paint Finish
Color / Transparency: Black Magnetic Chalkboard

TRELLIS, AWNINGS, CANOPIES

Material: Wrought Iron / Greenish Glass
Texture /Finish: Paint Finish
Color / Transparency: Black Magnetic Chalkboard

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

Material: Stucco / Wrought Iron Fence
Texture /Finish: Smooth / Pain Finish
Color / Transparency: _____

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 architectural style of this project is French Mediterranean. Plant material which flourishes in the Mediterranean region of the world does especially well in this Southern California area. Olive trees and lavender used on this project complement the French Mediterranean style of architecture.

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 style is French Mediterranean. The design and use of materials such as slate roofing, stucco, limestone, precast concrete, metal doors and window frames, wrought iron entrance door and a pitched roof are consistent with the style.

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 major modulation, achieved through horizontal accents and use of different materials, create a residence that does not look massive. The combination of the greenery with the colors used for the residence compliment each other while it eases the transition to the building itself.

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

With a French style of architecture, the colors, materials and landscaping are the same as used in the neighborhood and the house in the block. Therefore maintaining the appearance of the neighborhood, by blending in instead of standing out.

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 owner is naturally very happy with the design and there has been no negative reaction from the neighbors. The landscape and overall design provide privacy for the owner as well as the neighbors, and maintains more than required side yards while being part of the curb appeal of the street.

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.

Please see #3 and #4 above.

SUSAN HEALY KEENE, AICP | Director
GEORGE CHAVEZ | 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
603 N. Bedford Ave / Beverly Hills, CA 90210 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

08.17.15
Date

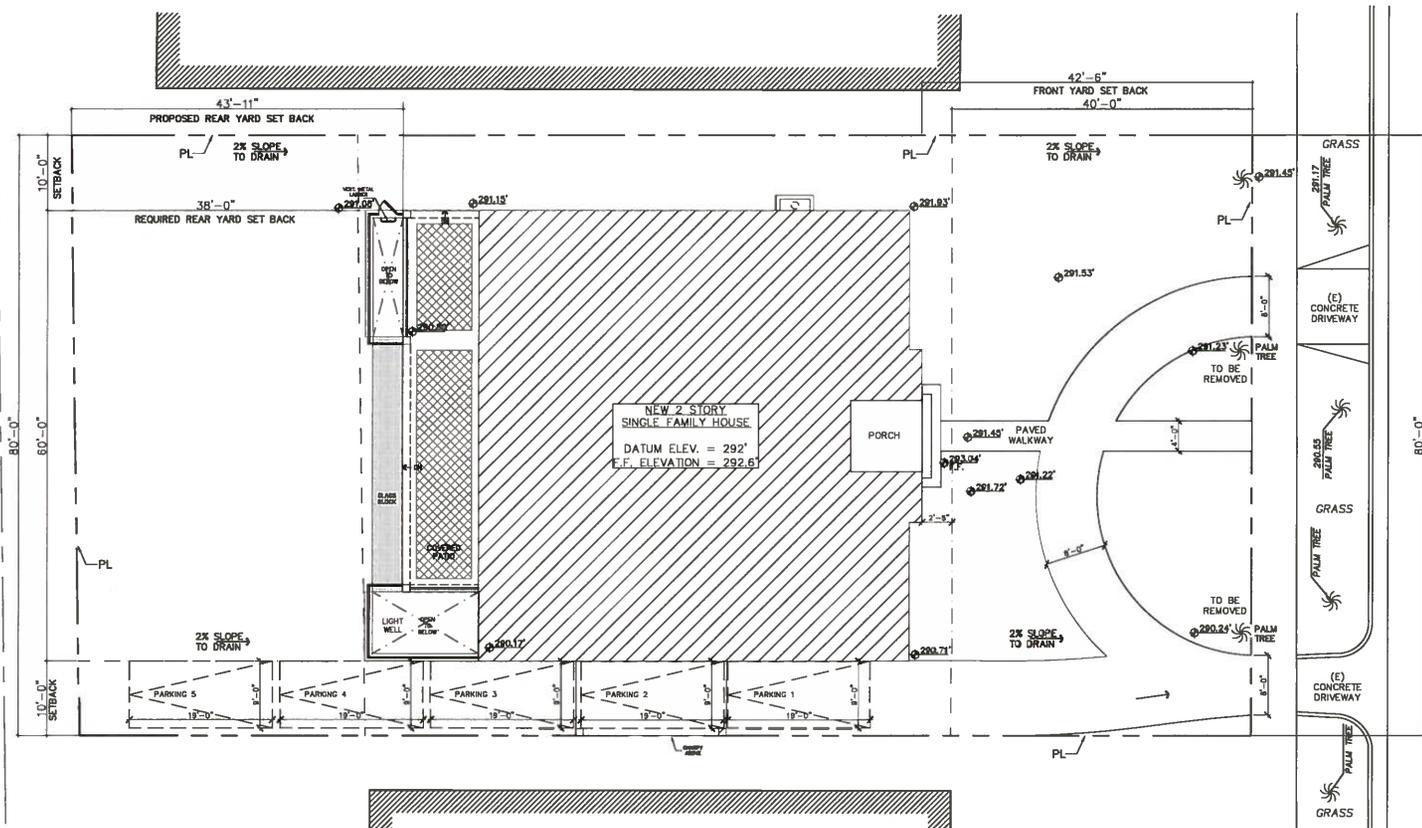


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Attachment B
Project Design Plans



SITE PLAN
 SCALE: 1/16"=1'-0"
 0 5 10 15 20 FT

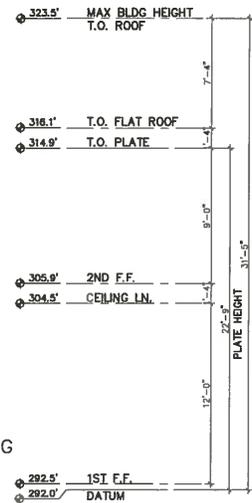
AVERAGE HEIGHT:
 DATUM: 292 (from 291.93)
 (NORTH OF SANTA MONICA BOULEVARD
 "distance between the highest element of a building or
 structure and the highest point of ground level at the
 perimeter of the building or structure")

BEDFORD DRIVE

SHEET TITLE: SITE PLAN		REVISION:
PROJECT TITLE: NEMAN RESIDENCE 603 N. BEDFORD AVE BEVERLY HILLS, CA 90210		DRAW: RA/JR/FP SCALE: 1/16"=1'-0" DATE: 08-17-15 PROJECT NO.:
		SHEET NO. A1.1

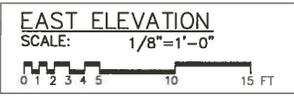
GABBAY ARCHITECTS
 9177 MULHANE BLVD SUITE 714
 BEVERLY HILLS, CA 90210
 TEL: 310-989-8986

603 N. BEDFORD AVE



BUILDING ELEVATIONS KEY NOTES

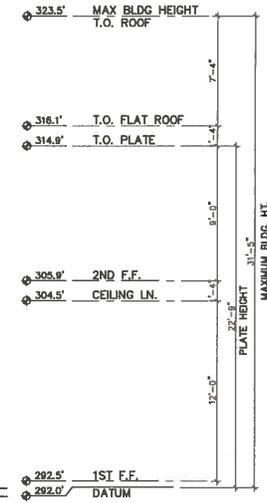
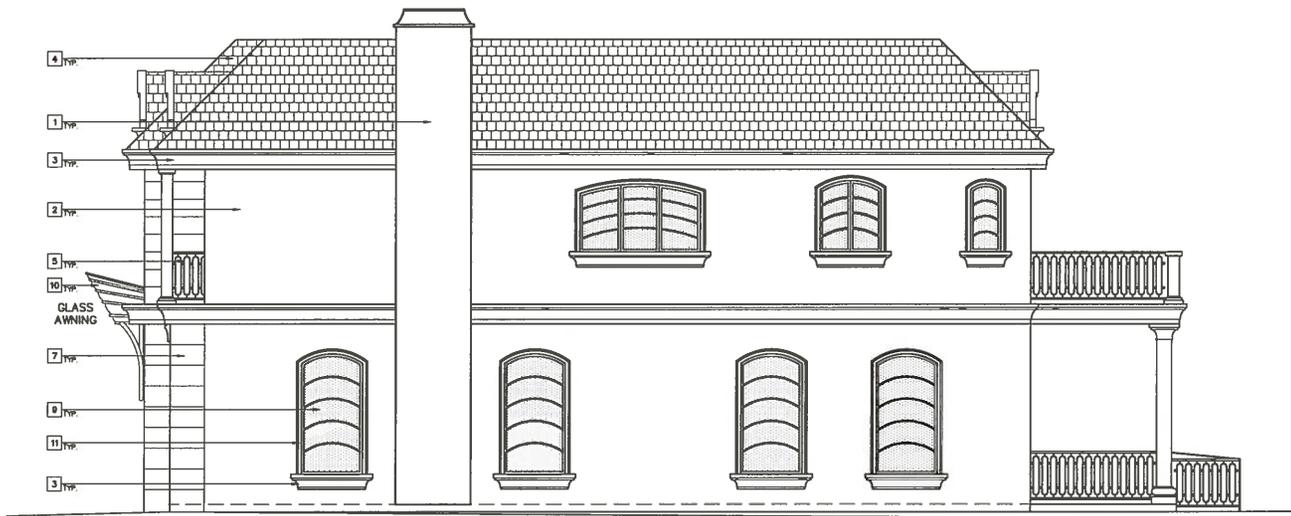
- 1 CHIMNEY W/ SMOOTH STUCCO FINISH
(LA HABRA SBMF BASE-200/X-40 DOVE GREY)
- 2 SMOOTH STUCCO FINISH
(LA HABRA SBMF BASE-200/X-40 DOVE GREY)
- 3 PRECAST CONCRETE MOLDING
(LA HABRA SBMF BASE-100/X-55 FRENCH VANILLA)
- 4 DAVINCI GREEN NATURAL SLATE TILE ROOF
(CC-ES ESP-2119 OR SIMILAR)
- 5 W.L. RAILING 42" HIGH W/4" MAX.
OPENING SPACE BETWEEN RAILINGS
(BLACK MAGNETIC CHALKBOARD)
- 6 PRECAST CONCRETE CORBELS
(LA HABRA SBMF BASE-100/X-55 FRENCH VANILLA)
- 7 TRAVERTINE STONE HONED FINISH
(ANN SACKS/DURANGO CLASSIC)
- 8 TRAVERTINE STONE PAVING
WALKWAY @ FRONT YARD
- 9 LIGHT GREEN TEMPERED GLASS
- 10 GLASS ENTRANCE CANOPY
(SOLARCOOL (2) AZURIA)
- 11 WOOD FRAME CLAD WINDOWS
(MAX WINDSOR-HUDSON MAPLE)
- 12 CANOPY ENTRANCE SUPPORT
(BLACK MAGNETIC CHALKBOARD)
- 13 ENTRY DOOR
(WOOD)



GABBAY ARCHITECTS
6127 WILSHIRE BLVD SUITE 214
BEVERLY HILLS, CA 90210 TEL: 310-650-8866

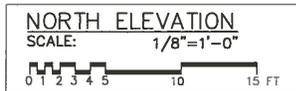
SHEET TITLE: (N) EAST ELEVATION	REVISION:
PROJECT TITLE: NEMAN RESIDENCE 603 N. BEDFORD AVE BEVERLY HILLS, CA 90210	DRWN: RA/JR/FP SCALE: 1/8"=1'-0" DATE: 08-17-15 PROJECT NO.:
	SHEET NO. A4.1

603 N. BEDFORD AVE



BUILDING ELEVATIONS KEY NOTES

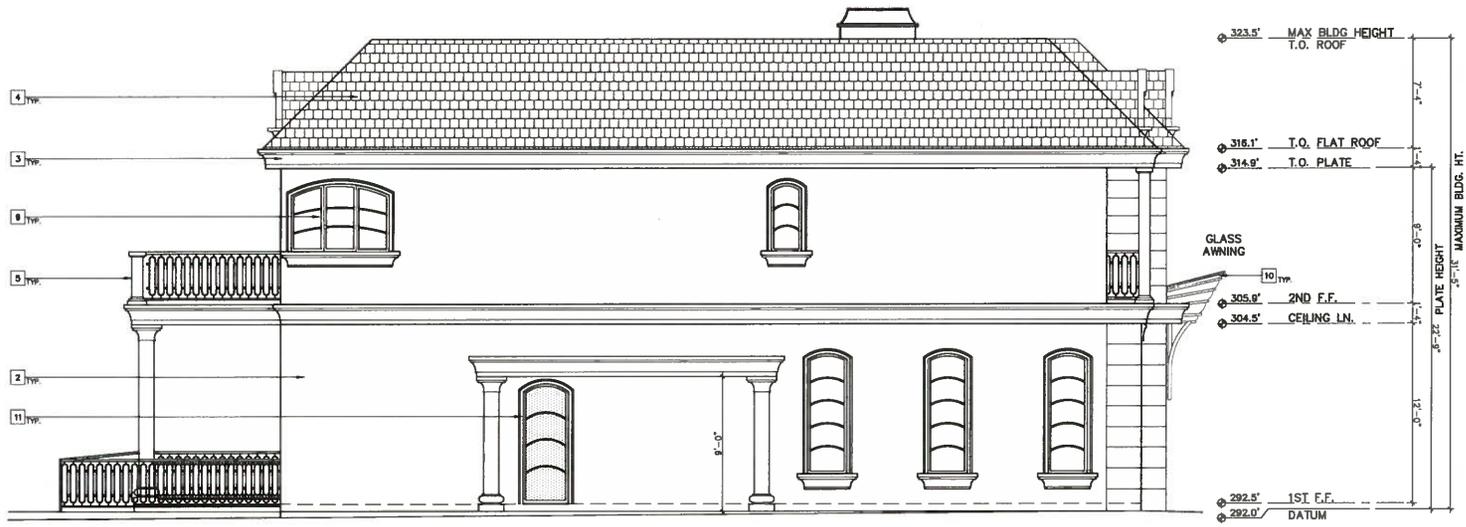
- 1 CHIMNEY W/ SMOOTH STUCCO FINISH (LA HABRA SBMF BASE-200/X-40 DOVE GREY)
- 2 SMOOTH STUCCO FINISH (LA HABRA SBMF BASE-200/X-40 DOVE GREY)
- 3 PRECAST CONCRETE MOULDING (LA HABRA SBMF BASE-100/X-55 FRENCH VANILLA)
- 4 DIVING GREEN NATURAL SLATE TILE ROOF (CC-ES ESR-2119 OR SIMILAR)
- 5 WL. RAILING 42" HGH W/4" MAX. OPENING SPACE BETWEEN RAILINGS (BLACK MAGNETIC CHALKBOARD)
- 6 PRECAST CONCRETE CORBELS (LA HABRA SBMF BASE-100/X-55 FRENCH VANILLA)
- 7 TRAVERTINE STONE HONED FINISH (ANN SACKS/DURAND CLASSIC)
- 8 TRAVERTINE STONE PAVING WALKWAY @ FRONT YARD
- 9 LIGHT GREEN TEMPERED GLASS
- 10 GLASS ENTRANCE CANOPY (SOLARCOOL (2) AZURIA)
- 11 WOOD FRAME CLAD WINDOWS (MAX WINDSOR-HUDSON MAPLE)
- 12 CANOPY ENTRANCE SUPPORT (BLACK MAGNETIC CHALKBOARD)
- 13 ENTRY DOOR (WOOD)



GABBAY ARCHITECTS
9127 WILSHIRE BLVD SUITE 714
BEVERLY HILLS, CA 90210 TEL: 310.653.9969

SHEET TITLE: (N) NORTH ELEVATION	REVISION:
PROJECT TITLE: NEMAN RESIDENCE 603 N. BEDFORD AVE BEVERLY HILLS, CA 90210	DRAW: RA/JR/FP SCALE: 1/8"=1'-0" DATE: 05-17-15 PROJECT NO.
SHEET NO. A4.3	

603 N. BEDFORD AVE



- BUILDING ELEVATIONS KEY NOTES**
- 1 CHIMNEY W/ SMOOTH STUCCO FINISH (LA HABRA SBMF BASE-200/X-40 DOVE GREY)
 - 2 SMOOTH STUCCO FINISH (LA HABRA SBMF BASE-200/X-40 DOVE GREY)
 - 3 PRECAST CONCRETE MOULDING (LA HABRA SBMF BASE-100/X-55 FRENCH VANILLA)
 - 4 DOWNY GREEN NATURAL SLATE TILE ROOF (ICC-ES ESR-2119 OR SIMILAR)
 - 5 W/L RAILING 42" HIGH W/4" MAX. OPENING SPACE, BETWEEN RAILINGS (BLACK MAGNETIC CHALKBOARD)
 - 6 PRECAST CONCRETE CORBELS (LA HABRA SBMF BASE-100/X-55 FRENCH VANILLA)
 - 7 TRAVERTINE STONE HONED FINISH (ANN SACKS/DURANGO CLASSIC)
 - 8 TRAVERTINE STONE PAVING WALKWAY @ FRONT YARD
 - 9 LIGHT GREEN TEMPERED GLASS
 - 10 GLASS ENTRANCE CANOPY (SOLARCOOL, (2) AZURIA)
 - 11 WOOD FRAME CLAD WINDOWS (MAX WINDSOR-HUDSON MAPLE)
 - 12 CANOPY ENTRANCE SUPPORT (BLACK MAGNETIC CHALKBOARD)
 - 13 ENTRY DOOR (WOOD)

SOUTH ELEVATION
 SCALE: 1/8"=1'-0"
 0 1 2 3 4 5 10 15 FT

GABBY ARCHITECTS
 9107 WULFINGE BLVD SUITE 711
 BEVERLY HILLS, CA 90210 TEL: 310.980.9888

SHEET TITLE:	REVISION:
(N) SOUTH ELEVATION	
PROJECT TITLE:	DRAWN: RA/JR/FP
NEMAN RESIDENCE	SCALE: 1/8"=1'-0"
603 N. BEDFORD AVE	DATE: 06-17-15
BEVERLY HILLS, CA 90210	PROJECT NO.
	SHEET NO. A4.4

603 N. BEDFORD AVE



COLORED FRONT ELEVATION WITHOUT LANDSCAPE

<p>GABBAY ARCHITECTS <small>1117 WILSHIRE BLVD SUITE 714 TEL: 818-888-8888 BEVERLY HILLS, CA 90210</small></p>			
		<p>803 N. BEDFORD AVE</p>	
<p>SHEET TITLE: COLOR FRONT ELEVATION WITHOUT LANDSCAPE</p>	<p>REVISION:</p>	<p>OWNER: RA/JR/FP</p>	<p>SHEET NO. A4.5</p>
<p>PROJECT TITLE: NEMAN RESIDENCE 803 N. BEDFORD AVE BEVERLY HILLS, CA 90210</p>	<p>SCALE: 1/8"=1'-0"</p>	<p>DATE: 08-17-15</p>	<p>PROJECT NO.</p>



COLORED FRONT ELEVATION WITH LANDSCAPE

<p>GABBAY ARCHITECTS <small>11117 WILSHIRE BLVD SUITE 211, BEVERLY HILLS, CA 90210 TEL: 310-988-0888</small></p>		<p>SHEET TITLE:</p>	
		<p>COLOR FRONT ELEVATION WITH LANDSCAPE</p>	
<p>PROJECT TITLE:</p>		<p>SCALE:</p>	
<p>NEMAN RESIDENCE 603 N. BEDFORD AVE BEVERLY HILLS, CA 90210</p>		<p>1/8" = 1'-0"</p>	
<p>DATE:</p>		<p>SHEET NO.</p>	
<p>08-17-15</p>		<p>A4.6</p>	
<p>PROJECT NO.</p>		<p>603 N. BEDFORD AVE</p>	



**GABBAY
ARCHITECTS**
1117 WILSHIRE BLVD SUITE 711
BEVERLY HILLS, CA 90210 TEL: 310-888-9888

SHEET TITLE:

3D
NORTHEAST
VIEW

PROJECT TITLE:

NEMAN RESIDENCE
603 N. BEDFORD AVE
BEVERLY HILLS, CA 90210

SECTION:

OWNER: RA/JR/TP

SCALE:

SHEET NO.

A7.1

603 N. BEDFORD AVE

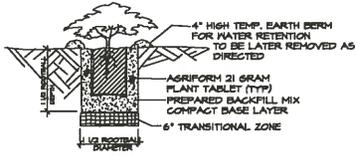


GABBAY ARCHITECTS
 BY APPOINTMENT
 BEVERLY HILLS, CA 90210

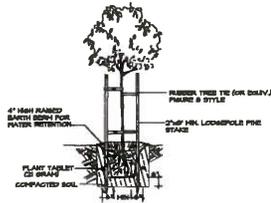
TEL: 310.658.8888

SHEET TITLE:	REVISION:
3D SOUTHEAST VIEW	
PROJECT TITLE:	DATE:
NEMAN RESIDENCE 803 N. BEDFORD AVE BEVERLY HILLS, CA 90210	08-17-15
DRWR, RA /JR /FP	PROJECT NO.:
SCALE:	SHEET NO.:
	A7.2

803 N. BEDFORD AVE

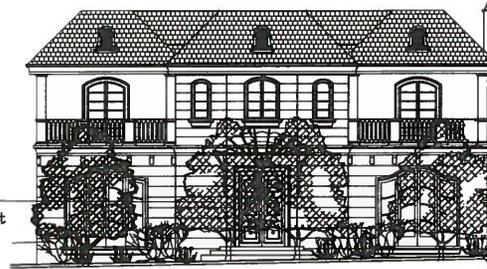


A SHRUB PLANTING DETAIL

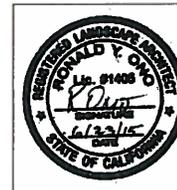
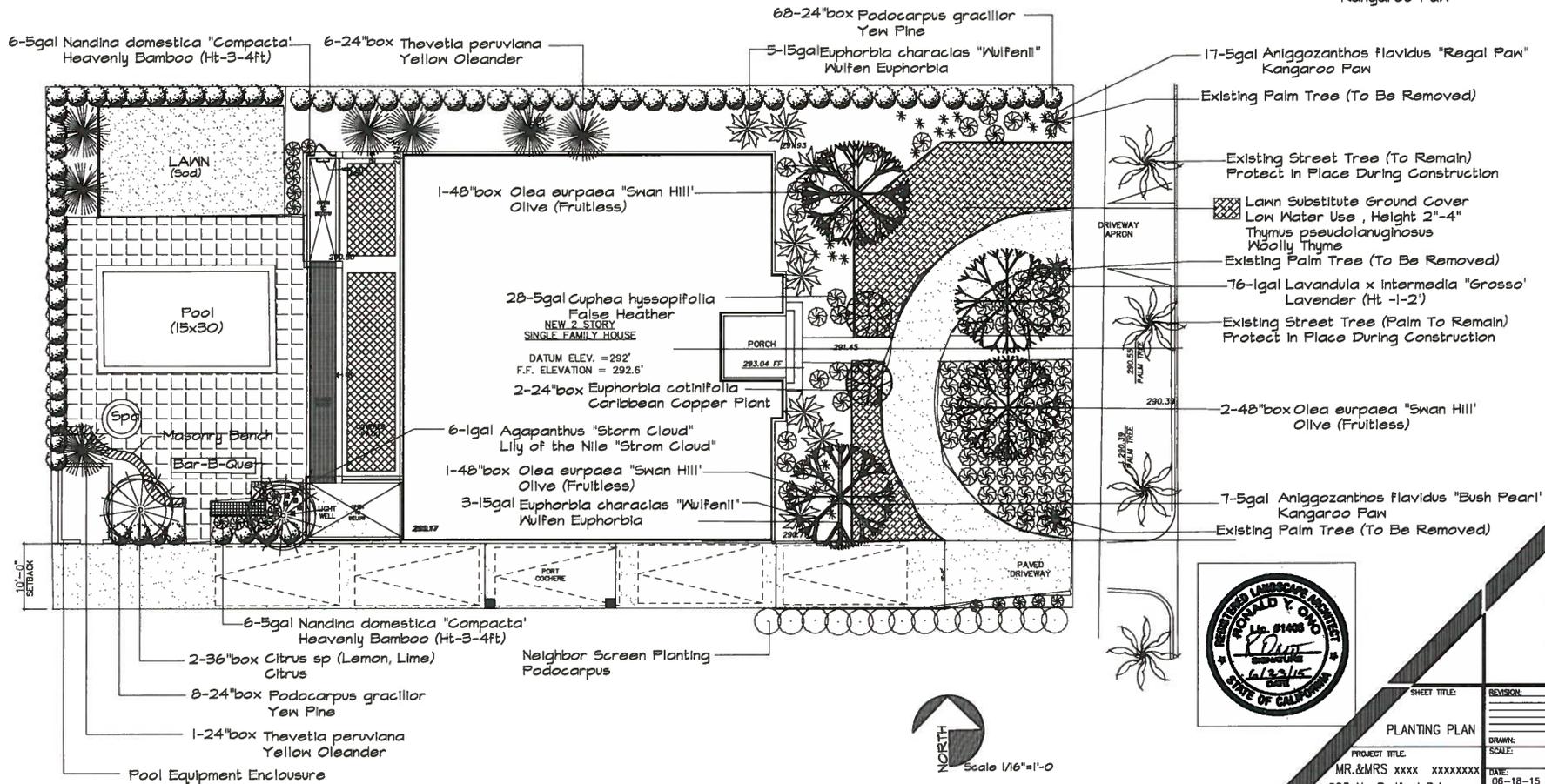


B DOUBLE STAKE TREE INSTALLATION DETAIL

Euphorbia cotinifolia
Caribbean Copper Plant



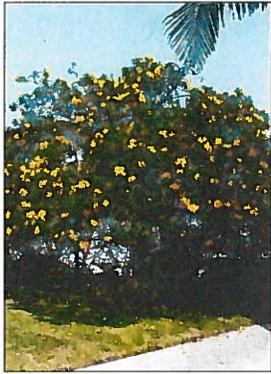
Olea europaea "Swan Hill"
Olive (Fruitless)
Podocarpus gracillor
Yew Pine
Euphorbia characias "Wulfenii"
Wulfen Euphorbia
Aniggozanthos flavidus "Regal Paw"
Kangaroo Paw



GABBY ARCHITECTS
1111 W. ALHAMBRA BLVD. SUITE 100, ALHAMBRA, CA 91803
TEL: 627-8888-8888 FAX: 627-8888-1111

SHEET TITLE:	REVISION:
PLANTING PLAN	
PROJECT TITLE:	DRAWN:
MR. & MRS. XXXX XXXX XXXX	SCALE:
603 No Bedford Drive	DATE:
BEVERLY HILLS, CA 90210	06-18-15
	PROJECT NO.:
	SHEET NO.:
	1
	TOTAL SHEETS:
	1





Thevetia peruviana
Yellow Oleander



Podocarpus gracillior
Yew Pine



To Be
Removed

To Be
Removed



Low Substitute Ground Cover
Low Water Use, Height 2'-4"
Thyme pseudolanuginosus
Holly Thyme



Lavandula x Intermedia 'Grosso'
Lavender (Ht -1-2')

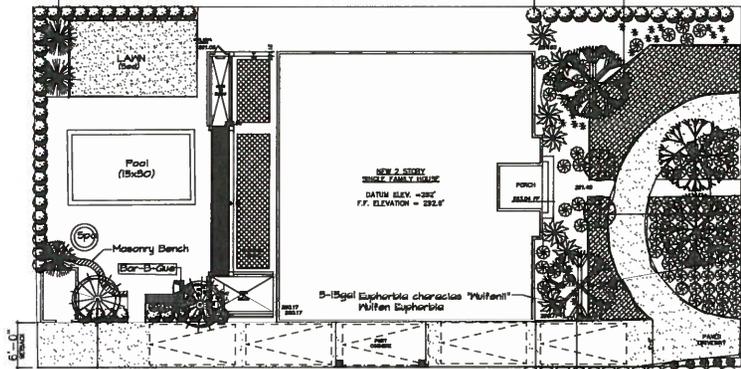
Existing Street Tree - *Washingtonia robusta*
To Remain - Protect in Place During Construction



Euphorbia cotinifolia
Caribbean Copper Plant



Olea europaea 'Swan Hill'
Olive (Fruitless)



Citrus sp (Lemon, Lime)
Citrus



Anigozanthos flavidus 'Bush Pearl'
Kangaroo Paw



GABBAY ARCHITECTS
ARCHITECTS
1000 LEBRON BLVD. SUITE 1000
BEVERLY HILLS, CA 90212
TEL. 310.978.2800
FAX 310.978.1518

SHEET TITLE: Plant Photos	REVISION:
PROJECT TITLE: MR. & MRS XXXX XXXXXXXX 603 No Bedford Drive BEVERLY HILLS, CA 90210	DATE: 06-18-15 PROJECT NO.: -
DRAWN: SCALE:	SHEET NO. L4

1500 LEBRON BLVD.



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 A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 603 NORTH BEDFORD DRIVE (PL1513188).

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

Section 1. Hamid Gabbay, agent, on behalf of Ben Neman, 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 603 North Bedford 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 **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

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: **September 3, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission