



Design Review Commission Report

Meeting Date: Thursday, March 3, 2016

Subject: **516 Alpine Drive (PL1602195)**
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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Siavash Jazayeri – Sia Architectural Design

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

REPORT SUMMARY

The applicant is requesting review and approval of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Contemporary; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The proposed Contemporary-styled single-family residence exhibits a strong contemporary form with appropriate fenestration that creates a balanced façade. While the design elements work together to create general sense of internal compatibility, various modifications have been identified that may help create a more cohesive design. Such modifications include:

- Bringing greater attention to the entryway. The current configuration diminishes the value of this element as it is located directly adjacent to a dark volumetric form, which may overwhelm the entryway.
- Revising the coloration and/or material of the dark volumetric form. The proposed color competes with the light-colored rectangular form on the second floor, which creates an undesirable tension across the façade. Introducing a lighter color or alternative material to the volumetric form on the ground floor may alleviate the tension and may also limit its impact on the entryway.

Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to consider such comments during the course of its review.

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

Attachment(s):

- A. Detailed Design Description and Materials (applicant-prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

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



Design Review Commission Report

516 Alpine Drive

March 3, 2016

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. Additionally, since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet and the block face of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Monday, February 22, 2016; the site was posted on Tuesday, February 16, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

516 Alpine Drive
March 3, 2016

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):

Contemporary. The massing and the lines of the projects are contemporary. The exterior textures are smooth stucco and reclaimed vintage wood siding.

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 checked="" 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: 80.00' x 159.80' Lot Area (square feet): 12,366.60 sq. ft.
 Adjacent Streets: Carmelita Ave. & Santa Monica Blvd.

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

- | | |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

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

Yes No

If YES, provide the following information:

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

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

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

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

A Describe your public outreach efforts to adjacent neighbors and property owners:

Through the process of design review, the proposed project's information shall be mailed to the adjacent neighbors.

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:	26.50'		26.50'
Roof Plate Height:	23.00'	22.92'	22.92'
Floor Area:	6,446.64 sq. ft.		6,443.40 sq. ft.
Rear Setbacks:	38.56'	69.98'	47.39'
Side Setbacks:	S/E 9.90' N/W 7.50'	S/E 4.70' N/W 6.10'	S/E 9.90' N/W 7.50'
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: Smooth Stucco / Reclaimed vintage wood
Texture /Finish: Smooth Stucco / Natural reclaimed wood
Color / Transparency: Stucco Painted Dun-Edwards 'Silver Lake' & 'Bank Vault' / Vintage Wood

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

Material: Aluminum
Texture /Finish: Paint
Color / Transparency: Dunn Edwards, Black DEA 187

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

Material: Aluminum/ Glass
Texture /Finish: Paint
Color / Transparency: Dunn Edwards, Black DEA 187

PEDIMENTS

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

ROOF

Material: Built-Up Roofing
Texture /Finish: Flintglas Cap Sheet Coolstar
Color / Transparency:

CORBELS

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

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Tempered Glass
Texture /Finish: Clear
Color / Transparency: Clear

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Sheet Metal, Galvanized Iron, Concealed inside the wall
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: YLighting, Modern Forms Urban Outdoor Aluminum Lights
Texture /Finish: Graphite Finish
Color / Transparency: _____

PAVED SURFACES

Material: Concrete Pavers
Texture /Finish: Concrete
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: Walls, Smooth Stucco / Fences, Wrought Iron
Texture /Finish: Stucco, Paint / Fences, Paint
Color / Transparency: Stucco, Paint Dunn-Edwards 'Silver Lake'/Fences in Dunn-Edwards Black DEA 187

OTHER DESIGN ELEMENTS

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

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

The proposed landscaping is simple, yet has a complimentary modern look with local drought-tolerant flora.

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 design has clean contemporary lines and textures, as well as open spaces on the interior as well as the exterior.

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 massing of the building splits into various horizontal and vertical planes with different textures, which reduces the appearance of it's scale. The proposed landscape design offers plants which improves and enhances the current conditions.

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

Most of the existing neighboring houses are about 50 years old and have an ad-hoc design. The proposed development exceeds the design quality of most of the adjacent structures.

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.

Since the block the proposed project is located at, lacks continuity of any architectural style and has older design standards, the proposed development elevates the quality of the block through its design and in no way invades the privacy of the adjacent neighbors.

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 site lacks any prevailing design patterns and the proposed development utilizes natural building materials and textures, including natural reclaimed wood from local sources.

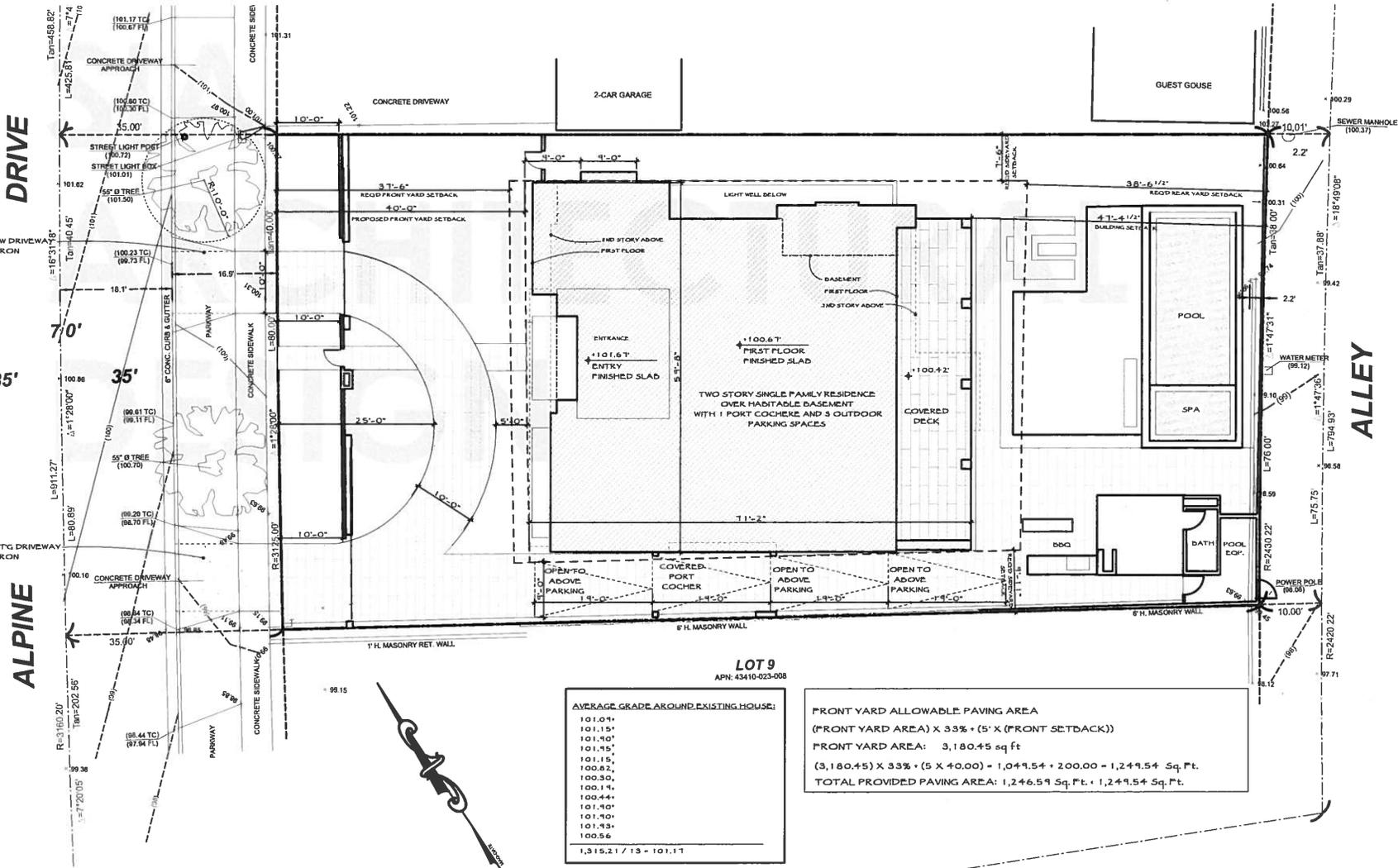


Design Review Commission Report

516 Alpine Drive
March 3, 2016

Attachment B
Project Design Plans

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.



LOT 9
APN: 43410-023-008

AVERAGE GRADE AROUND EXISTING HOUSE:

101.04
101.15
101.10
101.15
100.82
100.15
100.30
100.11
100.44
101.40
101.40
101.43
100.56
1,315.21 / 13 = 101.17

FRONT YARD ALLOWABLE PAVING AREA
(FRONT YARD AREA) X 33% (5' X (FRONT SETBACK))
FRONT YARD AREA: 3,180.45 sq ft
(3,180.45) X 33% (5 X 4.00) = 1,049.54 + 200.00 = 1,249.54 Sq. Ft.
TOTAL PROVIDED PAVING AREA: 1,246.59 Sq. Ft. + 1,249.54 Sq. Ft.

PROPOSED PROJECT AREA
TOTAL FIRST & SECOND FLOOR 6,443.40 Sq. Ft.
MAX. ALLOWABLE FLOOR AREA:
1,500 Sq. Ft. + 40% OF LOT AREA
1,500 Sq. Ft. + 40% (12,366.60) =
1,500 Sq. Ft. + 4,946.64 = 6,446.64 Sq. Ft.

BUILDING SETBACKS
FRONT SETBACK: REQ'D: 35.00 FEET + 2.50 FEET = 37.50 FEET
PROPOSED: 40 FEET
SIDE SETBACKS: LOT WIDTH: 78.00 FEET
REQ'D SIDE SETBACKS FOR LOTS MORE THAN 70 FEET WIDE: (78.88 - 70.00) X 30% = 2.4 FEET
SOUTH SIDE SETBACK: 7.50 FEET
NORTH SIDE SETBACK: 1.5 + 2.4 = 3.90 FEET
REAR SETBACK: REQ'D: LOT DEPTH X 30% - 9.00' = 158.56' X 30% - 9.00' = 38.56'
PROPOSED REAR SETBACK: 47.39'

Permit Date

Project

Alpine Dr

516 N. Alpine Dr.,
Beverly Hills, CA 90210

Owner

Zion & Michelle
Zamir



20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2010 SIA
All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA.
SIA and/or its principals and employees waive any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional's guidance with ambiguity, or conflicts which are alleged.

SITE PLAN

2/16/2016
scale: 1/16" = 1'-0"
prepared by: M.D.
job #: 2015-221

A-0.0



FICUS NITIDA
INDIAN LAUREL FIG



OLEA EUROPAEA
'MAJESTIC BEAUTY'
FRUITLESS OLIVE TREE



GINKGO BILBOA
MAIDENHAIR TREE



AGAVE ATTENUATA
FOXTAIL AGAVE



NASSELLA TENUISSIMA
MEXICAN FEATHER GRASS



WESTRINGIA FRUTICOSA
COAST ROSEMARY



EUPHORBIA TRICALLI
'STICK ON FIRE'
RED PENCIL TREE



ANGOZANTHOS FLAVIDUS
'BIG RED'
KANGAROO PAW



UC VERDE
BUFFALO GRASS



SENECIO MANDRALISCAE
KLEINA



CAREX PRAEGRACILIS
CALIFORNIA FIELD SEDGE



FESTUCA OVINA
'GLAUCO'
BLUE FESCUE



GOMPHRENA GLOBOSA
GLOBE AMARANTH



ECHEVERIA 'AFTERGLOW'
ECHEVERIA

Underground Service Alert

Call TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG

SECTION 010505 OF THE GOVERNMENT CODE REQUIRES A
DIAL BEFORE DIGGING. A SERVICE ALERT SHOULD BE OBTAINED BEFORE A
PROJECT TO EXCAVATE SHALL BE MADE. FOR THE STATE OF CALIFORNIA
CONTACT CALIFORNIA UNDERGROUND SERVICE ALERT
TOLL FREE: 1-800-484-4333 (CALL OR WORKING DAYS
BEFORE YOU DIG)

Revisions	
△	01-15-2016
△	
△	
△	

SOLA INC
Landscape Architects
2515 AVENUE 108 # 100 BEVERLY HILLS
CA, 90210
www.solainc.com

516 N. ALPINE DR.
BEVERLY HILLS, CA. 90210

drawing title
PLANT PALETTE

designed	project number
drawn	21801
checked	AS SHOWN
approved	drawing number
	LP-3
date	2-12-2016

SOLA INC
Landscape Architects
2515 AVENUE 108 # 100 BEVERLY HILLS
CA, 90210
www.solainc.com





1 FRONTYARD LANDSCAPE ELEVATION
SCALE: 1/10"= 1'-0"

Revisions	
△	01-15-2016
△	
△	
△	
△	

SOLA INC
Landscape Architects
2001 N. CRENSHAW BLVD. # 100
BEVERLY HILLS, CA 90210
TEL: 310-960-0800
WWW.SOLAINC.COM

516 N. ALPINE DR.
BEVERLY HILLS, CA. 90210

drawing title
**FRONT YARD
LANDSCAPE ELEVATION @ PLANTING**

designer	project number
drawn	21801
checked	scale
revised	AS SHOWN
date	drawing number
2-12-2016	LE-1

SOLA INC
Landscape Architects
2001 N. CRENSHAW BLVD. # 100
BEVERLY HILLS, CA 90210
TEL: 310-960-0800
WWW.SOLAINC.COM



Underground Service Alert

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG
SECTION 49.004 OF THE GOVERNMENT CODE REQUIRES A ONE-WORKING-DAY NOTICE NUMBER BE ISSUED BEFORE A POCKET TO EXCAVATE WILL BE WAIVED. FOR YOUR OWN ALERTNESS, PLEASE CALL UNDERGROUND SERVICE ALERTS.
TOLL FREE: 1-800-422-4133 (CALL OR VISIT US ONLINE BEFORE YOU DIG)

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

SIA
ARCHITECTURAL
DESIGN



COLOR FRONT ELEVATION

1/8" = 1'-0"

Permit Date

Project

Alpine Dr

516 N. Alpine Dr.,
Beverly Hills, CA 90210

Owner

Zion & Michelle
Zamir

SIA
architectural
design

20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2018 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans that neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional's guidance with ambiguity, or conflicts which are alleged.

COLOR EAST /
FRONT ELEVATION

2/16/2016

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

prepared by: M.D.

job #: 2015 221

A-2.5

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

SIA
ARCHITECTURAL
DESIGN

W/ Gate and fence,
painted DEE 187 "Black"
Anodize (Class I) (Typ.)

Smooth Stucco, Painted
Dunn-Edwards
Silver Lake (DE 6374)



COLOR FRONT FENCE / GATE ELEVATION

1/8" = 1'-0"



EXT'G NEIGHBOR
PROPERTIES WITH
FRONT WALL AND FENCE

Permit Date

Project

Alpine Dr

516 N. Alpine Dr.,
Beverly Hills, CA 90210

Owner

Zion & Michelle
Zamir

SIA
architectural
design

20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2016 SIA

All design, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional's guidance with ambiguity, or conflicts which are alleged.

COLOR FRONT
FENCE/GATE
ELEVATION

2/16/2016

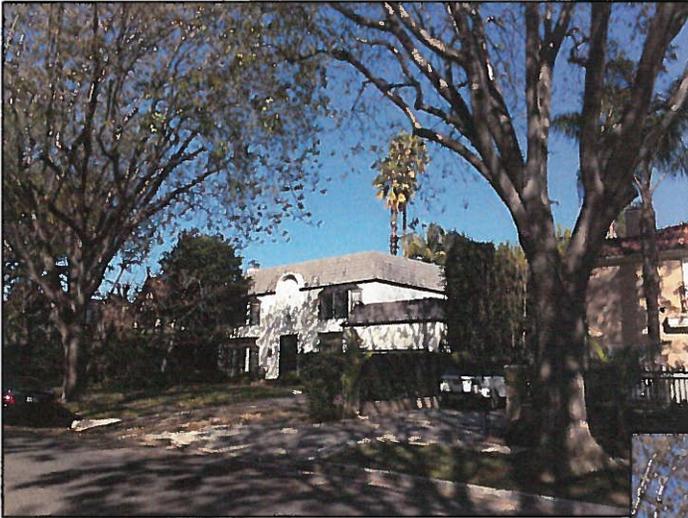
scale:

prepared by: M.D.

job #: 2015 221

A-2.6

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.



EXISTING STREET VIEW



PROPOSED STREET VIEW

ECTURAL

Permit Date

Project

Alpine Dr

**516 N. Alpine Dr.,
Beverly Hills, CA 90210**

Owner

**Zion & Michelle
Zamir**

SIA
architectural
design

20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with this specified project. Arrangements or plans that neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA.

SIA and/or its principals and employees waive any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional's guidance with ambiguities, or conflicts which are alleged.

**STREET VIEW PHOTO
MONTAGE**

2/16/2016

scale:

prepared by: M.D.

job #: 2015-221

A-5.2

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

SIA
ARCH
DESIGN



Permit Date

Project

Alpine Dr

**516 N. Alpine Dr.,
Beverly Hills, CA 90210**

Owner

Zion & Michelle
Zamir

SIA
architectural
design

20230 Wells Drive
Woodland Hills, CA
91364
t: 818-704-0667
f: 818-704-0760
www.siaarchdesign.com

© 2019 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA.

SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional guidance with ambiguities, or conflicts which are alleged.

COLOR RENDERINGS

2/16/2016

scale:

prepared by: M.D.

job #: 2015-221

A-5.3



Design Review Commission Report

516 Alpine Drive
March 3, 2016

Attachment C

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 CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 516 ALPINE DRIVE (PL1602195).

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

Section 1. Siavesh Jazayeri, Sia Architectural Design, agent, on behalf of Zion and Michelle Zamir, 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 516 Alpine 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. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. Additionally, 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 March 3, 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 are proposed.

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: March 3, 2016

Mark Odell, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission