



Design Review Commission Report

Meeting Date: Thursday, September 1, 2016

Subject: **722 North Camden Drive (PL1617243)**

A request for a One-Year Time Extension to exercise the rights granted under an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Design Review Commission previously adopted a Categorical Exemption for the project on September 9, 2013 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

Project Applicant: Avshin, LLC.

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

REPORT SUMMARY

The applicant is requesting approval of a one-year time extension for a Design Review Permit for a new two-story single-family residence located at 722 North Camden Drive. The project was previously approved by the Design Review Commission on September 9, 2013. The approval resolution (DR 10-13) has been included as Attachment A of this report.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-207, development entitlements are valid for an initial period of three (3) years and the reviewing authority may grant up to two (2) one-year extensions if an application is made at least thirty (30) days prior to the expiration of the time limit. Such an extension may be granted after a duly noticed public hearing held pursuant to the same procedures applicable to the approval of the original application and the City's public notice guidelines, if the reviewing authority determines that the conditions and regulations affecting development in the city have not changed in a manner that would warrant reconsideration of the findings and decision made at the time of the original approval and the extension of the approval will not unreasonably delay efforts to advance the objectives of the zone.

The current Design Review Permit is set to expire on September 9, 2016 as no prior extensions have been granted. The applicant submitted a one-year time extension request on August 11, 2016.

URBAN DESIGN ANALYSIS

The project design has not been substantially modified since its original approval and continues to exhibit a high level of architectural excellence. Additionally, staff does not believe that the conditions and regulations affecting development in the city have changed in a manner that would warrant reconsideration of the findings and the decision made at the time of the original

Attachment(s):

- A. Design Review Resolution No. DR 10-13
- B. Approved Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:
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gmillican@beverlyhills.org



Design Review Commission Report

722 North Camden Drive

September 1, 2016

approval in September 2013. Furthermore, it is not anticipated that the extension of the approval would unreasonably delay efforts to advance the objectives of the zone in which the project is located.

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.

The Design Review Commission previously adopted a Categorical Exemption for the project on September 9, 2013 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.

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, August 19, 2016; the site was posted on Monday, August 22, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

722 North Camden Drive

September 1, 2016

Attachment A

Design Review

Resolution No. DR 10-13

RESOLUTION NO. DR 10-13

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 722 NORTH CAMDEN DRIVE (PL1309175).

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

Section 1. Nader Houman, designer, on behalf of Shahrokh Zarrin, 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 722 North Camden Drive which is located in the city's Central R-1 Zone.

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

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city's local CEQA Guidelines. The subject project is exempt from environmental review 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on September 9, 2013 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. The second floor balcony window, located to the left of the central entryway tower, shall be removed.
2. The porte cochere roof shall be revised to have a hip roof with exposed gutters.
3. The ground floor base molding shall be revised to be located only at the following locations: 1) The columns on the right façade tower; 2) the columns on the central entryway tower; 3) the recessed area on the left façade tower.

Standard Conditions

4. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
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.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The

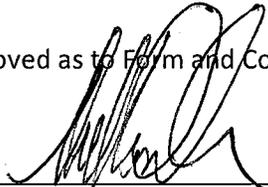
Applicant may submit evidence of proper filing to the Community Development Department or submit an application along with applicable fees to the development for covenant preparation and filing.

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:



William Crouch, Commission Secretary
Community Development Department

Adopted: September 9, 2013



Ilene Nathan, Chairperson
Design Review Commission



Design Review Commission Report

722 North Camden Drive

September 1, 2016

Attachment B

Approved Project Design Plans

LEGAL DESCRIPTION:

OCC: R3
 TYPE OF CONSTRUCTION: V-N
 NUMBER OF STORIES : 2 + BASEMENT

LOT AREA = 15,580 S.F.
 CAL. OF N.G. = 337.1+336.4+336.3+336.2+336.3+
 336.1+336.4+336.8+336.9=3,028.5'

AVERAGE NAT.GRADE = 3028.5 / 4 = 336.5'

MAX HEIGHT = 28'-0"
 TOP OF ROOF = 336.5' (AVE. GRADE)+ 28' = 364.5'

AREA CALCULATION :

MAX FLOOR AREA = LOT AREA X 40 % + 1500 S.F. =
 15,580 X 40 % + 1500 S.F. = 7,732 S.F.

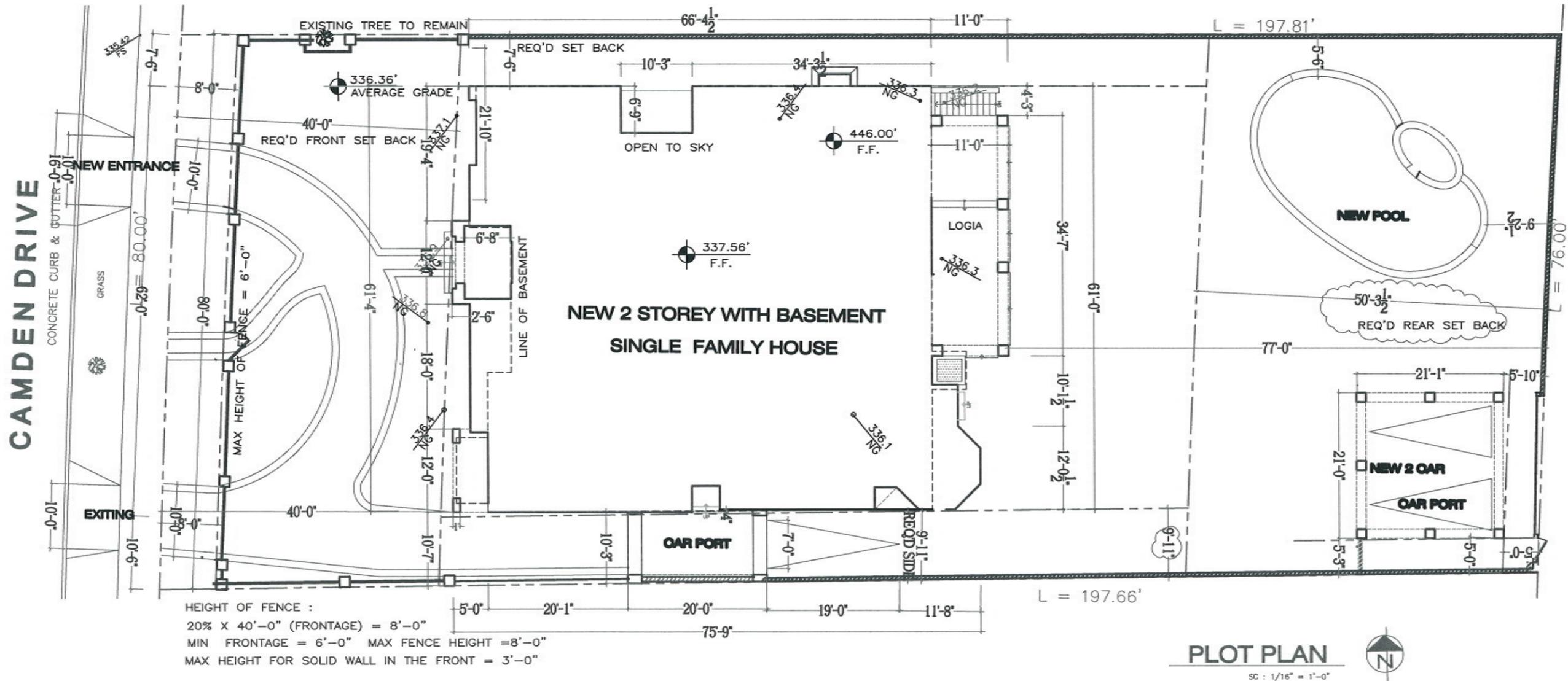
FIRST FLOOR = 3936 S.F.
 SECOND FLOOR = 3761 S.F.

PROPOSED FLOOR AREA = 3936+ 3761 = 7,697 S.F.
 PROPOSED BASEMENT AREA = 3727 S.F.

PROJECT DATA :

REQ'D FRONT YARD SETBACK = 40'-0" PROPOSED = 40'-0"
 30% LOT DEPTH MINUS 9'-0" = 30% X 197.73' - 9'-0" = 50.3'
 REQ'D REAR YARD SETBACK = 50.3' PROPOSED = 77'-0"
 AVERAGE LOT WIDTH = 80' + 76' ÷ 2 = 78'-0"
 CUMULATIVE SIDE SET SETBACK (78'-0" - 70'-0") X 30 % + 15'-0"
 CUMULATIVE SIDE SET SETBACKS = 17.4'

REQ'D SIDE SETBACK = 7.5' PROPOSED = 7'-6"
 REQ'D SIDE SET BACK = 17.4'-7.5' = 9.9' PROPOSED = 9'-11"



SHEET TITLE :

PLOT PLAN

Nader / Ashraf
 TEL : 310-709-3854
 TEL : 424-603-9800
 ashrafnadar@gmail.com
 naderandashraf@hotmail.com

OWNER:
 MR. & MRS. ZARRIN
 722 N. CAMDEN
 BH. CA. 90211

722 N. CAMDEN
 BH. CA. 90211

A-1

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO	9	CHIMNEY'S SCREEN	METAL
2	STUCCO	LA HABRA X - 86 SANDSTONE	10	ATTIC VENT	CAST IRON (RHV101)
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)	11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)
4	WOOD TRIMS	WOOD (KNOTTY ADLER)	12	DOOR & WINDOES	CLAD (EAGLE -CHOCOLATE CHIP DC116)
5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN)	13	OUTDOOR LIGHT	BRONZ
6	RAILINGS	WROUGHT IRON	14	WALL BASE	LIME STONE (SICILIA BROWN)
7	ROOF MATERIAL	AS FALT SHINGLE	15	PAVING	VOLCANIC STONE (NEGO)
8	ROOF MATERIAL	MISSION CLAY TILE	16	PILASTER COPPING	PRECAST CONCRETE (PORCELIAN # 513)



(WEST) FRONT ELEVATION WITH RAILING

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

SHEET TITLE :

WEST (FRONT) ELEVATION

Nader / Ashraf
 TEL : 310-709 -3854
 TEL : 424- 603-9800
 ashrafmemar @ gmail.com
 houmandesign@hotmail.com

OWNER:
 MR. & MRS. ZARRIN
 722 N. CAMDEN
 BH. CA. 90211

722 N. CAMDEN
 BH. CA. 90211

A-7

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO	9	CHIMNEY'S SCREEN	METAL
2	STUCCO	LA HABRA X - 86 SANDSTONE	10	ATTIC VENT	CAST IRON (RHV101)
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)	11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)
4	WOOD TRIMS	WOOD (KNOTTY ADLER)	12	DOOR & WINDOES	CLAD (EAGLE -CHOCOLATE CHIP DC116)
5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN)	13	OUTDOOR LIGHT	BRONZ
6	RAILINGS	WROUGHT IRON	14	WALL BASE	LIME STONE (SICILIA BROWN)
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8	ROOF MATERIAL	MISSION CLAY TILE	16	PILASTER COPPING	PRECAST CONCRETE (PORCELIAN # 513)



(WEST) FRONT ELEVATION

SHEET TITLE :

FRONT ELEVATION

Nader / Ashraf
 TEL : 310-709 -3854
 TEL : 424-603-9800
 ashrafmemar @ gmail.com
 houmandesign@hotmail.com



OWNER:
 MR. & MRS. ZARRIN
 722 N. CAMDEN
 BH. CA. 90211

722 N. CAMDEN
 BH. CA. 90211

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEYS SCREEN	METAL	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
4	WOOD TRIMS	WOOD (KNOTTY ADLER)		12	DOOR & WINDOES	CLAD (EAGLE -CHOCOLATE CHIP DC116)	
5	GUTTER & DOWN SPOTS	ZINC (RUSTIC BROWN)		13	OUTDOOR LIGHT	BRONZ	
6	RAILINGS	WROUGHT IRON		14	WALL BASE	LIME STONE (SICILIA BROWN)	
7	ROOF MATERIAL	ASFALT SHINGLE		15	PAVING	VOLCANIC STONE (NEGO)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELAIN # 513)	



SOUTH ELEVATION

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

SHEET TITLE :
SOUTH (SIDE) ELEVATION

Nader / Ashraf
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ashrafnadar@gmail.com
houmandesign@hotmail.com

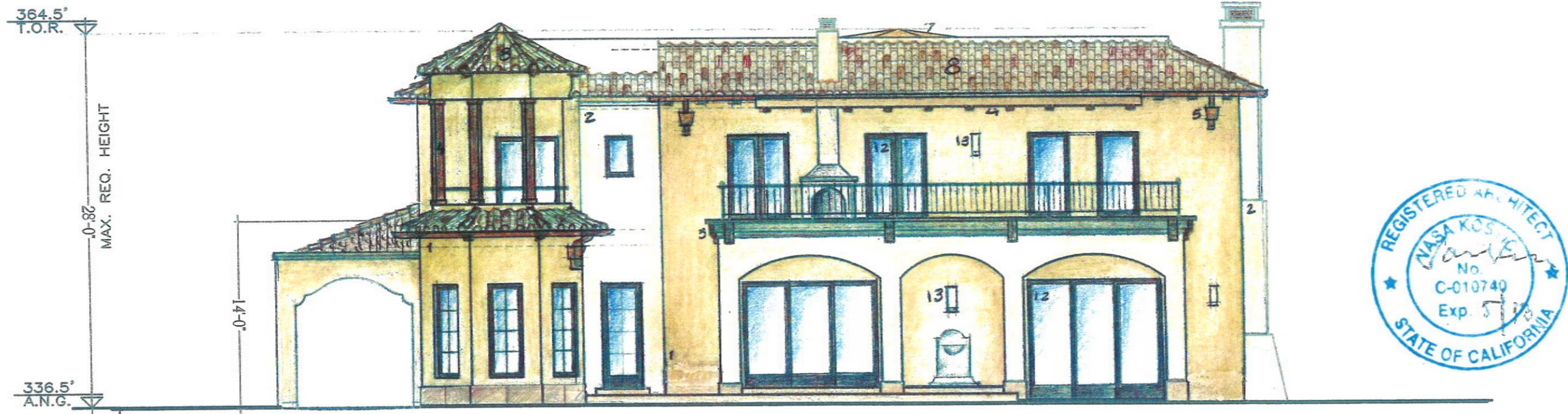
OWNER:
MR. & MRS. ZARRIN
722 N. CAMDEN
BH. CA. 90211



722 N. CAMDEN
BH. CA. 90211

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEY'S SCREEN	METAL	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
4	WOOD TRIMS	WOOD (KNOTTY ADLER)		12	DOOR & WINDOWS	CLAD (EAGLE -CHOCOLATE CHIP DC116)	
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6	RAILINGS	WROUGHT IRON		14	WALL BASE	LIME STONE (SICILIA BROWN)	
7	ROOF MATERIAL	ASFALT SHINGLE		15	PAVING	VOLCANIC STONE (NEGO)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELAIN # 513)	



(EAST) REAR ELEVATION

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

SHEET TITLE :
EAST (REAR) ELEVATION

Nader / Ashraf
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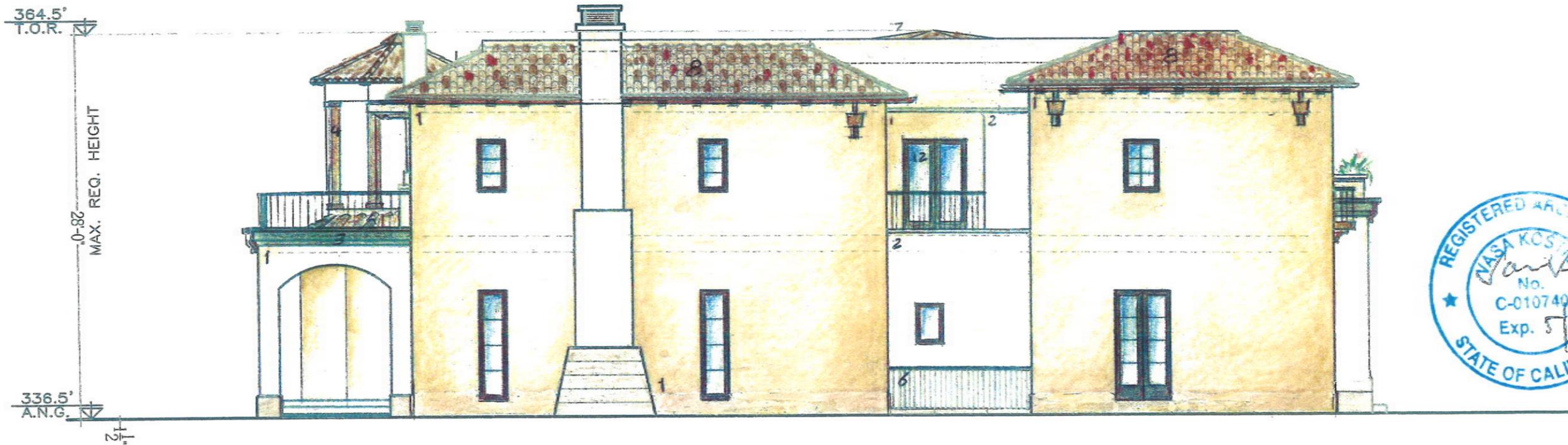
OWNER:
MR. & MRS. ZARRIN
722 N. CAMDEN
BH. CA. 90211

722 N. CAMDEN
BH. CA. 90211

A-10

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEY'S SCREEN	METAL	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
4	WOOD TRIMS	WOOD (KNOTTY ADLER)		12	DOOR \$ WINDOES	CLAD (EAGLE -CHOCOLATE CHIP DC116)	
5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN)		13	OUTDOOR LIGHT	BRONZ	
6	RAILINGS	WROUGHT IRON		14	WALL BASE	LIME STONE (SICILIA BROWN)	
7	ROOF MATERIAL	ASPHALT SHINGLES		15	PAVING	VOLCANIC STONE (NEGO)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELIAN # 513)	



NORTH ELEVATION

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



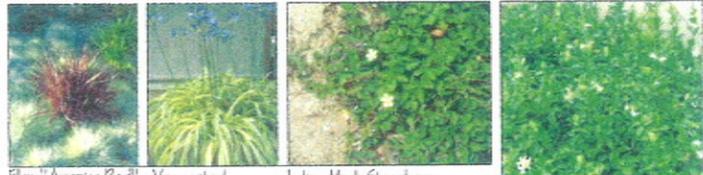
SHEET TITLE :
NORTH (SIDE) ELEVATION

OWNER:
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722 N. CAMDEN
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A-11

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Flax 'Amazing Red' Variegated Acappanthus Indian Mock Strawberry Star Jasmine Vine

TREES

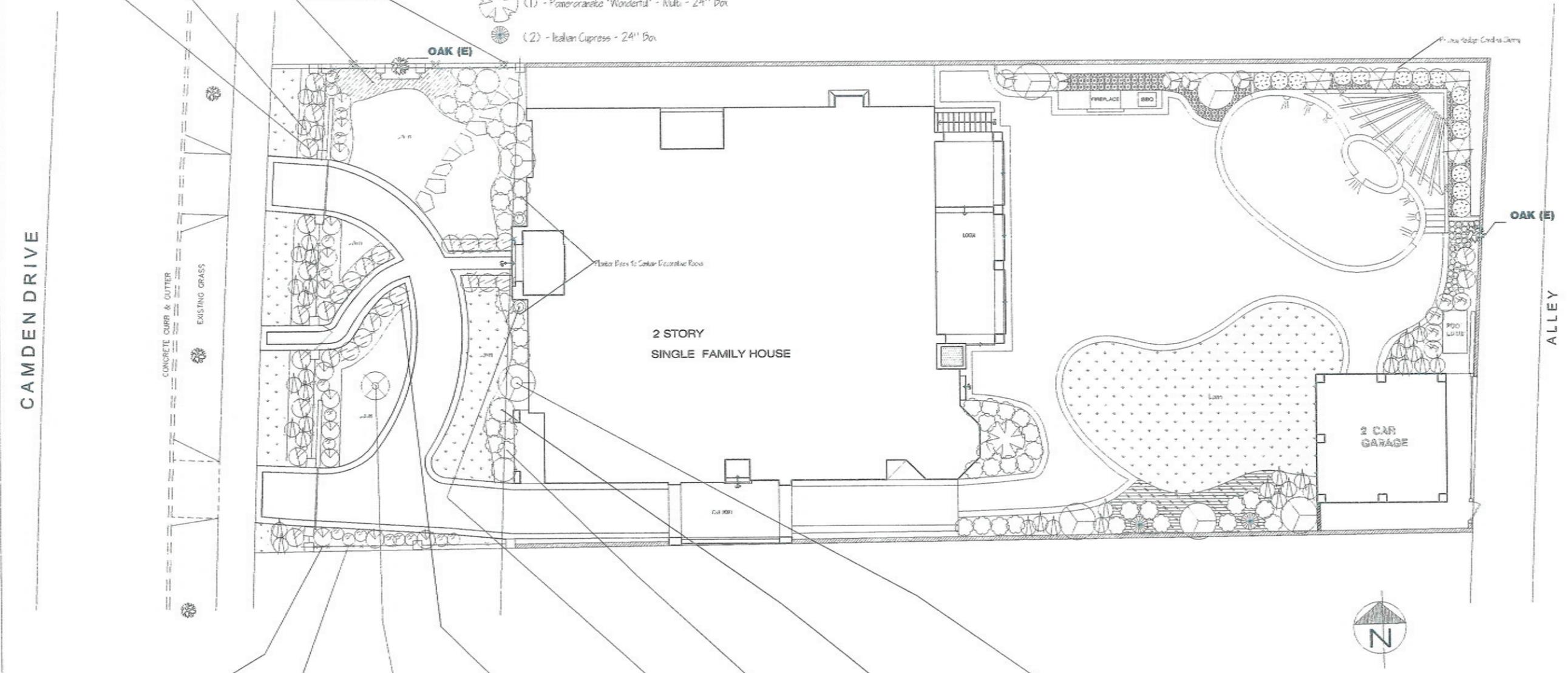
- (1) - Fruitless Olive - 48" Box
- (2) - Spiral Juniper - 24" Box
- (2) - Semi-Dwarf Citrus/ Various - 48" Box (Front Yard Only)
- (5) - Semi-Dwarf Citrus/ Various - 24" Box
- (1) - Panzeranake 'Wonderful' - Multi - 24" Box
- (2) - Italian Cypress - 24" Box

SHRUBS

- (19) - Flax 'Amazing Red' - 5gal.
- (37) - Variegated Acappanthus - 1gal.
- (15) - Iceberg Roses - 5gal.
- (17) - Cuphea hussopifolia - 1gal.
- (35) - I. nipa muscari - 1gal.
- (4) - Mexican Sage - 15gal.
- (35) - French Lavender - 5gal.
- (5) - Phormium 'Dazzler' - 5gal.
- (5) - Wax Leaf Privet - 15gal.

VINES AND GROUNDCOVER

- (4) - Caroline 'Electric Pink' - 5gal.
- (14) - Philodendron 'Varadi' - 5gal.
- (12) - Gardenia verbena - 5gal.
- (55) - Carolina Cherry Columbo - 15gal.
- (7) - Duchesnea indica / Indian Mock Strawberry - Flats
- (7) - Campanula / Serbian Bellflower - Flats
- (7) - Multi-colored Sedum - Flats
- (3) - Star Jasmine - 15gal. Staked
- (4) - Wisteria - 15gal. Staked



Iceberg Roses Cuphea hussopifolia Fruitless Olive Gardenia verbena Spiral Juniper French Lavender Mexican Sage Semi-Dwarf Citrus



E: rlandscapedesign@yahoo.com
 O: 818 - 445 - 9885
 W: rlandscape.com

ZARRIN RESIDENCE
 722 N. CAMDEN DR.
 BEVERLY HILLS, CA 90210

Revisions:	Date Rvsd:
#1	04.19.13
#2	04.21.13
#3	04.29.13
#4	05.18.13

Stamp

Date: 02.24.13

Scale: 1/8" = 1'

SHEET LA-01
 PLANTING PLAN



Design Review Commission Report

722 North Camden Drive

September 1, 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 A ONE-YEAR TIME EXTENSION FOR AN R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 722 NORTH CAMDEN DRIVE.

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

Section 1. Vandad Zarrin, on behalf of Avshin LLC., property owner (Collectively the “Applicant”), has applied for approval for a one-year time extension for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 722 North Camden Drive which is located in the city’s Central R-1 Zone.

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

Section 3. Pursuant to Section 10-3-207 of the Beverly Hills Municipal Code, the Architectural Review Permit granted under Architectural Commission Resolution No. AC 71-12 will expire if not exercised within thirty-six (36) months of the date of adoption; however, up to two, one-year extensions may be granted by the Architectural Commission if certain findings are made. This is the first such request for an extension, and one additional extension remains available to the Applicant. The application for time extension was timely, filed on September 8, 2015.

Section 4. 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. **The Design Review Commission previously adopted a Categorical Exemption for the project on September 9, 2013 pursuant to the California Environmental Quality Act; no further environmental review is required at this time.**

Section 5. The Design Review Commission conducted a duly noticed public hearing on **September 1, 2016** at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds and determines as follows with respect to the Time Extension request:

A. The conditions and regulations affecting development in the city have not changed in a significant manner, nor have there been any substantial changes to the Project or the surrounding environment since the initial Project approval.

Section 7. Based on the foregoing, the Design Review Commission hereby extends the Design Review Permit granted under Resolution No. DR 10-13 through and including September 9, 2017, subject to all conditions set forth in Resolution No. DR 10-13, and the following conditions of approval:

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 time extension rights granted by this approval shall remain valid for one (1) year from the date of approval of the time extension, 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 8. 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 9. 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: **September 1, 2016**

Mark Odell, Urban Designer
Community Development Department

Ilene Nathan, Chair
Design Review Commission