



Design Review  
Commission  
August 5, 2010

# 313 North Maple Drive

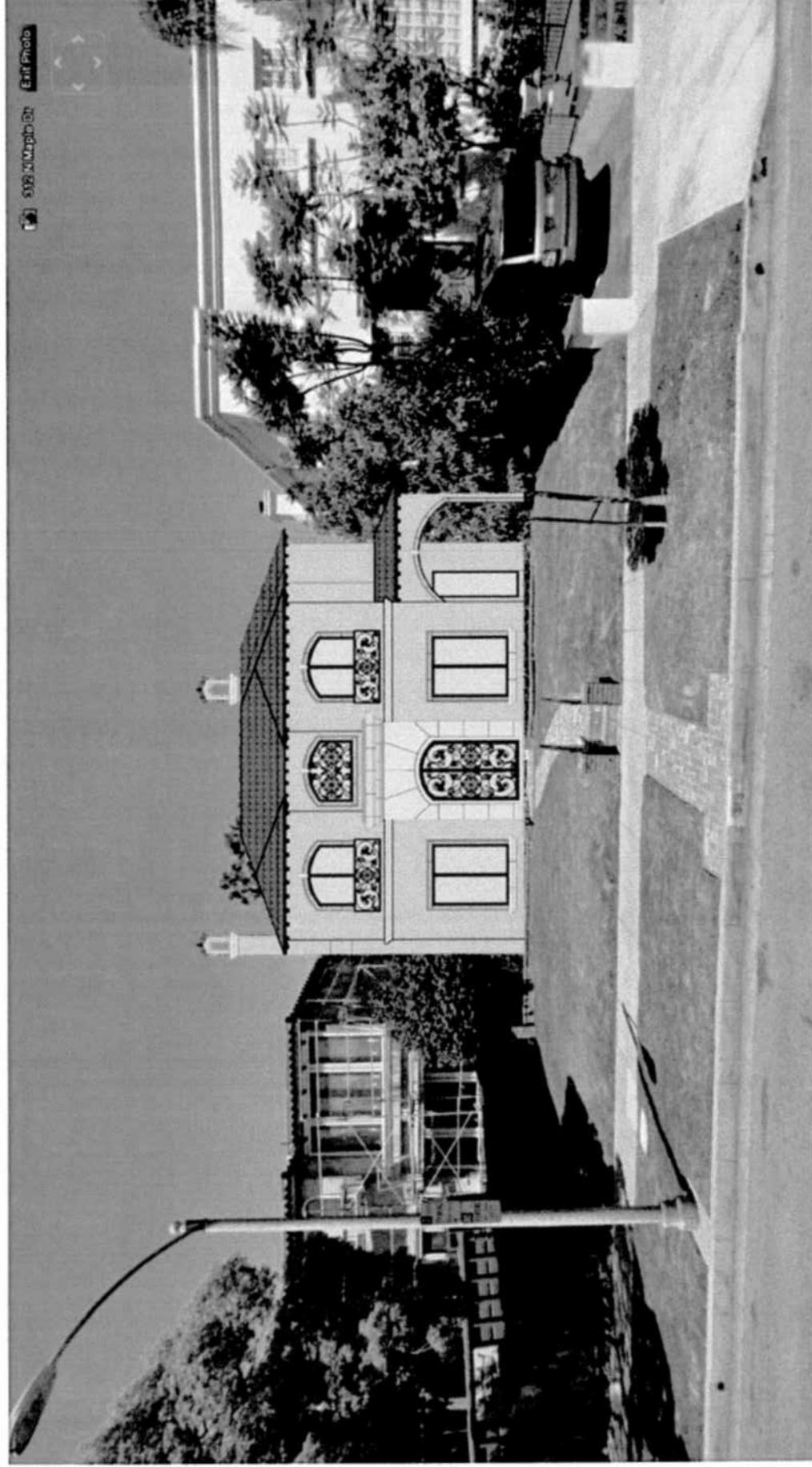


Existing



Design Review  
Commission  
August 5, 2010

# 313 North Maple Drive



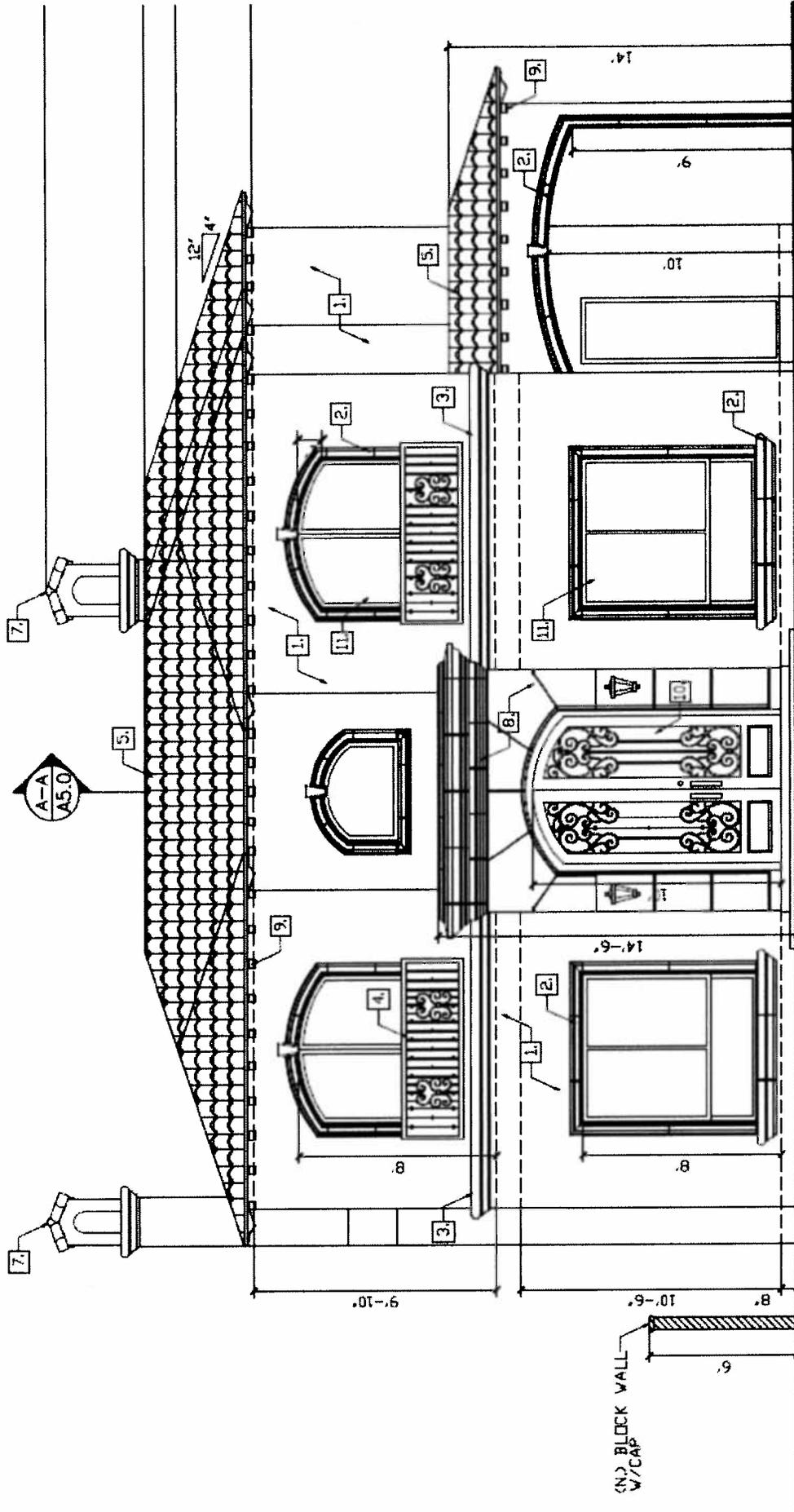
Previously Proposed July 1, 2010 – Neighborhood Perspective





Design Review  
Commission  
August 5, 2010

313 North Maple Drive



Proposed Elevation - East



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

**For the Design Review Commission  
Meeting of August 5, 2010**

**TO:** Design Review Commission

**FROM:** Shena Rojemann, Assistant Planner

**SUBJECT:** A request for an R-1 Design Review Permit to allow a new two-story single-family residence located in the Central Area of the City, south of Santa Monica Boulevard at **313 North Maple Drive.** (PL 101 2186)

**EXECUTIVE SUMMARY**

Eran Gispan, on behalf of the property owners Albert and Bitu Firoozmand, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **313 N Maple Drive.** This project was presented to the Commission on July 1, 2010 and the project was requested to return to the Commission at its August 5, 2010 meeting addressing the following concerns:

*Continued on next page.*

<b>Design Review Commission Requests            July 1, 2010 Meeting</b>	<b>Applicant's Response</b>
1. The wrought iron railings and entry door are too heavy and should be re-designed to be lighter.	1. The applicant has re-designed the wrought iron railings and entry door.
2. The front entry door should be increased in height to 10'-0".	2. The applicant has increased the height of the front entry door to 10'-0".
3. The arch of the porte cochere should be consistent with the other arches above the windows and doorways.	3. The applicant has revised the arch of the porte cochere.
4. The pedestrian gate and tall pilasters look out of place and do not compliment the design of the residence.	4. The applicant has removed the pedestrian gate and reduced the height of all pilasters to 3'-0".
5. Move the wall in the front yard back 3'-0" from the front property line.	5. The applicant has moved the proposed wall back 3'-0" from the front property line.
6. Provide more details on the plans including materials, window type, door type, etc.	6. The applicant has included more details on plans
7. The second story window above the entry is out of scale and should be reduced in width.	7. The applicant has reduced the width of the second story window above the entry.

A materials board and rendering will be presented at the meeting.

**DESIGN ANALYSIS**

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the following criteria.

If the Commission chooses to approve the design, the findings contained in Exhibit 1 must be made verbally at the meeting.

**Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:**

1. Approve the plans as presented and direct staff to prepare a Resolution;
2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;

3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or
4. Return the plans for restudy.

**RECOMMENDATION**

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, staff recommends that the Design Review Commission adopt the attached resolution conditionally approving the project.



SHENA ROJEMANN  
Assistant Planner

Attachment: Exhibit 1: DRC Findings  
Exhibit 2: Resolution

## EXHIBIT 1

### Design Review Criteria

1. *The proposed development's design exhibits an internally compatible design scheme.*
2. *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.*
3. *The development will enhance the appearance of the neighborhood.*
4. *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 development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.*

313 North Maple Drive  
For the Design Review Commission Meeting of August 5, 2010

**EXHIBIT 2**  
**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 TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 313 NORTH MAPLE DRIVE.

Eran Gispan on behalf of the property owners Albert and Bitu Firoozmand, has applied for an R-1 Design Review Permit to allow a new two-story single-family residence on the a single-family property located in the Central Area of the City. As conditioned, 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. 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 4. Project Public Hearing/Approved Project Plans.

Section 2. Terms Defined.

**The Following Terms**

**Shall Mean:**

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"Project Site"	313 North Maple Drive
"Agent"	Eran Gispan
"Property Owner"	Albert and Bitu Firoozmand
"Applicant"	Collectively, the Property Owner and Agent

Section 3. Project Description.

The lot is currently developed with a two-story single-family residence with a detached garage. The existing residence and garage will be demolished and a new two-story single-family residence will be constructed.

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):
  - July 1, 2010
  - August 5, 2010
- Architectural plans were conditionally approved by the Commission on August 5, 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 3 (a) Categorical Exemption (new construction of a single-family residence) in accordance with the requirements of Section 15303 of the Guidelines. 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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Susan Strauss  
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 design is not consistent with a pure architectural style, however appears to contain design elements commonly found in the "Italian" style of architecture, which can include a rectangular, symmetrical appearance with a flat façade if 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 design is not consistent with a pure architectural style however; it does contain elements commonly found in the "Italian" style. The proposed landscape plan will enhance the garden-like quality of the City. The 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

3. The landscaping enhances 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. The side yard, front yard and rear yard setbacks all comply with the City's setback requirements. Along the northern and southern elevations the existing window and door openings are of average scale and size which will have a minimal impact on the neighbor's privacy. Also, the proposed 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

DRC Resolution No:  
313 North Maple Drive

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

5. The 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. The design patterns are characterized by items such as a driveway leading from the street to the side of the main residence and a walkway leading from the public right-of-way to the entryway of the residence. The proposed design appears to be consistent with those of the neighboring properties.

## EXHIBIT 2 OF 2: CONDITIONS OF APPROVAL

### 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 August 5, 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

DRC Resolution No:  
313 North Maple Drive

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:  
313 North Maple 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 August 5, 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