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, October 1, 2015

Subject: **803 North Linden Drive (PL1522442)**
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 Mediterranean/Spanish Colonial Revival; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed design could benefit from some secondary elements supporting the design. As shown the first and second floor could benefit from some design elements such as a precast trim around the base or a bead line on the upper floor to differentiate between the two floors. In addition, the design appears to have too many doors. 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 24 feet thus the Code requires that the house be set back an additional five feet from the front property making the required front yard setback 45 feet (45') rather than 40 feet (to allow the increase in the plate height). As proposed, the house is setback 45 feet and thus meets the Code requirement.

The front yard paving plan does not include the "Yosemite Cobble Stone Step Path" located alongside the driveway into the total paving calculation as required by Code nor does it include the required landscape paving buffer also required by the Code. A condition of approval has been included that requires a revised landscaping plan to be submitted for review and approval by staff prior to the plans being submitted to Building and Safety for plan check.

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

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet 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, September 18, 2015; the site was posted on Thursday, September 17, 2015. To date staff has not received comments in regards to the submitted project.

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):**

Mediterranean/Spanish Colonial Revival with a front Court Yard (Patio)
Please see attached

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

☐ R-1	☐ R-1.5X2	☐ R-1.8X
☒ R-1X	☐ R-1.6X	
☐ R-1.5X	☐ R-1.7X	

D **Site & Area Characteristics**

Lot Dimensions: 100.02' x 206.5' Lot Area (square feet): 20,469 SQ. FT.

Adjacent Streets: Lomitas Ave

E **Lot is currently developed with (check all that apply):**

☒ Single-Story Residence	☐ Two-Story Residence
☐ Guest House	☐ Accessory Structure(s)
☐ Vacant	☐ 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:

	Quantity	Sizes	Reason for Removal
Heritage:			
Native:	N/A		
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:		24' - 0"	24' - 0"
Floor Area:	9,688 SF.	2,649 SF.	9,627 SF.
Rear Setbacks:	50' - 3"	50' - 3"	68' - 11 1/8"
Side Setbacks:	S/E Total =	S/E 16' - 2"	S/E 10' - 6"
	N/W 20.00'	N/W 4' - 1 1/8"	N/W 10' - 9 1/2"
Parking Spaces:	3		6

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

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

Material: Stucco
Texture /Finish: Smooth
Color / Transparency: / - /

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

Material: Wood/Clad
Texture /Finish:
Color / Transparency: Brown

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

Material: Wood/Clad
Texture /Finish:
Color / Transparency: Brown

PEDIMENTS

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

ROOF

Material: Ceramic Tile
Texture /Finish:
Color / Transparency: Brown/Orange

CORBELS

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

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Wrough Iron
Texture /Finish:
Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Copper
Texture /Finish:
Color / Transparency: Brown

EXTERIOR LIGHTING

Material: Metal
Texture /Finish:
Color / Transparency: Black

PAVED SURFACES

Material: Travetine
Texture /Finish:
Color / Transparency: Beige

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

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

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

There has been major effort to conserve the existing landscaping intact. There has been an additional landscaping more appropriate to the 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 dominate style of Linden Drive is mainly Mediterranean style and it gets dominate style of the street.

2. *Describe* how *t*he 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 resident is within the city's zoning code but by providing a front yard courtyard it minimizes the impact of the housing street scape.

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

The modulation (patio) in front of the house improves the appearance of the neighborhood.

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.

While the owners of the house are very happy with the appearance of the house there is a major impart on the neighborhood.

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.

See number one (1) above.

SUSAN HEALY KEENE, AICP | Director
GEORGE CHAVEZ | City Building Official
JONATHAN LAIT | City Planner

BEVERLY HILLS

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 803 N. Linden Dr. / 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.

#1407

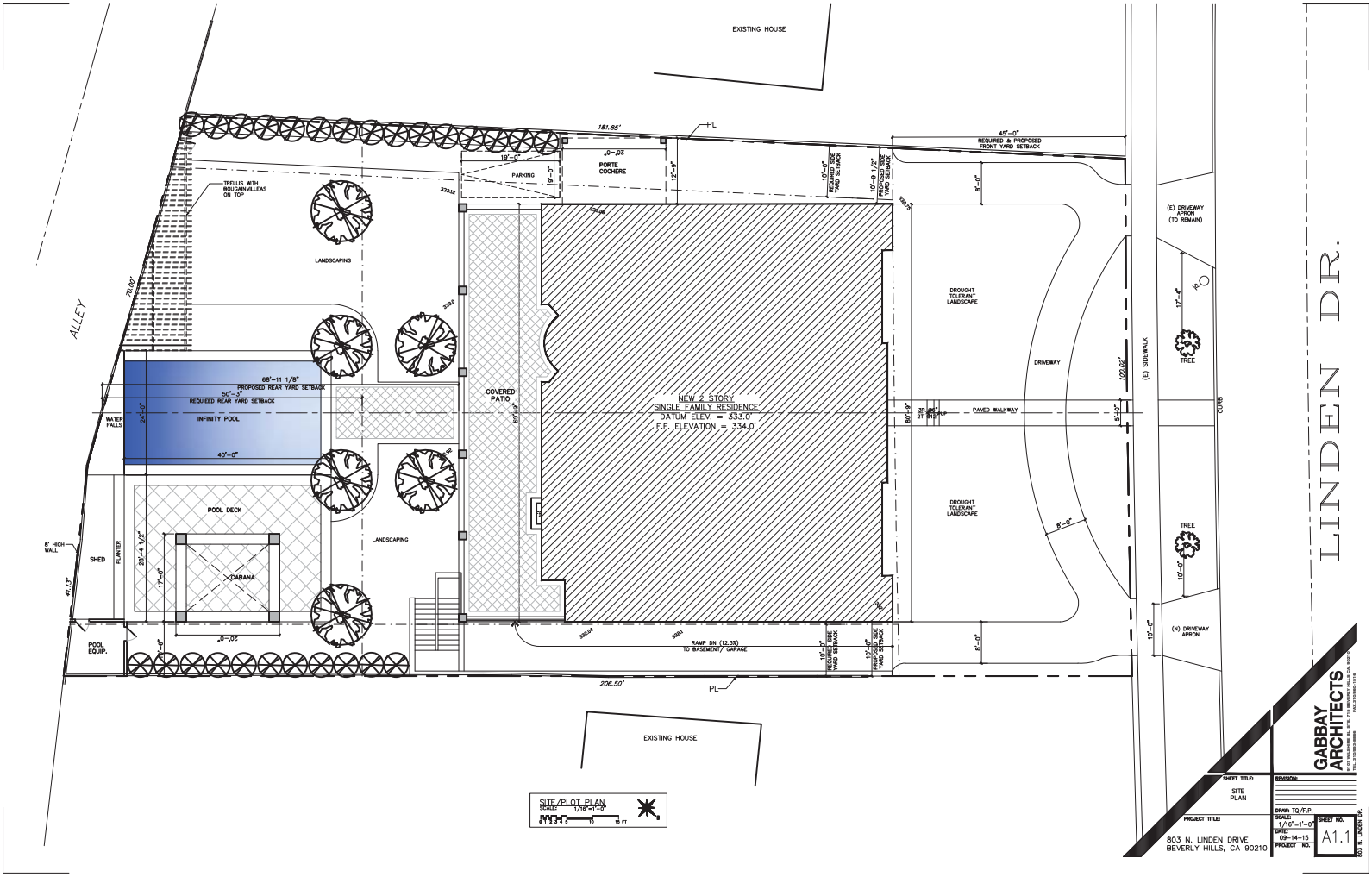
Wet Signature of Licensed Landscape Designer

LICENSED LANDSCAPE ARCHITECT
FRANK VILLALOBOS #1407
Signature
Renewal Date
Date
STATE OF CALIFORNIA

09.14.15
Date

Attachment B

Project Design Plans



GABBAY ARCHITECTS

SHEET TITLE: SITE PLAN

REVISION:

PROJECT TITLE:
803 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

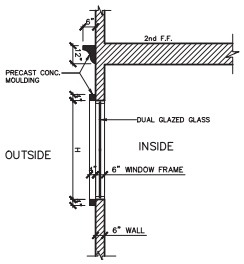
DRAWN: TQ/F.P.
SCALE: 1/16"=1'-0"
DATE: 09-14-15
PROJECT NO.:

SHEET NO. A1.1

803 N. LINDEN DR.

SECTION C–C
SCALE: 1/8"=1'-0"

0 1 2 3 4 5 10 15 FT



B TYP. WINDOW DETAIL
SCALE: 3/16"=1'-0"

GABBAY ARCHITECTS

SHEET TITLE: SECTION C–C
REVISION:
DRAWN: TQ/F.P.
SCALE: 1/8"=1'-0"
DATE: 09-14-15
PROJECT NO.
SHEET NO. A3.3
PROJECT TITLE: 803 N. LINDEN DRIVE BEVERLY HILLS, CA 90210

BUILDING ELEVATIONS KEY NOTES

1. WOOD CORBELS (MAX WINDSOR-HUDSON MAPLE)
2. PRECAST CONCRETE MOLDING (LA HABRA/BASE-100 X-81585 CHARLESTON)
3. SMOOTH STUCCO FINISH (LA HABRA BASE-200 X-81 OATMEAL)
4. DOOR/WINDOW WOOD FRAME (MAX WINDSOR-HUDSON MAPLE)
5. WL RAILING 42" HIGH W/ 4" MAX. OPENING SPACE BETWEEN RAILINGS (DUNN-EDWARDS CAVERNOUS DE6364 LRV 8)
6. DOOR/WINDOW GREEN TEMPERED GLASS
7. "C" CONNECTION CLAY TILE ROOFING (CLADDING McBEAN & CO. BLENDED RED)
8. CHIMNEY W/ SMOOTH STUCCO FINISH (LA HABRA BASE-200 X-81 OATMEAL)

NORTH ELEVATION

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

0 1 2 3 4 5 10 15 FT

GABBAY ARCHITECTS

SHEET TITLE: NORTH ELEVATION

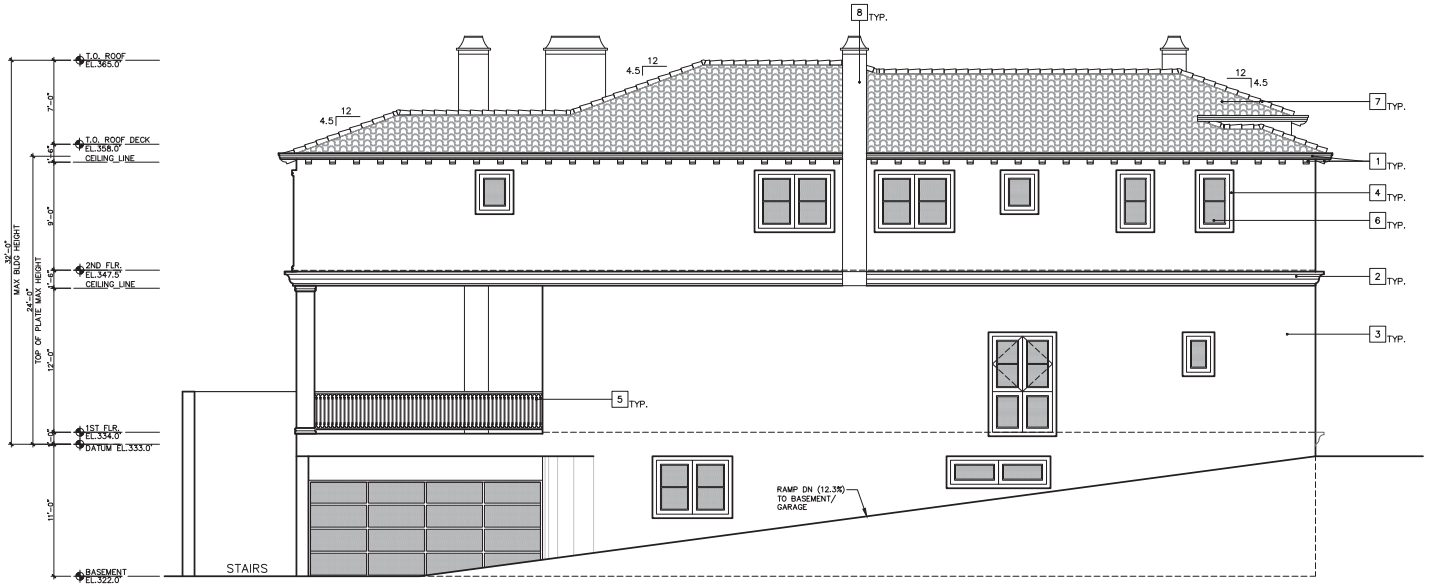
REVISIONS:

PROJECT TITLE: 803 N. LINDEN DRIVE BEVERLY HILLS, CA 90210

DRAW: TQ/F.P.
SCALE: 1/8"=1'-0"
DATE: 09-14-15
PROJECT NO.:

SHEET NO. A4.1

803 N. LINDEN DR.



BUILDING ELEVATIONS KEY NOTES

1. WOOD CORBELS (MAX WINDSOR–HUDSON MAPLE)
2. PRECAST CONCRETE MOLDING (LA HABRA/BASE–100 X–81585 CHARLESTON)
3. SMOOTH STUCCO FINISH (LA HABRA BASE–200 X–81 OATMEAL)
4. DOOR/WINDOW WOOD FRAME (MAX WINDSOR–HUDSON MAPLE)
5. W.I. RAILING 42" HIGH W/ 4" MAX. OPENING SPACE BETWEEN RAILINGS (DUNN–EDWARDS CAVERNOUS DE6364 LRV 8)
6. DOOR/WINDOW GREEN TEMPERED GLASS
7. "C" CONNECTION CLAY TILE ROOFING (CLADDING McBEAN & CO. BLENDED RED)
8. CHIMNEY W/ SMOOTH STUCCO FINISH (LA HABRA BASE–200 X–81 OATMEAL)

EAST ELEVATION

SCALE: 3/32"=1'–0"

0 1 2 3 4 5 10 15 FT

GABBAY ARCHITECTS
9107 WILSHIRE BLVD. STE 111 BEVERLY HILLS, CA. 90211
PH: 310.550.0550 FAX: 310.550.0551

SHEET TITLE: EAST ELEVATION

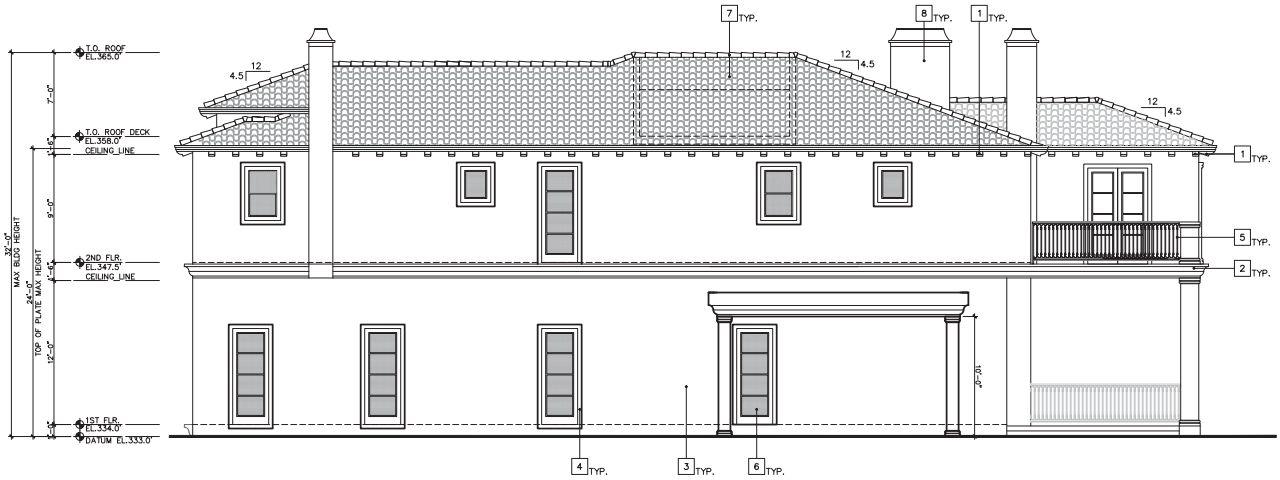
REVISIONS:

DRAWN: TQ/F.P.
SCALE: 1/8"=1'–0"
DATE: 09–14–15
PROJECT NO.:

SHEET NO. A4.2

PROJECT TITLE: 803 N. LINDEN DRIVE BEVERLY HILLS, CA 90210

803 N. LINDEN DR.



BUILDING ELEVATIONS KEY NOTES

1. WOOD CORBELS (MAX WINDSOR-HUDSON MAPLE)
2. PRECAST CONCRETE MOLDING (LA HABRA/BASE-100 X-81585 CHARLESTON)
3. SMOOTH STUCCO FINISH (LA HABRA BASE-200 X-81 OATMEAL)
4. DOOR/WINDOW WOOD FRAME (MAX WINDSOR-HUDSON MAPLE)
5. W.I. RAILING 42" HIGH W/ 4" MAX. OPENING SPACE BETWEEN RAILINGS (DUNN-EDWARDS CAVERNOUS DE6364 LRV 8)
6. DOOR/WINDOW GREEN TEMPERED GLASS
7. 'C' CONNECTION CLAY TILE ROOFING (CLADDING McBEAN & CO. BLENDED RED)
8. CHIMNEY W/ SMOOTH STUCCO FINISH (LA HABRA BASE-200 X-81 OATMEAL)

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

GABBAY ARCHITECTS
9107 WILSHIRE BL. STE. 71 & BEVERLY HILLS CA. 90017
TEL. 310-285-0000 FAX 310-285-0016

SHEET TITLE: WEST ELEVATION
REVISION:
DRAW: TQ/F.P.
SCALE: 1/8"=1'-0"
DATE: 09-14-15
PROJECT NO.
SHEET NO. A4.4
PROJECT TITLE: 803 N. LINDEN DRIVE BEVERLY HILLS, CA 90210
803 N. LINDEN DR.

BUILDING ELEVATIONS KEY NOTES

1. WOOD CORBELS (MAX WINDSOR-HUDSON MAPLE)
2. PRECAST CONCRETE MOLDING (LA HABRA/BASE-100 X-81585 CHARLESTON)
3. SMOOTH STUCCO FINISH (LA HABRA BASE-200 X-81 OATMEAL)
4. DOOR/WINDOW WOOD FRAME (MAX WINDSOR-HUDSON MAPLE)
5. W.I. RAILING 42" HIGH W/ 4" MAX. OPENING SPACE BETWEEN RAILINGS (DUNN-EDWARDS CAVERNOUS DE6364 LRV 8)
6. DOOR/WINDOW GREEN TEMPERED GLASS
7. 'C' CONNECTION CLAY TILE ROOFING (CLADDING McBEAN & CO. BLENDED RED)
8. CHIMNEY W/ SMOOTH STUCCO FINISH (LA HABRA BASE-200 X-81 OATMEAL)

COLORED FRONT ELEVATION W/O LANDSCAPE

GABBAY ARCHITECTS
9707 W. SHIRLEY BLVD. STE. 219 SHERMAN OAKS, CA. 90210
TEL. (310) 203-9000 FAX (310) 203-1818

SHEET TITLE: FRONT W/O LANDSCAPE

REVISION:

DRAW: TQ/F.P.

SCALE:

PROJECT TITLE: 803 N. LINDEN DRIVE BEVERLY HILLS, CA 90210

DATE: 09-14-15

PROJECT NO.

SHEET NO. A4.5

803 N. LINDEN DR.

COLORED FRONT ELEVATION W/ LANDSCAPE

GABBAY ARCHITECTS

SHEET TITLE:
FRONT
W/LANDSCAPE

REVISION:

DRAWN: TQ/F.P.
SCALE:
DATE: 09-14-15
PROJECT NO.:

SHEET NO.
A4.6

PROJECT TITLE:
803 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

803 N. LINDEN DR.

GABBAY ARCHITECTS

SHEET TITLE: 3D-1

REVISION:

PROJECT TITLE: 803 N. LINDEN DRIVE BEVERLY HILLS, CA 90210

DRAW: TQ/F.P.

SCALE:

DATE: 09-14-15

PROJECT NO.:

SHEET NO. A7.1

803 N. LINDEN DR.

GABBAY ARCHITECTS

SHEET TITLE: 3D-2

REVISION:

DRAW: TQ/F.P.

SCALE:

PROJECT TITLE:

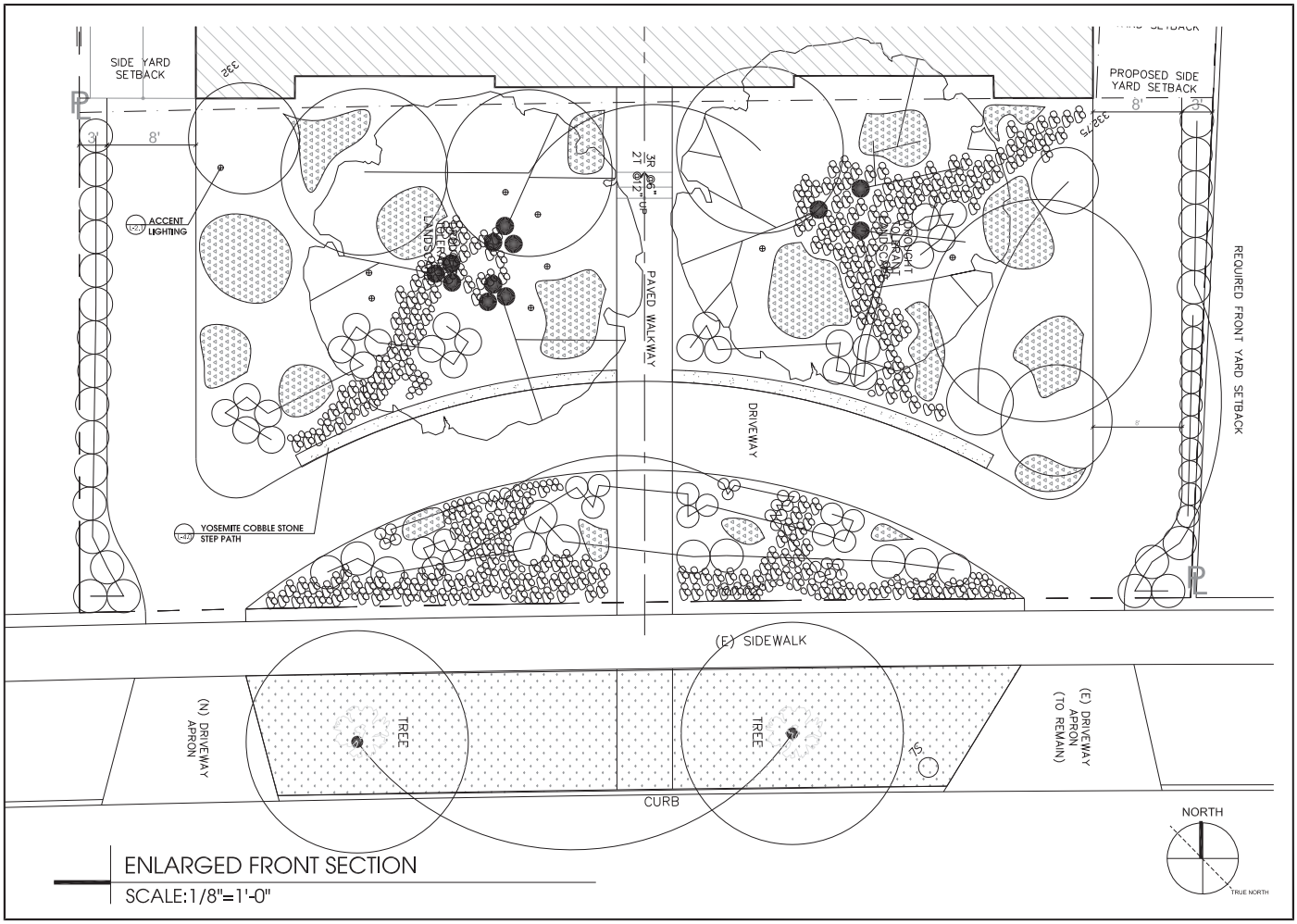
803 N. LINDEN DRIVE
BEVERLY HILLS, CA 90210

DATE: 09-14-15

PROJECT NO.:

SHEET NO. A7.2

803 N. LINDEN DR.



ENLARGED FRONT SECTION

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

CLIENT

ALEX NEE
803 LINDEN DR
BEVERLY HILLS
CA 90210
310-801-9165

JOB ADDRESS

803 LINDEN DR
BEVERLY HILLS
CA 90210
310-801-9165

CONSULTANT

GABBAY ARCHITECT
9107 WILSHIRE BLVD
BEVERLY HILLS
CA 90210

Contact

FRANK VILLALOBOS
323.726.7734

SEAL Signature

BARRIO PLANNERS INCORPORATED
BARRIO PLANNERS INCORPORATED
BARRIO PLANNERS INCORPORATED
architecture | landscape architecture | urban planning
5271 east beverly boulevard los angeles, ca 90022
info@barrioplanners.com 323-726-7734 323-721-9184 fax

SCALE:

DRAWN	REVIEWED

REVISION

NO.	DESCRIPTION	

DRAWING TITLE

ISSUE DATE ISSUE_DATE

JOB NO. JOB_NUMBER

DRAWING NO. L2.2

SECTION ELEVATION

803 LINDEN DR BEVERLY HILLS CA 90210

EXISTING
QUEEN PALM
50’

EXISTING
RIVER BIRCH
30’

EXISTING
EVERGREEN PEAR
30’

EXISTING
KING PALM
20’

NORTH

LANDSCAPE SECTION
SCALE 1/8”=1’-0”

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 803 NORTH LINDEN DRIVE (PL1522442).

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

Section 1. Hamid Gabbay of Gabbay Architects, agent, on behalf of Behrouz Mahboubi, 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 803 North Linden 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 October 1, 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 revised front yard landscape plan that conforms to Code Section 10-3-2422 shall be submitted for review and approval by the Urban Design staff.

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:

Ryan Gohlich, Commission Secretary
Community Development Department

Adopted: October 1, 2015

Arline Pepp, Chairperson
Design Review Commission