Design Review Commission Report

Meeting Date: Thursday, February 6, 2020

Subject: 811 NORTH CAMDEN DRIVE (PL2000022)
A request for an R-1 Design Review Permit to allow a façade remodel to an existing two-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Design Review Commission will also consider finding the project exempt from further review under CEQA.

Project Applicant: 811 North Camden Drive LLC
Project Representative: Elliot Nelson, 64North
Recommendation: Conduct the public hearing and provide the applicant with an approval.

REPORT SUMMARY
The applicant is requesting review and approval of a façade remodel of an existing two-story single-family residence, located within the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant as Transitional, and was determined by staff to require review by the Design Review Commission.

URBAN DESIGN ANALYSIS
The proposal consists of the remodeling of an existing residence that was originally designed in a more contemporary interpretation of the Colonial Revival architectural style. The existing building incorporates decorative detailing reminiscent of the more traditional architectural style and features a two-story colonnaded entry component. The new design seeks to encapsulate the existing structure within a more contemporary envelope. The proposed design creates a unique mansard roof feature and incorporates glazing elements that appear to align with the locations of existing window units. Overall, the design highlights these projecting or recessing glazed portals on the façade to create what appears to be a random or offset geometry to the main building elevation. Upper portions of the façade are covered in stone cladding with the lower portions of the building clad in vertically oriented re-sawn clapboard siding. The final material specifications and landscape design are of a high quality; however, additional consideration may be given to the study of the application of the cladding material to ensure the building does not appear too heavy and to carefully review the configuration and materiality proposed for the final roofing design to ensure it is integrated with the creative contemporary aesthetic overall.

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
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. 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, twenty (20) days prior to the hearing. The public notice for this project was mailed on Thursday, January 16, 2020; the site was also posted on Thursday, January 16, 2020. To date, staff has not received comments in regards to the submitted project.

<table>
<thead>
<tr>
<th>Type of Notice</th>
<th>Required Period</th>
<th>Actual Period</th>
<th>Required Date</th>
<th>Actual Date</th>
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<tr>
<td>Newspaper Notice</td>
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<td>N/A</td>
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<td>Mailed Notice</td>
<td>20 Days</td>
<td>21 Days</td>
<td>01/17/2020</td>
<td>01/16/2020</td>
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<td>(Owners &amp; Occupants -100' Radius + block face)</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Property Posting</td>
<td>20 Days</td>
<td>21 Days</td>
<td>01/17/2020</td>
<td>01/16/2020</td>
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<td>Agenda Posting</td>
<td>72 Hours</td>
<td>7 Days</td>
<td>02/03/2020</td>
<td>01/30/2020</td>
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<td>Website</td>
<td>72 Hours</td>
<td>7 Days</td>
<td>02/03/2020</td>
<td>01/30/2020</td>
</tr>
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</table>
ATTACHMENT A

Detailed Design Description and Materials
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%2oDesign%2oCatalog%20May%202008.pdf
    - Plans must be prepared and stamped by an architect licensed in the State of California.
    - One (1) set 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):

See Appendix A attached for written answer.

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

  □ R-1  □ R-1.5X2  □ R-1.8X
  □ R-1X  □ R-1.6X  □ R-1.7X

D  Site & Area Characteristics

  Lot Dimensions: 205'-10" x 82'-9"
  Lot Area (square feet): 16,717
  Adjacent Streets: Sunset, Lomitas

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

  □ Single-Story Residence  □ Two-Story Residence
  □ Guest House  □ Accessory Structure(s)
  □ Vacant  □ Other: ________________________________

F  Are you removing any trees in the front or street side?
  Yes □  No □

  If Yes, please refer to Code Section 10-3-2900 and have an arborist report to determine if the trees are considered protected trees under the Code? (See Beverly Hills Municipal Code Section 10-3-2900)?
  If YES, provide the following information:

  Quantity Sizes Reason for Removal
  Heritage:  ** Only non protected trees to be removed. see landscape sheets
  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: ________________________________

Updated 03/06/2018
SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A
Describe your public outreach efforts to adjacent neighbors and property owners:

See Appendix B attached for letter

B
Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10.3-2400:

<table>
<thead>
<tr>
<th>Code Regulation</th>
<th>Allowed By Code</th>
<th>Existing Condition</th>
<th>Proposed Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height:</td>
<td>32'-0&quot;</td>
<td>33'-6&quot;</td>
<td>32'-0&quot; (New) 33'-6&quot;(Existing)</td>
</tr>
<tr>
<td>Roof Plate Height:</td>
<td>22'-0&quot;</td>
<td>21'-10&quot;</td>
<td>21'-10&quot;</td>
</tr>
<tr>
<td>Floor Area:</td>
<td>8,186 SF</td>
<td>7,777</td>
<td>7,733 SF Residence 541 SF Accessory</td>
</tr>
<tr>
<td>Rear Setbacks:</td>
<td>52'-9&quot;</td>
<td>94'-7&quot;</td>
<td>94'-7&quot;</td>
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<tr>
<td>Side Setbacks:</td>
<td>S/E 9'-5&quot; / 40'-0&quot;</td>
<td>S/E 6'-1&quot; / 43'-0&quot;</td>
<td>S/E 6'-1&quot; / 43'-0&quot;</td>
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<tr>
<td>N/W 9'-5&quot; / 52'-9&quot;</td>
<td>N/W 6'-1&quot; / 94'-10&quot;</td>
<td>N/W 6'-1&quot; / 91'-5&quot;</td>
<td></td>
</tr>
<tr>
<td>Parking Spaces:</td>
<td>2 Existing / 4 Proposed</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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: QDI Freska Limestone / QDI Nysa Split Face Travertine / Resawn Timber Wood Planks |
| Texture / Finish: Honed / Split Face / Weathered Yellow Cedar |
| Color / Transparency: Off White / Off White / Gray Brown |

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

| Material: Western Aluminum Windows |
| Texture / Finish: Anodized Bronze |
| Color / Transparency: Black Frame, Clear Glass |

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

| Material: Western Aluminum Doors |
| Texture / Finish: Anodized Bronze |
| Color / Transparency: Black Frame, Clear Glass |

PEDIMENTS

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

ROOF

| Material: Equitone Fiber Cement |
| Texture / Finish: Natura (Matte Stone Like Finish) |
| Color / Transparency: Gray |

CORBELS

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

CHIMNEY(S)

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

Updated 03/06/2018
<table>
<thead>
<tr>
<th>SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)</th>
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<tr>
<td><strong>COLUMNS</strong></td>
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<td>Texture/Finish: N/A</td>
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<td>Color/Transparency: N/A</td>
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<tr>
<td><strong>BALKONIES &amp; RAILINGS</strong></td>
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<td>Texture/Finish: N/A</td>
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<td>Color/Transparency: N/A</td>
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<tr>
<td><strong>TRELLIS, AWNINGS, CANOPIES</strong></td>
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<td>Texture/Finish: N/A</td>
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<td>Color/Transparency: N/A</td>
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<td><strong>DOWNSPOUTS/GUTTERS</strong></td>
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<td><strong>EXTERIOR LIGHTING</strong></td>
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<td>Color/Transparency: Black</td>
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<td><strong>PAVED SURFACES</strong></td>
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<td>Material: QDI Nysa Travertine Paver</td>
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<td><strong>FREESTANDING WALLS AND FENCES</strong></td>
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<td>Material: QDI Nysa Travertine Slab &amp; Split Face / Smooth Concrete / Painted Black Metal</td>
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<td>Texture/Finish: Filled and Honed &amp; Split Face</td>
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<td>Color/Transparency: Off White / Gray / Black</td>
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<td><strong>OTHER DESIGN ELEMENTS</strong></td>
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<tr>
<td>Texture/Finish: N/A</td>
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</table>

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

See Appendix A attached for written answer.
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.

   See Appendix A attached for written answers.

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.

   See Appendix A attached for written answers.

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

   See Appendix A attached for written answers.

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.

   See Appendix A attached for written answers.

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.

   See Appendix A attached for written answers.
APPENDIX A
811 N Camden Drive
Architectural Description / City of Beverly Hills

Section 2

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

The project’s style is transitional, in that it has the typological language of a traditional home, in its pitched roof, dormers and portals surrounding the entry and windows, and its tripartite organization, but utilizes a more contemporary, modest and minimal language of detailing and materiality to create, we hope, a residence that simultaneously evokes a feeling of "home" that feels aligned with the broader landscape of traditional homes in the area but also is very much of our own time. The use of smooth light-colored limestone as the primary cladding material provides gravitas, character and quality, laid in varying courses of height and width to create interest and detail. Beneath, a recessed base is clad primarily in a warm, light oak, whose subtle grain allows for a softness and catches the light and shadow of the stepped soffit above. The roof above includes an integrated, concealed gutter and is clad in a slate-colored cementious panel whose heathered surface provides further interest and whose lapped panels create shadow and relief. Windows are clad in bronze anodized aluminum to similarly provide a balance between precision and a feeling of warmth through their color. Their proportions are uniformly vertical, echoing more traditional window proportions and providing a counterpoint to the horizontal tripartite division of the façade. Around each of the windows, a slightly more tan split-faced limestone adds character and interest, drawing the view into the window at their center; planters in each of the windows suffuse these openings with life and spill out over the façade as a whole.

Section 3

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

The landscape for the project is a contemporary version of a traditional British garden, not so different in approach to that of the architecture. It is organized in a series of layers, which begin with a frontal relationship to the streetscape, much as its neighbors and the architecture of the home does, through a series of low walls clad in split-faced limestone and a series of low hedges and planting which soften their profiles. Once inside the front yard, a new Sycamore, the existing very large Canary Pine, and five Bay Laurels along the north edge of the yard provide shade and shape the relationship between the home and the street. Wrapping around in a gentle arch amongst the plantings, permeable pavers create the refinished driveway and entry walk. The low water and drought resistant planting palette in the yard is organized in a series of layered bands of varying heights, with more regimented hedges and round boxwood interspersed with lavender and hydrangea which give the landscape life and color. The planting palette is on the one hand relatively low in water use, but also still quite green and lush. Vines cover the adjacent site walls and a series of hedges and shrubs to create an overall landscape that is stately, quiet, and reveals itself slowly both to the street and the visitor.

Section 4

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

The project creates a transitional style that is warm, contemporary, yet feels like "home" in how it evokes traditional forms associated with domesticity through a genteel material palette and precise detailing. The overall geometry of the residence is consistent in its use of typological forms associated with traditional homes, including the pitched roof, dormers, and the vertical proportions of the windows, and further breaks down its overall scale as noted below through a tripartite layering of material and geometry across the front façade. The overall material palette seeks to produce variety and interest on the one hand, so
the materials and their diversity provokes a viewer to engage the project further, but on the other hand is internally consistent in its warm colors, precise geometries, and subtle articulation, including warm, light colored smooth limestone paired with a rougher split-face limestone of a slightly warmer, more tan hue around each of the window portals to provide contrast and interest; slate-colored cementitious roof shingles whose weathered tones provide subtle interest and vertically oriented oak along the base. The overall proportions of the project have been carefully developed, both in the tripartite bands of the façade, the vertical proportions of the individual glazing and the larger window openings, the angled window portals and the angle of the rooftop, and the careful treatment of edge conditions of each element of geometry or materiality, including a concealed gutter, the precise edges around each of the window portals, and even the lighting chosen for the exterior, simultaneously pure in its form and evocative of traditional lighting paired outside a residential entry.

2. Describe how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

The project's mass is minimized through a number of strategies which include first setting it back 48' from the property line, exceeding the required front yard setback and in line with that of its neighbors; through lowering the front roofline to a height of 32', again lower than its neighbors; breaking the overall massing into a tripartite series of elements which are articulated both in terms of their geometries, each recessed one from the next and also in their materiality, further breaking down the overall mass into a more human scale, including a recessed base clad in oak, a middle layer of limestone, articulated in a subtly varying grid, and above, a gently sloping slate-colored roof of cementitious panels. Glazing is relatively modest and of uniform, vertical proportion, organized into a series of dormers and then a series of medium-sized portals surrounding windows and the entry clad in split-face limestone, creating moments of repose and interest in the larger composition. The project's landscape was developed very much in parallel with the project's architecture, and further seeks to create a garden atmosphere that suffuses the entirety of the design, beginning with the layered hedges, planting, and low split faced walls along the street, new and existing trees in the front yard, with layered bands of planting beneath, and even integrated planters on the building's façade, allowing greenery to spill out of the aforementioned windows, maximizing the open space on the lot and allowing the development to blend with the surrounding landscape of the street.

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

While the surrounding context does not have a dominant style, the neighborhood is characterized primarily by stately, genteel homes set back from the street with a clear, frontal relationship between the architecture of the homes and the streetscape, with clearly defined entries, clear rhythms of window fenestration, and visible rooflines that further enhance the overall architecture of each home. This new home improves and enhances the surrounding neighborhood by creating an architecture that is similarly modest, stately, and genteel, and though it is somewhat contemporary in nature it still has the clear typological elements of a home, consistent with its neighbors and the surrounding context. Its material palette is of uniformly high quality and reflects the best of the surrounding neighborhood; its overall setback from the street is consistent up and down the entirety of the frontage and its overall height slightly less than the prevailing height of the neighboring residences. The project also does away with the mustard-colored exterior of the current house, and the awkward colonnade added to an otherwise sheer, largely featureless façade of the existing residence for something much more nuanced. Finally, the design both retains the two large street trees and the large Canary Pine which are substantial contributors to the character of the street and adds a sophisticated landscape design to knit together new and old.

4. Describe how the proposed development is designed to balance the reasonable expectations of the development for the owner with the reasonable expectation of privacy of the neighbors.
Because the proposed residence is a renovation of an existing residence and does not change the overall footprint of the existing home, the key relationships between the project and its neighbors are preserved. Most notably they include the ample 48' front yard setback; an overall height that is lower than the two adjacent properties, and substantially lower to that to the south; extremely limited openings on the two side elevations as to limit interaction with the neighbors, as the primary views into and out of the residence are along the rear elevation to the site's center and to a lesser degree on the front elevation; walls that conform with city maximums along the entirety of the lot and planting along these walls to further insulate the adjacent properties; a rear garage that naturally screens the site from the rear; and preserving the large street trees and the Canary Island Pine in the front yard to further create natural screens between the residence and its 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.

To expand further on some of the characteristics noted in the previous description of how the project will improve the neighborhood, while the surrounding group of homes are somewhat varied, their overall site footprints are quite consistent in terms of overall disposition, relatively square perimeters, and setback from the street, all of which the development mirrors, in part because it retains the envelope of the existing structure. As noted previously the homes are generally quite stately and genteel in character, and are all two-story structures whose relationship to the street is very frontal and whose facades are largely sheer vertical two-story faces broken only by fenestration. On the one hand, the residence mirrors these in that it is also two stories and is very much figured by its fenestration; however it seeks to do so in a more subtle way, varying the façade so as to not be quite so featureless and devoid of material character. The roofline of many of the neighboring project contributes strongly to their character, as it does with this project, and the entry is similarly well defined in terms of drawing interest along the façade as a whole. Similarly the landscape is relatively genteel and vaguely British in character with heavy use of hedges and shade trees, a design language that is similarly mirrored in the project.
Dear Neighbors:

My parents, Arthur and Toni Lazer, lived at 811 North Camden Drive for many years, and since my mother’s death in 2016, the home has been leased to a single family. When that family’s lease terminates next summer, my husband David and I intend to commence renovation of the home with the hope of moving in when the work is complete, hopefully before the fall of 2021. In the meantime, we simply wanted to introduce ourselves, advise you of our plans, and convey the hope you that you will reach out to us directly if the project causes you any questions or concerns.

Best wishes for a healthy and happy holiday season,

Lilly Lewis

(310) 989-8963

Llewis242@gmail.com
ATTACHMENT B

Project Design Plans
2-STORY EXISTING / RENOVATED RESIDENCE
LOT SIZE: 6,717 SF
MAX. BLDG. SIZE: 8,186 SF
BLDG. SIZE: 7,733.7 SF
ENTRY REQUIRED SPACED SETBACK
BESTING BDEY SETBACK
2 STORY WORKS:
POOL
SPA
2-CAR GARAGE
ACCESSORY DWELLING UNIT
BACKUP CLEARANCE
15' 6" WIDE REAR YARD SETBACK
26" 8" WIDE ALLEY
24' WIDE ALLEY
CIVIL ENGINEER
SITE PLAN
FRONT YARD PLANNING
FRONT YARD AREA (HST SETBACK): 3,222 SF
ALLOATED PARKING: 2,253.5 SF
PROPOSED ADDITIONAL PARKING/STEPS & WALK: 1,094 SF
TOTAL PAVED AREA: 1,867 SF
SITE PLAN A101
MATERIAL BOARD

**Western Aluminum Doors + Windows**
- Die Cast Aluminum
- Resawn Timber Wood Planks
- Travertine Slab & Split Face
- Split Face Travertine
- Split Face Travertine

**Camden Residence**

Material Board

811 N. Camden Drive
Beverly Hills, CA 90210

**Reference Image**

[Image of house with material samples]
ATTACHMENT C

Draft Approval Resolution
RESOLUTION NO. DR XX-20

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A FAÇADE REMODEL TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 811 NORTH CAMDEN DRIVE (PL2000022)

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

Section 1. Elliot Nelson, 64North, on behalf of 811 North Camden LLC, property owners (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a façade remodel of an existing two-story single-family residence for the property located at 811 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, grants 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 Hills Municipal Code Section 10-3-4415.

Section 3. The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project consists of the remodel and addition of a single-family residence and associated accessory elements in a residential zone. Additionally, because 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. Therefore, the Design Review Commission finds that the project is exempt from further review under CEQA pursuant to Section 15301(e)(2) of Title 14 of the California Code of Regulations.

Section 4. The Design Review Commission conducted a duly noticed public hearing on February 6, 2020, 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, 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 modulation and uses window and other design components that minimize the visual bulk and mass. The garden-like 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 are appropriate to the neighborhood. Existing or new planting will promote the garden-like 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 project’s 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 are 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 by 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 Design Review 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 written request by the Applicant, grant a waiver in writing 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.

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: **February 6, 2020**

Mark Odell, Urban Designer
Community Development Department

Barry Bernstein, Chair
Design Review Commission