



Design Review Commission Report

Meeting Date: Thursday, August 2, 2012
(Continued from the July 9, 2012 DRC meeting.)

Subject: **115 North Palm Drive (PL# 120 9651)**
A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard.

Project applicant: Kami Rezai - designer

Recommendation: Conduct public hearing and discuss the revised design. The Commission may wish to discuss whether it is appropriate to provide further design direction or alternatively deny the project.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, it is before the Commission for review. This project was reviewed by the Design Review Commission at its meeting on July 9, 2012 (see Attachment A). At that meeting the Commission directed that the project be restudied. The Commission had the following design comments:

- The overall composition of the design doesn't work as there is too much focus on the massing and not the overall architecture. There is too much minor modulation which doesn't make for a clean design. The details appear to be pasted on and don't have a consistent style of architecture.
- The horizontal band thickness is out of proportion.
- The flat portions of the façade appear to have windows 'stuck on'. There is not a blending of façade elements.
- The different size and shape of windows doesn't work as they have no relationship to each other.
- The moldings at the entry don't fit well onto the façade.
- The details are not proportionate to the large planes of stucco.
- The thin columns with the mass above over the entry doesn't work.
- The design lacks balance and feels massive.
- The landscape plan is lacking. There should be trees to soften the design.
- The privacy of the neighbors should be considered – landscaping along the side property lines may help to mitigate privacy concerns.

Attachment(s):

- A. July 9, 2012 DRC Staff Report and Previously Proposed Project
- B. Applicant's written Summary of Project changes
- C. Revised Design Plans, Cut Sheets & Supporting Documents
- D. Draft Denial Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192
srojemann@beverlyhills.org



Design Review Commission Report

445 North Rexford Drive

August 2, 2012

The applicant has made some design changes to the project (see Attachment B) however, the overall composition of the project remains unchanged. As such, the Commission may wish to discuss whether further design direction should be provided or if the project warrants consideration for denial.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

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

This project was continued from the Commission's previous meeting on July 9, 2012. As such, additional notification was not required.



Design Review Commission Report

445 North Rexford Drive

August 2, 2012

Attached A:

July 9, 2012 Staff Report and
previously proposed project



Design Review Commission Report

Meeting Date: Monday, July 9, 2012

Subject: 115 North Palm Drive (PL# 120 9651)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard.

Project applicant: Kami Rezai - designer

Recommendation: Conduct public hearing and provide the applicant with design direction.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, it is before the Commission for review.

ZONING CODE COMPLIANCE

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PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed Friday, June 29, 2012. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192

srojemann@beverlyhills.org

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/civica/filebank/blobdload.asp?BlobID=3435>.
 - 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):

Spanish Mission Revival Style with an earthtone stucco wall color
 -Roof material would be a mixed color combinations of roof tile barrel.
 -Decorative iron works on balconies & windows
 -Arch entries on door & carport area
 -Wooden window trims

C Identify the Project Zoning - City Zoning Map available online at <http://gis.beverlyhills.org/UNITEGIS/>.

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

D Site & Area Characteristics

Lot Dimensions: 150' x 50' Lot Area (square feet): 7,500
 Adjacent Streets: Maple Dr, Clifton way & Wilshire Blvd.

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Other: <u>Garage</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:	_____		
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/services/planning_division/advance_planning/default.asp)

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'-0"		30'-0"
Roof Plate Height:	22'-0"		
Floor Area:	4,484 s.f.		
Rear Setbacks:	36'-0"	74'-0"	57'-9"
Side Setbacks:	S/E 9'-0"	S/E 11'-0"	S/E 9'-8"
	N/W 5'-0"	N/W 5'-0"	N/W 5'-0"
Parking Spaces:			

C List the specific materials and finishes for all the architectural features of the project (Be Specific):
FAÇADE (List all material for all portions visible from the street)

Material: Stucco
Texture /Finish: Smooth
Color / Transparency: La Habra - Oatmeal-81

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

Material: Aluminum wood cladded
Texture /Finish: Smooth powder coated
Color / Transparency: chestnut brown

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

Material: Solid door with glass and decorative grill
Texture /Finish: smooth
Color / Transparency: Stained to match walnut

PEDIMENTS

Material: Natural travertine stone
Texture /Finish: Smooth
Color / Transparency: Light Beige or cream color

ROOF

Material: Straight barrel mission clay tile
Texture /Finish: clay tile
Color / Transparency: Mixed blend:60% New port, 30% El Camino ,10% Bermuda Blend

CORBELS

Material: Natural wood
Texture /Finish: Stained finish
Color / Transparency: Dark brown to match doors & window trim

CHIMNEY(S)

Material: UL listed with spark arrester
Texture /Finish: smooth stucco shaft
Color / Transparency: La Habra oatmeal-81

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

COLUMNS

Material: Natural travertine stone
Texture /Finish: smooth
Color / Transparency: Light Beige or cream color

BALCONIES & RAILINGS

Material: Metal railing
Texture /Finish: painted
Color / Transparency: metallic black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: copper with leader head
Texture /Finish: copper
Color / Transparency: natural copper color

EXTERIOR LIGHTING

Material: metal & glass
Texture /Finish: vintage rust finish with clear seeded glass
Color / Transparency: rusticated color

PAVED SURFACES

Material: Terra cotta
Texture /Finish: smooth non-slippery
Color / Transparency: Clay earth tone color

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: Trims and mouldings
Texture /Finish: smooth
Color / Transparency: Light Beige or cream color

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

A combination of mediterranean and tropical plant materials are provided, small ground coverings & shrubs are coordinated with a flower scented plants not to overview the design of the house.

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.

Style was based on the characteristics and criteria of a Spanish Mission Revival design scheme.

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

Facade walls are proportionally offset on distances, windows are recessed to produce shadow lines, trims and band mouldings are cautiously placed to alter mass and building height not to over imposed the adjacent and neighboring houses.

Front setback is provided with open space hardscape and landscape, compatible with the proposed architectural style.

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

Architectural materials are simply and particularly placed on which to conform with the standard architectural style and character of the environment.

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.

Design of the proposed development was based upon meticulous study of the existing neighboring house conditions so that planning and design complies with the property owner's expectations. Second floor balconies are placed reasonable on areas to preserve privacy of the adjacent and neighboring properties.

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.

Site layout and pattern was carefully designed to appropriately integrate with the surroundings environment. The carport with low roof line at the south blended with the adjacent single story house while the two story portion of the proposed building at the north side balanced well the proportion and characteristics of the existing neighbor.

GENERAL PLANTING NOTES

(THE LANDSCAPE ARCHITECT HAS BEEN PAID TO MEET WITH THE CONTRACTORS TO REVIEW THE PLANS, ANSWER ANY QUESTIONS, AND REVIEW WORK TO ASSURE COMPLIANCE WITH THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE LANDSCAPE ARCHITECT AND SET AN APPOINTMENT FOR SUCH MEETINGS. ALLOW AT LEAST A 24 HOUR NOTICE FOR SUCH MEETINGS.)

- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES AS DETERMINED FROM THE PLANS, PRIOR TO INSTALLATION. THE CONTRACTOR WILL DELIVER TO THE SITE ONE EACH OF THE SPECIFIED SHRUBS FOR THE CLIENTS FINAL REVIEW AND APPROVAL PRIOR TO DELIVERY OF THE ENTIRE SHRUB ORDER. THIS WILL BE THE LAST OPPORTUNITY FOR THE OWNER TO MAKE CHANGES TO THE SHRUB ORDER, WITHOUT INCURRING ADDITIONAL EXTRA CHARGES THAT WOULD BE DUE THE CONTRACTOR.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING 5000ED TURF AND FLATTED GROUND COVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PLANTING OF PLANT MATERIALS; THE SPECIFIED GUARANTEE FOR ALL PLANT MATERIALS, THE STAKING AND GUTTING OF TREES, AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE. THE SPECIFIC GUARANTEE FOR ALL PLANT MATERIAL 15 GALLON AND SMALLER SHALL BE FOR 90 DAYS AFTER INSTALLATION. FOR ALL BOX TREES AND ALL PALMS, THE GUARANTEE SHALL BE FOR ONE YEAR.
- GROUND COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSSES AS SHOWN ON PLAN.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND / OR OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL SPOT ALL MATERIAL PER THE PLAN, AND CALL THE LANDSCAPE ARCHITECT TO REVIEW THE PLACEMENT PRIOR TO PLANTING. GIVE THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS NOTICE.
- THE LANDSCAPE ARCHITECT SHALL TAG ALL SPECIFIED TREES 30 INCH BOX AND LARGER, AND SHALL POSITION THEM AT THE SITE PRIOR TO PLANTING. THE LOCATION OF TREES AS SHOWN ON THE PLANS IS FOR GENERAL INFORMATION ONLY. THE LANDSCAPE ARCHITECT SHALL BE GIVEN 24 HOURS NOTICE WHEN POSITIONING AT THE SITE IS NEEDED OR THE CONTRACTOR IS READY TO HAVE THE TREES TAGGED AT THE NURSERY. THE LANDSCAPE ARCHITECT MAY CHOOSE AT HIS / HER DISCRETION, TO HAVE THE CONTRACTOR TAG AND SPOT TREES WITH OUT LANDSCAPE ARCHITECT PARTICIPATION.
- ALL VINES SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERS TO THE ADJACENT WALL OR FENCE. THIS SHALL OCCUR TWO WEEKS AFTER PLANTING.
- ALL SOIL AMENDING SHALL BE AS PER THE SOIL AGENCY REPORT (SAMPLES FOR SUBMITTAL TO THE LAB SHALL BE TAKEN UPON COMPLETION OF ROUGH GRADING) THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO OBTAIN THE SOIL TEST KIT, COLLECT AND MAIL THE SAMPLES, PAY THE FEE, AND RETURN THE RESULTS TO THE LANDSCAPE ARCHITECT FOR HIS REVIEW AND APPROVAL PRIOR TO PERFORMING SOIL PREPARATION.
- THE SOIL AMENDMENTS SPECIFIED BELOW ARE FOR BIDDING PURPOSES ONLY. THE ACTUAL AMENDMENTS SHALL CONFORM TO THE SOIL AGENCY REPORT AS PER NOTE # 8.
- THE SOIL FOR ALL LAWN AND SHRUB AREAS SHALL BE AMENDED AS FOLLOWS: (SEE NOTE 1.) APPLANT PER 1,000 SQUARE FEET: 6 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD SANDUST, FOR SANDUST OR FINELY GROUND BARK 15 LBS. 12-12-12 COMMERCIAL FERTILIZER THE AMENDMENT SHALL BE UNIFORMLY BROADCAST AND KEPT THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL TO A DEPTH OF SIX INCHES.
- THE PLANTING PITS FOR SHRUBS AND TREES SHALL BE PER THE PLANTING DETAILS. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING PORTION:
 - 4 PARTS BY VOLUME ON SITE SOIL
 - 4 PARTS BY VOLUME AMENDMENT PER SOIL AGENCY REPORT. (SEE #8)
 - 1 LB./CU. YD. OF MIX 12-12-12 COMMERCIAL FERTILIZER
 - 2 LBS./CU. YD. OF MIX IRON SULFATE
 - 10 LBS./CU. YD. OF MIX AGRICULTURAL GYPSPUM
- REFER TO SHEET LA-0, DETAIL 'A' FOR STAKING TREES AND DETAIL 'B' FOR PLANTING SHRUBS.
- FERTILIZER TABLETS SHALL BE AGRIFORM 21 GRAN TABLETS (21-10-5) QUANTITIES AS FOLLOWS:
 - 1 GALLON = 1 TABLET
 - 5 GALLON = 4 TABLET
 - 5 GALLON = 2 TABLET
 - 1 PER 4" OF BOX SIZE
- PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
- BACKFILL FOR FERNS, AZALEAS AND GARDENIAS: THE BACKFILL MIX FOR AROUND THE ROOTBALL SHALL CONSIST OF THE FOLLOWING:
 - 1/3 PARTS NURSERY SAND #2B
 - 1/3 PARTS CANADIAN PEAT #205
 - 1/3 PARTS LOMTIC OR FOREST LULUS.
- THIRTY (30) DAYS AFTER INSTALLATION, ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 16-4-8 OR APPROVED EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.
- THE CONTRACTOR SHALL ALERT THE LANDSCAPE ARCHITECT TO ANY DISCREPANCIES BEFORE BEGINNING WORK.
- ALL ESPALIERS SHALL BE TRELLIS GROWN. REMOVE FROM TRELLISES AND ATTACH TO FENCE OR WALL.
- FINE PRUNE ALL SPECIFIED TREES AFTER PLANTING.
- UPON COMPLETION OF WORK FOR THE DAY, EACH AND EVERY DAY, REMOVE ALL EXTRANEOUS MATERIAL, DEBRIS, AND TRASH GENERATED BY YOUR WORK AND YOUR LABORERS. THE PROPERTY OWNER HAS THE RIGHT TO CLEAN UP AFTER YOU AND CHARGE YOU FOR THIS SERVICE IF YOU FAIL TO CLEAN UP AFTER YOURSELF. BROOM AND WASH THE AREA CLEAN. UNLESS OTHER ARRANGEMENTS ARE MADE, YOU WILL PROVIDE AND PAY FOR ADEQUATE TOILET FACILITIES FOR YOUR LABORERS.
- WHEN THE CONTRACTOR HAS COMPLETED THE PLANTING, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND SET A TIME TO WALK THROUGH THE PROJECT. THE LANDSCAPE ARCHITECT WILL PREPARE A LETTER OF ACCEPTANCE TO BE SUBMITTED TO THE CLIENT LISTING ANY CORRECTIONS TO BE MADE, AND RECOMMENDING FINAL PAYMENT BE MADE TO THE CONTRACTOR AFTER CORRECTIONS ARE COMPLETE.
- UNLESS THE CONTRACT WITH THE CLIENT SPECIFIES OTHERWISE, THE CONTRACTOR SHALL MAINTAIN THE COMPLETED PROJECT FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE. MAINTENANCE INCLUDES MOWING AND EDGING LAWNS, WEEDING, FERTILIZING, AND CLEAN UP. DO NOT USE HEDGE CLIPPERS TO TRIM SHRUBS UNLESS THE MATERIAL IS SPECIFIED TO BE A CLIPPED HEDGE AS STATED ON THE PLANS.
- UNLESS THE CONTRACT YOU HAVE WITH THE OWNER SIGN SPECIFIES OTHERWISE YOU WILL BE HELD TO ALL.



A RAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' / INDIAN HAWTHORN



D ROSEMARINUS OFFICINALIS 'BLUE BOY' / ROSEMARY



B DIETES BICOLOR / FORTNIGHT LILY



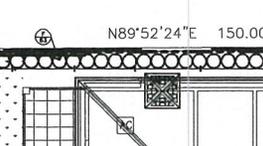
C PITTOSPORUM TOBIRA 'CREAM DE MINT' / VAREGATED PITTOSPORUM



E TRACHELOSPERMUM JASMINOIDES / STAR JASMINE



F PRUNUS CAROLINIANA / CAROLINA CHERRY



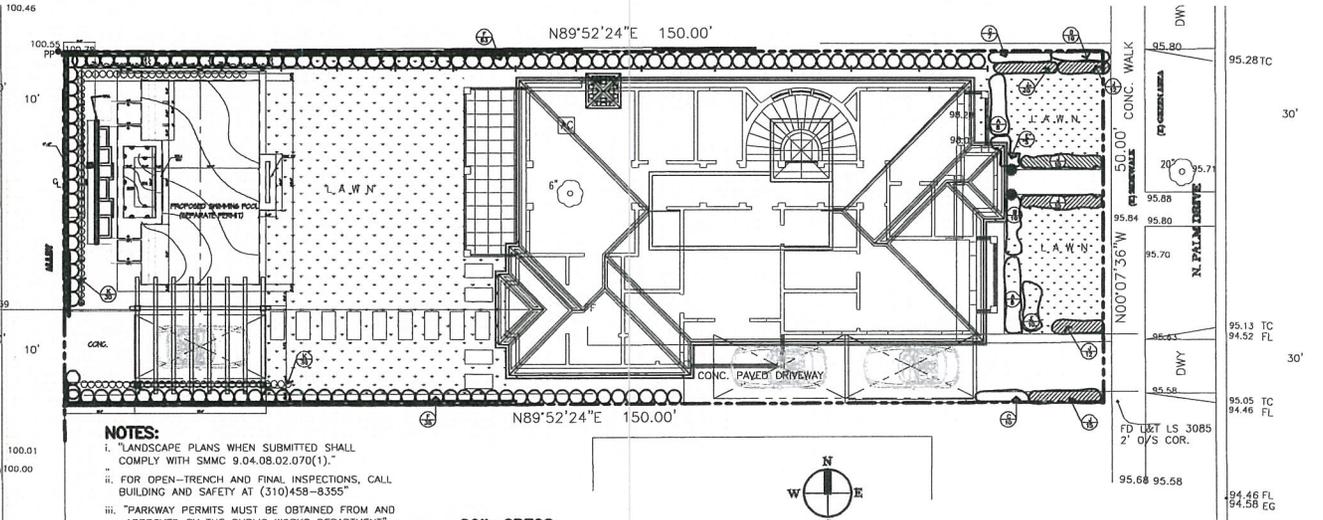
J ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET' / ROSEMARY



MELALUCEA QUINQUENERVIA / CAJEPUT

PLANT LEGEND

SYM-BOL	SIZE	BOTANIC / COMMON NAME
TREES		
TA	48" BOX	MELALUCEA QUINQUENERVIA / CAJEPUT
SHRUBS		
A	15 GAL	RAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' / INDIAN HAWTHORN
B	15 GAL	DIETES BICOLOR / FORTNIGHT LILY
C	15 GAL	PITTOSPORUM TOBIRA 'CREAM DE MINT' / VAREGATED PITTOSPORUM
D	15 GAL	ROSEMARINUS OFFICINALIS 'BLUE BOY' / ROSEMARY
E	5 GAL	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE
F	24" BOX	PRUNUS CAROLINIANA / CAROLINA CHERRY (COLUMN FORM - FOLIAGE TOP TO BOTTOM)
G	1 GAL	AGAPANTHUS ORIENTALIS 'BENFRAN' / BABY PETE / LILY OF THE NILE
GROUND COVERS		
J	1 GAL	ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'
[Hatched Pattern] SODDED MARATHON 1 TURF		

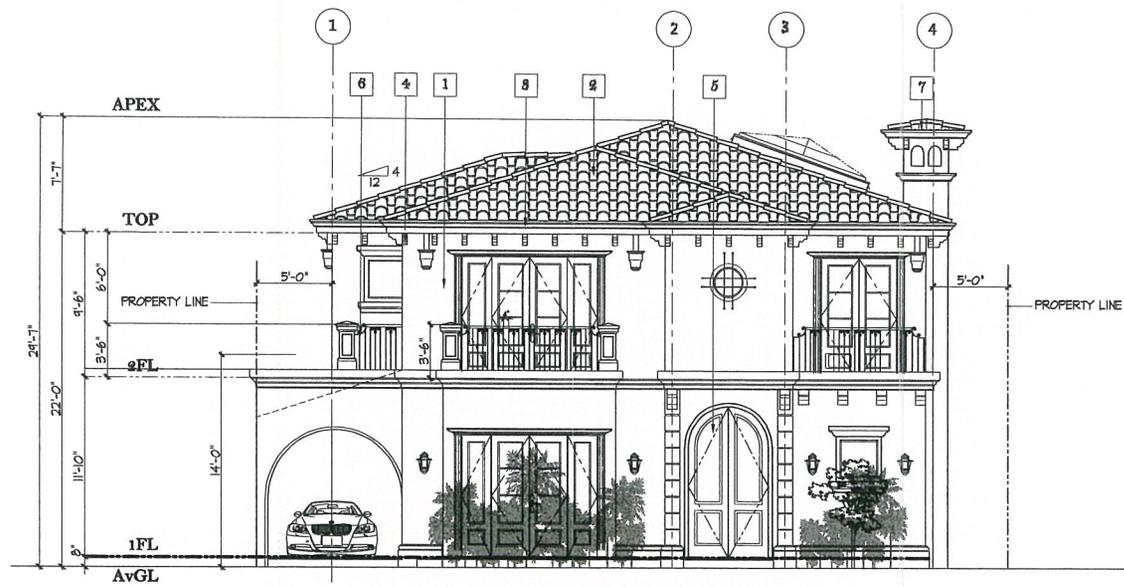


- NOTES:**
- LANDSCAPE PLANS WHEN SUBMITTED SHALL COMPLY WITH SMMC 9.04.08.02.07(1).
 - FOR OPEN-TRENCH AND FINAL INSPECTIONS, CALL BUILDING AND SAFETY AT (310)458-8355"
 - "PARKWAY PERMITS MUST BE OBTAINED FROM AND APPROVED BY THE PUBLIC WORKS DEPARTMENT"
 - PRIOR TO CONSTRUCTION OF LANDSCAPED AREA OR IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS".
 - "ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."

SOIL SPECS:
SOIL IN GROUND TO BE 50% NATIVE SOIL MIXED WITH 50% 30 / 70 LIGHT WEIGHT SOIL MIX ABOVE.



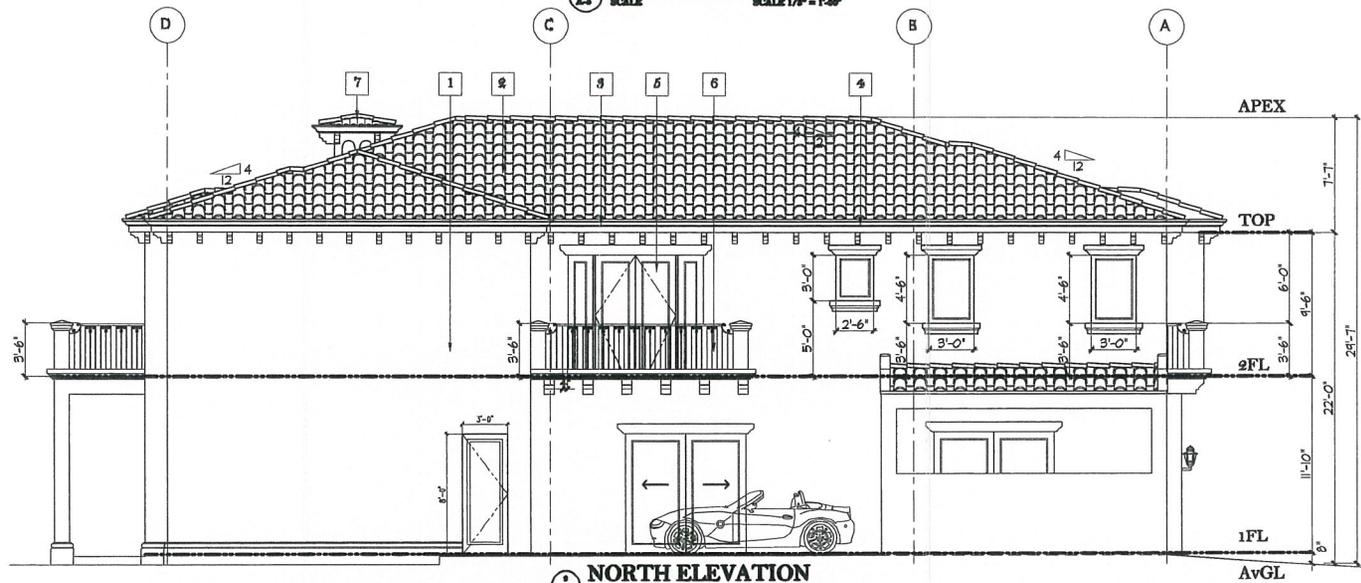
L1
 PLANTING PLAN
 PROPOSED TWO STORY SINGLE FAMILY RESIDENCE
 115 N. Palm Dr. Beverly Hills CA 90210
 HI-TECH DESIGN
 15751 DUNSMITH ST., VAN NUYS, CA 91411
 TEL: (818) 709-1188 FAX: (818) 709-1189



EAST ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR FINISHES

- 1 SMOOTH STUCCO RENDERING BY LA HABRA OR EQUAL 82 HACIENDA (BASE 200)
- 2 CLASS-A FIRE RETARDANT STRAIGHT BARREL MISSION U.S. TILE CLAY TILE ROOFING (DeANZA BLEND) PROVIDE GAF#20 TYPE II FELT UNDERLAYMENT ICC-ESR# 2002
- 3 PRE-FORMED 6:1 GUTTER PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 4 DECORATIVE WOOD CORBEL STAINED TO MATCH WALNUT COLOR
- 5 CUSTOMIZED DOORS AND WINDOWS WOOD FRAMED LOW-E DUAL GLAZED STAINED TO MATCH WALNUT COLOR
- 6 STEEL RAILING PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 7 CHIMNEY CAP WITH UL APPROVED SPARK ARRESTER



NORTH ELEVATION
SCALE 1/8" = 1'-0"

DATE	A-07								
SCALE	DATE	DRAWN	CHECKED	EAST & NORTH ELEVATIONS					
PROPOSED TWO STORY SINGLE FAMILY RESIDENCE 115 N. Palm Dr. Beverly Hills, CA 90210 <small>Architectural drawings are the property of Hi-Tech Design and shall remain confidential. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Hi-Tech Design.</small>									
Hi-TECH DESIGN <small>115 N. Palm Dr. Beverly Hills, CA 90210 Tel: 310.708.1187 Fax: 310.708.1188</small>									



○ VIEW - 1



○ VIEW - 2

○ PROPOSED PROJECT SHOWING EXISTING STREETScape WITHOUT EXISTING & PROPOSED LANDSCAPE

DR-5

SCALE:	DATE:	CONTRACTOR:
DATE:	DATE:	CONTRACTOR:
DATE:	DATE:	CONTRACTOR:

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE
 115 N. Palm Dr. Beverly Hills CA 90210

HI-TECH DESIGN
 115 N. Palm Dr. Beverly Hills CA 90210
 TEL: 310.761.1111 FAX: 310.761.1112



○ PERSPECTIVE RENDERING - 1
SCALE 3/16"=1'-0"



○ PERSPECTIVE RENDERING - 2
SCALE 3/16"=1'-0"



○ PROPOSED RENDERING SHOWING EXISTING ADJACENT RESIDENCE
SCALE 3/16"=1'-0"

DATE: DR-6	
SCALE:	PERSPECTIVE RENDERINGS
DATE:	
SCALE:	
DATE:	
SCALE:	

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE
115 N. Palm Dr. Beverly Hills CA 90210.

H²TECH DESIGN
11701 W. 100th Ave., Suite 100, Denver, CO 80231



○
PERSPECTIVE RENDERING
 SCALE
3/16" = 1'-0"

HI-TECH DESIGN
 18781 STARD STREET, VAN NUYS, CA 91410
 TEL: (818) 750-1383 FAX: (818) 888-1116

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE
 115 N. Palm Dr. Beverly Hills CA 90210
This rendered project, based on the design drawings prepared and submitted with application for the city permit, does not constitute a final engineering or architectural design. It is intended for informational purposes only and is not to be used for construction. The rendering is not a final design and is not to be used for construction. It is intended for informational purposes only and is not to be used for construction. It is intended for informational purposes only and is not to be used for construction.

SCALE:
 DATE:
 DRAWN:
 CHECKED:

DWG NO:
 SHEET NO.:

SHEET CONTENTS:
 PERSPECTIVE RENDERING

SHEET NO:
DR-0



Design Review Commission Report

445 North Rexford Drive

August 2, 2012

Attached B:

Applicant's written
summary of project changes

DESIGN REVIEW SUMMARY OF CHANGES

Project : 115 N. Palm Dr. Beverly Hills CA 90210

• Architectural Elements

- 1.0 Small powder room window at the front right side (facing the bldg.) was relocated at south side and create an ornamental spanish wall sconce to give a façade a spanish mission appearance.
- 2.0 Precast moldings was replaced by wooden moldings & trims.
- 3.0 Horizontal bond was removed and all concrete ornaments to give a façade a clean stucco wall surface.
- 4.0 An spanish decorative railing on a very simple pedestal was provided for both of the front balconies.
- 5.0 Straight parapet wall on carport area was removed and imposed by sloped barrel tile roof.

• Landscaping

- 1.0 More shrubs & plants was provided on both sides to have more privacy between neighbors and the property.
-
-



Design Review Commission Report

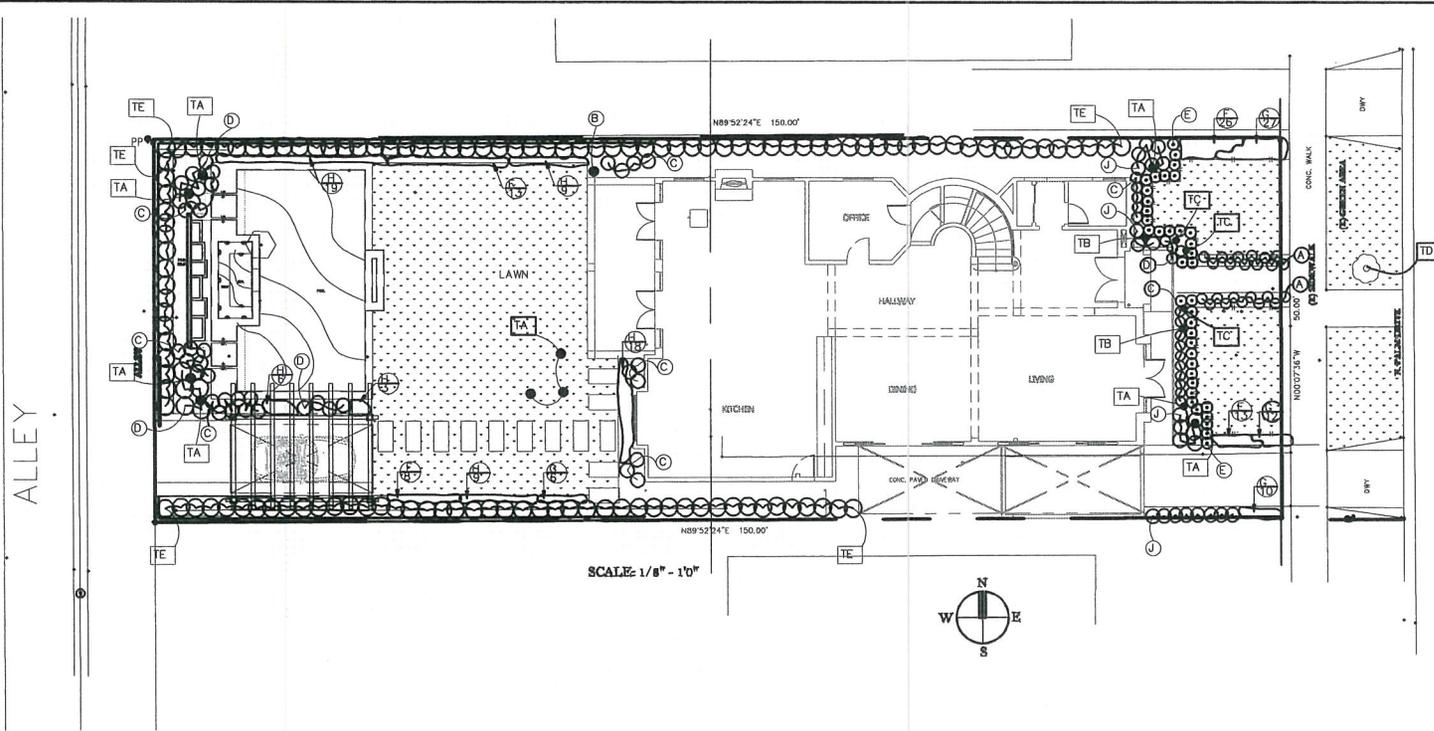
445 North Rexford Drive

August 2, 2012

Attachment C:

Revised design plans, cut sheets
and supporting elements

\\192.168.1.100\usr\TDM\1\TDM12\DRAWINGS\115 N. Palm\Drawings\DWLA_Clan_Vespun\Local Files\L1 - Landscaping, 7/21/2012 2:10:03 PM, 11



SCALE: 1/8" = 1'0"



PLANT MATERIALS LEGEND			
ABBREV.	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
TA	36" B	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
TB	24" B	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE
TC	24" B	CYCAS REVOLUTA	SAGO PALM
TD		EXISTING CITY PARKWAY TREE	
TE	15 GAL	PRUNUS CAROLINIANA COMPACTA	CAROLINA CHERRY
SHRUBS			
A	5 GAL	AGAPANTHUS AFRICANUS 'BLUE'	LILY OF THE NILE
B	15 GAL	BOUGAINVILLEA 'TEXAS DAWN'	BOUGAINVILLEA
C	5 GAL	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	PITTOSPORUM
D	5 GAL	ROSA FLORIBUNDA 'ICEBERG'	WHITE EVERGREEN ROSE
E	5 GAL	BUXUS JAPONICA	JAPANESE BOXWOOD
F	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC
G	1 GAL	LIRIOPE SILVERLY SUNPROOF	VARIEGATED LIROPE
H	1 GAL	LIRIOPE MUSCARI	BIG BLUE LILY TURF
J	5 GAL	BRUNFELSIA PAUCIFLORA 'FLORIBUNDA'	YESTERDAY, TODAY & TOMORROW
GROUND COVER			
		SODDED MARATHON 1 TURF	

LANDSCAPING PLAN
SCALE: 3/16" = 1'-0"

DW/LA
Landscape Architects
1218 Elm Street
Venice, CA 90291
Phone: 310-827-3084
Fax: 310-827-4834



Project Name
PLANTING PLAN
MEHRDAD RESIDENCE
115 N. PALM DRIVE
BEVERLY HILLS, CA 90210

Date: 7/21/12
Project No.:
Drawn By: CD
Checked By: MW
Scale: 3/16" = 1'-0"
Revised: Submittal

Sheet No.

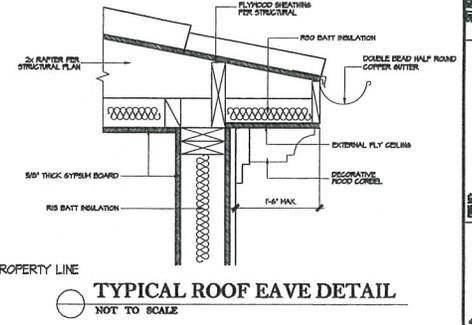
L1.1

EXTERIOR FINISHES

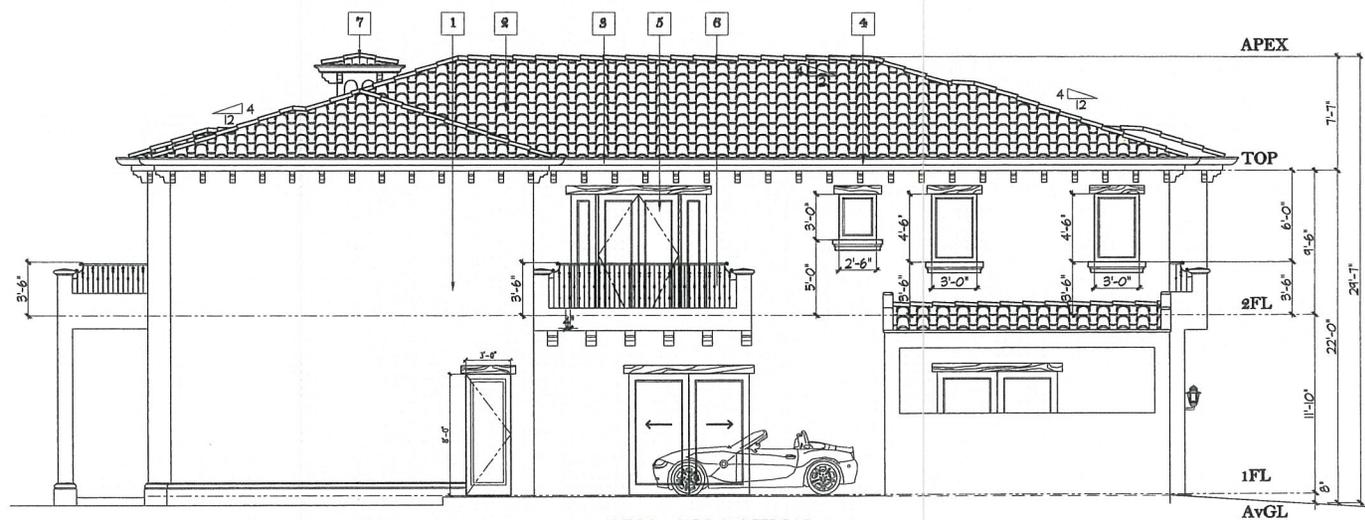
- 1 SMOOTH STUCCO RENDERING BY LA HABRA OR EQUAL CRYSTAL WHITE 50
- 2 CLASS-A FIRE RETARDANT STRAIGHT BARREL MISSION U.S. TILE CLAY TILE ROOFING (DANZA BLEND) PROVIDE GAF30 TYPE II FELT UNDERLAYMENT ICC-ESR# 2082
- 3 PRE-FORMED 6:1 GUTTER PAINTED METALLIC WEATHERED BROWN DEC T56 BY DUNN EDWARDS
- 4 DECORATIVE WOOD CORBEL STAINED TO MATCH MALNUT COLOR
- 5 CUSTOMIZED SOLID WOOD DOOR W/ CARVED STAINED TO MATCH MALNUT COLOR
- 6 STEEL RAILING PAINTED METALLIC WEATHERED BROWN DEC T56 BY DUNN EDWARDS
- 7 CHIMNEY CAP WITH UL APPROVED SPARK ARRESTER
- 8 WOODEN TRIMS & MOLDINGS STAINED TO MATCH MALNUT COLOR
- 9 6" SPANISH TILE BORDER (BY MALIBU TILE OR EQUAL)



EAST ELEVATION
SCALE 1/8" = 1'-0"



TYPICAL ROOF EAVE DETAIL
NOT TO SCALE



NORTH ELEVATION
SCALE 1/8" = 1'-0"

<p>A-07</p>
<p>DATE: _____ DRAWN: _____ CHECKED: _____</p>
<p>SCALE: _____ DATE: _____ DRAWN: _____ CHECKED: _____</p>
<p>REVISIONS: _____</p>
<p>PROJECT: EAST OF NORTH ELEVATIONS</p>
<p>PROPOSED TWO STORY SINGLE FAMILY RESIDENCE 115 N. Palm Dr. Beverly Hills CA 90210</p>
<p>HI-TECH DESIGN ARCHITECTS 1000 W. 10th St. Suite 100 Beverly Hills, CA 90210 TEL: 310.274.1111 FAX: 310.274.1112</p>



○ VIEW - 1



○ VIEW - 2

○ PROPOSED PROJECT SHOWING EXISTING STREETScape WITHOUT EXISTING & PROPOSED LANDSCAPE

175 N. PALM DR. BEVERLY HILLS, CA 90210
 310.207.1234
 www.hitechdesign.com
 © 2014 HITECH DESIGN

DR-5

SCALE	DATE	CONTRACT

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE
 115 N. Palm Dr. Beverly Hills CA 90210

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HITECH DESIGN
 175 N. PALM DR. SUITE 100
 BEVERLY HILLS, CA 90210
 TEL: 310.207.1234



Design Review Commission Report

445 North Rexford Drive

August 2, 2012

Attachment D:
Draft Denial Resolution

RESOLUTION NO. DR-XX-XX

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS DENYING A R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 115 NORTH PALM DRIVE (PL#1209651)

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

Section 1. Kami Rezai, applicant on behalf of the property owner, Fred and Shiva Merhdad (Collectively the “Applicant”), has applied for a R-1 Design Review Permit for design approval of a new single family residence for the property located at 115 North Palm Drive, and 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 **August 2, 2012** 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 does not exhibit an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are not representative of the architectural style and design scheme chosen for the building.

B. The proposed development's design does not appropriately minimize the appearance of scale and mass and does not enhance the garden like quality of the city and does not appropriately maximize the use of required open space within the proposed architectural style. Specifically, the project is overly boxy, lacks necessary articulation, and appears massive. The proposed design magnifies the overall scale and mass of the building with its lack of proportionality and out of scale design features. The existing or proposed landscape plan is inadequately sized or does not sufficiently complement the architectural design theme. Accordingly, the project does not minimize mass and scale and fails to respect the garden like quality of the city.

C. The proposed development will not enhance the appearance of the neighborhood in that its design does not provide internal compatibility or is not consistent with the prevailing pattern of development in the area and, more specifically, does not provide adequate transitions in scale to adjacent structure(s). The design theme is incongruent with and would detract from the appearance of the neighborhood.

D. The proposed development is not designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. Specifically, the project includes design features that do not provide a reasonable measure of privacy to adjacent properties. The placement of windows, entries or other open areas unreasonably impacts the neighbor's privacy with unimpeded visual access to private rooms or outdoor areas on the neighbor's property. The impact to privacy cannot be ameliorated with conditions and would require redesign.

E. The proposed development does not respect prevailing site design patterns, does not carefully analyze the characteristics of the surrounding group of homes, and does not integrate appropriate features that will ensure harmony between old and new. Specifically, the project does not represent an internally compatible architectural theme and does not incorporate elements that would provide an appropriate transition in scale or character to the adjacent properties. Moreover, the scale, lack of appropriate design proportionality and other design features, inappropriately draw attention to this building to the detriment of the surrounding neighborhood. As opposed to creating harmony between new and old, the proposed design adversely dominates the streetscape creating disharmony between it and existing homes. 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 denies the request defined in this resolution.

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

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

Approved as to Form and Content:

Adopted: **August 2, 2012**

Shena Rojemann, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, SHENA ROJEMANN, Secretary of the Design Review Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. **DR-XX-XX** duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on **August 2, 2012** and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

SHENA ROJEMANN
Secretary to the Design Review
Commission/Associate Planner
City of Beverly Hills, California