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, January 7, 2016
(continued from Thursday, December 3, 2015)

Subject: **705 North Camden Drive (PL1500923)**
A request for an R-1 Design Review Permit to allow the construction of a façade remodel to an existing 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: Erick Molinar, Designer

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing 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 Italianate California style; 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 meetings on February 5, 2015 and November 5, 2015 and then continued with the request for a redesign (Attachments A & B). At the November meeting, the Commission's comments related primarily to the appropriateness of the roof parapet, the configuration of the front entry, and an overall simplification of the design.

As a result of the Commission's comments, the applicant has modified the following elements:

- Removal of ground floor roof element at entry way;
- Simplification of entry-adjacent "tower" with continuous roof and new window configuration;
- Removal of horizontal windows above bay window;
- Removal of roof parapet;
- Replacement of sliding doors with French doors;
- Reduction in second floor balcony widths, and;
- Revised porte cochere.

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

Attachment(s):
A. February 5, 2015 DRC Staff Report and Previously Proposed Plans
B. November 5, 2015 DRC Staff Report and Previously Proposed Plans
C. Applicant's Written Response to Commission's Comments
D. Project Design Plans
E. DRAFT Approval Resolution

Report Author and Contact Information:
Cindy Gordon, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org

URBAN DESIGN ANALYSIS

The applicant has responded appropriately to the Commission's comments and has thoughtfully incorporated the requested modifications into the new design. The front entryway is now appropriately emphasized as a result of the roof and window modifications and as the previously proposed adjacent "tower" element has been revised in scale. The proposed design exhibits internally compatible elements that are consistent with the Italianate California style. It is anticipated that the project will maintain the garden-like quality of the City and serve as a positive enhancement to the streetscape of North Camden Drive.

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. The property was originally designed by W. Asa Hudson, an architect listed on the City's Master Architect List. However, numerous renovations, additions, and alterations have taken place in the years since the property was built. According to a historic report completed on the property by Daly and Associates, the property has lost integrity and is therefore, not considered a potential historic resource for the City and 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 mailed notices are required. The on-site posted notice has been updated to reflect the hearing date of Thursday, January 7, 2016.

Attachment A
February 5, 2015 DRC Staff Report
and Previously Proposed Plans

City of Beverly Hills
Planning Division
455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, February 5, 2015

Subject: **705 North Camden Drive (PL1500923)**
A request for an R-1 Design Review Permit to allow the construction of a façade remodel to an existing 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: Erick Molinar, Designer

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing 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 Italianate California style; 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 remodel of the existing Streamline Modern design into a style identified as Italianate California style lacks overall cohesiveness. The resulting design is not internally compatible and has uncoordinated design elements. The contrasting entry element is unsympathetic and does not appear to belong to the rest of the design. Additionally, the window fenestration is unresolved and overly simplistic and does not contribute to the character of the overall design. Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

ZONING CODE COMPLIANCE

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

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. The property was originally designed by W. Asa Hudson, an architect listed on the City's Master Architect List. However, numerous renovations, additions, and alterations have taken place in the years since the property was built. According to a historic report completed on the property by Daly and Associates, the property has lost integrity and is therefore, not considered a potential historic resource for the City and 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, January 23, 2015; the site was posted on Monday, January 26, 2015. To date staff has not received comments in regards to the submitted project.

Attachment B
November 5, 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, November 5, 2015
(continued from October 1, 2015)

Subject: **705 North Camden Drive (PL1500923)**
A request for an R-1 Design Review Permit to allow the construction of a façade remodel to an existing 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: Erick Molinar, Designer

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing 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 Italianate California style; 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 on Thursday, February 5, 2015 and then continued with the request for a redesign (Attachment A). At that meeting, the Commission felt the design needed a complete redesign with the comments that the design was not working, appeared bulky and massive, the components of the design were not compatible, and overall it was not an improvement to the neighborhood.

As a result of the Commission's comments, the applicant has redesigned the project and taken it more toward an Italianate California design which is in keeping with the remodel of the interior of the residence which has been in progress. As part of the redesign, the Applicant revised the following elements:

- Added a mansard slate roof across the façade with gable dormer over the entry and hipped roofs next the entry and the south end of the building in place of the previous flat roof.
- Introduced balconies, bay windows and tower design elements.
- Revised the design to be more in keeping with the Italian style characteristics presented in the Beverly Hills Style Guidelines;

Attachment(s):
A. Feb. 5, 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

- Revised the landscape plan to introduce new drought tolerant plants and evergreen canopy trees;

- Reduced the amount of exterior lighting.

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

URBAN DESIGN ANALYSIS
Based on a review conducted by the Urban Design Team, the Applicant has appeared to respond to the Commission's comments with the revised design. The front entry of the revised design could benefit from some refinement in its overall proportions. In addition, the plans need additional details on the precast molding proposed. Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

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

ENVIRONMENTAL ASSESSMENT
The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. The property was originally designed by W. Asa Hudson, an architect listed on the City's Master Architect List. However, numerous renovations, additions, and alterations have taken place in the years since the property was built. According to a historic report completed on the property by Daly and Associates, the property has lost integrity and is therefore, not considered a potential historic resource for the City and 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 C

Applicant's Written Response to Commission's Comments

705 Camden Dr. – Tanoe residence 12-13-15

Design review commission comments and applicant respose:

1.The front entry is too bold and bulky for the project and the 1st floor roof intersecting the two story entry does not work.

Response: The entry has been refined and articulated as one story using distinguished color and material, roof Overhang minimized and corbels eliminated on the first floor.

2.The tower makes the entry too congested.

Response: The tower roof is eliminated and continuous roof is introduced over the design element next to the entry which is broken to upper and lower parts in order to clear more space around it and look less bulky.

3. the parapet wall showing above the roof is not necessary.

Response: The parapet wall is terminated at the top of the roof now so no that wall is visible from the street.

4. Some windows are inconsistent with others because they have intermediate mullions.

Response: The 3 windows above the bay and the 1st floor breakfast windows have now a single lite to match the other windows.

5. Upper windows above the bay are inconsistent with the style.

Response: Those windows are removed in the revised design.

6. Sliding doors are not allowed in the front.

Response: The sliding doors have been replaced by French doors swinging in .

7. Balconies are too wide.

Response: The balconies are narrowed down to 6'-6" in width , and the guardrail is
6'-2" wide.

8. number of landscaping light fixtures unclear .

<u>Response:</u> The number of landscaping light fixtures is now 24 as tabulated on L-3.

9. Porte de cacher roof is too thin and its support columns too bulky.

<u>Response:</u> The existing roof appears to be thicker in the new design as a new parapet wall on the front and side are added . The columns are reduced to 1'-0"x1'-0".

10. Mass scale and overdesign to be revised and refined.

<u>Response:</u> The tower is taken out. Window above the entry narrower with simpler surrounds and more space around it. Ornamental features of rake and highlight color at the 2nd floor above the entry are eliminated . Entry surrounds and highlight are reserved for the one Story entry. The window on the left side of the entry is reduced in width so now the focus is on the entry itself.

Attachment D
Project Design Plans

EXISTING FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

PROPOSED FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

NATURAL GRADE: 99.71 + 100.14 + 100.68 + 100.53 + 100.46 + 100.69 + 100.77 + 100.82 + 100.40 + 100.02 + 99.19 + 101.39 + 98.96 = 1303.76 / 13 = 100.29

MOLINAR
design & drafting

Erick E. Molinar
1132 S. Spence Street
Los Angeles, CA 90023
323.402.3524
erick_molinar@yahoo.com

Project Title:

Tanoe Residence

705 Camden Drive
Beverly Hills Ca. 90210

Owner;
Rudy Tanoe

Construction Drawings

Date: 08-17-13

Scale: AS NOTED

Rev.No.	Rev./Issue	Date./Issue

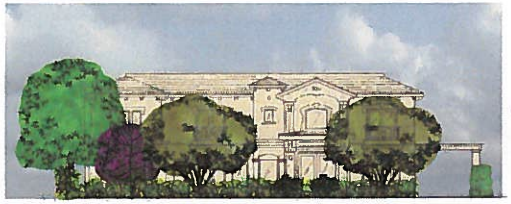
Sheet Title:

PROPOSED ELEVATION

Sheet No.

A-3.0

THE DRAWING, SPECIFICATIONS, DATA AND ARRANGEMENTS ARE THE SOLE, COMMON PROPERTY OF ERICK MOLINAR. NO PART THEREOF SHALL BE COPIED OR USED BY OWNER OR ANY PARTY FOR ANY PURPOSE OTHER THAN THE SPECIFIC JOB FOR WHICH THEY WERE PREPARED AND PROCURED. THE COPYRIGHT RIGHTS CLAUSE (FRESCA D 1023) HAS, IF THERE IS ANY, BEEN REVOKED.



FRONT ELEVATION

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	Melaleuca nesophila	Pink Melaleuca	36"box	1	
	Olea europea	Olive	48"box	2	fruitless

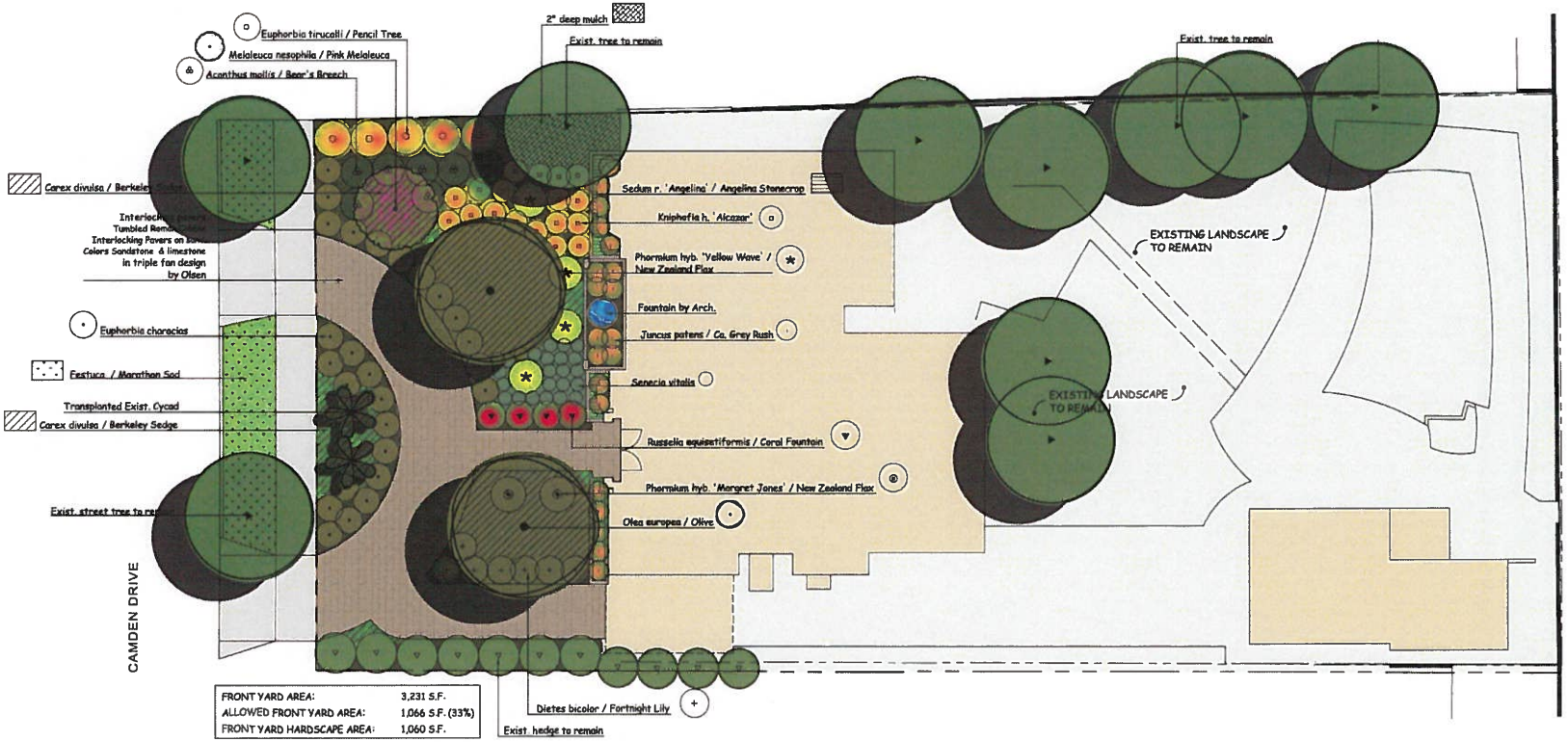
Interlocking pavers by Olsen
Interlocking pavers on sand
Tumbled Roman Cobble
Colors Sandstone & limestone
in triple fan design
tel: 800.80.OLSEN

All trees to be planted with commercial root barriers.
2" deep shredded Cedar bark to spread between plants.

NOTE:
All groundcover areas where plants are 4'oc or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

SHRUB & GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	Acanthus mollis	Bear's Breech	5-gal	7	
	Carex divulsa	Berkeley Sedge	5-gal	18"oc	
	Dietes bicolor	Fortnight Lily	5-gal	7	
	Euphorbia characias		5-gal	26	
	Euphorbia tirucalli	Pencil Tree	5-gal	5	
	Festuca	Marathon Sod	sod	-	
	Juncus patens	Ca. Grey Rush	5-gal	20	
	Kniphofia h. 'Alcazar'		5-gal	17	
	Phormium hyb. 'Margret Jones'	New Zealand Flax	5-gal	2	
	Phormium hyb. 'Yellow Wave'	New Zealand Flax	5-gal	4	
	Russelia equisetiformis	Coral Fountain	5-gal	4	
	Sedum r. 'Angelina'	Angelina Stonecrop	1-gal	18"oc	
	Senecio vitalis		5-gal	27	



FRONT YARD AREA:	3,231 S.F.
ALLOWED FRONT YARD AREA:	1,066 S.F. (33%)
FRONT YARD HARDSCAPE AREA:	1,060 S.F.

REVISIONS DATE
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YAEL Lir
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

705 CAMDEN DRIVE
BEVERLY HILLS, CA 90210

PLANTING PLAN

DATE: OCT. 8, 2015
SCALE: 1/8"=1'-0"
JOB NUMBER: 176515
DRAWN BY:

L-1

FX LUMINAIRE LIGHT LEGEND

SYM.	NAME	LED #	WATTS	FINISH	REMARKS
◉	CA Path Light	3	4.2	AT	
⊕	LC Up Light	9	11.2	AT	
▣	DE Up Light	9	11.2	AT	

Tel: 714.782.9248
DAVID OSBORN

Transformers/Timer by FX Luminaire:
T-1 PX-600-SS

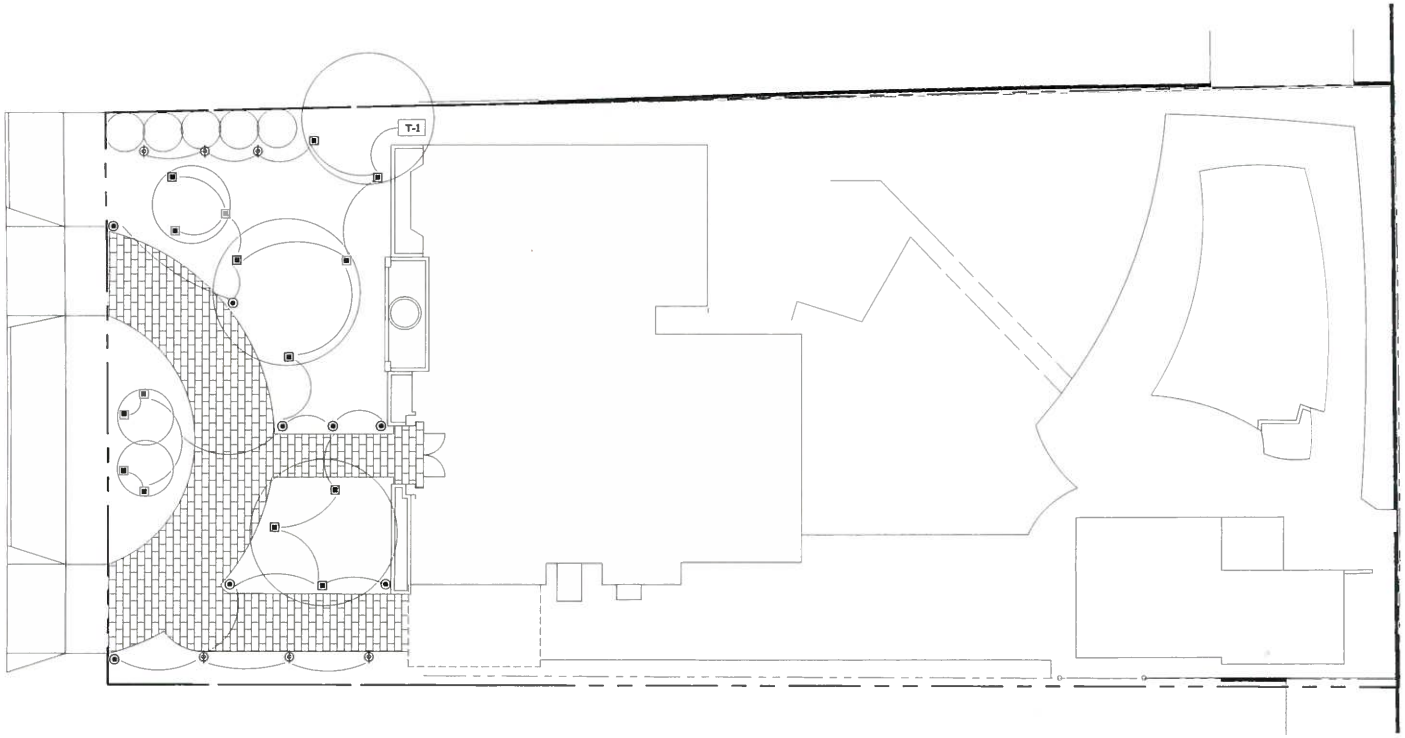
LIGHTING NOTES

Landscape lighting system to be energized, and shut off by time clock.
Use 12-2 wire on 12V system.
Fixtures shall be placed subsequent to planting.
Lamping shall be done upon completion of plant material installation by the Landscape Architect.
Landscape Architect shall review project upon completion and change lamps as appropriate.

DE Up Light

LC Up Light

CA Path Light



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ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

705 CAMDEN DRIVE
BEVERLY HILLS, CA 90210

LIGHTING PLAN

LICENSED LANDSCAPE ARCHITECT
YAEL LIR 3177
Signature
12-31-15
Renewal Date
Date
STATE OF CALIFORNIA

DATE: OCT. 8, 2015
SCALE: 1/8"=1'-0"
JOB NUMBER: 176515
DRAWN BY:

L-3

Acanthus mollis / Bear's Breech

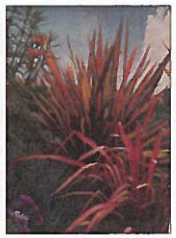
Carex divulsa / Berkeley Sedge

Dietes bicolor / Fortnight Lily

Kniphofia h. 'Alcazar'

Euphorbia characias

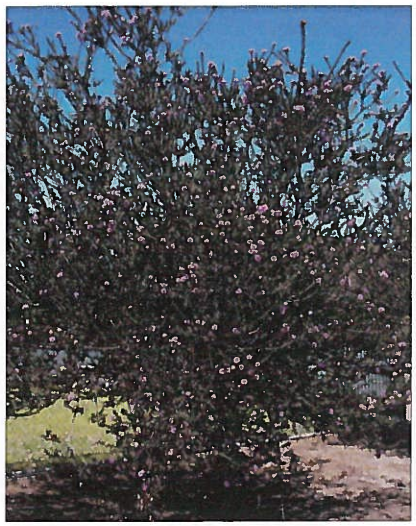
Euphorbia tirucalli / Pencil Tree



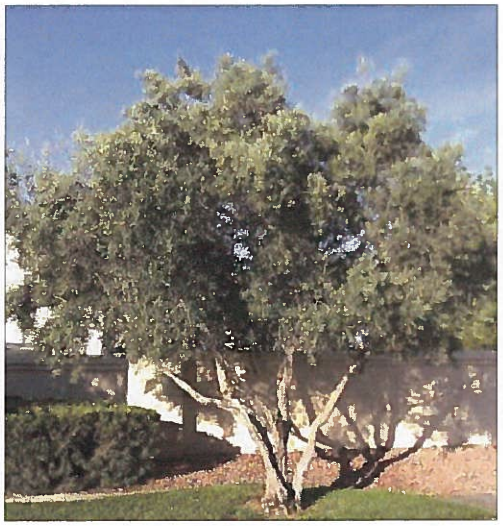
Phormium hyb. 'Margret Jones' / New Zealand Flax

Phormium hyb. 'Yellow Wave' / New Zealand Flax

Juncus patens / Ca. Grey Rush



Melaleuca nesophila / Pink Melaleuca



Olea europea / Olive

Russelia equisetiformis / Coral Fountain

Senecio vitalis

REVISIONS DATE
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yael@yaellir.com

705 CAMDEN DRIVE
BEVERLY HILLS, CA 90210

PLANT PHOTOS

LICENSED LANDSCAPE ARCHITECT
LIC. 1-18-2171
Signature
10-13-15
Renewal Date
Date
STATE OF CALIFORNIA

DATE: OCT. 8, 2015
SCALE: 1/8"=1'-0"
JOB NUMBER: 176515
DRAWN BY:

L-5

FRONT ELEVATION

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	Melaleuca nesophila	Pink Melaleuca	36"box	1	
	Olea europea	Olive	48"box	2	fruitless

Interlocking pavers by Olsen
Interlocking pavers on sand
Tumbled Roman Cobble
Colors Sandstone & limestone
in triple fan design
tel: 800.80.OLSEN

All trees to be planted with commercial root barriers.
2" deep shredded Cedar bark to spread between plants.

NOTE:
All groundcover areas where plants are 4' oc or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

SHRUB & GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
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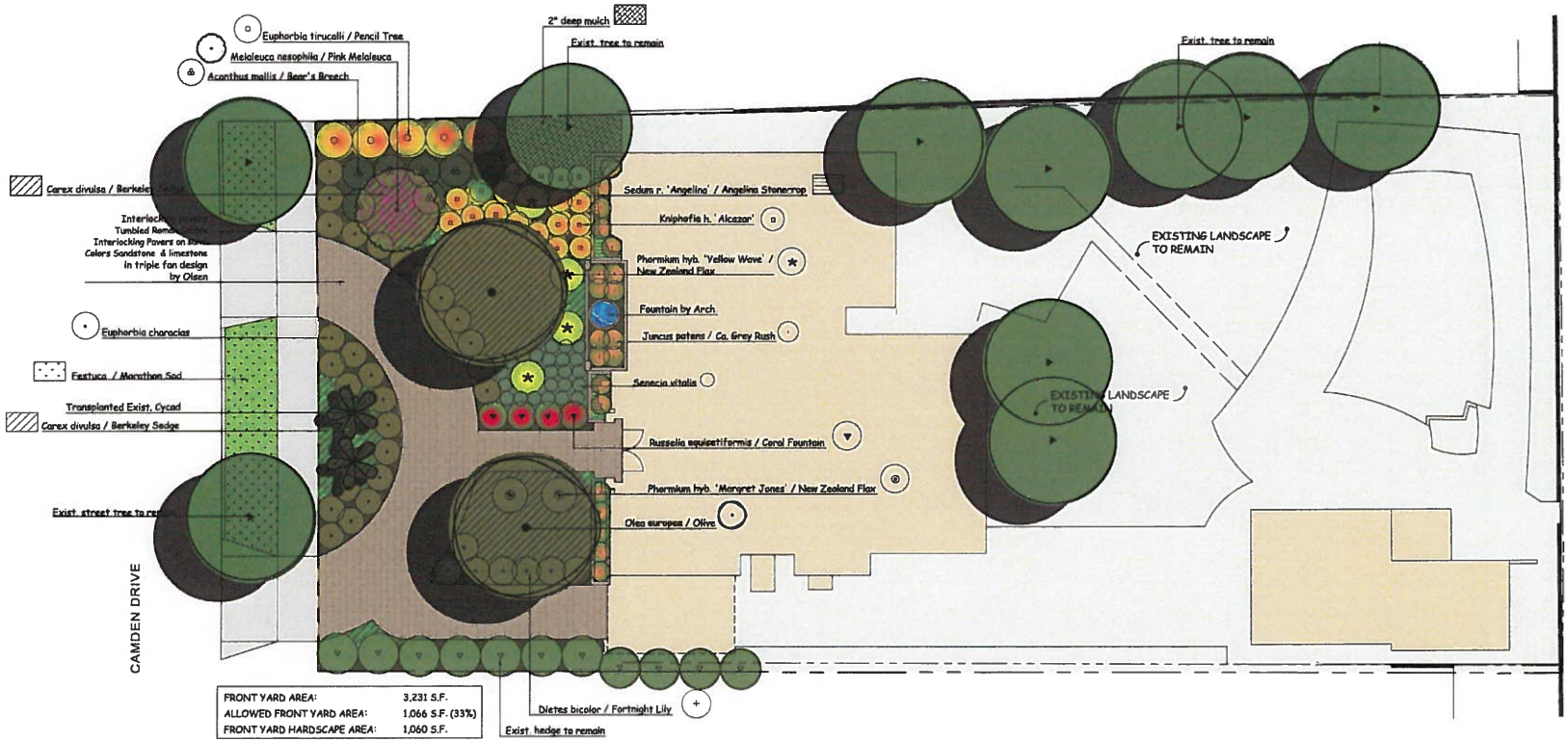
	Carex divulsa	Berkeley Sedge	5-gal	18"oc	
	Dietes bicolor	Fortnight Lily	5-gal	7	
	Euphorbia characias		5-gal	26	
	Euphorbia tirucalli	Pencil Tree	5-gal	5	
	Festuca	Marathon Sod	sod	-	
	Juncus patens	Ca. Grey Rush	5-gal	20	
	Kniphofia h. 'Alcazar'		5-gal	17	
	Phormium hyb. 'Margret Jones'	New Zealand Flax	5-gal	2	
	Phormium hyb. 'Yellow Wave'	New Zealand Flax	5-gal	4	
	Russelia equisetiformis	Coral Fountain	5-gal	4	
	Sedum r. 'Angelina'	Angelina Stonecrop	1-gal	18"oc	
	Senecio vitalis		5-gal	27	



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yael@yaellir.com

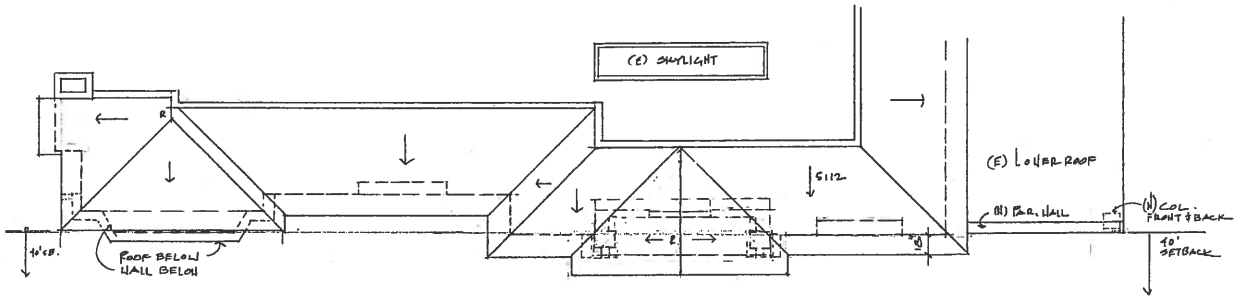
705 CAMDEN DRIVE
BEVERLY HILLS, CA 90210

PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
REG. LTR. 3171
Yael Lir
10-8-15
REGISTRATION EXPIRES
DATE
STATE OF CALIFORNIA

DATE: OCT. 8, 2015
SCALE: 1/8"=1'-0"
JOB NUMBER: 176515
DRAWN BY:

L-1



PARTIAL ROOF PLAN
1/4" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

REVISIONS	BY
12-13-15	

DMJ design
14548 WEDDINGTON STREET
SHERMAN OAKS, CA. 91411
818 •789 • 7205
ARCHITECTURE • SPACE PLANNING

TANOE RESIDENCE
705 CAMDEN DRIVE
BEVERLY HILLS ,CA 90210
RUDY AND JULIE TANOE

Date 12-3-15
Scale
Drawn D.O
Job
Sheet 2
Of 3 Sheets

Attachment E
DRAFT Approval Resolution

RESOLUTION NO. DR XX-16

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A FAÇADE REMODEL TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 705 NORTH CAMDEN DRIVE.

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

Section 1. Erick Molinar, agent, on behalf of Rudy Tanoesoedibjo, property owner (Collectively the "Applicant"), has applied for an R-1 Design Review Permit for design approval of a façade remodel to an existing two-story single-family residence for the property located at 705 North Camden 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. The property was originally designed by W. Asa Hudson, an architect listed on the City's Master Architect List. However, numerous renovations, additions, and alterations have taken place in the years since the property was built. According to a historic report completed on the property by Daly and

Associates, the property has lost integrity and is therefore, not considered a potential historic resource for the City and 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 February 5, 2015, November 5, 2015, and January 7, 2016, 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: January 7, 2016

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission