



## Design Review Commission Report

**Meeting Date:** Thursday, May 5, 2016

**Subject:** **240 South Linden Drive (PL1605417)**  
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:** SIA Architectural Design

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

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### 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 Contemporary-style single-family residence with the various modifications recommended by staff, will serve as a positive enhancement to the streetscape. The modifications and additional architectural details are being requested as follows:

- Final material and paint palette shall be studied further and softened so as to enhance the compatibility of the contemporary-style structure with the existing, primarily traditional-style residences on the block. Specifically, the applicant should consider the inclusion of wood cladding or other suitable material, along with a softening of the paint color palette, and a more limited application of the proposed tile cladding material.
- The Applicant is encouraged to provide a deeper recess for the glazing on the front façade of the building to create shadow lines and lend the appearance of greater depth to the façade. Details are requested for the inclusion of a trim-less surround or “kerf” detail that is proposed for the glazing and patio doors. In addition, the Applicant shall provide final details for the intersection of the proposed tile cladding and cement-plaster surround for the patio doors on the upper level of the façade.
- The Applicant should consider adding a cantilevered architectural awning or eyebrow element over the main entry door which would serve to highlight and better engage the entry area with the architectural framing device and balcony area on the second floor level.

**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](mailto:gmillican@beverlyhills.org)



## Design Review Commission Report

240 South Linden Drive

May 5, 2016

- Final specifications and a physical sample of the paving material proposed for the pedestrian walkways and driveway is requested for final review and approval by Staff. In addition, design details and specifications are requested for the pedestrian gate on the south elevation.

It is recommended that the Design Review Commission approve the project with the condition that a revised design and final details be presented to the Urban Designer for final review and approval.

### **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 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 Friday, April 22, 2016; the site was posted on Friday, April 22, 2016. To date staff has not received comments in regards to the submitted project.



**Design Review Commission Report**  
240 South Linden Drive  
May 5, 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 porcelain tile and two accent colors.

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

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

**D Site & Area Characteristics**

Lot Dimensions: 127.62 X 60 Lot Area (square feet): 7,657.62  
 Adjacent Streets: Charleville Blvd. & Gregory Way

**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:**

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:	24'-10"		24'-10"
Roof Plate Height:	22'-0"	21'-10 1/2"	21'-10 1/2"
Floor Area:	4,563.04 sq. ft.		4,556.20 sq. ft.
Rear Setbacks:	29.28'	8.85'	33.60'
Side Setbacks:	S/E 5.00'	S/E 4.96'	S/E 5.00'
	N/W 9.00'	N/W 3.02'	N/W 9.00'
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 / Porcelain Tile  
 Texture /Finish: Stucco Paint / Porcelain Tile  
 Color / Transparency: Stucco in Dunn Edwards,

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

Material: Aluminum- Jeld-Wen  
 Texture /Finish: Factory Finish  
 Color / Transparency: Anodized Balck

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

Material: Aluminum/ Glass- Fleetwood  
 Texture /Finish: Factory Finish  
 Color / Transparency: Anodized Blac

**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, Tube Aluminum  
*Texture /Finish:* Frame, in Black Anodized  
*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:* Hinkley Atlantis Titanium, 16" High  
*Texture /Finish:* Titanium 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 in Dunn Edwards, Whisper Grey / Fences in Dunn Edwards, Whisper Grey

**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. The existing front trees are to remain, and the design of building is such the Olive tree, is centered with the front door ans is an integral part of building elevation.

**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. Additional, the proposed windows on the side yard are designed as such not to look directly to adjacent building, and the main stair window is frosted not impact the neighbors privacy. Additionally the side wall on the second floor is raised to 5 feet so not to allow direct view to the adjacent property.

**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.**

There are a number of Spanish Style buildings on the block and the majority of these buildings are finished in white stucco, or cement plaster. Our exterior material is prominently white stucco, with simple lines that do not conflict with the balance of adjacent buildings.

SUSAN HEALY KEENE, AICP | Director

RAJ PATEL | City Building Official

JONATHAN LAIT | City Planner



COMMUNITY DEVELOPMENT DEPARTMENT

455 North Rexford Drive, 1<sup>st</sup> Floor

Beverly Hills, CA 90210

Tel. (310) 285-1141

www.beverlyhills.org

### CERTIFICATE OF DESIGN COMPLIANCE

I certify that the design and documentation of the Water Efficient Landscape located at 240 S. LINDEN DR., BEVERLY HILLS, CA. 90212 complies with all the provisions of City of Beverly Hills, Water Efficient Landscaping, Ordinance Number 09-0-2574, as codified in Article 4, Section 4, of Title 9 of the City of Beverly Hills Municipal Code.

 #3249

Wet Signature of Licensed Landscape Designer

4/10/16

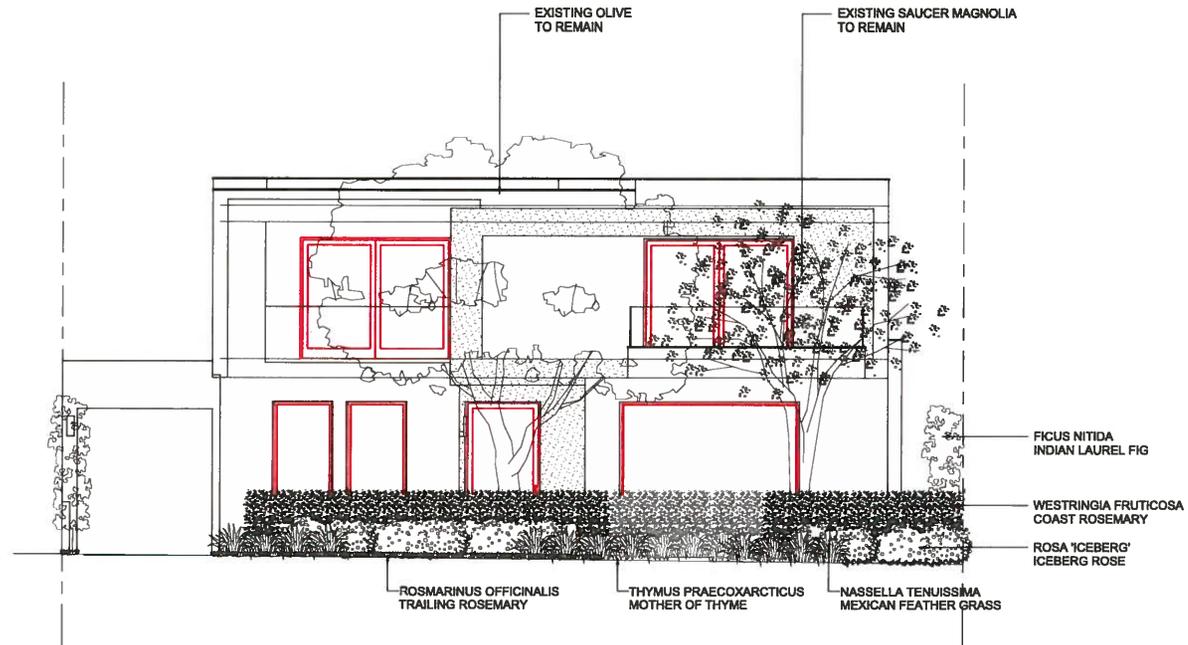
Date



**Design Review Commission Report**  
240 South Linden Drive  
May 5, 2016

**Attachment B**  
Project Design Plans





① FRONTYARD LANDSCAPE ELEVATION  
SCALE: 1/8" = 1'-0"

Revisions	
△	02-22-2016
△	
△	
△	

**SQLA INC**  
Landscape Architects  
2024 S. LINDEN DRIVE | 1-800-968-0880 (PH) | 310-968-0880 (FX)  
BEVERLY HILLS, CA 90212 | www.sqlainc.com

240 S. LINDEN DRIVE  
BEVERLY HILLS, CA. 90212

drawing title  
FRONT YARD  
LANDSCAPE ELEVATION  
PLANTING

designed	project number
drawn	21614
checked	AS SHOWN
revised	drawing number
date	LE-1
04-05-2016	

**Underground Service Alert**

Call: TOLL FREE  
1-800-422-4133

**TWO WORKING DAYS BEFORE YOU DIG**

SECTION 49 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT NOTIFICATION TO BE FILED BEFORE A PERMIT TO EXCAVATE WILL BE VALID FOR YOUR DIG ALERT ID. MUNICIPAL UNDERGROUND SERVICE ALERT. TOLL FREE 1-800-422-4133 (CALL 24 HOURS) BEFORE YOU DIG.

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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.



**EAST FRONT/ ELEVATION**

1/8" = 1'-0"

Permit Date

Project

**240 S. Linden Drive**

**240 S. Linden Drive,  
Beverly Hills, CA 90212**

Owner

Dr. and Mrs. Verma

240 S. Linden Drive  
Beverly Hills,  
CA 90212



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**EAST /FRONT  
ELEVATION**

4/15/2016

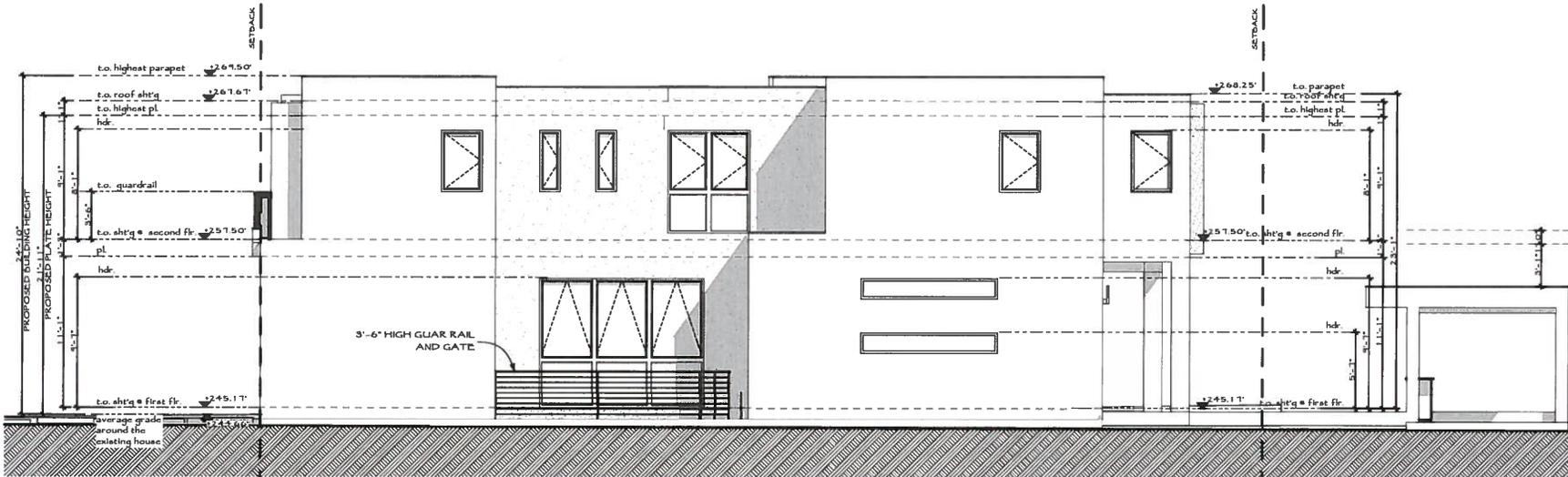
scale: 1/8" = 1'-0"

prepared by: S.J.

job #: 2015-234

**A-2.1**

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**NORTH RIGHT ELEVATION**

1/8" = 1'-0"

Permit Date

Project  
**240 S. Linden Drive**

240 S. Linden Drive,  
Beverly Hills, CA 90212

Owner  
Dr. and Mrs. Verma

240 S. Linden Drive  
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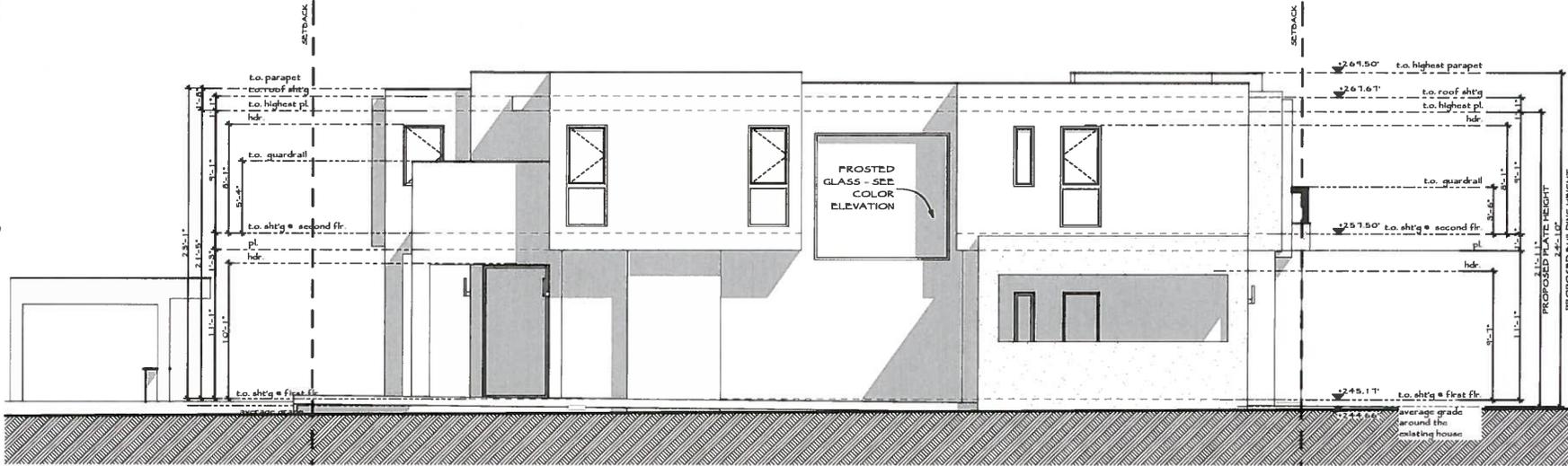
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**NORTH/RIGHT ELEVATION**

4/15/2016  
scale: 1/8" = 1'-0"  
prepared by: S.J.  
job #: 2015-234

**A-2.3**

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.



SOUTH LEFT ELEVATION

1/8" = 1'-0"

Permit Date

Project

**240 S. Linden Drive**

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Beverly Hills, CA 90212

Owner

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**SOUTH/LEFT  
ELEVATION**

4/15/2016

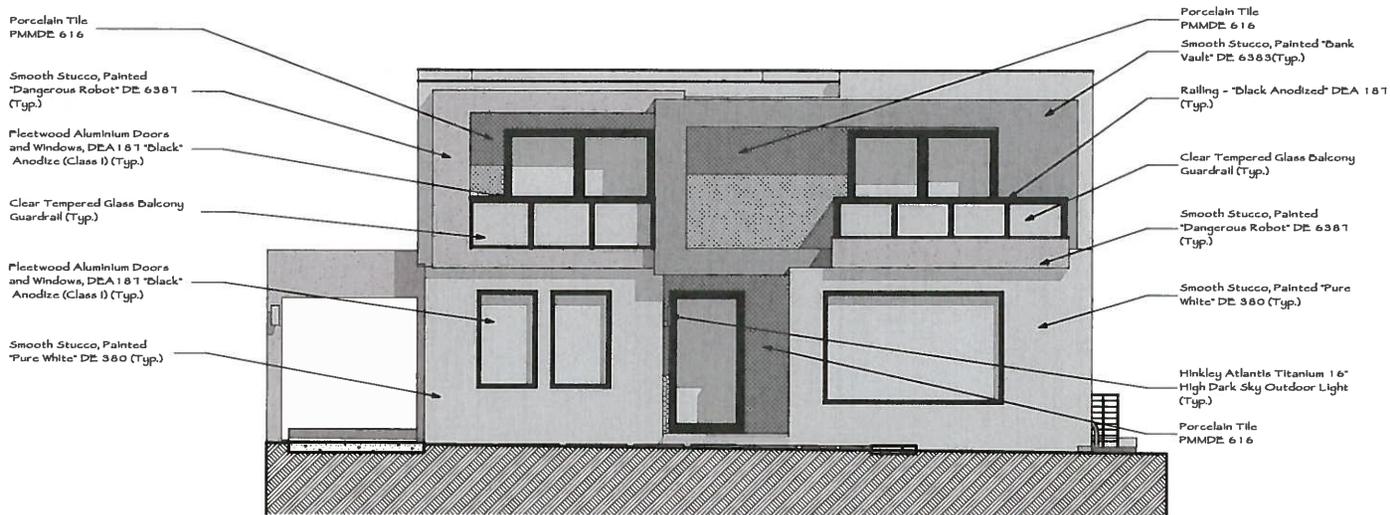
scale:

prepared by: S.J.

job #: 2015.234

**A-2.4**

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COLOR EAST/FRONT ELEVATION I

1/8" = 1'-0"

Permit Date

Project

**240 S. Linden Drive**

**240 S. Linden Drive,  
Beverly Hills, CA 90212**

Owner

**Dr. and Mrs. Verma**

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COLOR EAST/FRONT  
ELEVATION

4/15/2016

scale:

prepared by: S.J.

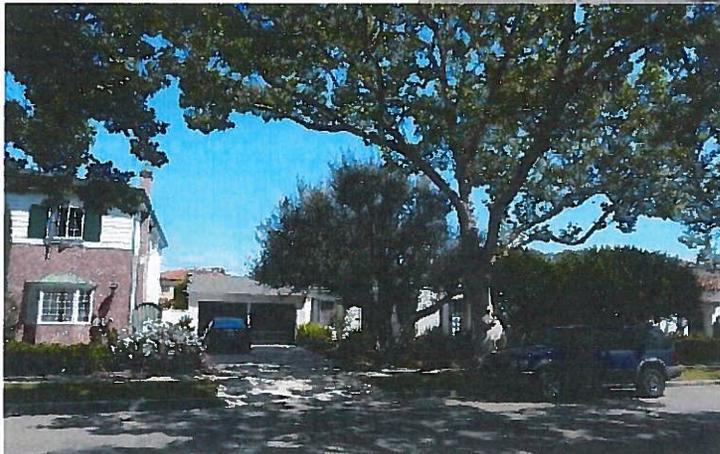
job #: 2015-234

**A-2.5**

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Proposed Street Scheme



Existing Street Scheme

Permit Date

Project

**240 S. Linden Drive**

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Beverly Hills, CA 90212**

Owner

**Dr. and Mrs. Verma**

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**STREET VIEW PHOTO  
MONTAGE**

2/26/2016

scale:

prepared by: S.J.

job #: 2015-234

**A-5.2**

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Permit Date

Project

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### COLOR RENDERINGS

4/15/2016

scale:

prepared by: S.J.

job #: 2015-234

**A-5.3**



**Design Review Commission Report**  
240 South Linden Drive  
May 5, 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 240 SOUTH LINDEN DRIVE.

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

Section 1. SIA Architectural Design, agent, on behalf of Dr. Ashok and Mrs. Minu Verna, 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 240 South Linden 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 **May 5, 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: **May 5, 2016**

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Mark Odell, Commission Secretary  
Community Development Department

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Arline Pepp, Chairperson  
Design Review Commission