



Design Review Commission Report

Meeting Date: Thursday, October 1, 2015

Subject: **221 South Willaman Drive (PL1522650)**

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: David Assulin – Property Owner

Recommendation: Conduct public hearing and provide the applicant with design guidance.

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 Spanish Mission 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 front door design appears disproportionate and too large for the façade and additionally the front door is shown as opening out rather than in so the front entry porch may need to be increased in depth. The windows on both the façade and the side elevations may benefit from some additional design details such as a bullnose detail or window sills or lintels. Staff feels that the design needs further refinement and is recommending that the Commission hold the public hearing and provide the Applicant with design guidance for 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 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 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, September 18, 2015; however that notice had an error in the address so a corrected notice was sent on Monday, September 21, 2015. The site was posted on Wednesday, September 16, 2015. To date, staff has not received any comments in writing 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):

Spanish Mission style; dark red classic barrel tile roof, off-white stucco walls, dark stained wood window frames, dark stained wood entry door, dark brown wrought iron light fixtures and trim details, classic colored tile details

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: 50' w. x 130' d. Lot Area (square feet): 6500 sq. ft.
 Adjacent Streets: Gregory Way, Charleville 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 checked="" type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

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

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

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

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

A Describe your public outreach efforts to adjacent neighbors and property owners:
 None so far.

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:	26'-8 1/4"	18'-0"	26'-8 1/4"
Roof Plate Height:	22'-0"	21'-6 3/4"	21'-6 3/4"
Floor Area:	4100 s.f.	2276 s.f.	3967.9 s.f.
Rear Setbacks:	30'-0"	2'-4"	30'-0"
Side Setbacks:	S/E 5'-0"	S/E 1'-6"	S/E 5'-0"
	N/W 5'-0"	N/W 6"	N/W 5'-0"
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: stucco
 Texture /Finish: sand finish
 Color / Transparency: off white

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

Material: wood
 Texture /Finish: dark stained
 Color / Transparency: mahogany

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

Material: wood
 Texture /Finish: dark stained
 Color / Transparency: mahogany

PEDIMENTS

Material: n/a
 Texture /Finish:
 Color / Transparency:

ROOF

Material: spanish barrel tile, two piece
 Texture /Finish: smooth
 Color / Transparency: "bartile tampico red" (dark red)

CORBELS

Material: wood
 Texture /Finish: dark stained
 Color / Transparency: mahogany

CHIMNEY(S)

Material: stucco
 Texture /Finish: sand finish
 Color / Transparency: off white

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

COLUMNS

Material: stucco
Texture /Finish: sand finish
Color / Transparency: off white

BALCONIES & RAILINGS

Material: wrought iron
Texture /Finish: smooth
Color / Transparency: dark brown

TRELLIS, AWNINGS, CANOPIES

Material: wood
Texture /Finish: dark stained
Color / Transparency: mahogany

DOWNSPOUTS / GUTTERS

Material: n/a
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: wrought iron
Texture /Finish: smooth
Color / Transparency: dark brown

PAVED SURFACES

Material: spanish tile
Texture /Finish: rough
Color / Transparency: earth tones/ varies/ see color illustrations

FREESTANDING WALLS AND FENCES

Material: stucco and wrought iron
Texture /Finish: sand finish stucco and smooth wrought iron
Color / Transparency: off white stucco and dark brown wrought iron/ see color illustrations

OTHER DESIGN ELEMENTS

Material: wood fences
Texture /Finish: rough
Color / Transparency: dark stained

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

natural, flowing, low water style landscaping, to harmonize with the neighborhood

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 house has an open plan, with a natural arrangement of the public spaces on the ground floor, and the more private bedroom spaces on the second floor.

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 house is set back 1' further from the 25' minimum front setback, to minimize the size of the house from the sidewalk, The front elevation of the house has several step-backs and varied planes, to break up the perceived size of the house.

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

The existing house is a small dated house with deferred maintenance. The existing house rear apartment is very close to the rear setback. The existing main house is within 6" of the side property line on the north side, The proposed house will be 30' back from the rear property line, and will be a minimum of 5' from both side property lines.

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 house will be further away from the property lines than the existing house(s). The windows on the proposed house are moderately sized to preserve privacy for the adjoining properties. There is a large glass are at the side of the house for the stairway; that glass will be obscure glass that will let light in but can't be seen through.

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 proposed house fits in to the size and shape of existing houses in the neighborhood, and will be spanish mission style that will fit in well with the neighborhood. The proposed house will use the existing driveway pattern of the street, and will use the same curb cut as the existing house.

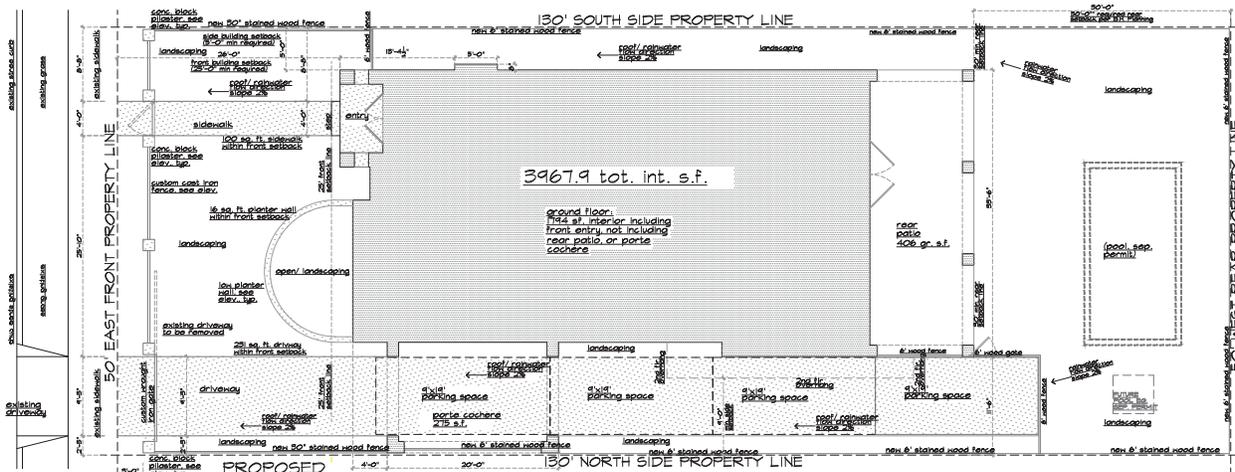


Design Review Commission Report

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Attachment B
Project Design Plans



1. All work shall be in accordance with the City of Los Angeles Building Code and all applicable codes and regulations.

PROPOSED PLOT PLAN
 3/32" SCALE FOR 11"X17" SHEET

1. 3967.9 tot. int. s.f.
 2. 408 sq. s.f. rear patio
 3. 108 sq. s.f. pool sep. permit
 4. 108 sq. s.f. driveway
 5. 108 sq. s.f. parking space
 6. 108 sq. s.f. landscaping



PROPOSED NEW HOME CONSTRUCTION:
 221 SOUTH MILLAVAN DRIVE
 BEVERLY HILLS, CA 90211

NO.	DATE	REVISIONS

DRAWN BY: CJ
 DATE: 9-14-15
 PROJECT NO.: 15081-15-001
 DRAWING NO.: A2
 OF 24

PROPOSED PLOT PLAN
 NORTH 3/32" SCALE FOR 11"X17" SHEET



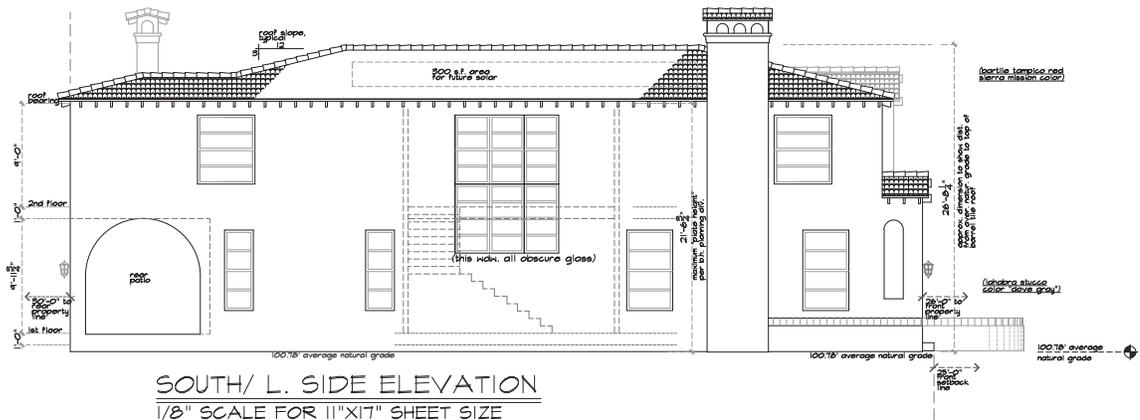
EAST/ FRONT ELEVATION
 1/8" SCALE FOR 11"X17" SHEET SIZE



PROPOSED NEW HOME CONSTRUCTION:
 221 SOUTH WILLAMAN DRIVE
 BEVERLY HILLS, CA. 90211

REVISIONS:	
NO.	DESCRIPTION

PROJECT NO. 221-14-15
 DRAWING NO. A9
 OF 24



SOUTH/ L. SIDE ELEVATION
 1/8" SCALE FOR 11"X17" SHEET SIZE



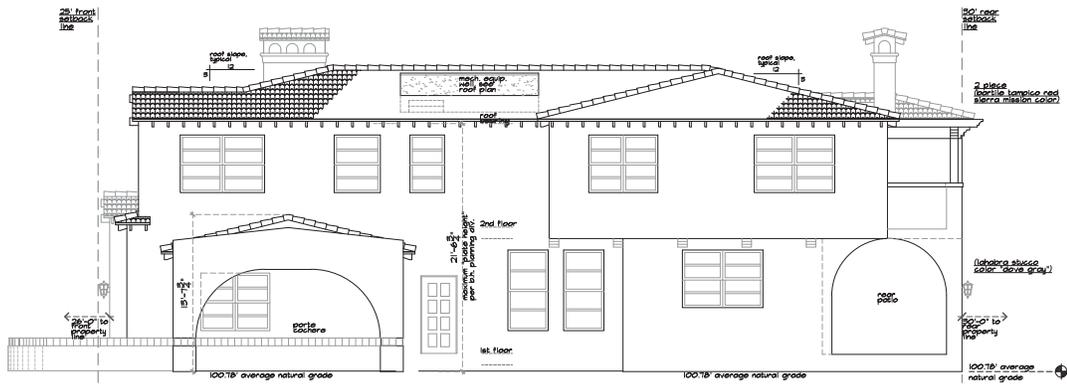
PROPOSED NEW HOME CONSTRUCTION:
 221 SOUTH WILLAMAN DRIVE
 BEVERLY HILLS, CA. 90211

NO NEW REQUIREMENTS
 APPROVED BY THE CITY OF BEVERLY HILLS
 PROJECT NO. 2014-15
 DATE 9-14-15
 DRAWN BY
 CHECKED BY
 PROJECT NO.
 DRAWING NO.

REVISIONS:

PROJECT NO.
 DRAWING NO.

PROJECT NO.
 DRAWING NO.
 A10
 OF 24



NORTH/ R. SIDE ELEVATION
 1/8" SCALE FOR 11"X17" SHEET SIZE



PROPOSED NEW HOME CONSTRUCTION:
 221 SOUTH WILLAMAN DRIVE
 BEVERLY HILLS, CA. 90211

NO.	DATE	REVISIONS

DESIGNER: CJ
 DATE: 9-14-15
 CHECKER:
 DATE:

PROJECT NO.
 DRAWING NO.





← south

221
(SUBJECT
PROPERTY)

north →



221
(no plants)

COLOR ILLUSTRATIONS
OF PROPOSED HOUSE

NO SCALE



Mr. K Build
Home Improvement Co.
LOS ANGELES, CA, 90040
888.726.6521

PROPOSED NEW HOME CONSTRUCTION:
221 SOUTH MILLAVAN DRIVE
BEVERLY HILLS, CA, 90211

REVISIONS:
1 :
2 :

DATE: 01-14-15
PROJECT NO.:
DRAWING NO.:
A13
OF 28



← south

221
(SUBJECT
PROPERTY)

north →

ALTERNATE ILLUSTRATION
OF PROPOSED HOUSE
NO SCALE



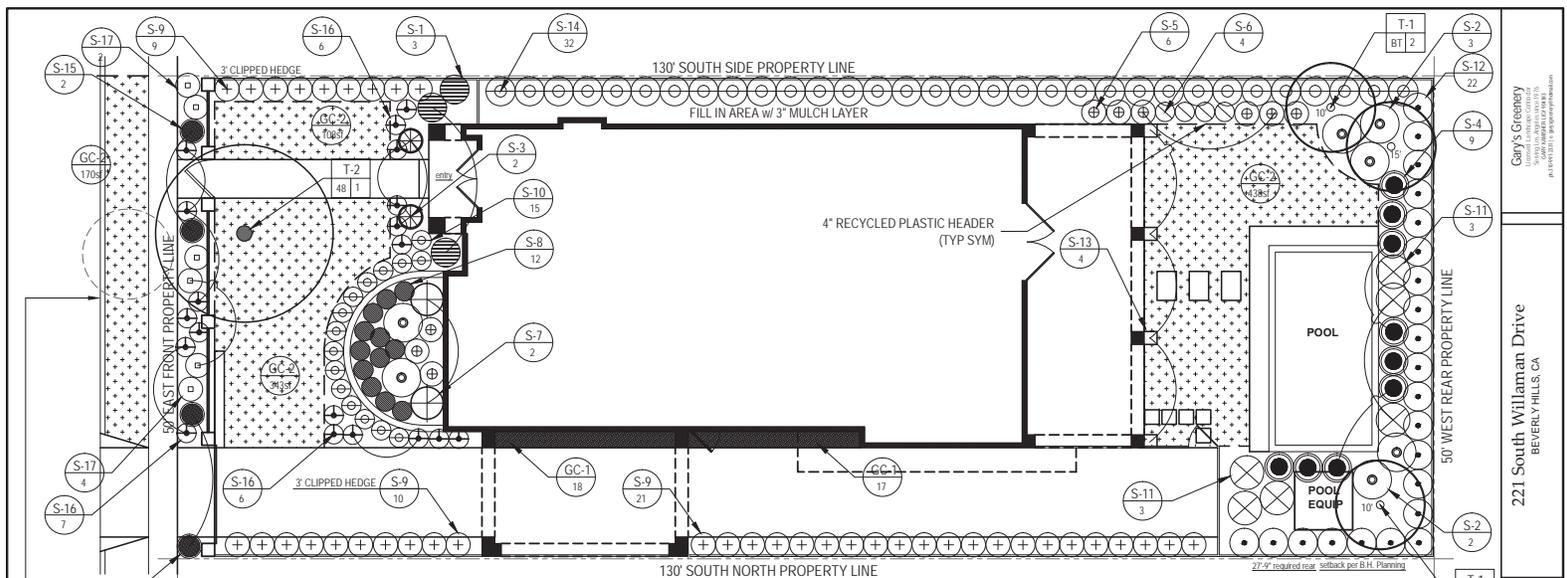
PROPOSED NEHA HOME CONSTRUCTION:
221 SOUTH WILLIAM DRIVE
BEVERLY HILLS, CA, 90211

DO NOT SCALE FROM THIS DRAWING
OWNER: NEHA HOME CONSTRUCTION, INC.
ARCHITECT: MR. K BUILD, INC.
DATE: 04-14-15
PROJECT NO.: 2015-001

REV	DESCRIPTION
1	
2	

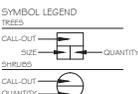
DATE: 04-14-15
DRAWN BY: [Signature]

PROJECT NO.: 2015-001
DRAWING NO.: A23
OF 24



PLANTING LEGEND

CALL-OUT	BOTANIC NAME	COMMON NAME	QTY	SIZE	SPACING	WATER USE	NOTES
TREES							
T-1	<i>Archontophoenix cunninghamiana</i>	King Palm	3	BT	per plan	Mod	(1) 15'; (2) 10' BT
T-2	<i>Olea s. 'Swan Hill'</i>	Swan Hill Olive	1	48" Box	per plan	Low	Multi-trunk
SHRUBS							
S-1	<i>Acanthus mollis</i>	Bear's Breech	3	5 gal.	36" o.c.	Mod	
S-2	<i>Agave s. 'Ray of Light'</i>	Ray of Light Agave	5	5 gal.	48" o.c.	Low	
S-3	<i>Agave 'Blue Glow'</i>	Blue Glow Agave	2	15 gal.	per plan	Low	
S-4	<i>Angozaethus 'Bush Garnet'</i>	Kangaroo Paw	9	1 gal.	36" o.c.	Mod	
S-5	<i>Hemerocallis 'Stella de Oro'</i>	Evergreen Day Lily	6	1 gal.	30" o.c.	Low	
S-6	<i>Inc douglasiana</i>	Douglas Iris	4	1 gal.	24" o.c.	Low	
S-7	<i>Juniperus s. 'Blue Arrow'</i>	Blue Arrow Juniper	2	15 gal.	per plan	Low	
S-8	<i>Lavandula s. 'Hidcote Blue'</i>	Hidcote Lavender	12	1 gal.	24" o.c.	Low	
S-9	<i>Ligustrum j. 'Texanum'</i>	Waxleaf Privet	40	15 gal.	30" o.c.	Mod	
S-10	<i>Myrtus c. 'Compacta'</i>	Dwarf Myrtle	15	5 gal.	24" o.c.	Mod	
S-11	<i>Phormium 'Sundowner'</i>	New Zealand Flax	6	5 gal.	42" o.c.	Mod	
S-12	<i>Pittosporum t. 'Silver Sheen'</i>	Silver Sheen Kohuhu	22	15 gal.	36" o.c.	Mod	
S-13	<i>Podocarpus e. 'Monnal'</i>	Icee Blue Yellow-Wood	4	15 gal.	per plan	Mod	
S-14	<i>Prunus c. 'Bright n' Tight'</i>	Cherry Laurel	13	15 gal.	36" o.c.	Mod	
S-15	<i>Salvia g. 'Furman's Red'</i>	Red Texas Sage	4	5 gal.	30" o.c.	Low	
S-16	<i>Santolina virens</i>	Green Lavender Cotton	19	1 gal.	24" o.c.	Low	
S-17	<i>Verbena l. 'De La Mina'</i>	De La Mina Verbena	6	1 gal.	30" o.c.	Low	
GROUND COVERS							
GC-1	<i>Liriope spicata</i>	Creeping Lily turf	35	Flats	12" o.c.	Mod	
GC-2	Turf	Marathon II	-	Sod	1,060 sq.ft.	High	

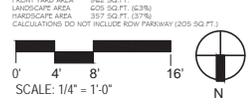


GENERAL PLANTING NOTES

1. INSTALLER SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. INSTALLER SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID STRUCTURES.
2. INSTALLER SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS.
3. ALL PLANT MATERIAL SHALL BE APPROVED PRIOR TO INSTALLATION. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN REQUEST TO THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL GROUNDCOVERS SHALL BE HELD BACK 4" FROM THE EDGE OF NEW SHRUBS, TYPICAL, AND 2" FROM THE BACK OF CURBS OR EDGE OF WALKS.
5. TREES SHALL BE LOCATED A MINIMUM OF 4' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT AREA, UNLESS OTHERWISE SPECIFIED.
6. ALL PLANTING AREAS (EXCEPT LAWN AND HYDROSEED AREAS) WILL BE TOPPED WITH A 3" LAYER OF SPECIFIED MULCH (1 1/2" IN THE CASE OF GROUNDCOVER).
7. SEPARATE ALL GROUNDCOVER AND SHRUB AREAS FROM LAWN AREAS WITH HEADERS.
8. REMOVE ALL STAKES AND TRELLIS FROM VINES AND ESPALIER AND SECURE TO WALLS, FENCES, AND POSTS UNLESS OTHERWISE SPECIFIED.
9. IN ALL CASES 'ROOT BOUND' TREES WILL NOT BE ACCEPTED.

THERE IS NO LANDSCAPE LIGHTING IN THIS PROJECT

FRONT YARD AREA CALCULATIONS



I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND LANDSCAPE REGULATIONS AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

GARY KAMISHER, LICENSED CONTRACTOR
CA. LICENSE #904383

Underground Service Alert
CALL TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

FRONT YARD SETBACK NOTE:
ALL SHRUBS BETWEEN THE 20' FRONT YARD SETBACK SHALL NOT EXCEED 3' IN HEIGHT.

MULCH NOTE:
CONTRACTOR SHALL INSTALL A 3" LAYER OF SHREDDED BARK MULCH IN ALL PLANTER AREAS (1 1/2" FOR GROUNDCOVER AREAS) UNLESS OTHERWISE SPECIFIED IN THE PLANS.



KING PALM



SWAN HILL OLIVE



BEAR'S BREECH



RAY OF LIGHT AGAVE



BLUE GLOW AGAVE



KANGAROO PAW



EVERGREEN DAYLILY



DOUGLAS IRIS



BLUE ARROW JUNIPER



HIDCOTE LAVANDER



WAXLEAF PRIVET



DWARF MYRTLE



NEW ZEALAND FLAX



SILVER SHEEN KOHUHU



ICEE BLUE YELLOW WOOD

LANDSCAPE PLANT PALETTE

221 South Willaman Dr

CITY OF BEVERLY HILLS, CA



CHERRY LAUREL



TEXAS RED SAGE



GREEN LAVANDER COTTON



DE LA MINA VERBENA



CREEPING LILY TURF

LANDSCAPE PLANT PALETTE

221 South Willaman Dr

CITY OF BEVERLY HILLS, CA



Design Review Commission Report

455 North Rexford Drive

October 1, 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 221 SOUTH WILLAMAN DRIVE.

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

Section 1. Craig Johnson, architect on behalf of David Assulin, 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 221 South Willaman 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 **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. 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 filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **October 1, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission