



Design Review Commission Report

Meeting Date: Thursday, October 6, 2016

Subject: **1014 North Roxbury Drive (PL1623252)**

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Landry Design Group

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

REPORT SUMMARY

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

URBAN DESIGN ANALYSIS

The design of the “neo-modern”-styled single family residence, as referenced in the applicant’s submittal, with further consideration of Staff’s comments will serve as an enhancement to the streetscape. A more complete design thesis or architectural design premise should be provided as the project moves forward to justify the design logic of the “modern” residence proposed as the design is refined. Generally, the ground floor of the project is given to the accommodation of automobile parking to the north and a restroom to the south which leaves for a blank first floor condition on the front façade with the use of decorative landscape features required to infill and ornament this portion of the façade. The architectural studies for final resolution are requested as follows:

- Study the final resolution for the ground floor of the front façade to reconsider the internal programming in response to the location of automobile parking and a restroom in these impacted areas, to create a more engaging façade.
- Provide the final specification and intensity, along with the color temperature proposed for all concealed LED architectural lighting proposed on the facades of the building to ensure the lighting is subtle and responds to the setting appropriately.
- Provide a detail for the exterior corners for the proposed stone cladding to incorporate a mitered corner for this material. In addition, provide a detail and specifications for the reglets or reveals for the porcelain tile cladding.

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



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- All existing hedges and landscape screening along the existing street-facing elevations shall be trimmed to a code compliant height or a substitute planting shall be included in the final landscaping plan to soften the residence at the street edge and to comply with requirements in the Municipal Code. Staff would encourage the applicant to consult with an arborist or landscape architect in the trimming of the existing landscaped screenings, as it may include a number of mature trees which should be maintained, if possible.

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, September 23, 2016; the site was posted on Friday, September 23, 2016. To date staff has not received comments in regards to the submitted project.



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Attachment A

Detailed Design Description
and Materials (applicant-prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

- Track 1 Application (Administrative Review)
- Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at: <http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
- Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

The house is contemporary, inspired by neomodern architecture. maintaining pure forms, simple and functional detailing and a clear architectural parti of solid and void with the void spaces being the circulation. The home was developed on an 18"x18" grid in both plan and elevation. The exterior palette consists of masses clad in either cut dimensional limestone or crushed porcelain panels. The selection of materials allows for a subtle yet elegant contrast between the intersecting masses of the buildings clad in either rough stone or smooth porcelain.

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 checked="" 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: 228 x 250 (average) Lot Area (square feet): 55,710.00
 Adjacent Streets: Benedict Canyon Drive

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

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

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:	<u>1 Coast Live Oak</u>	<u>113" cir</u>	<u>To remain</u>
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:	30'	29.3	30'
Roof Plate Height:	23'	23'	23'
Floor Area:	23,748	9,344	19,141
Rear Setbacks:	66'	72'	66'
Side Setbacks:	S/E 50' N/W 23.0'	S/E 50' N/W 23'	S/E 83.6' N/W 25.6'
Parking Spaces:	5 required by code	6	7

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: Textured limestone, Crushed Porcalin Panels

Texture /Finish: Stone - Rough textured finish. Porcalin - Smooth

Color / Transparency: Warm Beige

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

Material: Metal

Texture /Finish: Annodized/Painted Smooth finish

Color / Transparency: Silver Champagne

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

Material: Metal

Texture /Finish: Annodized/Painted smooth finish

Color / Transparency: Silver Champagne

PEDIMENTS

Material: N/A

Texture /Finish:

Color / Transparency:

ROOF

Material: Torch down roofing covered by gravel (Not visible)

Texture /Finish: rough

Color / Transparency: Beige

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: Metal
Texture /Finish: Annodized/Painted Smooth finish
Color / Transparency: Silver Champagne

BALCONIES & RAILINGS

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

TRELLIS, AWNINGS, CANOPIES

Material: Metal
Texture /Finish: Annodized/Painted Smooth Finish
Color / Transparency: Silver Champagne

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

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

PAVED SURFACES

Material: Stone slab and exposed aggregate concrete
Texture /Finish: Flamed finish
Color / Transparency: Dark Warm Beige/

FREESTANDING WALLS AND FENCES

Material: Limestone and Stucco
Texture /Finish: Stone - Rough textured finish Stucco - Smooth finish
Color / Transparency: Warm Beige

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:

The landscape theme will be of a contemporary formal garden with shaped hedges, trees and topiaries, complementing the pure geometric forms and symmetry of the architecture.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

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

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

The plan is organized with a strict symmetry that is expressed in the balance and organization of the exterior elevations.

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.

Design elements are simple and balanced. Openings are deeply recessed to provide visual depth on the facade. The front and side yards are appropriately landscaped to provide a softer, greener public presentation.

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

This proposed development will enhance the neighborhood by adding to its diversity of architectural styles. With attention paid to the proportions, details and quality of the materials. Creating a unique home to complement the existing neighborhood of diverse architectural styles.

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.

Mature trees and hedges will be planted and maintained and/or replaced and enhanced along the western and southern property lines to maintain existing privacy between properties. Majority of existing trees along the east property wall will remain and be enhanced to maintain privacy and act as a noise buffer for the property along Benedict Canyon Drive.

5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.

The proposed residence is 9" shorter than the existing structure, and as such is not a dramatic change in scale. Surrounding properties are predominantly two stories and are screened from the street with landscaping obscuring the structures from public view.

SUSAN HEALY KEENE, AICP | Director

RAJ PATEL | City Building Official

RYAN GOHLICH | City Planner



COMMUNITY DEVELOPMENT DEPARTMENT

455 North Rexford Drive, 1st 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 1014 N. ROXBURY DR., BEVERLY HILLS, CA 90210 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.

Wet Signature of Licensed Landscape Designer

7/14/2016

Date



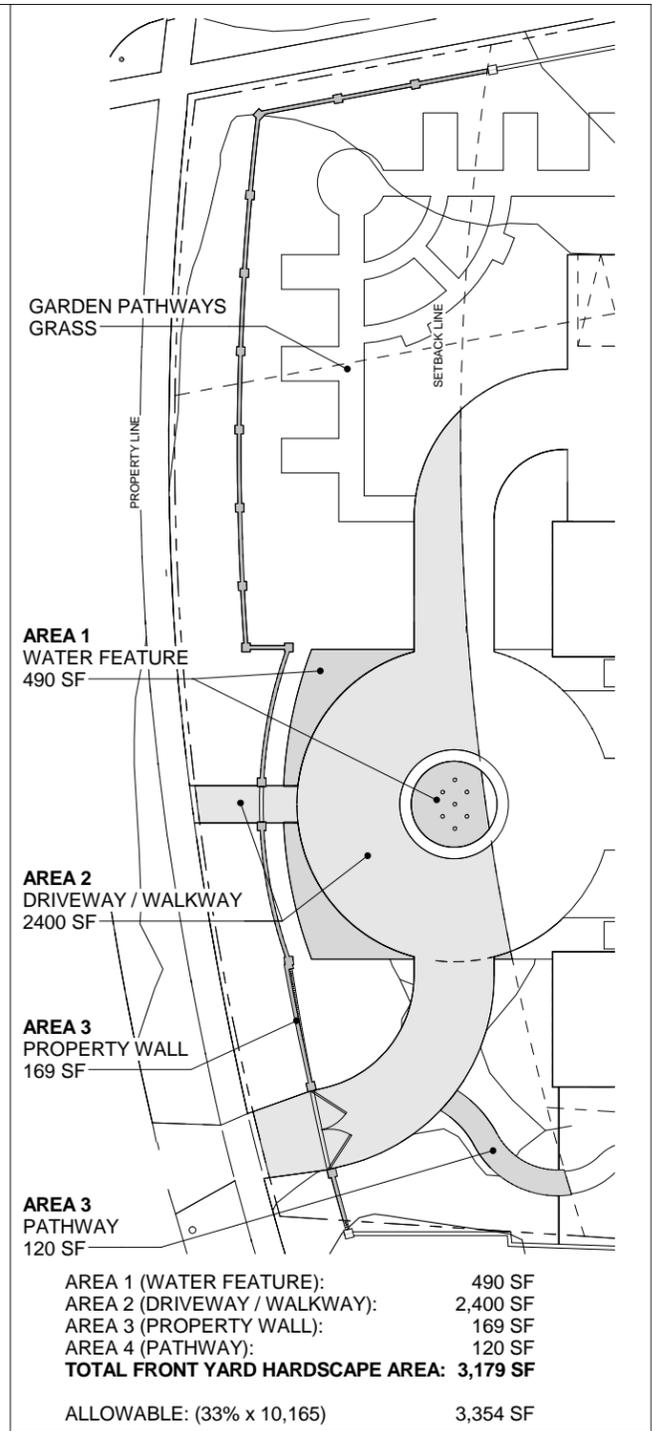
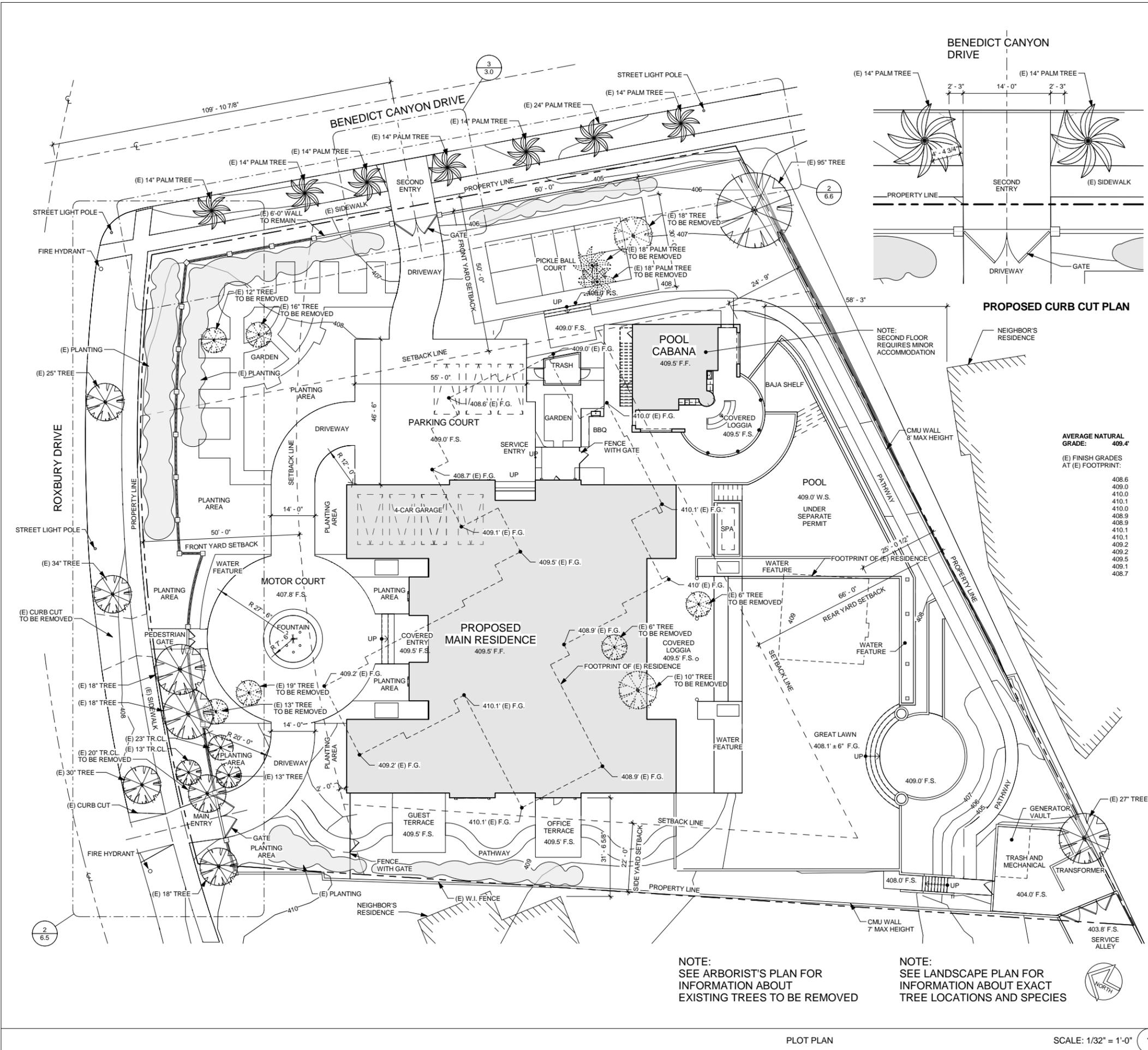
Design Review Commission Report

1014 North Roxbury Drive

October 6, 2016

Attachment B
Project Design Plans

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LOT CALCULATIONS

AVERAGE NATURAL GRADE:	409.5'
ALLOWABLE BUILDING AREA:	
LOT AREA, TOTAL: (PER SITE SURVEY)	55,710 SF
MAXIMUM FLOOR AREA: (55,710 x 0.40) + 1500 =	23,748 SF
PROPOSED BUILDING AREA:	17,624 SF
AVERAGE LOT DEPTH:	250'
AVERAGE LOT WIDTH:	228'
SETBACKS, REQUIRED:	
FRONT (PER CITY SETBACK MAP)	50'
REAR (30% LOT DEPTH x 250' - 9')	66'
SIDE (BENEDICT CANYON)	50'
SIDE (WEST NEIGHBOR = [228' - 100'] x 10% + 10')	22.8'

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 LOS ANGELES, CA 90025
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 F: 310.444.1405
 www.landrydesigngroup.com
 info@landrydesign.com

REVISIONS

No.	Date

XANADU 2 RESIDENCE
 1014 N. ROXBURY DR.
 BEVERLY HILLS CA 90210

PLOT PLAN

NOT FOR CONSTRUCTION



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No.	Date

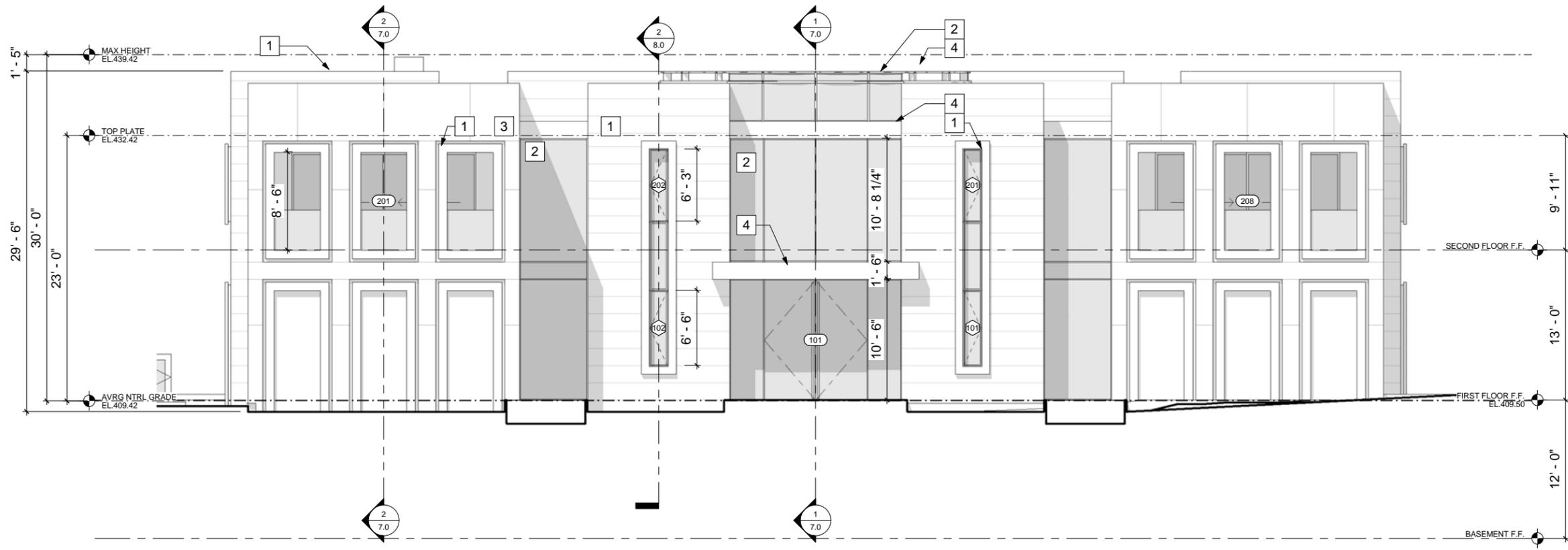
XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

EXTERIOR ELEVATION

DATE 15 SEPT 2016
SCALE AS NOTED
DRAWN Author
JOB # 1606

SHEET NO.
6.0
EXTERIOR
ELEVATION

NOT FOR CONSTRUCTION



NORTH (FRONT) ELEVATION

SCALE: 3/32" = 1'-0" 1

EXTERIOR ELEVATION KEYNOTES

- | | |
|------------------|----------------|
| 1 STONE | 4 METAL |
| 2 GLASS | 5 OPAQUE GLASS |
| 3 PORCELAIN TILE | |



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REVISIONS	
No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

EXTERIOR ELEVATION

DATE 15 SEPT 2016

SCALE AS NOTED

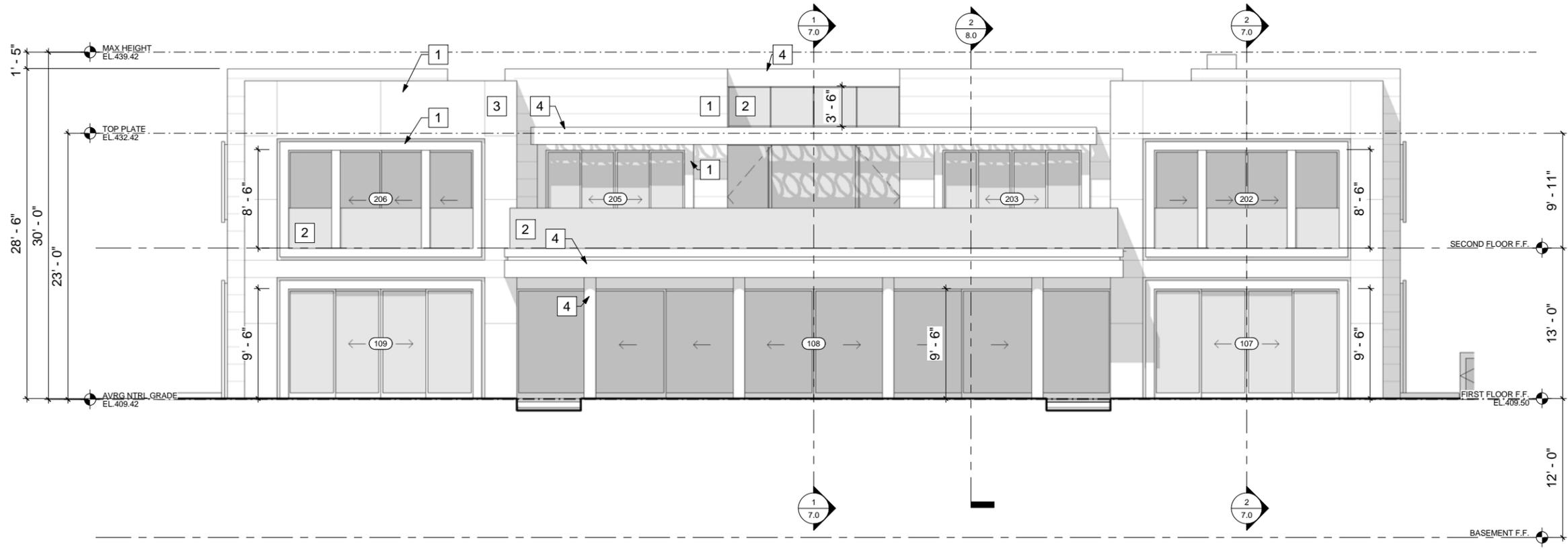
DRAWN Author

JOB # 1606

SHEET NO.

6.1
EXTERIOR
ELEVATION

NOT FOR CONSTRUCTION



SOUTH (REAR) ELEVATION

SCALE: 3/32" = 1'-0" 1

EXTERIOR ELEVATION KEYNOTES

- | | |
|------------------|----------------|
| 1 STONE | 4 METAL |
| 2 GLASS | 5 OPAQUE GLASS |
| 3 PORCELAIN TILE | |

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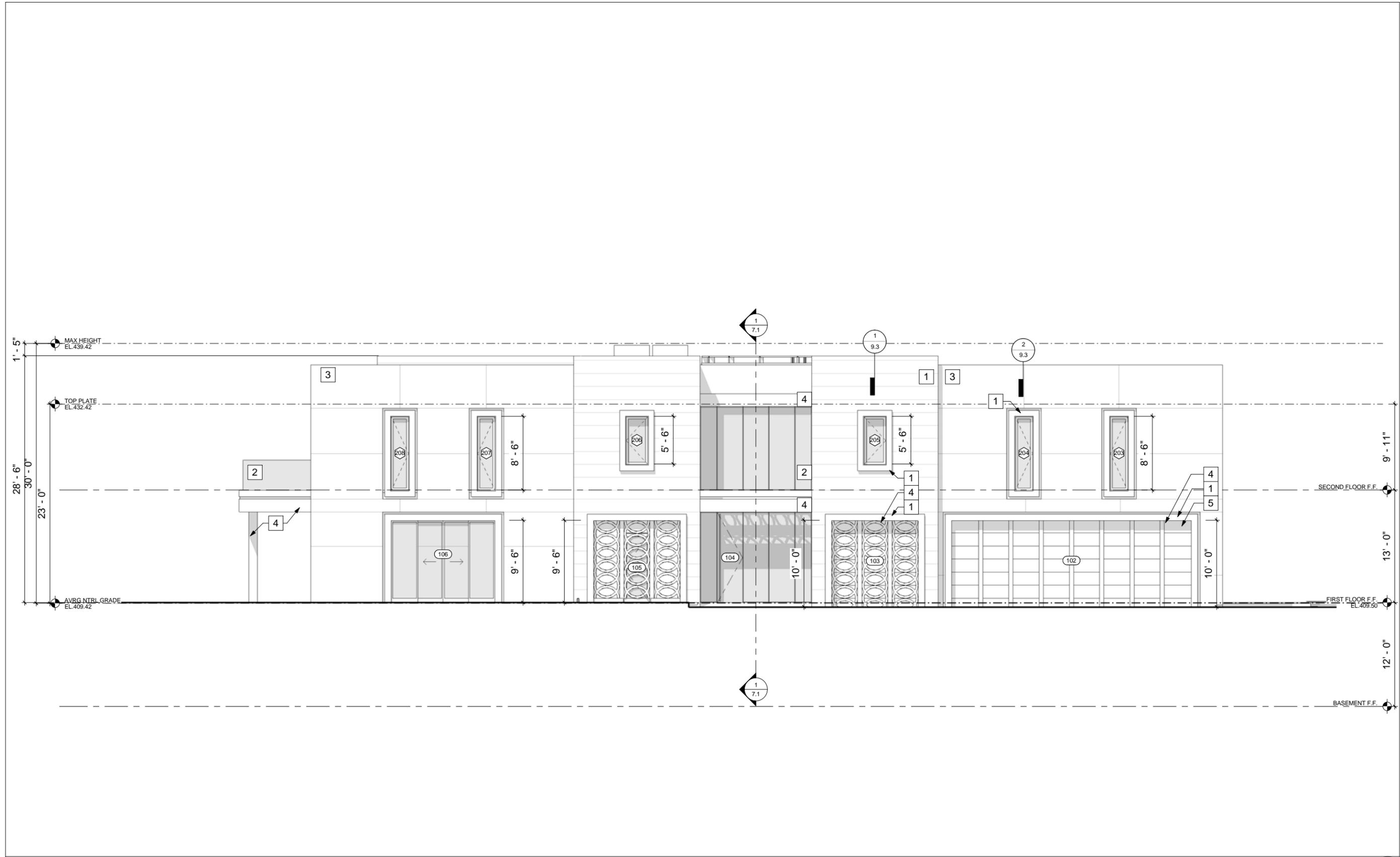


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No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

EXTERIOR ELEVATION



WEST (LEFT / BENEDICT CANYON DR) ELEVATION SCALE: 3/32" = 1'-0" 1

EXTERIOR ELEVATION KEYNOTES

- | | |
|------------------|----------------|
| 1 STONE | 4 METAL |
| 2 GLASS | 5 OPAQUE GLASS |
| 3 PORCELAIN TILE | |

DATE 15 SEPT 2016
SCALE AS NOTED
DRAWN Author
JOB # 1606
SHEET NO.

6.2
EXTERIOR ELEVATION

9/15/2016 11:48:46 AM

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REVISIONS	
No.	Date

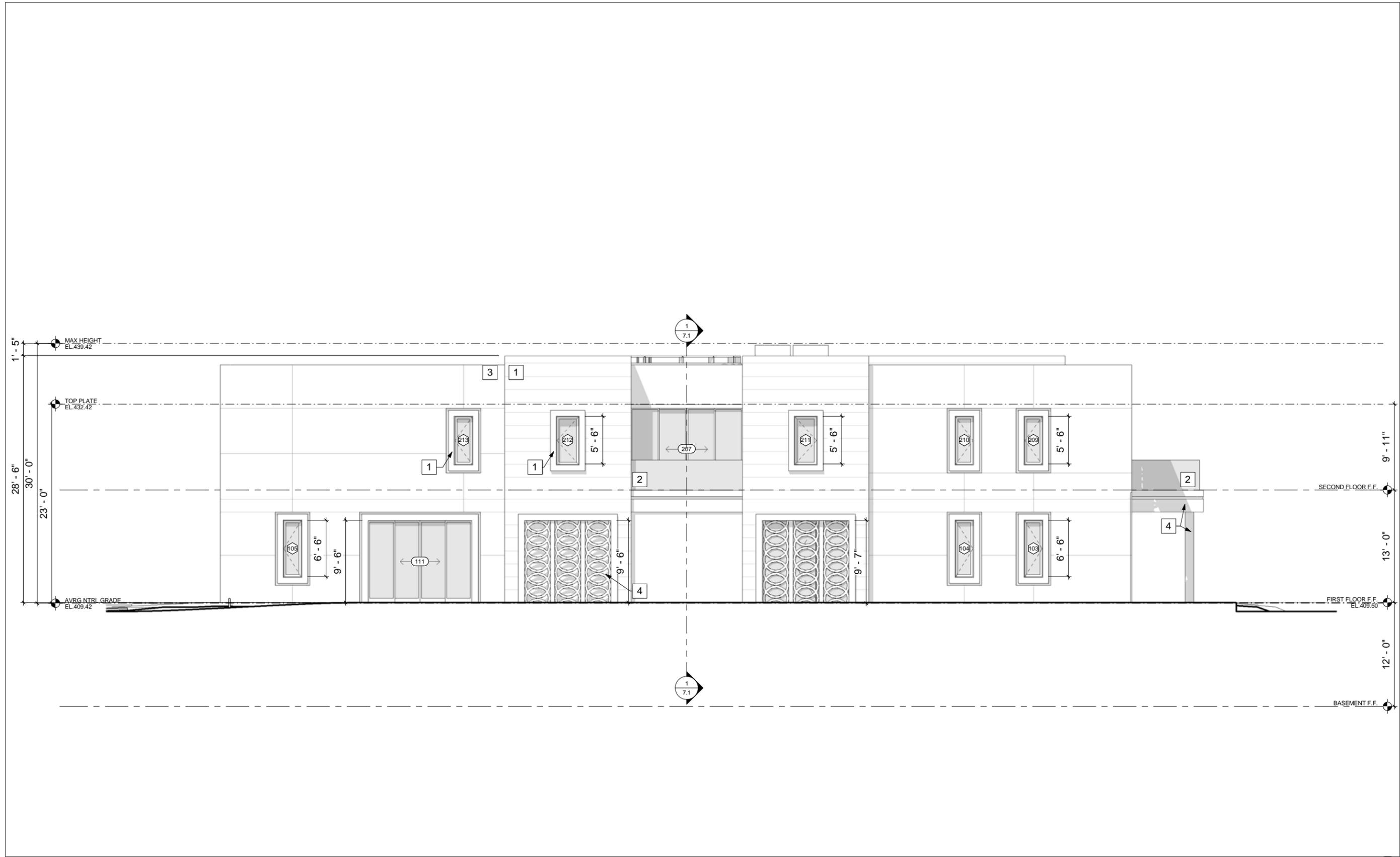
XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

EXTERIOR ELEVATION

DATE 15 SEPT 2016
SCALE AS NOTED
DRAWN Author
JOB # 1606
SHEET NO.

6.3
EXTERIOR ELEVATION

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EAST (RIGHT) ELEVATION

SCALE: 3/32" = 1'-0" 1

EXTERIOR ELEVATION KEYNOTES

1 STONE	4 METAL
2 GLASS	5 OPAQUE GLASS
3 PORCELAIN TILE	

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REVISIONS	
No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

COLOR ELEVATION

DATE	15 SEPT 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.8
	COLOR ELEVATION

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COLOR WEST (LEFT / BENEDICT CANYON DR) ELEVATION SCALE: 3/32" = 1'-0" **2**



COLOR FRONT (ROXBURY DR.) ELEVATION SCALE: 3/32" = 1'-0" **1**

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No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

RENDERING - FRONT

DATE	15 SEPT 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.9
	RENDERING - FRONT

NOT FOR CONSTRUCTION



REVISIONS	
No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

RENDERING - SIDE

DATE	15 SEPT 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.10
	RENDERING - SIDE

NOT FOR CONSTRUCTION





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REVISIONS	
No.	Date

XANADU 2 RESIDENCE
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BEVERLY HILLS CA 90210



STREETSCAPE PHOTO MONTAGE - FRONT (ROXBURY DR.)
ELEVATION - 2

SCALE: 1/16" = 1'-0" **2**



STREETSCAPE PHOTO MONTAGE - FRONT (ROXBURY DR.)
ELEVATION - 1

SCALE: 1/16" = 1'-0" **1**

STREETSCAPE PHOTO
MONTAGE

DATE 15 SEPT 2016

SCALE AS NOTED

DRAWN Author

JOB # 1606

SHEET NO.

11.0

STREETSCAPE
PHOTO
MONTAGE

NOT FOR CONSTRUCTION



STREETSCAPE PHOTO MONTAGE - SIDE (BENEDICT CANYON DR.) ELEVATION - 2 SCALE:1/16"= 1'-0" 2



STREETSCAPE PHOTO MONTAGE - SIDE (BENEDICT CANYON DR.) ELEVATION - 1 SCALE:1/16"= 1'-0" 1

REVISIONS	
No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

STREETSCAPE PHOTO
MONTAGE

DATE	15 SEPT 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	11.1
STREETSCAPE PHOTO MONTAGE	

NOT FOR CONSTRUCTION



Design Review Commission Report

1014 North Roxbury Drive

October 6, 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 1014 NORTH ROXBURY DRIVE.

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

Section 1. Landry Design Group, agent, on behalf of Xanadu 2 Trust, 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 1014 North Roxbury 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 **October 6, 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: **October 6, 2016**

Mark Odell, Urban Designer
Community Development Department

Ilene Nathan, Chair
Design Review Commission