



Design Review  
Commission

March 4, 2010

# 705 North Bedford Drive



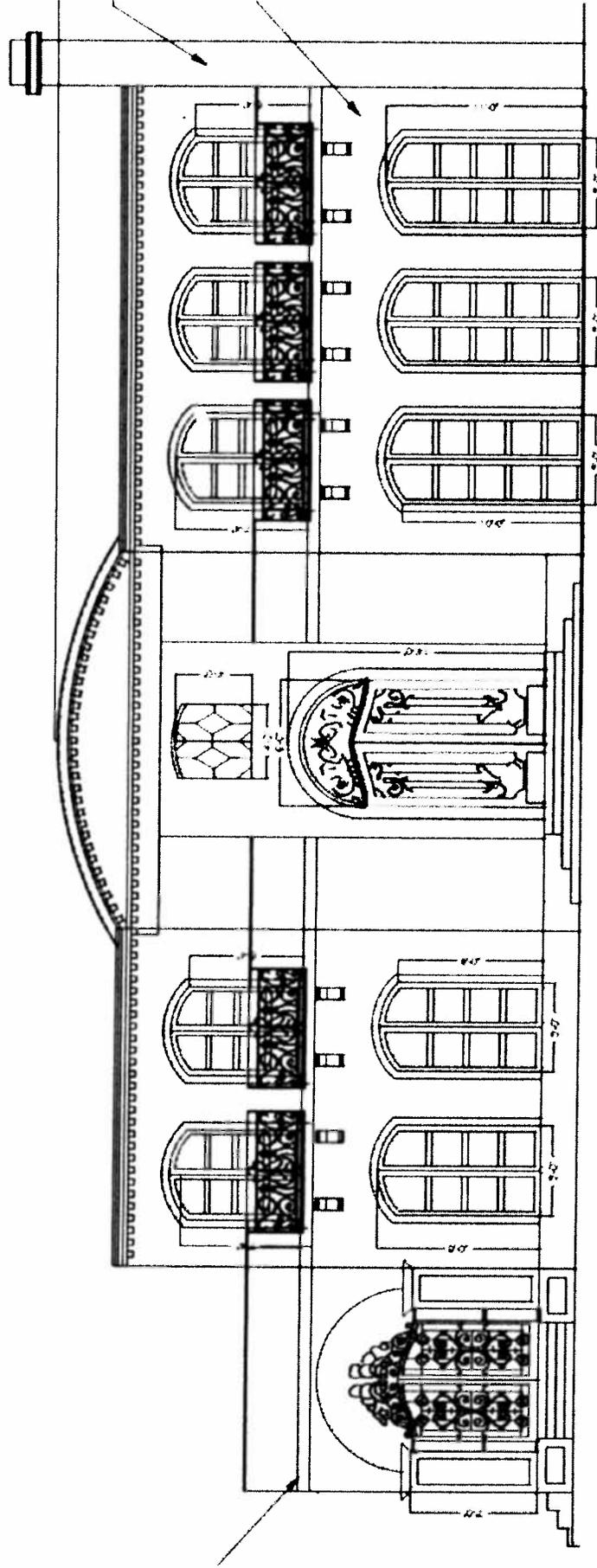
Existing Elevation



Design Review  
Commission

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# 705 North Bedford Drive



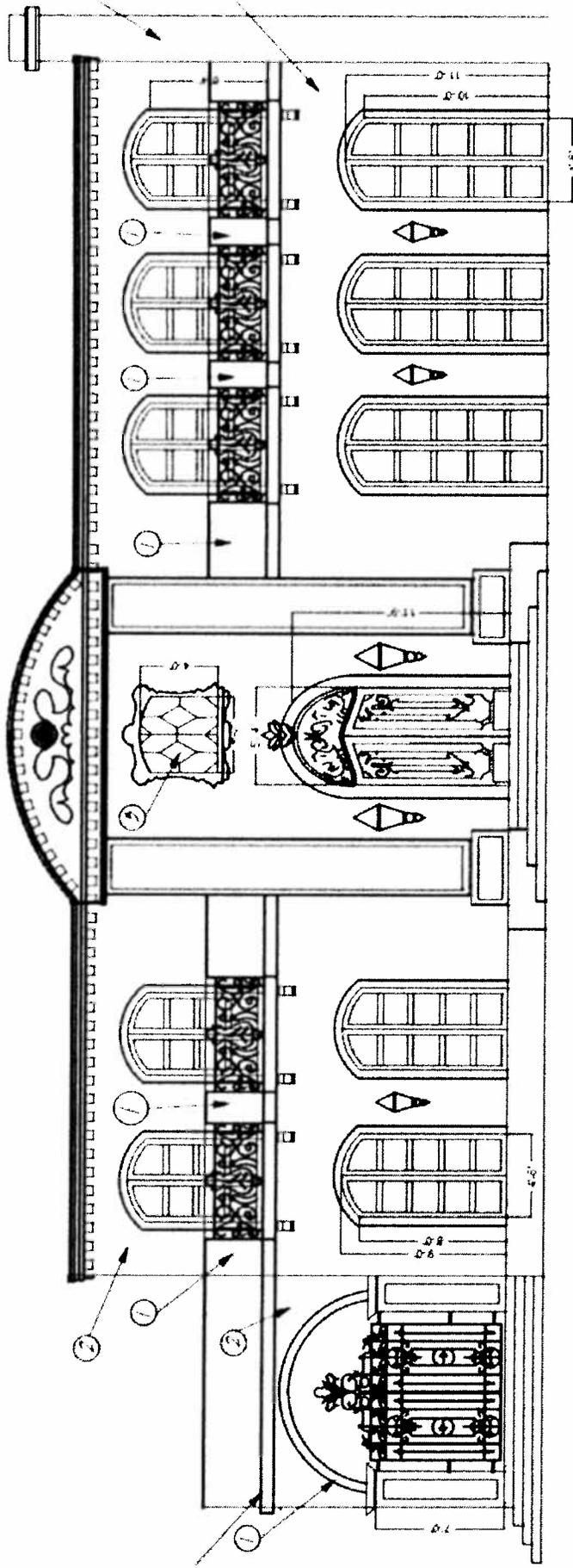
Proposed Elevation – 12/8/09



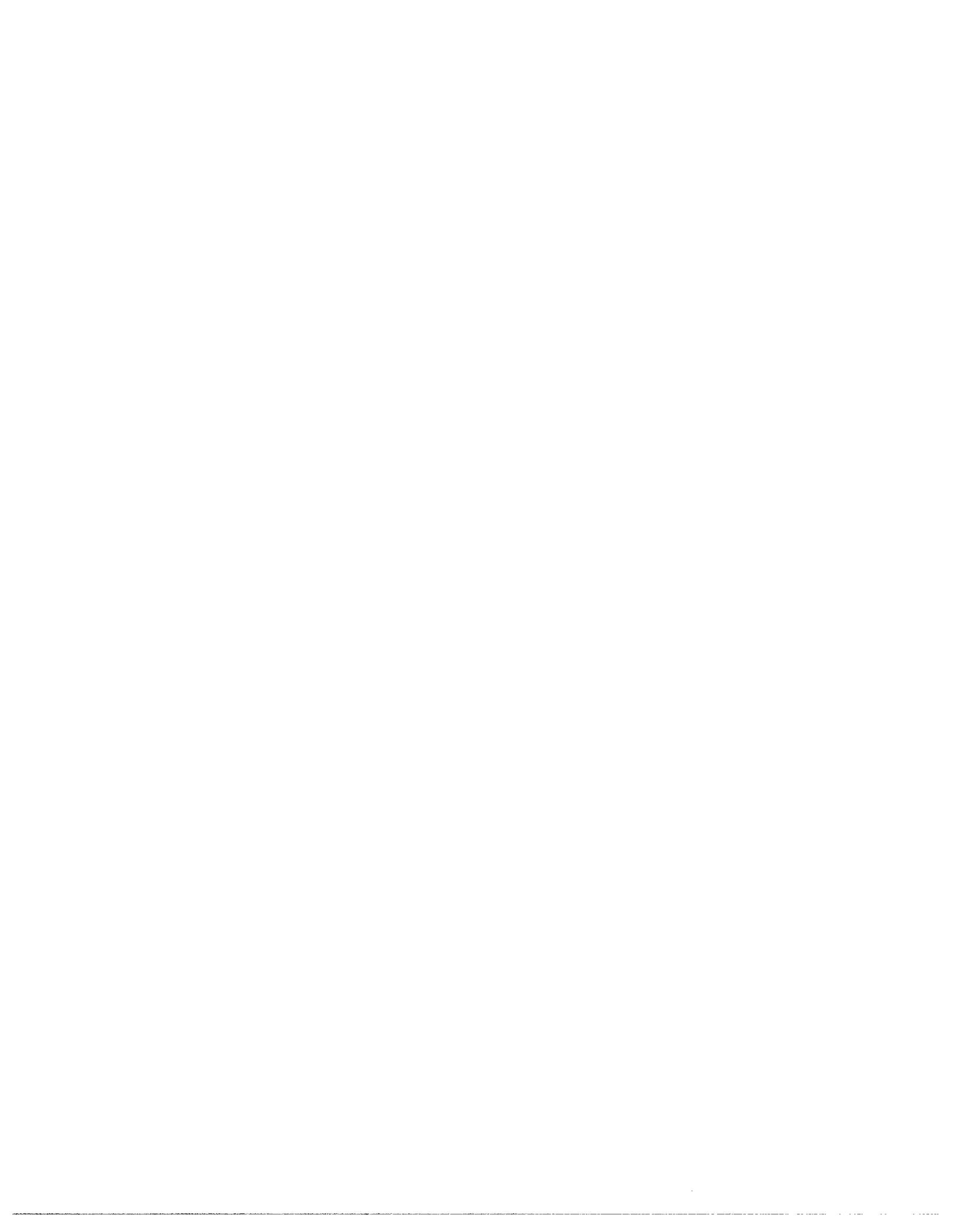
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# 705 North Bedford Drive



Proposed Elevation – 1/7/10





**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Design Review Commission  
Meeting of March 4, 2010**

**TO:** Design Review Commission

**FROM:** Shena Rojemann, Assistant Planner

**SUBJECT:** A request for an R-1 Design Review Permit to allow first and second story additions to an existing two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **705 North Bedford Drive**. (PL 0955076)

*Continued from the January 7, 2010 Design Review Commission meeting.*

**EXECUTIVE SUMMARY**

Aziz Zarabi, on behalf of the property owner, has filed an application for Track 2 Design Review to allow first and second story additions to an existing two-story single-family residence at **705 North Bedford Drive**.

This item was reviewed by the Commission at its December 8, 2009 meeting and at its January 7, 2010 meeting. At the December 8, 2009 meeting, the Commission recommended that the design be revised and returned. At the January 7, 2010 meeting, the Commission gave preliminary approval and directed staff to return with a draft resolution and a revised elevation addressing the following comments and conditions:

*Continued to next page.*

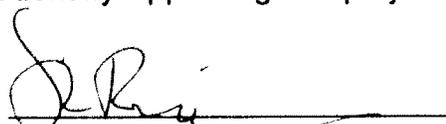
<p align="center"><b>Design Review Commission Requests            January 7, 2010</b></p>	<p align="center"><b>Applicant's Response</b></p>
<p>1. Use the elevation presented at the December 8, 2009 meeting.</p>	<ul style="list-style-type: none"> <li>• The applicant has used the elevation presented to the Commission on December 8, 2009.</li> </ul>
<p>2. Simplify the wrought iron on the balconies and the loggia gate.</p>	<ul style="list-style-type: none"> <li>• The applicant has redesigned the wrought iron on the balconies and the loggia gate in an effort to simplify the design.</li> </ul>
<p>3. Reduce the size of the front door.</p>	<ul style="list-style-type: none"> <li>• The front door was reduced from 14 feet to 11 feet 9 inches in height.</li> </ul>
<p>4. Add the light fixtures on the side of the French doors and the entry doorway. The lights at the entry should be moved further out away from the door. Please provide more information about the light fixtures including size and design.</p>	<ul style="list-style-type: none"> <li>• The applicant has included the light fixtures on the elevation adjacent to the French Doors and the entry doors (see Attachment A). The lights at the entry have not been moved. The applicant has included the dimensions of the light fixtures and a cut sheet showing the design.</li> </ul>
<p>5. More ornate leaded glass window above the entry door.</p>	<ul style="list-style-type: none"> <li>• The applicant has included the leaded glass window that was proposed on January 7, 2010.</li> </ul>
<p>6. Move the loggia back from the front of the façade.</p>	<ul style="list-style-type: none"> <li>• The loggia has been moved back approximately 10 feet from the front façade of the residence.</li> </ul>
<p>7. The crown molding around the roof of the structure should extend around the entire residence.</p>	<ul style="list-style-type: none"> <li>• The crown molding along the roof has been extended around all elevations of the residence.</li> </ul>

The applicant has also made the following changes:

1. The front door has been redesigned and is proposed as two shallow arches versus the previous single. The front door also contains revised wrought iron work.

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Staff recommends that the attached resolution conditionally approving the project be adopted as presented.



Shena Rojemann  
Assistant Planner

**Attachments:**

- Attachment A - Proposed exterior light fixture(s) design and specifications
- Attachment B - Previously proposed elevation-December 8, 2009
- Attachment C - Previously proposed elevation-January 7, 2010
- Attachment D - Resolution

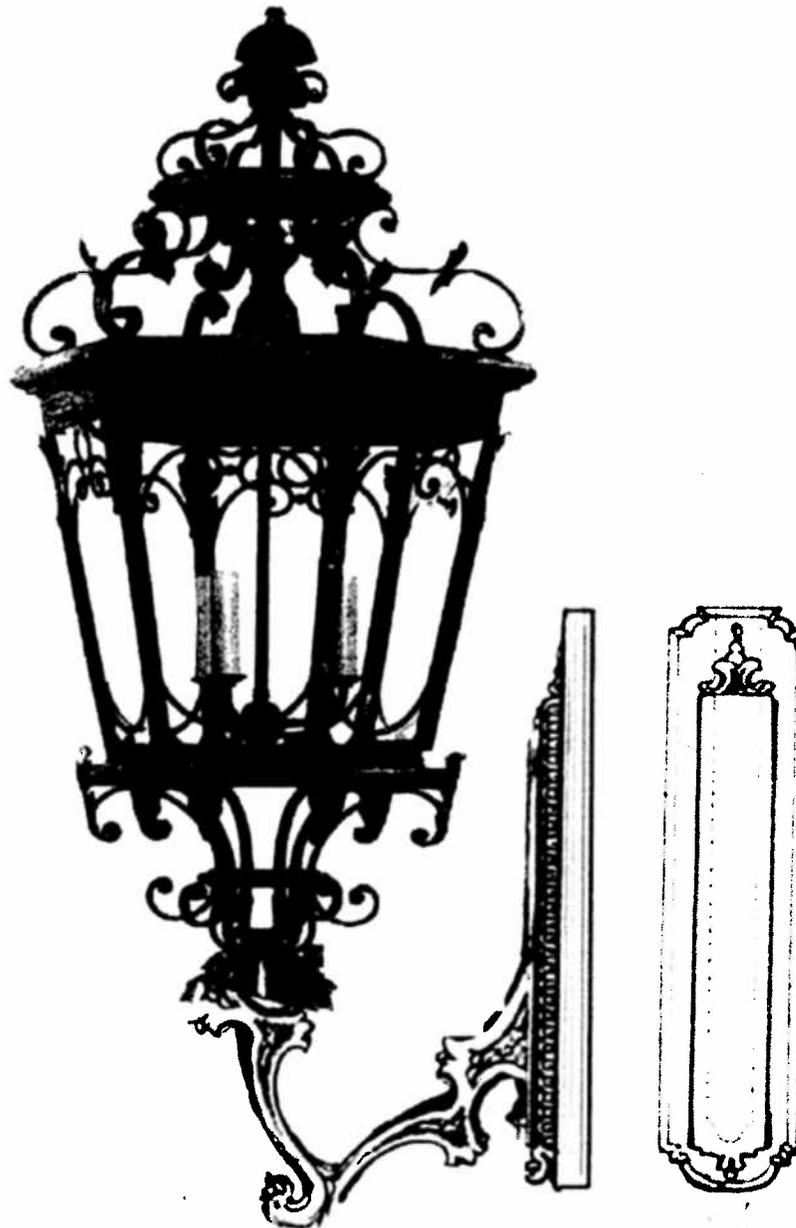
Staff Report  
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**Attachment A**

Proposed exterior light fixture(s) design and specifications

This is a custom lantern selected to have made for the house.

Full-Size at Entry Door Overall Dimensions: 15"width x 30"height x 19"projection  
Smaller at Side Doors Overall Dimensions (non-hanging back plated half-version): 15"width x 22"height x 12"projection



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**Attachment B**

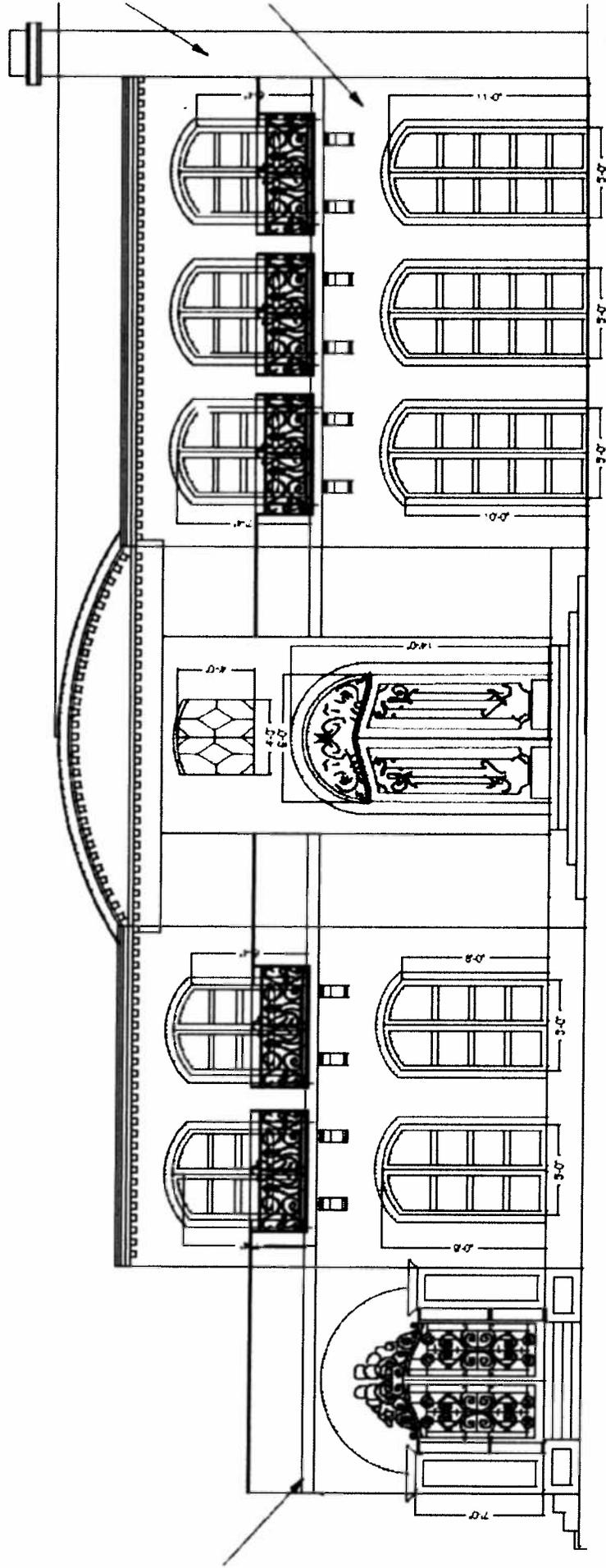
Previously proposed elevation-December 8, 2009



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December 8, 2009

# 705 North Bedford Drive



Proposed Elevation 12/8/09

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**Attachment C**

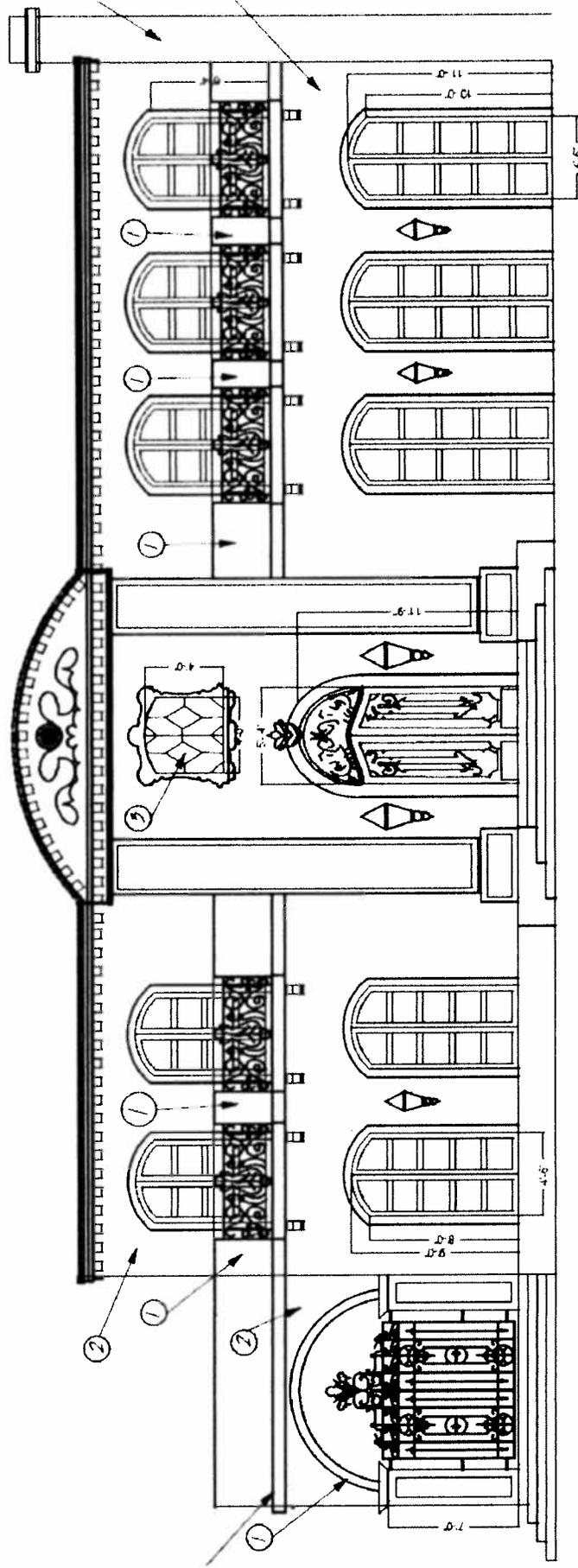
Previously proposed elevation-January 7, 2010



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January 7, 2010

705 North Bedford Drive



Proposed Elevation – 1/7/10

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**Attachment D**  
Resolution

RESOLUTION NO.

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 705 NORTH BEDFORD DRIVE.

Aziz Zarabi on behalf of Farshad Asherian has applied for an R-1 Design Review Permit to allow additions to an existing single single-family residence on a single-family property located in the Central Area of the City. As proposed, the Project meets all required zoning standards, including height, setbacks, parking, and floor area.

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

Section 1. Reviewing Authority.

Pursuant to Section 10-3-4408 of the Beverly Hills Municipal Code, no single-family residence located in a Central R-1 Zone shall be erected, constructed, altered, or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission is the reviewing authority if it has first been determined that the design does not substantially conform to a pure architectural style, and has not been designed by a licensed architect. Therefore, it has been determined that the Design Review Commission shall be the reviewing authority.

Pursuant to Section 10-3-4415 of the Beverly Hills Municipal code, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings as set forth in

Section 2. Terms Defined.

<b>The Following Terms</b>	<b>Shall Mean:</b>
"Project Site"	705 North Bedford Drive
"Agent"	Aziz Zarabi
"Property Owner"	Farshad Asherian
"Applicant"	Collectively, the Property Owner and Agent

Section 3. Project Description.

The lot is currently developed with a two-story single-family residence. The existing structure will remain and a 340 square foot addition will be added along the front of the residence.

Section 4. Project Public Hearing/Approved Project Plans

The Design Review Commission held a duly noticed public hearings to consider the application. Evidence, both written and oral, was presented and architectural plans addressing the conditions of approval were presented for the Commission's consideration.

- A Public Hearing for this project was held on the following date(s):
  - December 8, 2009
  - January 7, 2010
- Architectural plans were approved by the Commission on March 4, 2010.

Section 5. Environmental Assessment.

The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq, hereafter the "Guidelines"), and the City's environmental guidelines. The City has determined that the Project qualifies for a Class 1(e) Categorical Exemption (addition to an existing structure) in accordance with the requirements of Section 15301 of the Guidelines because the Project involves the addition of less than 10,000 square feet to an existing structure where all public services and facilities are available, and the area in which the project is located is not environmentally sensitive. Therefore, no significant impacts to the environment are anticipated.

Section 6. Findings of the Design Review Commission.

Based upon the evidence presented at the hearing, including the staff report and architectural plans, the Design Review Commission made findings to approve the project as set forth in "Exhibit 1" to this Resolution.

Section 7. Conditions of Approval

Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review Permit for the Project subject to the conditions set forth in "Exhibit 2" to this Resolution.

Section 8. Certification.

The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Design review Commission of the City.

Adopted:

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Hamid Gabbay  
Chair of the Design Review Commission of  
the City of Beverly Hills, California

ATTEST:

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Secretary

Approved as to content:

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Jonathan Lait, AICP  
City Planner

## **EXHIBIT 1 OF 2: FINDINGS**

Based on its review of the application, documentation, and the testimony heard at the public hearing, the Design Review Commission determined that the proposed Project meets the following 5 criteria in accordance with Beverly Hills Municipal Code Section 10-3-4415:

1. The proposed design appears to contain design elements commonly found in the "Italian" style of architecture, which can include a rectangular, symmetrical appearance with a very flat façade in the design details are successfully executed. As proposed, the development's design exhibits an internally compatible design scheme

2. As stated in item 1) above, the proposed façade is not consistent with a pure architectural style however; it does contain elements commonly found in the "Italian" style. The conceptual landscape plan, which shows the existing mature vegetation is to remain, will enhance the garden-like quality of the City. The 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

3. The existing mature trees and landscaping enhance the appearance of the neighborhood. As stated in items 1) and 2) above, the residence provides elements consistent with the "Italian" style of architecture and the scale and massing has been appropriately designed. As proposed the development will enhance the appearance of the neighborhood.

4. As proposed, the existing side yard, front yard and rear yard setbacks shall not change and the window and door openings on all elevations other than the front shall remain in the existing locations, thus not effecting on the existing privacy of the neighbors. Also, the maintenance of the existing landscaping in the side and rear yards shall help to enhance the privacy of the property owner and the neighbors. Thus, the proposed development is designed

to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors

5. The proposed project is consistent with the prevailing design patterns of the surrounding neighborhood. A large number of the neighboring residences are large 2-story houses, which are boxy in shape and are located on large lots. The design patterns are characterized by items such as a circular driveway, a driveway leading from the circular drive to a garage and/or a porte cochere and a walkway leading from the circular drive to the entryway of the residence. Also common in the design pattern is a wall or fence along the front lot line and the residence is set back from the front lot line a distance comparable to the neighboring properties. Thus, the proposed design is consistent with those of the neighboring properties and will ensure harmony between old and new homes in the surrounding area.

## EXHIBIT 2 OF 2: CONDITIONS OF APPROVAL

### PROJECT-SPECIFIC CONDITIONS:

1. The crown molding along the roof of the structure shall extend around the entire structure.
2. The proposed light fixtures at the entryway shall be moved to create more space between the lights and the front door. The lights shall be located on the vertical flat surfaces adjacent to the entryway.

### STANDARD CONDITIONS:

3. Design Review: Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
4. Final Plans: The Applicant shall submit final working drawings to the Director of Community Development for review and approval prior to the issuance of a building permit. The Project shall be built in substantial compliance with the plans approved by the Design Review Commission on March 4, 2010 on file with the Department of Community Development.
5. Future Modifications: Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor changes only) or presented to the Commission for review. Changes made without City approval may be required to be restored to match the City approved plans.
6. Windows: Final plans shall include spec sheets for windows and include the name of the manufacturer, size, shape, color and material of each window.
7. Elevations – Material Call-Outs: Colored elevations for all construction visible from the street shall be provided with the final plans. Call-outs for each material shall be provided for verification in the field during construction.
8. Resolution Scanned on Plans: A copy of the approved Resolution (including the Findings and Conditions of Approval) shall be scanned onto the cover sheet of the approved building plans.
9. Water Efficient Landscaping: The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.
10. Construction Management Plan. Prior to the issuance of building permits, the Applicant shall prepare a construction management plan for review and approval by the Department of Community Development. The plan shall include the location of construction parking, loading and hauling routes and locations, and number of construction employees anticipated on site. All construction-related parking, staging and hauling shall conform to the construction parking and hauling plan submitted to and approved by the Building Official and the City Engineer.

11. Site Maintenance and Contact Information. The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including, but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the site, dust suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of Community Development and the Building Official. In addition, the Applicant shall post the name and telephone number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development.

12. Recordation of Covenant. These conditions of approval shall run with the land and shall remain in full force and effect for the duration of the life of this approval. This resolution approving the 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 this resolution as an exhibit. The Covenant shall be recorded prior to issuance of a building permit.

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 R-1 Design Review **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 R-1 Design Review.

DRC Resolution No:  
705 North Bedford Drive

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

I, JONATHAN LAIT, Secretary of the Design Review Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. \_\_\_\_\_ duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on March 4, 2010 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:

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JONATHAN LAIT, AICP  
Secretary to the Design Review  
Commission/City Planner  
City of Beverly Hills, California