



# Design Review Commission Report

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**Meeting Date:** Thursday, August 4, 2016

**Subject:** **300 South Crescent Drive (PL1610938)**  
A request for a revision to a previously approved 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:** Alissa and Andrew Vreman – Property Owners

**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 revision to the windows on the street side elevation of a previously approved new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The proposed style is identified by the applicant as Spanish Mission Revival. The revision is before the Commission for review as there is a specific condition in the previously granted Resolution which pertains to the windows.

Resolution No. DR 11-15 approving the new two-story residence was granted on July 2, 2015. Condition number 3, in Section 6 states:

“The stairway window along the north street side elevation shall be removed from the design and replaced with a skylight.”

The Applicant removed the stairway window, along with the bathroom window, and replaced the bathroom window with a skylight. They are returning to the Commission with a request to replace the stairway window with a revised, smaller set of two windows within a recessed decorative façade treatment in order to provide natural light to a second floor interior family room.

## URBAN DESIGN ANALYSIS

Final Specifications for the previously approved traditionally-styled single-family residence shall be provided, as recommended by staff. The final design resolution is being requested as follows:

- Provide the final specifications for the glazing units proposed on the north elevation to ensure these units match the previously approved windows for the remainder of the residential structure. The depth for the two-story arched recess area that surrounds

### Attachment(s):

- A. Detailed Design Description and Materials (applicant-prepared)
- B. Resolution No. DR 11-15
- C. Project Design Plans
- D. DRAFT Approval Resolution

### Report Author and Contact Information:

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(310) 285-1121  
[gmillican@beverlyhills.org](mailto:gmillican@beverlyhills.org)



## Design Review Commission Report

300 South Crescent Drive

August 4, 2016

these window units shall be provided to allow for the recess and the glazing units themselves to be appropriately setback from the main exterior building wall on this elevation.

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



## **Design Review Commission Report**

300 South Crescent Drive

August 4, 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):**

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

- |                                 |                                  |                                 |
|---------------------------------|----------------------------------|---------------------------------|
| <input type="checkbox"/> R-1    | <input type="checkbox"/> R-1.5X2 | <input 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: \_\_\_\_\_ Lot Area (square feet): \_\_\_\_\_  
Adjacent Streets: \_\_\_\_\_

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

- |   |   |
|---|---|
| <input 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:**

**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:	_____	_____	_____
Roof Plate Height:	_____	_____	_____
Floor Area:	_____	_____	_____
Rear Setbacks:	_____	_____	_____
Side Setbacks:	S/E _____ N/W _____	S/E _____ N/W _____	S/E _____ N/W _____
Parking Spaces:	_____	_____	_____

**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:* \_\_\_\_\_

*Texture /Finish:* \_\_\_\_\_

*Color / Transparency:* \_\_\_\_\_

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

*Material:* \_\_\_\_\_

*Texture /Finish:* \_\_\_\_\_

*Color / Transparency:* \_\_\_\_\_

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

*Material:* \_\_\_\_\_

*Texture /Finish:* \_\_\_\_\_

*Color / Transparency:* \_\_\_\_\_

**PEDIMENTS**

*Material:* \_\_\_\_\_

*Texture /Finish:* \_\_\_\_\_

*Color / Transparency:* \_\_\_\_\_

**ROOF**

*Material:* \_\_\_\_\_

*Texture /Finish:* \_\_\_\_\_

*Color / Transparency:* \_\_\_\_\_

**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: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**TRELLIS, AWNINGS, CANOPIES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**DOWNSPOUTS / GUTTERS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**EXTERIOR LIGHTING**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**PAVED SURFACES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**FREESTANDING WALLS AND FENCES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**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:**

**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.

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.

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

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.

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.



**Design Review Commission Report**

300 South Crescent Drive

August 4, 2016

**Attachment B**

Resolution No. DR 11-15

RESOLUTION NO. DR 11-15

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 300 SOUTH CRESCENT DRIVE (PL1507560).

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

Section 1. Alissa and Andrew Vreman, property owners (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 300 South Crescent Drive which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions, or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City’s Master Architect List nor has it been listed on the City’s Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on July 2, 2015 at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality

building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission, reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review the Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project Specific Conditions

1. Window header and corbels shall be revised to be of real wood rather than the faux wood proposed, subject to review and approval of the Urban Design staff.
2. The porte cochere gate shall be simplified in design, subject to review and approval of the Urban Design staff.
3. The stairway window along the north street side elevation shall be removed from the design and replaced with a skylight.
4. The upper mullion on the arched portion of the center window on the first floor of the façade shall be removed from the design, subject to review and approval of the Urban Design staff.

Standard Conditions

5. **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.
6. **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.
7. **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.

8. **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.
9. **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.
10. **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.
11. **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 Commission's 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

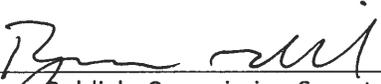
approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

12. **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.

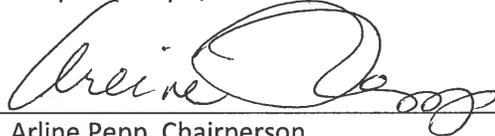
Section 7. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

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:

  
\_\_\_\_\_  
Ryan Gohlich, Commission Secretary  
Community Development Department

Adopted: July 2, 2015

  
\_\_\_\_\_  
Arline Pepp, Chairperson  
Design Review Commission



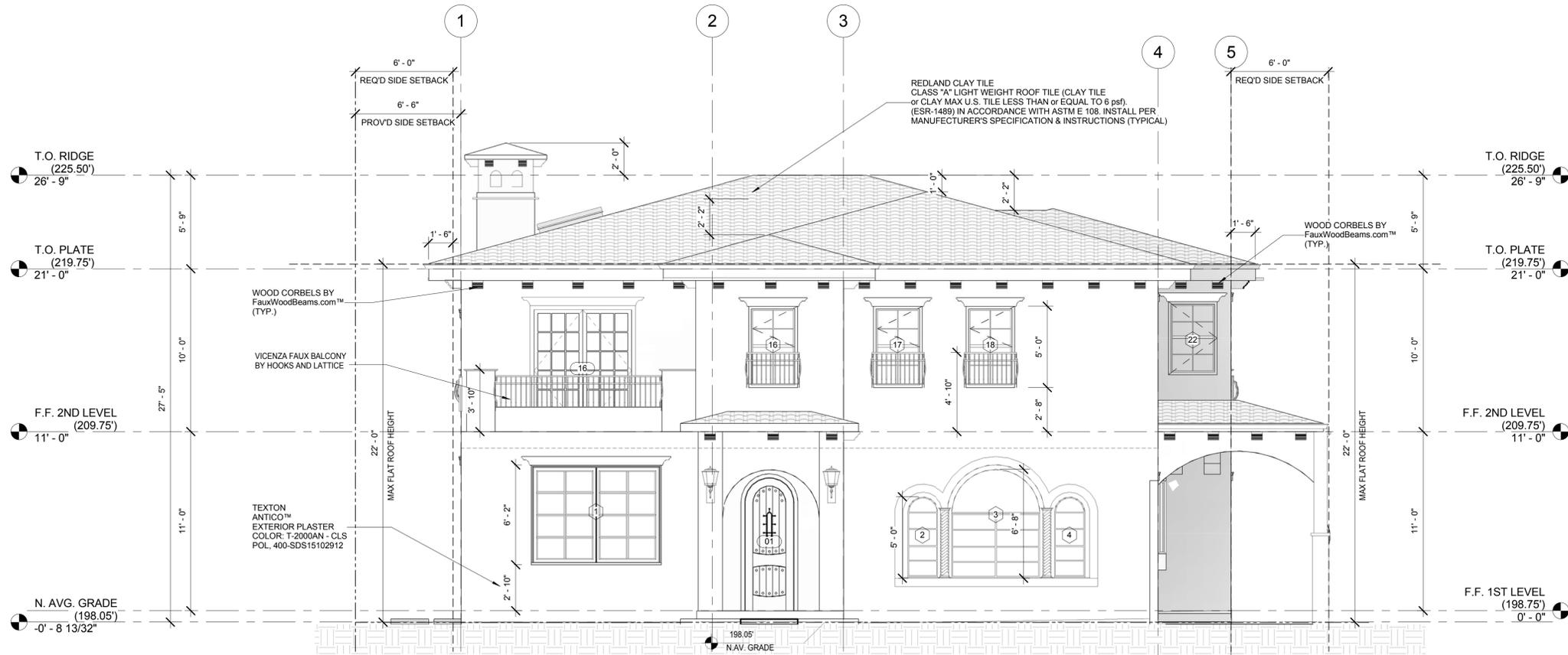
**Design Review Commission Report**

300 South Crescent Drive

August 4, 2016

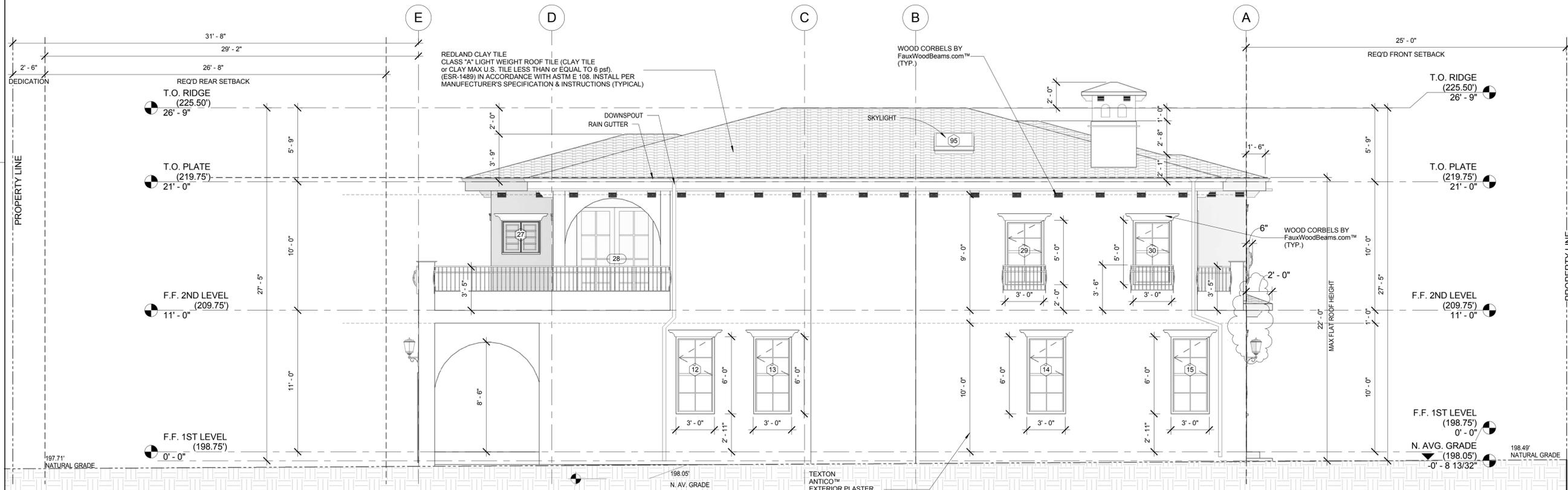
**Attachment C**  
Project Design Plans





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

1. Attic Vents and rafter vents shall meet the following: (R806.1, R806.2)
  - a. Show ventilation type, size, and location. Rafter vents shall provide cross ventilations.
  - b. The net free ventilating area shall not be less than:
    - i. 1/150 of the attic space OR
    - ii. 1/300 provided a Class I or II vapor barrier is installed on the warm side of ceiling OR
    - iii. 1/300 provided at least 50% and not more than 80% of the required ventilation area must be located at least 3 feet above eave or cornice vents with the balance provided by eave or cornice vents.
  - c. Openings shall have corrosion-resistant wire mesh or other approved material with 1/16-in. minimum and 1/4 in. maximum opening.
  - d. A minimum of 1-in. airspace shall be provided between insulation and roof sheathing, (R806.3)
  - e. Unvented attic assemblies shall meet all the conditions in Section R806.5.



2 NORTH SIDE ELEVATION  
1/4" = 1'-0"

# CRESCENT PROJECT

300 S. CRESCENT DR.,  
BEVERLY HILLS, CA 90212

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR -	06-17-2014	Revised on 1
1	PROGRESS		

BUILDING OWNER APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:
CLIENT/TENANT APPROVAL DATE:	

## CRESCENT PROJECT

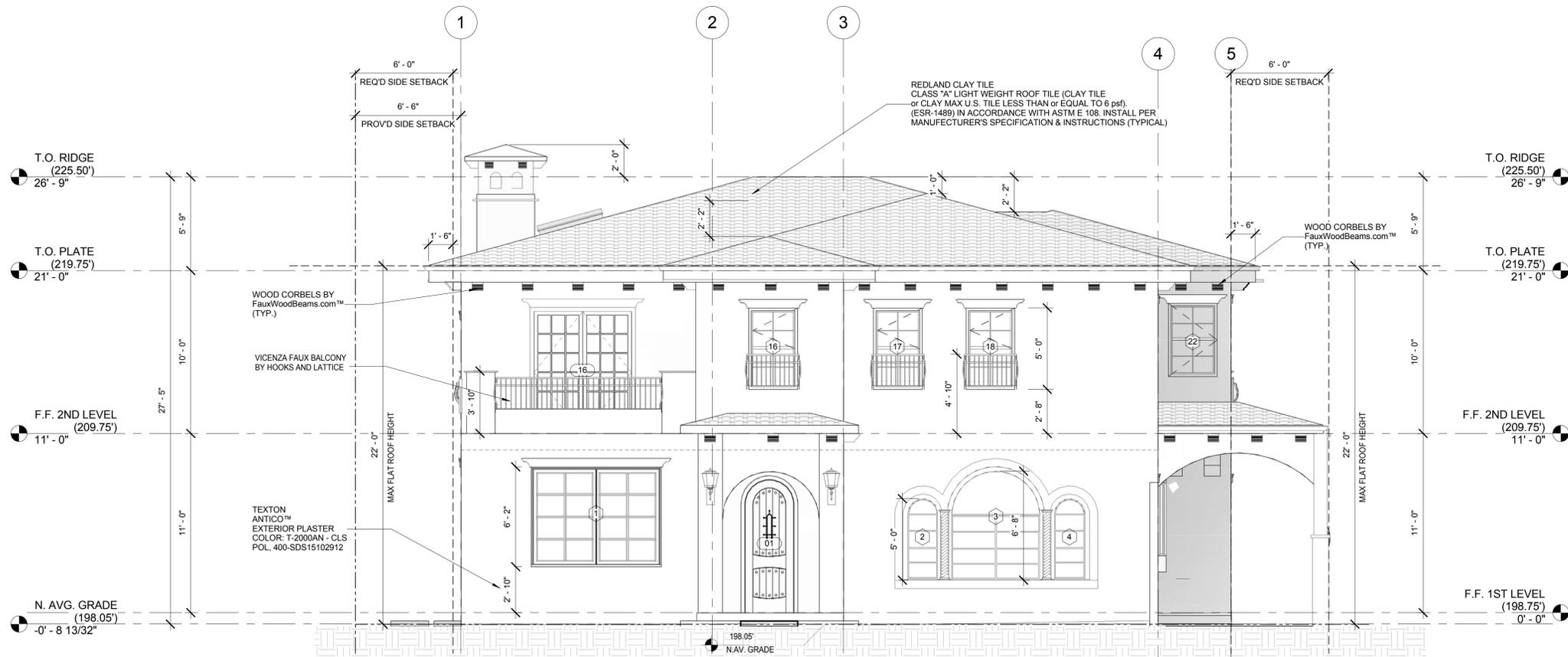
300 S. CRESCENT DR.,  
BEVERLY HILLS, CA 90212

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
	7/22/2016 9:18:10 AM	14-0076	1/4" = 1'-0"	A2.0
DRAWN	JK	CKD. BY	AA	FLOOR

6411 Independence Ave  
Woodland Hills, CA, 91367  
Ph. 818.346.9828, Fax 310.919.3001  
www.amitapel.com, reception@amitapel.com

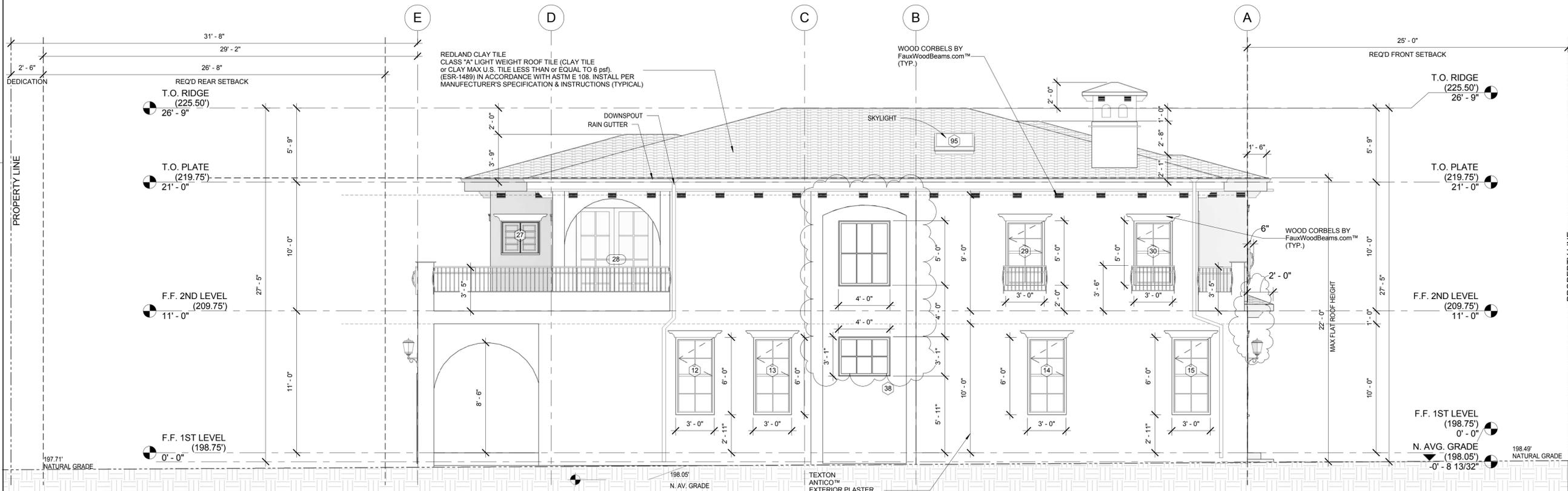


AMIT APEL DESIGN INC.



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

1. Attic Vents and rafter vents shall meet the following: (R806.1, R806.2)
  - a. Show ventilation type, size, and location. Rafter vents shall provide cross ventilations.
  - b. The net free ventilating area shall not be less than:
    - i. 1/150 of the attic space OR
    - ii. 1/300 provided a Class I or II vapor barrier is installed on the warm side of ceiling OR
    - iii. 1/300 provided at least 50% and not more than 80% of the required ventilation area must be located at least 3 feet above eave or cornice vents with the balance provided by eave or cornice vents.
  - c. Openings shall have corrosion-resistant wire mesh or other approved material with 1/16-in. minimum and 1/4 in. maximum opening.
  - d. A minimum of 1-in. airspace shall be provided between insulation and roof sheathing, (R806.3)
  - e. Unvented attic assemblies shall meet all the conditions in Section R806.5.



2 NORTH SIDE ELEVATION  
1/4" = 1'-0"

# CRESCENT PROJECT

300 S. CRESCENT DR.,  
BEVERLY HILLS, CA 90212

ISSUED FOR:	06-17-2014
1. Date	Revision 1
NO.	
DESCRIPTION	DATE
<b>PROGRESS</b>	

BUILDING OWNER APPROVAL  
DATE:

CLIENT/TENANT APPROVAL  
DATE:

DESIGNER / ARCH. SIGNATURE  
DATE:

## CRESCENT PROJECT

300 S. CRESCENT DR.,  
BEVERLY HILLS, CA 90212

### EXTERIOR ELEVATIONS

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
	7/22/2016	14-0076	1/4" = 1'-0"	A2.0
	11:32:49 AM			
	DRAWN	CKD. BY	FLOOR	
	JC	AA		

6411 Independence Ave  
Woodland Hills, CA 91367  
Ph. 818.346.9828, Fax 310.919.3001  
www.amitapel.com, reception@amitapel.com



AMIT APEL DESIGN INC.



**Design Review Commission Report**

300 South Crescent Drive

August 4, 2016

**Attachment D**

DRAFT Approval Resolution

RESOLUTION NO. DR XX-16

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A REVISION TO A PREVIOUSLY APPROVED R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 300 SOUTH CRESCENT DRIVE (PL1610938).

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

Section 1. Alissa and Andrew Vreman, property owners (Collectively the “Applicant”), has applied for a revision to a previously approved R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 300 South Crescent 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 **August 4, 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

1. Condition No. 3, of Section 6, of Design Review Resolution No. DR 11-15 is hereby removed, all other conditions of Resolution No. DR 11-15 are incorporated, as follows:

1. Window header and corbels shall be revised to be of real wood rather than the faux wood proposed.
2. The porte cochere gate shall be simplified in design, subject to the review and approval of the Urban Design staff.
3. (Condition removed) “The stairway window along the north street side elevation shall be removed from the design and replaced with a skylight.”
4. The upper mullion on the arched portion on the center window on the first floor of the façade shall be removed from the design, subject to review and approval of the Urban Design staff.

Standard Conditions

2. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
3. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city’s municipal code and applicable conditions imposed by any discretionary review approval.

4. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
  
5. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
  
6. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
  
7. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
  
8. **Covenant Recording.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails

to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

9. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

10. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Section 7. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 8. Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **August 4, 2016**

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Mark Odell, Urban Designer  
Community Development Department

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Mahnaz Sharifi Ardani, Acting Chair  
Design Review Commission