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, November 5, 2015
(continued from 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 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 Spanish Mission Revival; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

The project was previously reviewed by the Design Review Commission at its meeting of October 1, 2015 (Attachment A). At the October 1, 2015 meeting, the Commission stated that the design needed some overall refining of the details as the general modulation is there and the overall theme is compatible.

As a result of the Commission's comments, the Applicant revised the following elements:

- Revised the swing of the front door to swing in versus out;
- Revised the decorative tiles to classic colors and removed them from around the entry arch;
- Reduced the size of the large window of the stairway on the side elevation by one-third;
- Added a full wall on the side of the rear second floor balcony to prevent visual access to the neighbor;
- Reduced the size of the windows on the façade;
- Removed the front wall, pilasters and gates;
- Reduced the size of the windows on the side.

An applicant-prepared *Response to Comments* is included in Attachment B of this report.

Attachment(s):
A. October 1, 2015 DRC Staff Report and Previously Proposed Plans
B. Applicant's Written Response to Commission's Comments
C. Project Design Plans
D. DRAFT Approval Resolution

Report Author and Contact Information:
Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the Applicant appears to have responded to the Commission's comments with the revised design. The revised design represents a refined version of the original design and will be a compatible addition to the existing streetscape. Staff is recommending approval of the design subject to any conditions determined necessary to make the findings by the Design Review Commission.

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 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

As the project was continued to a date certain, no additional mailing notices are required. The posted notice at the site has been updated as to the continued hearing date of November 5, 2015.

Attachment A

October 1, 2015 DRC Staff Report and Previously Proposed Plans

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: **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

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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.

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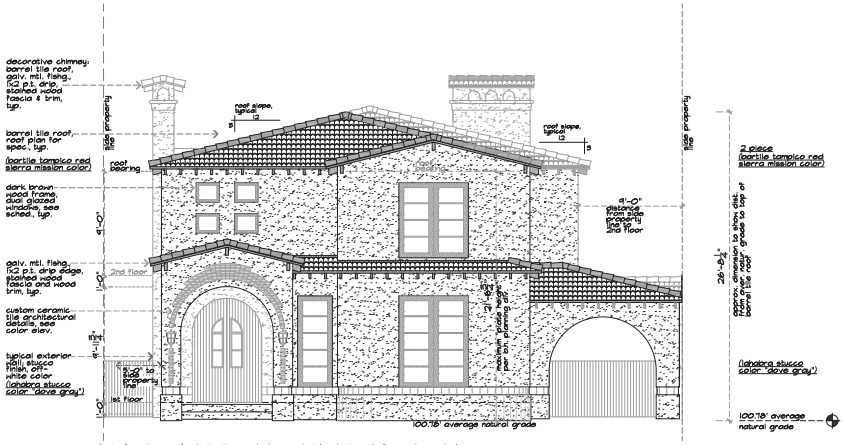
Attachment(s):
A. Detailed Design Description and Materials (Applicant Prepared)
B. Project Design Plans
C. DRAFT Approval Resolution

Report Author and Contact Information:
Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org

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.



EAST/ FRONT ELEVATION

1/8" SCALE FOR 11"X17" SHEET SIZE

Mr. Build
Home Improvement Co.
8391 BEVERLY BLVD. #340
LOS ANGELES, CA. 90048
888-792-8453

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

DO NOT SCALE PRINTS

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REVISIONS:

NO.	DESCRIPTION
1	
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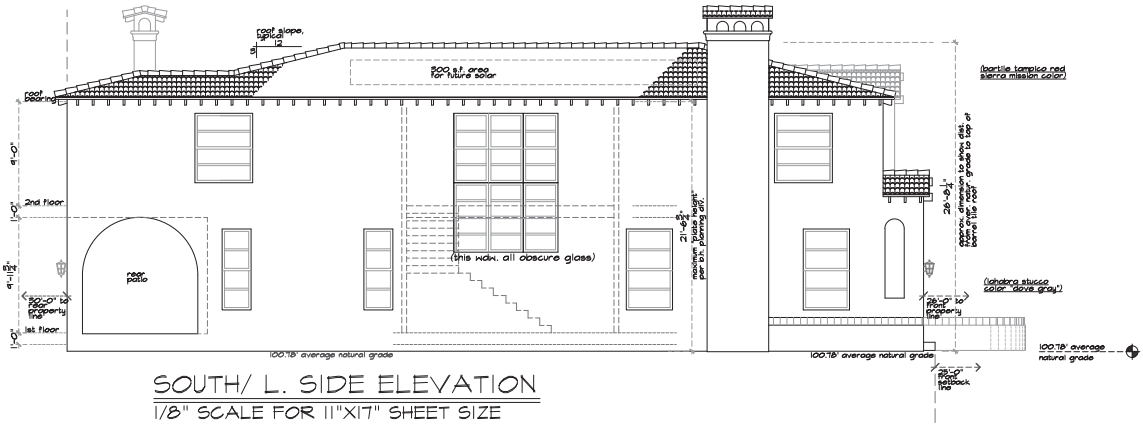
3	

DRAWN BY: CJ
DATE: 9-14-15
REVISED BY:
DATE:

PROJECT NO.: willaman aug 2014
DRAWING NO.: A9
OF 24



SOUTH/ L. SIDE ELEVATION

1/8" SCALE FOR 11"X17" SHEET SIZE

Mr. Build
Mr. Build Beverly Hills, Inc.
8391 BEVERLY BLVD. #340
LOS ANGELES, CA. 90048
888-792-8453

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

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REVISIONS:

DATE:	DESCRIPTION:
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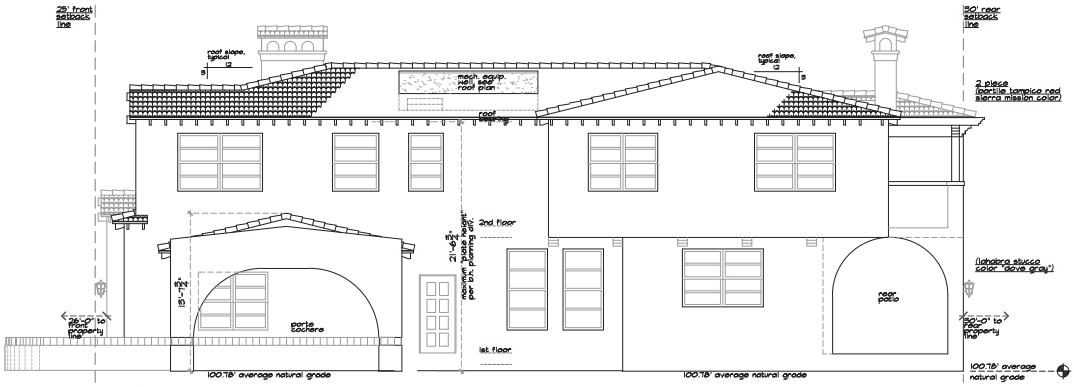
DATE: 9-14-15
REVISED BY:
DATE:

PROJECT NO.: willaman aug 2014
DRAWING NO.: A10
OF 24



NORTH/ R. SIDE ELEVATION

1/8" SCALE FOR 11"X17" SHEET SIZE

Mr. Build
Mr. Build Inc.
8391 BEVERLY BLVD. #340
LOS ANGELES, CA. 90048
888-792-8453

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

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REVISIONS:

NUMBER	DESCRIPTION
1	

DRAWN BY: CJ
DATE: 9-14-15
REVISED BY:
DATE:

PROJECT NO.: willaman aug 2014

DRAWING NO.: A11

OF 24

← south

221
(SUBJECT
PROPERTY)

north →

221
(no plants)

COLOR ILLUSTRATIONS
OF PROPOSED HOUSE

NO SCALE

Mr. Build
Home Improvement Co.
8391 BEVERLY BLVD. #340
LOS ANGELES, CA, 90048
888-792-8453

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

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REVISIONS:

NUMBER	DESCRIPTION
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DRAWN BY: CJ
DATE: 9-14-15
REVISED BY:
DATE:

PROJECT NO.: willaman aug 2014

DRAWING NO.: A13

OF 25

←south

221
(SUBJECT
PROPERTY)

north→

ALTERNATE ILLUSTRATION
OF PROPOSED HOUSE

NO SCALE

Mr. Build
Home Improvement Co.
8391 BEVERLY BLVD. #340
LOS ANGELES, CA. 90048
888-792-8453

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

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REVISIONS:

NO.	DESCRIPTION
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DRAWN BY: CJ
DATE: 9-14-15
REVIEWED BY:
DATE:
PROJECT NO.: willaman aug 2014
DRAWING NO.: A23
OF 24

Attachment B

Applicant's Written Response to Commissioner's Comments

October 14th, 2015

To:
City of Beverly Hills Architectural Commission
455 N. Rexford Drive
Beverly Hills, CA, 90210

Response to Architectural Review Commission comments, Thurs. Oct. 1st, 2015, for a new single family house application; 221 S. Willaman Dr., Beverly Hills, CA, 90211

Commission comment: front doors open out.
Response: front doors have been changed to swing in.

Commission comment: decorative tiles colors don't match.
Response: decorative tiles around entry arch have been removed, remaining tiles are changed to classic colors.

Commission comment: large window at side stairway too large.
Response: size of window at side stairway has been reduced in size by 1/3rd.

Commission comment: rear 2nd floor balcony looks over neighbor's property.
Response: full wall has been added at the side of the rear 2nd floor balcony.

Commission comment: windows in front too large.
Response: the sizes of all front windows have been reduced.

Commission comment: front pilasters, tiles, doesn't fit in.
Response: front wall with pilasters, tiles, and gates has been removed.

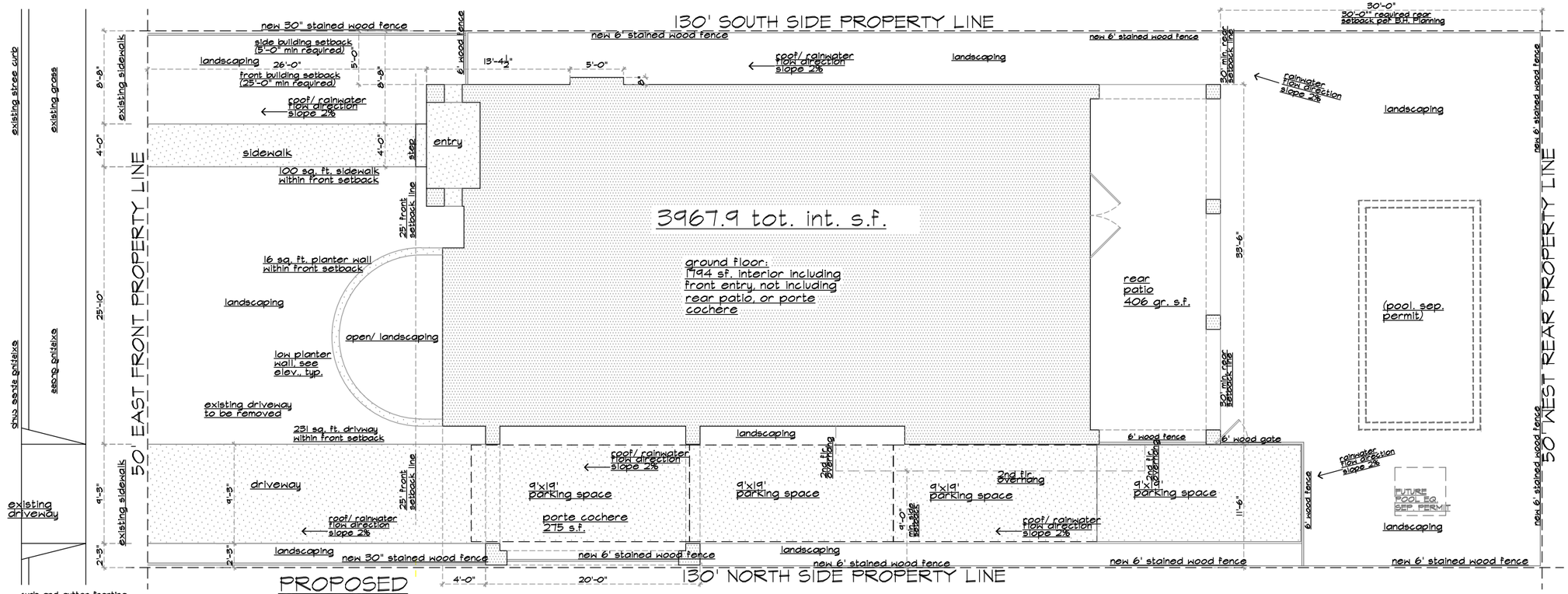
Commission comment: side windows too large.
Response: the size of almost all side windows has been reduced.

Sincerely;

Craig Johnson

Craig Johnson, architect
3811B East Blvd.
Los Angeles, CA, 90066
craigjohnsonarchitect@verizon.net
310-795-0389

Attachment C
Project Design Plans



curb and gutter fronting the proposed project, if damaged during constr., shall be removed and replaced (accord. to City stds.) and shall be paid for by the applicant

all survey monuments, street lights, underground utilities, and any existing off-site shall be removed and improvements affected by the constr. shall be re-established accord. to city stds., and shall be paid for by the applicant. no privately-owned struct.'s or improvements are permitted within the the public right of way without an encroachment permit.

PROPOSED PLOT PLAN

3/32" SCALE FOR 11"X17" SHEET

area within 25' front setback: 1,250 s.f.

ea. pilaster 1.78 sf x 6 pilasters = 10.66 sf total pilasters
portion of curved wall = 15.51 sf
sidewalk 100 sf
driveway 231.25 sf

proposed conc. area within front setback: 358 s.f. / 28.6% (incl. pilasters and planter wall)

NORTH

PROPOSED PLOT PLAN

3/32" SCALE FOR 11"X17" SHEET

Mr. Build
Home Improvement Co.
8391 BEVERLY BLVD. #340
LOS ANGELES, CA. 90048
888-792-8453

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

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REVISIONS:

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DATE: 10-12-15
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DATE:

PROJECT NO.: willaman aug 2014

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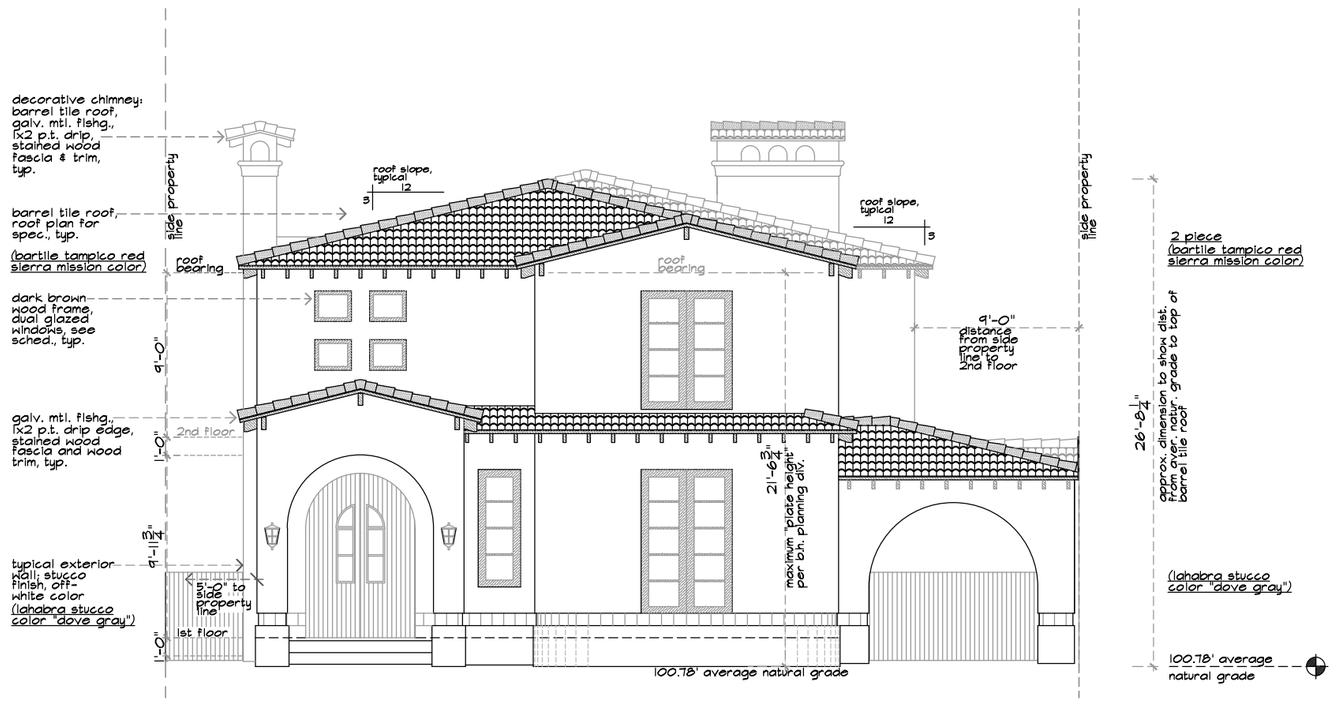
OF 24



EAST/ FRONT ELEVATION

1/8" SCALE FOR 11"X17" SHEET SIZE

Mr. K Build
Home Improvement Co.
8391 BEVERLY BLVD. #340
LOS ANGELES, CA. 90048
888-792-8453

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

DESIGNTECTS, A.I.A.
California # C-29,765
Nevada # 9-9-1-1-1-1-1-1-1
Nevada # AK-0003377
Nevada # 9-9-1-1-1-1-1-1-1
30 Tuscan Drive
Henderson, NV 89011-7-7
702-565-3-3
Mobile: 702-3-3-3-3-3-3-3-3
designtectcontractor@cox.net

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REVISIONS:

NUMBER & DATE:	DESCRIPTION:
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DRAWN BY: CJ

DATE: 10-12-15

REVISED BY:

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PROJECT NO.: willaman aug 2014

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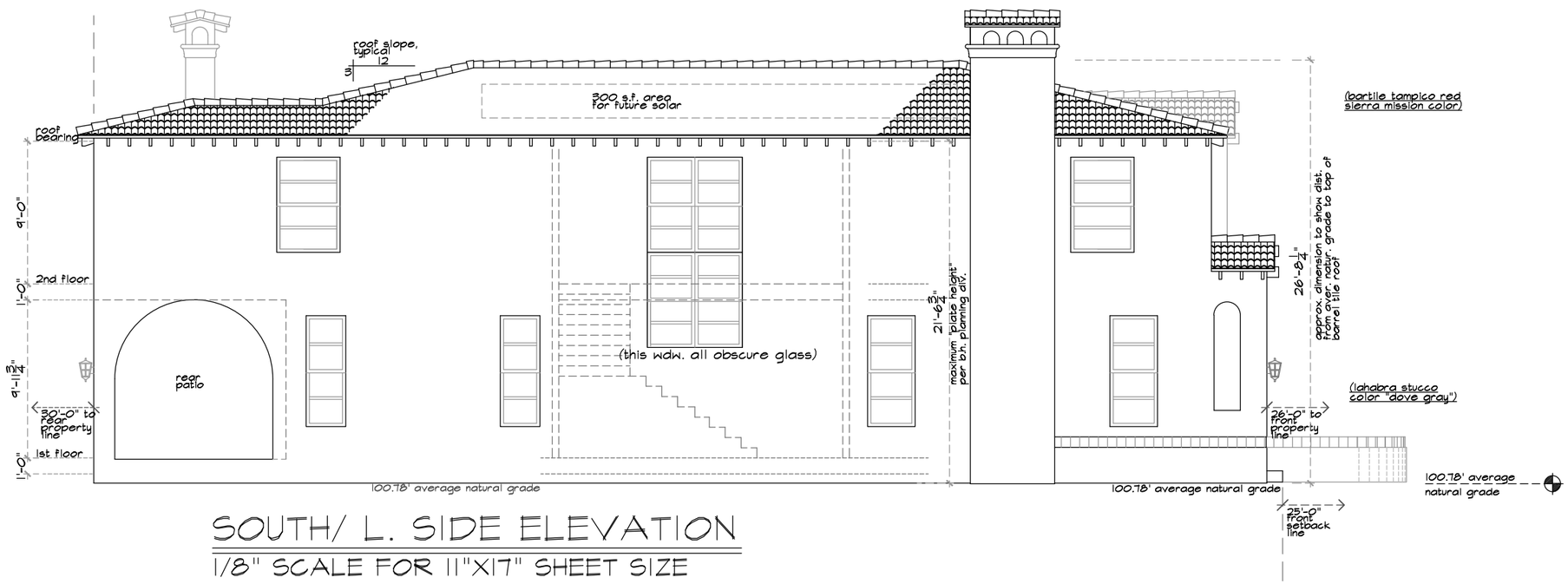
OF 24



SOUTH/ L. SIDE ELEVATION

1/8" SCALE FOR 11"X17" SHEET SIZE

Mr. Build
Home Improvement Co.
8391 BEVERLY BLVD, #340
LOS ANGELES, CA, 90048
888-792-8453

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

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REVISIONS:

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DRAWN BY: CJ
DATE: 10-12-15
REVIEWED BY:
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PROJECT NO.: willaman aug 2014

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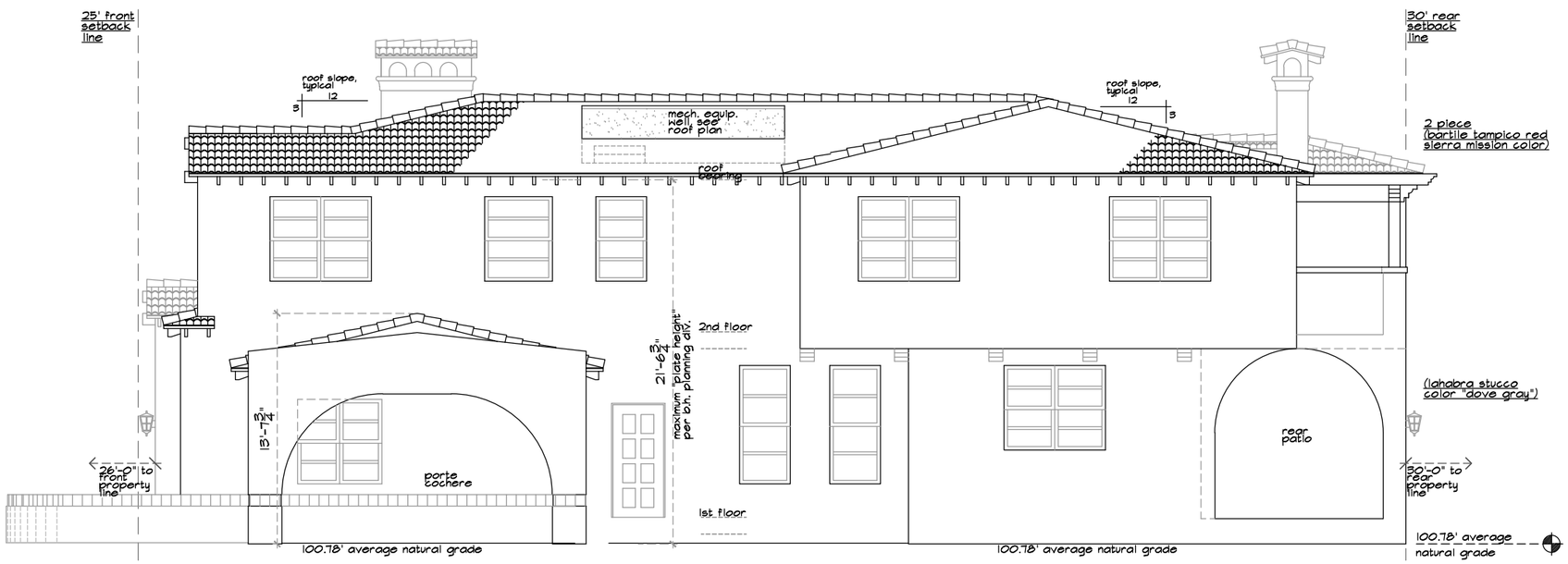
OF 24



NORTH/ R. SIDE ELEVATION

1/8" SCALE FOR 11"X17" SHEET SIZE

Mr. Build
Home Improvement Co.
8391 BEVERLY BLVD, #340
LOS ANGELES, CA, 90048
888-792-8453

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

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REVISIONS:

NUMBER & DATE:	DESCRIPTION:
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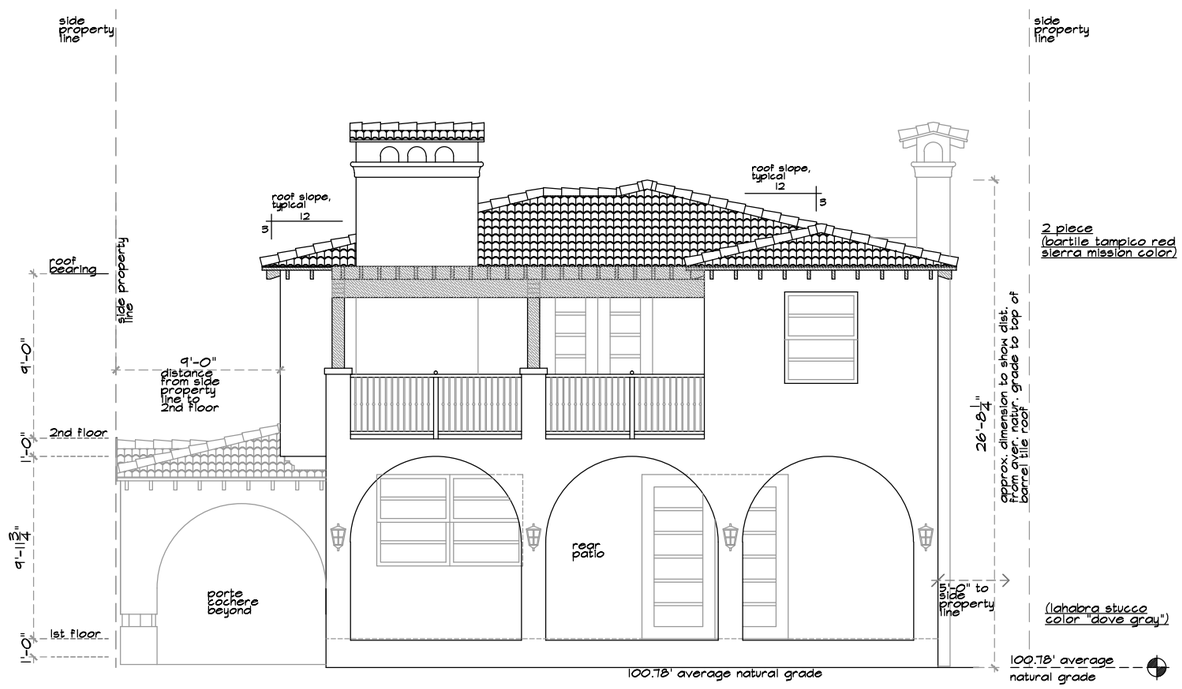
DRAWN BY: CJ
DATE: 10-12-15
REVISED BY:
DATE:

PROJECT NO.: willaman aug 2014

DRAWING NO.: A11

OF 24



WEST/ REAR ELEVATION

1/8" SCALE FOR 11"X17" SHEET SIZE

Mr.K Build
Home Improvement Co.
8391 BEVERLY BLVD. #340
LOS ANGELES, CA. 90048
888-792-8453

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

DESIGNERS: K.E.
California # 25755
Nevada # 9204-1
Arizona # 0-0000
Texas # 00000
Florida # 0000
Illinois # 0000
Washington # 0000
Oregon # 0000
Utah # 0000
Colorado # 0000
Alaska # 0000
Hawaii # 0000
Idaho # 0000
Montana # 0000
New Mexico # 0000
Wyoming # 0000
North Dakota # 0000
South Dakota # 0000
Nebraska # 0000
Kansas # 0000
Oklahoma # 0000
Minnesota # 0000
Iowa # 0000
Missouri # 0000
Arkansas # 0000
Louisiana # 0000
Wisconsin # 0000
Michigan # 0000
Indiana # 0000
Ohio # 0000
Kentucky # 0000
Tennessee # 0000
Mississippi # 0000
Alabama # 0000
Georgia # 0000
Florida # 0000
South Carolina # 0000
North Carolina # 0000
Virginia # 0000
West Virginia # 0000
Pennsylvania # 0000
New York # 0000
Vermont # 0000
New Hampshire # 0000
Maine # 0000
Massachusetts # 0000
Rhode Island # 0000
Connecticut # 0000
New Jersey # 0000
Delaware # 0000
Maryland # 0000
District of Columbia # 0000
310-500-0000
310-500-0000 fax
drag@mrkconstructionservices.com

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REVISIONS:

NUMBER & DATE:	DESCRIPTION:
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DRAWN BY: CJ

DATE: 10-12-15

REVISED BY:

DATE:

PROJECT NO.: willaman aug 2014

DRAWING NO.:

A12

OF 24

← south

221
(SUBJECT
PROPERTY)

north →

221
(no plants)

COLOR ILLUSTRATIONS OF PROPOSED HOUSE

NO SCALE

Mr. Build
Home Improvement Co.
8391 BEVERLY BLVD. #340
LOS ANGELES, CA, 90048
888-792-8453

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

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REVISIONS:

NUMBER & DATE:	DESCRIPTION:
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DRAWN BY: CJ
DATE: 10-12-15
REVIEWED BY:
DATE:

PROJECT NO.:
willaman aug 2014

DRAWING NO.:
A13
OF 23

← south

221
(SUBJECT
PROPERTY)

north →

ALTERNATE ILLUSTRATION OF PROPOSED HOUSE

NO SCALE

Mr. Build
Home Improvement Co.
8391 BEVERLY BLVD. #340
LOS ANGELES, CA, 90048
888-792-8453

craig johnson, ar. gr.
california ar #C7036
california gr. #G7089
florida ar. #AR0012121
florida gr. #GG1001173
38 ft. road bed
los angeles, ca. 90066
310-795-2389
craigjohnsonarchitect@cox.net

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

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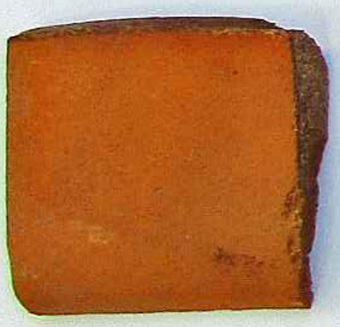
DRAWN BY: CJ
DATE: 10-12-15
REVISED BY:
DATE:
PROJECT NO.: willaman aug 2014
DRAWING NO.: A23
OF 24

← south

221
(SUBJECT
PROPERTY)

north →



ROOF COLOR

WALL COLOR

DOOR/
WDW. COLOR

DECORATIVE TILES

MATERIALS BOARD

NO SCALE

Mr. Build
Home Improvement Co.
8301 BEVERLY BLVD. #340
LOS ANGELES, CA. 90048
888-792-8453

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

DO NOT SCALE PRINTS

REVISIONS:

DRAWN BY: CJ
DATE: 10-9-15

PROJECT NO.:

DRAWING NO.:
A24
OF 24

Attachment D

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 and November 5, 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: November 5, 2015

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission