



Design Review Commission Report

Meeting Date: Thursday, April 7, 2016

Subject: **312 South Palm Drive (PL1603991)**
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: Mahsa Taj

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

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 south 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 design expresses a Contemporary aesthetic through its material palette and overall massing; however the applicant should further demonstrate how the design is formed through a meaningful and rational expression of its geometry. Various modifications have been identified to strengthen the Contemporary style; such modifications include:

- Reviewing the incorporation of materials to better express the design intent for a Contemporary-styled residence as the materials currently appear to be surface applied treatments, as opposed to being integral to the design. Recommended modifications include a wrapping of the materials to the side elevations as they generally terminate at the front façade. Additionally, it appears that the use of reglets and/or expansion joints has been incorporated into the cement-plaster finish but such elements are surface treatments without the building responding to a particular geometry in a more integrated manner and should be revised accordingly.
- Reconfiguring and/or reducing the balconies on the front façade to create a configuration which is better integrated with the overall design and style. It is recommended that the balcony on the northern portion of the front façade be removed and that the balcony on the southern portion of the front façade be revised so that it wraps the corner adjacent to the driveway to create a more three-dimensional expression (note: this may require increasing the side setback on a portion of that elevation to accommodate the balcony).

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

341 South Canon Drive

April 7, 2016

- Reviewing the open canopy features in conjunction with a continued refinement of the balconies on the upper level of the façade to help create a more streamlined design element. A sun/shade study may also assist in creating awning features which are integrated with the architecture that will ultimately help to create a more sustainable design.
- Reviewing the specification for the two centrally located window units on the second floor of the façade to propose a specialty glazing for these units as they are located within the closet spaces for the bedroom units within the interior space.

It is recommended that the Design Review Commission consider such comments during the course of its review and direct the applicant to restudy the design and prepare a revised design for a future meeting.

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. 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 public notice within 100 feet and the block face of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, March 25, 2016; the site was posted on Sunday, March 27, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

341 South Canon Drive

April 7, 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):

The Architectural style that we are proposing is Contemporary.
 An uncluttered and purely minimal design reached by applying simple cubic shapes and natural materials.

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

- | | | |
|--------------------------------------|-------------------------------|------------------------------|
| <input checked="" type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input type="radio"/> R-1X | <input type="radio"/> R-1.6X | |
| <input type="radio"/> R-1.5X | <input type="radio"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 50.00' x 121.40' Lot Area (square feet): 6,070 sq ft
 Adjacent Streets: South Palm

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input 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:

None.

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:	25'	N/A	25'
Roof Plate Height:	22'	22'	22'
Floor Area:	3,928 sq ft	N/A	3,896 sq ft
Rear Setbacks:	27.43'	N/A	27.43'
Side Setbacks:	S/E 9'	S/E N/A	S/E 9'
	N/W 5'	N/W N/A	N/W 5'
Parking Spaces:	4	N/A	4

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

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

Material: Stucco (LA HABRA) - Wood (Reclaimed Woods of the World)

Texture /Finish: Smooth - Smooth and Matte

Color / Transparency: 432 Milky Quartz - Thermo Treated Ash (Dark Brown)

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

Material: Frame: Aluminium (ANDERSON, E-Series) - Glass

Texture /Finish: Smooth - Clear

Color / Transparency: Silver - Blue Tint

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

Material: Wood / Frame: Aluminium (ANDERSON, E-Series) - Glass

Texture /Finish: Smooth and Matte / Smooth - Clear

Color / Transparency: Walnut (Dark Brown) / Silver - Blue Tint

PEDIMENTS

Material: _____

Texture /Finish: _____

Color / Transparency: _____

ROOF

Material: Dex-O-Tex (Class A Deck Covering)

Texture /Finish: Smooth

Color / Transparency: White 0110

CORBELS

Material: _____

Texture /Finish: _____

Color / Transparency: _____

CHIMNEY(S)

Material: _____

Texture /Finish: _____

Color / Transparency: _____

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Frameless Glass - Railing Aluminum (C.R. LAURECENE- 583SA)- Glass
Texture /Finish: - Stain - Clear
Color / Transparency: - Andonize - Blue Tint

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

Material: Extruded Aluminum (HINKLEY LIGHTING - Kube series SKU 1767TT)
Texture /Finish: Matte
Color / Transparency: Titanium

PAVED SURFACES

Material: Nau Paver By Belgard
Texture /Finish: Smooth
Color / Transparency: Epic

FREESTANDING WALLS AND FENCES

Material: Stucco (LA HABRA - Base 200 SBMF)
Texture /Finish: Smooth
Color / Transparency: Milky Quartz

OTHER DESIGN ELEMENTS

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

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

Proposed Landscape has abstract and elegant design which completes simplicity of the architecture.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development's design exhibits an internally compatible design scheme.

The design of this house follows the influence and design guidelines of a Contemporary villa. The use of glass railing, aluminum window frames and doors, flat roof, wood and single color facade. Overall the design shows harmony and compatibility, all materials come together to create a authentic Contemporary villa design.

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 development follow the design characteristics of a Contemporary Villa. The material used exemplify that founds in natural. Wood is clear example of this. Over all the use of these materials creates a direct connection with the surrounding existing and porposed landscape design, creating a simple and elegant very mild approach to architectural presence. Minimal use of extra ornaments like glass, also helps create a Cotemporary Villa home. Elevation modulation, together with the side, front and rear setbacks the scale of this house becomes appropriate for its surroundings.

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

Beverly Hills is a prominent city that takes pride in the appearance of its Architecture and Landscape. The addition of this Contemporary villa home will add to its already beautiful streetscape. With the use of setbacks, minimal use of ornament, design of Contemporary villa characteristics with a new look to the city, the house will fit in with the evolving architectural character of the city.

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

While designing this home carefull consideration for neighbors privacy was taken into account. In addition to The City of Beverly Hills' Design Standards for setbacks and height limits, Window placement on the side of this home also help create more private atmosphere. The use of landscaping also adds another layer of privacy.

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.

This home was designed to fit in with the prevailing design patterns of The city. In addition to the set backs and height restrictions, There are also other characteristics that make it fit with the other homes, Contemporary villa style is commonly used in the surrounding area homes.

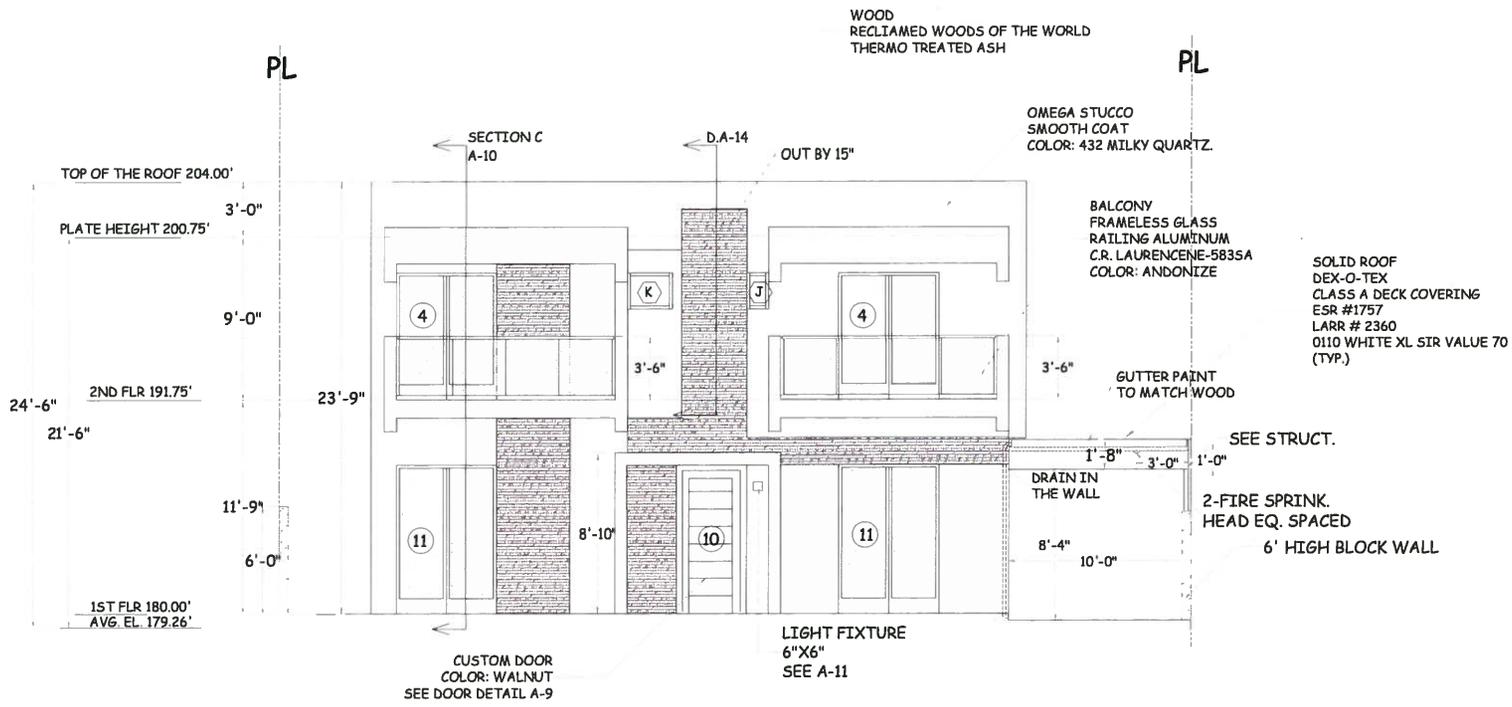


Design Review Commission Report

341 South Canon Drive

April 7, 2016

Attachment B
Project Design Plans



WEST ELEVATION

SCALE: 3/8"=1'-0"

NO.	REVISIONS	BY

B. RAJEEN
CONSULTANT ENGINEER, INC.
11848 SANTA MONICA BLVD. SUITE 314, LOS ANGELES, CA 90025



SINGLE FAMILY RESIDENCE
312 S PALM DRIVE
BEVERLY HILLS, CA 90212



REVISIONS BY

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 1188 SANTA MONICA BLVD. SUITE 204, LOS ANGELES, CA 90018



SINGLE FAMILY RESIDENCE
 312 S PALM DRIVE
 BEVERLY HILLS, CA 90212

TREE LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
⊙	<i>Arbutus 'Marina'</i>	Strawberry Tree	36"box	5	multi
⊙	<i>Geijera parviflora</i>	Australian Willow	48"box	1	
⊙	<i>Laurus nobilis</i>	Sweet Bay	24"box	10	hedge

Pavers to be by Belgard
Linear pavers with ground finish
Nau Pavers pavers SID4RD
tel: 714.623.8464

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" 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.

NOTE:
Waterproofing and drains in planters by others.

SHRUBS AND GROUND COVER LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
⊙	<i>Achillea m. 'Rosae'</i>	Common Yarrow	1-gal	18"oc	
⊙	<i>Aloe striata</i>		5-gal	9	
⊙	<i>Carex divisa</i>	Berkeley Sedge	5-gal	198	
⊙	<i>Dietsia bicolor</i>	Fortnight Lily	5-gal	21	
⊙	<i>Echeveria imbricate</i>	Hen and Chick	flats	6"oc	
⊙	<i>Echinocactus</i>	Barrel Cactus	5-gal	19	
⊙	<i>Euphorbia characias</i>		5-gal	16	
⊙	<i>Euphorbia tirucalli</i> 'Sticks on Fire'	Red Pencil Tree	5-gal	7	
⊙	<i>Festuca</i>	Marathon Sod	sod	-	
⊙	<i>Festuca a. glauca</i> 'Elijah Blue'	Sheep Fescue	flats	12"oc	
⊙	<i>Grevillea l. 'Long John'</i>		15-gal	1	
⊙	<i>Lavandula multifida</i>	Lavender	5-gal	30"oc	
⊙	<i>Parthenocissus tricuspidata</i>	Beston Ivy	5-gal	24	train to wall
⊙	<i>Phormium hyb. 'Margret Jones'</i>	New Zealand Flax	5-gal	4	
⊙	<i>Sedum r. 'Angelina'</i>	Angelina Stonecrop	1-gal	18"oc	
⊙	<i>Westringia f. 'Morning light'</i>	Coast Rosemary	5-gal	8	

PLANTING NOTES

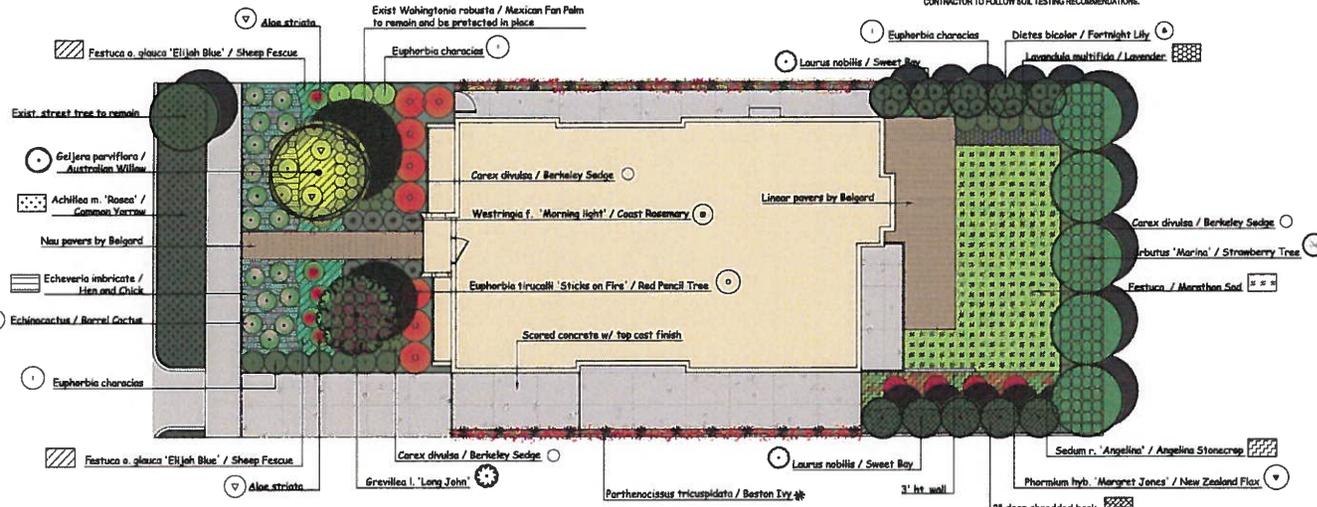
- DRAWING IS DIAGRAMMATIC. CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COLLECT ALL PLANT MATERIAL BEFORE BIDDING.
- CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
- NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
- ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. PALM TO BE GUARANTEED FOR THE PERIOD OF 1 YEAR.
- FINISH GRADE TO BE 3" BELOW ALL WALKS, CURBS, AND PAVING.
- ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROT-11L AMENDMENTS TO A DEPTH OF 6"
 - 150 LBS. GRO-PWR
 - 3 CU YDS NITROGENIZED, MINERALIZED PFR BARK
 - ADD 8 LBS OF GRO-PWR CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX.
- PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 85% SOIL OF SITE AND 20% FIBR BARK, AS DEFINED IN #8. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

5 GAL	64
2" x 36"	14-15

 PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/2 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS. PALM TREES ARE NOT TO RECEIVE TABLETS.
- ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / FORTSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS IMMEDIATELY AFTER PLANTING. BY AT THE BEGINNING OF THE MAINTENANCE PERIOD AND AT THE END OF THE MAINTENANCE PERIOD.
- CONTRACTOR TO INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S ORDINANCES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
- SOIL SAMPLES TAKEN FROM VARIOUS LOCATIONS IN THE PLANTING AREAS WILL BE SENT TO A SOIL LAB FOR PROFESSIONAL ANALYSIS AND RECOMMENDATIONS FOR SOIL IMPROVEMENT. CONTRACTOR TO FOLLOW SOIL TESTING RECOMMENDATIONS.



PALM DRIVE



REVISIONS	DATE
1.	3.8.16
2.	
3.	
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7.	
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9.	



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

SINGLE FAMILY RESIDENCE
312 S. PALM DRIVE
BEVERLY HILLS, CA 90212

PLANTING PLAN



DATE: JAN. 20, 2016
SCALE: 1/8"=1'-0"
JOB NUMBER: PALM
DRAWN BY:



Achillea m. 'Rosea' /
Common Yarrow



Aloe striata



Carex divulsa /
Berkeley Sedge



Echeveria imbricate /
Hen and Chick



Echinocactus / Barrel Cactus



Euphorbia characias



Dietes bicolor /
Fortnight Lily



Festuca o. glauca
'Elijah Blue' /
Sheep Fescue



Grevillea l. 'Long John'



Lavandula multifidi /
Lavender



Parthenocissus tricuspidata /
Boston Ivy



Phormium hyb.
'Margret Jones' /
New Zealand Flax



Sedum r. 'Angelina' /
Angelina Stonecrop



Arbutus 'Marina' / Strawberry Tree



Cercidium 'Desert Museum' / Palo Verde



Laurus nobilis / Sweet Bay



Westringia f. 'Morning light' /
Coast Rosemary

REVISIONS	DATE
1.	
2.	
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SINGLE FAMILY RESIDENCE
312 S. PALM DRIVE
BEVERLY HILLS, CA 90212

PLANT PHOTOS



DATE: JAN. 20, 2016
SCALE: 1/8"=1'-0"
JOB NUMBER: PALM
DRAWN BY:



Design Review Commission Report

341 South Canon Drive

April 7, 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 312 SOUTH PALM DRIVE.

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

Section 1. Mahsa Taj, agent, on behalf of Said Bral, 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 312 South Palm 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 **April 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 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: **April 7, 2016**

Mark Odell, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission