



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210  
TEL. (310) 458-1141 FAX. (310) 858-5966

## Design Review Commission Report

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**Meeting Date:** Thursday, November 3, 2011

**Subject:** **124 South Swall Drive**  
A request for an R-1 Design Review Permit to allow a single-story addition to an existing single-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard.

**Project applicant:** Hamid Omrani, Omrani Group – project designer

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

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### REPORT SUMMARY

The applicant is requesting an addition and remodel of the façade of an existing single-story residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style and has not been designed by a registered architect in the State of California, the project is before the Commission for review. The Commission may wish to discuss the architectural style of the residence and the scale of the proposed entry feature.

### 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

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 Tuesday, October 25, 2011. 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
- C. DRAFT Approval Resolution
- D. DRAFT Denial Resolution

**Report Author and Contact Information:**

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



**Design Review Commission Report**

445 North Rexford Drive  
November 3, 2011

**Attached A:**

Detailed Design Description  
and Materials (applicant prepared)

**SECTION 1 – AUTHORIZATION & APPLICANT TEAM**

**A Property Information**

Project Address: 124 S Swall  
Adjacent Streets: 4333-008-042

**B Property Owner Information<sup>1</sup>**

Name(s): Cyrus Gabaiy  
Address: 124 S Swall  
City: Beverly Hills State & Zip Code: Ca 90211  
Phone: 213 - 455 5754 Fax: 213 - 744 0940  
E-Mail cyrousrcfab.net

**C Applicant Information [individual(s) or entity benefiting from the entitlement]**

Name(s): Cyrus Gabaiy  
Address: 124 S Swall  
City: Beverly Hills State & Zip Code: Ca 90211  
Phone: 213 - 455 5754 Fax: 213 - 744 0940  
E-Mail cyrousrcfab.net

**D Architect / Designer Information [Employed or hired by Applicant]**

Name(s): Omrani Group Registered Architect? Yes  No   
Address: 9244 Wilshire Blvd, suite 202  
City: Beverly Hills State & Zip Code: Ca 90212  
Phone: 310 - 560 6161 Fax:  
E-Mail omranihamid@aol.com

**E Landscape Designer Information [Employed or hired by Applicant]**

Name(s): Steve Hug  
Address: 19162-1 Index St.  
City: Northridge State & Zip Code: Ca 91326  
Phone: 1818 - 360 7206 Fax:  
E-Mail

**F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.**

Name(s): Hamid Omrani  
Address: 9244 Wilshire Blvd, suite 202  
City: Beverly Hills State & Zip Code: Ca 90212  
Phone: 310 - 560 6161 Fax:  
E-Mail omranihamid@aol.com

**G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.<sup>2</sup>**

CYROUS GABAIY (signature on application in project file)  
Property Owner's Signature & Date Property Owner's Signature & Date

<sup>1</sup> If the owner is a corporate entity, the names of two corporate officers are required from each of the following Groups:  
Group A – Chairperson or president of the board; Group B – board secretary or chief financial officer.

<sup>2</sup> A signed and dated authorization letter from the property owner is also acceptable.

**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):**

Italianate style - One story - Low pitch roof - Flat facade - One pair entry door - Rectangular entry door - Arched windows - Beige color

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

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

**D Site & Area Characteristics**

Lot Dimensions: s117.53/n.116.92/50.02 Lot Area (square feet): 5850 square feet  
 Adjacent Streets: S Of Wilshire blvd./ N of charville

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

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

**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](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:**

To build a one story and less building area

**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:	21'	15'	21'
Roof Plate Height:	22'	14'	14'
Floor Area:	3840	1643	2266
Rear Setbacks:	26'-1"	32'-4"	26'-1"
Side Setbacks:	S/E 5'	S/E 4'-7"	S/E 5'
	N/W 9'	N/W 8'-3"	N/W 9'-6"
Parking Spaces:	2	2	2

**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: Exterior cement plaster  
 Texture /Finish: Smooth  
 Color / Transparency: Light Beige

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

Material: Wood frame/Exterior Clad / Interior wood  
 Texture /Finish: Mt  
 Color / Transparency: Dark Brown

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

Material: Wood  
 Texture /Finish: Mt  
 Color / Transparency: Dark Brown

**PEDIMENTS**

Material:  
 Texture /Finish:  
 Color / Transparency:

**ROOF**

Material: Clay  
 Texture /Finish:  
 Color / Transparency: Dmetalark Brown

**CORBELS**

Material:  
 Texture /Finish:  
 Color / Transparency:

**CHIMNEY(S)**

Material:  
 Texture /Finish:  
 Color / Transparency:

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

**COLUMNS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**BALCONIES & RAILINGS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**TRELLIS, AWNINGS, CANOPIES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**DOWNSPOUTS / GUTTERS**

Material: Metal  
Texture /Finish: Matt  
Color / Transparency: Dark Brown

**EXTERIOR LIGHTING**

Material: Metal  
Texture /Finish: Mt  
Color / Transparency: Dark Brown

**PAVED SURFACES**

Material: Concrete  
Texture /Finish: Rough  
Color / Transparency: Dark Beige

**FREESTANDING WALLS AND FENCES**

Material: Stucco  
Texture /Finish: Smooth  
Color / Transparency: Light Beige

**OTHER DESIGN ELEMENTS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

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

Combination of various landscape of neighborhood

**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.

Same as before

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.

One story minimizes the appearance of scale and mass.

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

Light coloring area /Lower height

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.

Landscape( trees at side yard)

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.

Same roof material/slope - same design of most other houses.



**Design Review Commission Report**

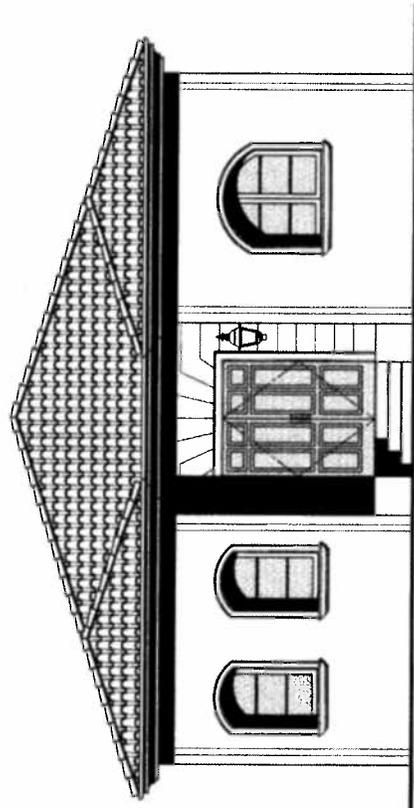
445 North Rexford Drive

November 3, 2011

**Attached B:**

Design plans, cut sheets  
and supporting elements

# 124 SOUTH SWALL DRIVE, BEVERLY HILLS CA 90211



FRONT ELEVATION

**SHEET INDEX**

NO.	DESCRIPTION
TS	TITLE SHEET
GN	GENERAL NOTES
GR	GENERAL REQUIREMENTS
ST	STRUCTURAL
ME	Mechanical
EL	Electrical
PL	Plumbing
LA	Landscaping
CE	Civil Engineering
AS	ASBESTOS
AS.1	ASBESTOS REMEDIATION
AS.2	ASBESTOS TESTING
AS.3	ASBESTOS ABATEMENT
AS.4	ASBESTOS REMOVAL
AS.5	ASBESTOS DISPOSAL
AS.6	ASBESTOS MONITORING
AS.7	ASBESTOS RECORDING
AS.8	ASBESTOS SURVEILLANCE
AS.9	ASBESTOS INVESTIGATION
AS.10	ASBESTOS RISK ASSESSMENT
AS.11	ASBESTOS MANAGEMENT PLAN
AS.12	ASBESTOS TRAINING
AS.13	ASBESTOS RECORDS
AS.14	ASBESTOS MONITORING REPORT
AS.15	ASBESTOS ABATEMENT REPORT
AS.16	ASBESTOS REMOVAL REPORT
AS.17	ASBESTOS DISPOSAL REPORT
AS.18	ASBESTOS MONITORING RECORD
AS.19	ASBESTOS SURVEILLANCE REPORT
AS.20	ASBESTOS TRAINING RECORD
AS.21	ASBESTOS RECORDS
AS.22	ASBESTOS MONITORING REPORT
AS.23	ASBESTOS ABATEMENT REPORT
AS.24	ASBESTOS REMOVAL REPORT
AS.25	ASBESTOS DISPOSAL REPORT
AS.26	ASBESTOS MONITORING RECORD
AS.27	ASBESTOS SURVEILLANCE REPORT
AS.28	ASBESTOS TRAINING RECORD
AS.29	ASBESTOS RECORDS
AS.30	ASBESTOS MONITORING REPORT
AS.31	ASBESTOS ABATEMENT REPORT
AS.32	ASBESTOS REMOVAL REPORT
AS.33	ASBESTOS DISPOSAL REPORT
AS.34	ASBESTOS MONITORING RECORD
AS.35	ASBESTOS SURVEILLANCE REPORT
AS.36	ASBESTOS TRAINING RECORD
AS.37	ASBESTOS RECORDS
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AS.39	ASBESTOS ABATEMENT REPORT
AS.40	ASBESTOS REMOVAL REPORT
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AS.88	ASBESTOS REMOVAL REPORT
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AS.91	ASBESTOS SURVEILLANCE REPORT
AS.92	ASBESTOS TRAINING RECORD
AS.93	ASBESTOS RECORDS
AS.94	ASBESTOS MONITORING REPORT
AS.95	ASBESTOS ABATEMENT REPORT
AS.96	ASBESTOS REMOVAL REPORT
AS.97	ASBESTOS DISPOSAL REPORT
AS.98	ASBESTOS MONITORING RECORD
AS.99	ASBESTOS SURVEILLANCE REPORT
AS.100	ASBESTOS TRAINING RECORD

ARCHITECTURAL

GENERAL NOTES

MECH. REQUIREMENTS

STRUCTURAL

ELECTRICAL

PLUMBING

LANDSCAPE

CIVIL ENGINEERING

ASBESTOS

ASBESTOS REMEDIATION

ASBESTOS TESTING

ASBESTOS ABATEMENT

ASBESTOS REMOVAL

ASBESTOS DISPOSAL

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ASBESTOS DISPOSAL REPORT

ASBESTOS MONITORING RECORD

124 SOUTH SWALL DRIVE, BEVERLY HILLS CA 90211

REMODEL OF 124 S. SWALL DRIVE BEVERLY HILLS, CA 90211

MR. CYRUS GABAY

OMRANI GROUP INC.

OMRANI GROUP INC. 124 SOUTH SWALL DRIVE BEVERLY HILLS, CA 90211

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OMRANI GROUP INC. 124 SOUTH SWALL DRIVE BEVERLY HILLS, CA 90211

**PROJECT DIRECTORY**

DESIGNER/PLANNER

NAME : OMRANI GROUP INC.

ADD : 124 SOUTH SWALL DRIVE BEVERLY HILLS, CA 90211

TEL : 310-960-6161

E-MAIL : info@omrani.com

SURVEYOR

NAME : JERRY GABAY

ADD : 124 SOUTH SWALL DRIVE BEVERLY HILLS, CA 90211

TEL : 310-960-6161

E-MAIL : jerry@omrani.com

SOIL ENGINEER

NAME : STEVE HUG

ADD : 124 SOUTH SWALL DRIVE BEVERLY HILLS, CA 90211

TEL : 310-960-6161

E-MAIL : steve@omrani.com

MECHANICAL ENGINEER

NAME : STEVE HUG

ADD : 124 SOUTH SWALL DRIVE BEVERLY HILLS, CA 90211

TEL : 310-960-6161

E-MAIL : steve@omrani.com

CIVIL ENGINEER

NAME : STEVE HUG

ADD : 124 SOUTH SWALL DRIVE BEVERLY HILLS, CA 90211

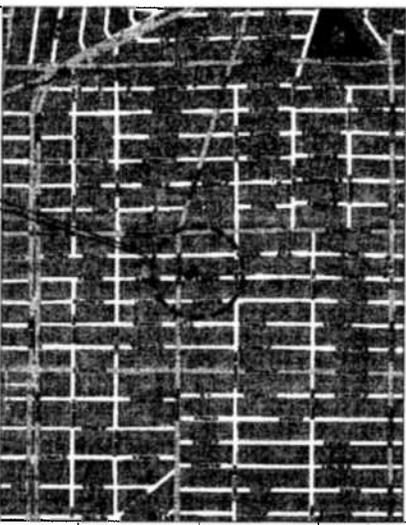
TEL : 310-960-6161

E-MAIL : steve@omrani.com

**VICINITY MAP**



SITE



**SCOPE OF WORK**

ADDITION AND REMOVAL OF (B) SINGLE FAMILY HOUSE

TOTAL ADDITION OF 765 SQ. FT.

**PROJECT INFORMATION**

ZONING INFORMATION

ZONING : CENTRAL-R

PERMITTED : (SINGLE FAMILY HOUSE) IS - 0

LOT AREA : 6,860 SQ. FT.

TYPE OF CONSTRUCTION : V-B

FULLY SPRINKLED

Z.A.R. CALCULATIONS

LOT AREA = 6,860 SQ. FT.

MAX BLDG AREA : 40%(LOT AREA) + 1,000 = 3,240 SQ. FT.

AREA CALCULATIONS

EXISTING FLOOR PLAN : 1,643 SQ. FT.

EXISTING HOUSE TO BE DEMOLISHED : 1,643 SQ. FT.

EXISTING HOUSE TO REMAIN : 1,643 SQ. FT.

EXISTING DETACHED GARAGE (TO BE DEMOLISHED) : 370 SQ. FT.

PROPOSED ADDITION : 396 + 107 + 190 + 90 = 765 SQ. FT.

TOTAL AREA = 1,619 + 765 = 2,384 SQ. FT. (LESS THAN 3,840 SQ. FT.)

NUMBER OF BEDROOMS IN THE EXISTING HOUSE = 3

NUMBER OF BEDROOMS IN THE PROPOSED HOUSE = 3

PARKING REQ'D = 2

PARKING PROVIDED = 2

MINIMUM SETBACK REQUIREMENTS

LOCATION : REQUIRED

REAR YARD : 28'-1" (30% LOT DEPTH - 9'-0") 28'-1" PROVIDED

FRONT YARD : 25'-0" 25'-0"

SIDE YARD (NORTH) : 9'-0" 9'-0"

SIDE YARD (SOUTH) : 5'-0" 5'-0"

MAXIMUM ALLOWABLE BLDG HEIGHT = 36'-0" (FROM AVG. NATURAL GRADE)

BLDG HEIGHT PROVIDED = 20'-11 1/2" (PITCH ROOF)



**OMRANI GROUP INC.**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202

MR. CYRUS GABAY

REMODEL OF  
 124 S. SWALL DRIVE  
 BEVERLY HILLS, CA 90211

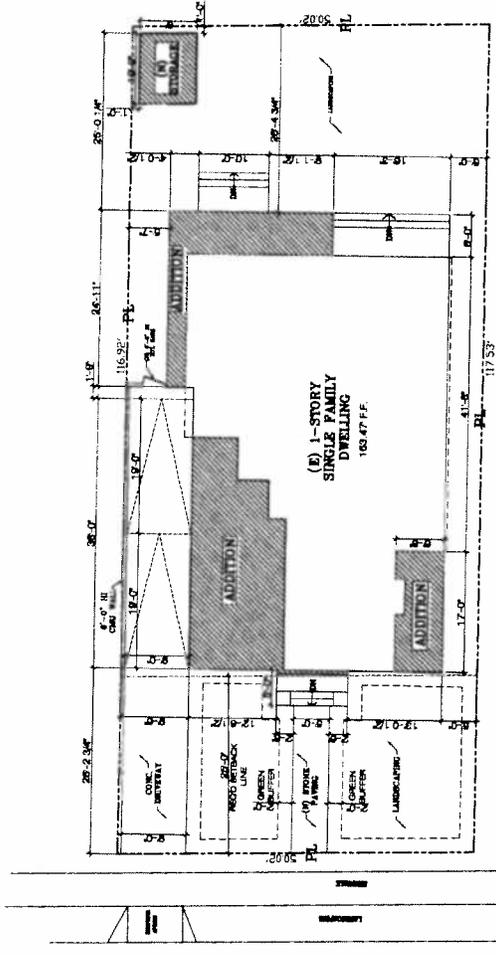
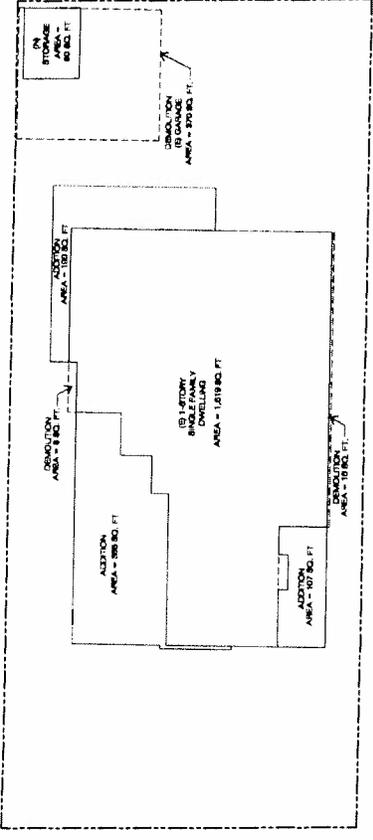
NO.	DATE	DESCRIPTION

SCALE	DATE	BY	CHK

**A1.0**

**AREA CALCULATIONS**  
 LOT AREA = 3,800 SQ. FT.  
 EXISTING HOUSE AREA = 1,600 -  
 TOTAL AREA = 2,200 SQ. FT.

**AREA CALCULATIONS**  
 EXISTING HOUSE AREA = 1,600 SQ. FT.  
 EXISTING PATIO TO BE DEMOLISHED  
 EXISTING DETACHED GARAGE (TO BE DEMOLISHED)  
 PROPOSED ADDITION  
 TOTAL AREA = 1,600 + 100 + 800 + 100 = 3,300 SQ. FT. (LESS THAN 3,800 SQ. FT.)



**IDENTIFYING CALCULATIONS**  
 ① AREA = 1,078 SQ. FT.  
 ② AREA = 100 SQ. FT.  
 ③ AREA = 800 SQ. FT.  
 TOTAL = 2,000 SQ. FT. + 400 SQ. FT. THICK

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 N



OMRANI GROUP INC.

124 S. SWALL DRIVE  
BEVERLY HILLS, CA 90211

MR. CYRUS GABAY

124 S. SWALL DRIVE  
BEVERLY HILLS, CA 90211

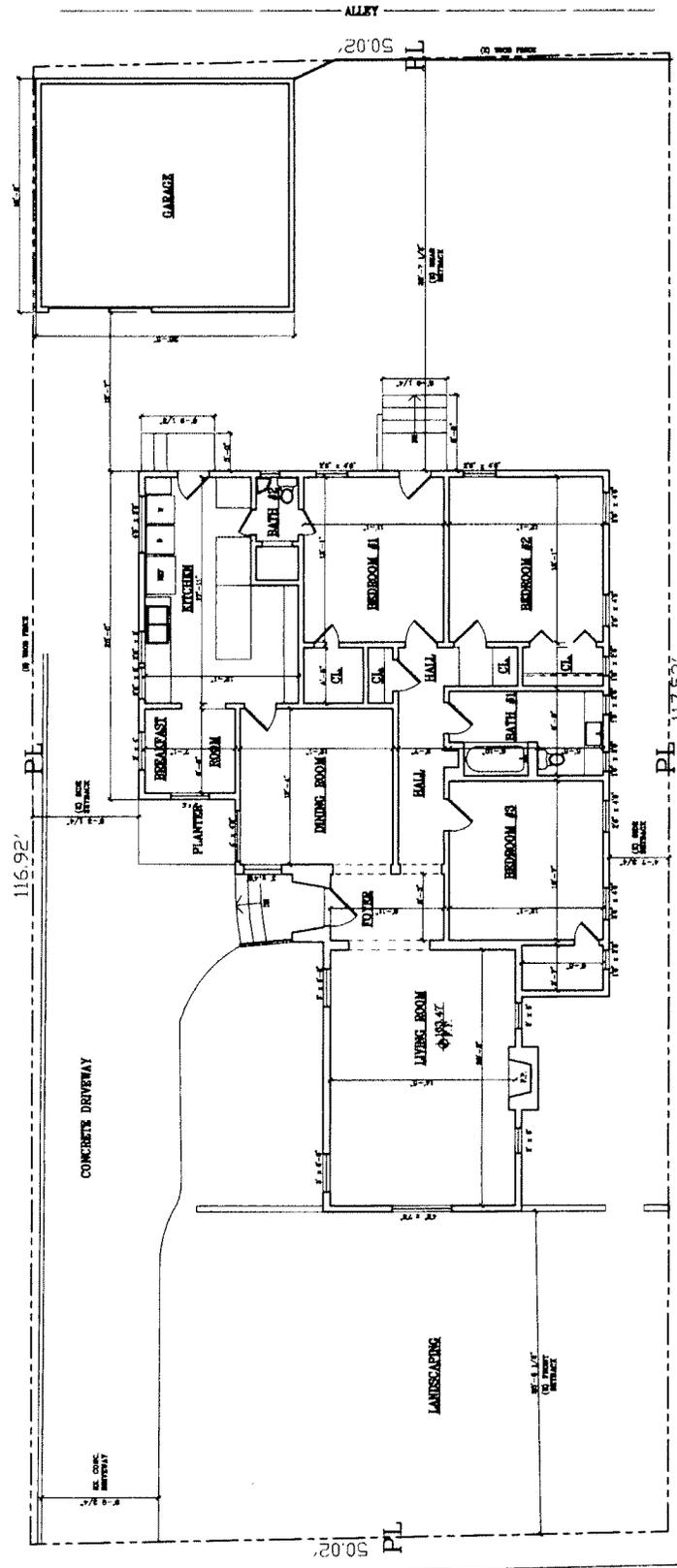
REMODEL OF

(B) FLOOR PLAN

NO.	DATE	BY	REVISION

SCALE:	
DRAWN:	
CHECK:	
DATE:	
NO. SHEETS:	

A2.0



EXISTING FLOOR PLAN  
 SCALE 1/4" = 1'-0"  
 0 1 2 3 4 5 10 15 FT

LANDSCAPING  
SIDEWALK



OMRANI GROUP INC.

124 S. SWALL DRIVE  
BEVERLY HILLS, CA 90211

MR. CYRUS GABAY

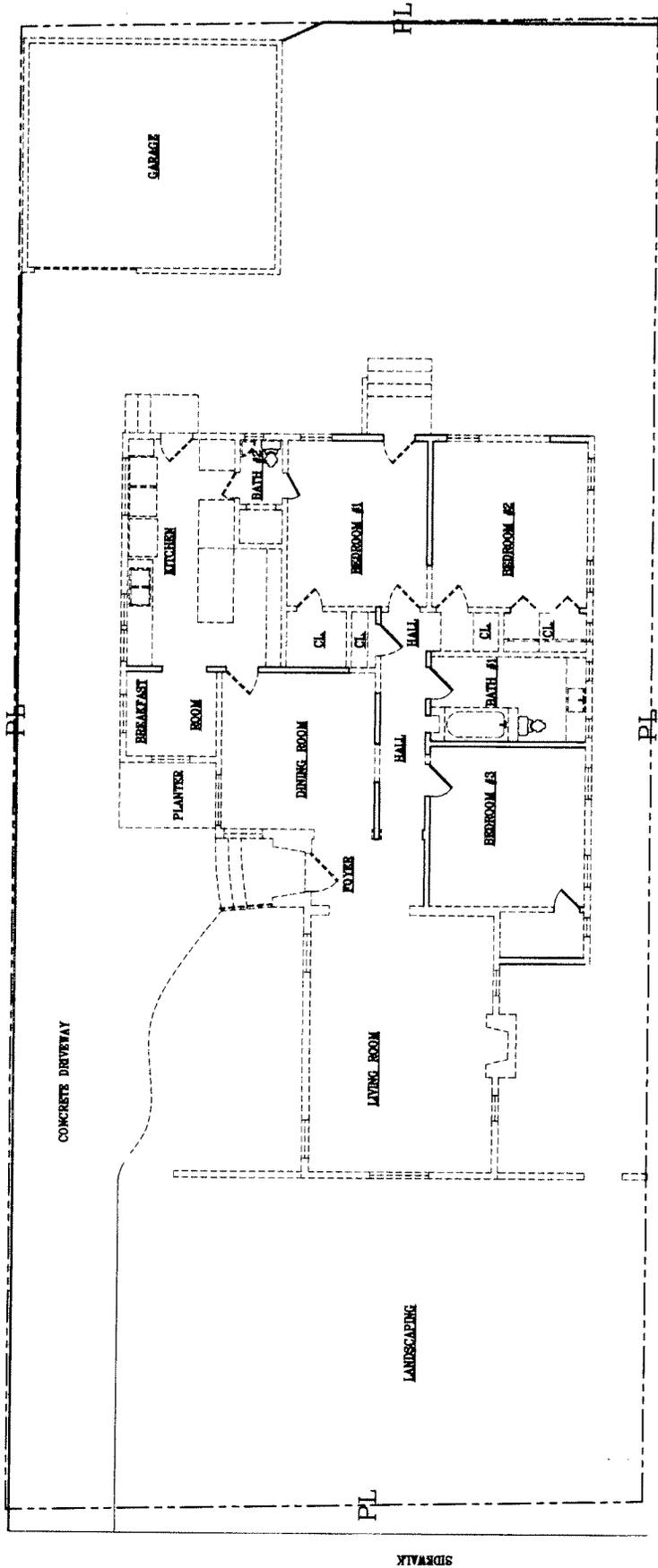
REMODEL OF  
124 S. SWALL DRIVE  
BEVERLY HILLS, CA 90211

(B) FLOOR PLAN

NO.	DATE	BY	REVISION

SCALE:	
DRAWN BY:	
CHECKED BY:	
DATE:	
PROJECT NO.:	

A2.1



LEGEND

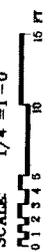
WALL TO BE REMOVED (dashed line)

EXISTING WALL (solid line)



EXISTING FLOOR PLAN / DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



SIDEWALK



**OMRANI GROUP INC.**  
 2000 W. 10TH AVENUE, SUITE 200  
 DENVER, CO 80202

MR. CYRUS GABAY

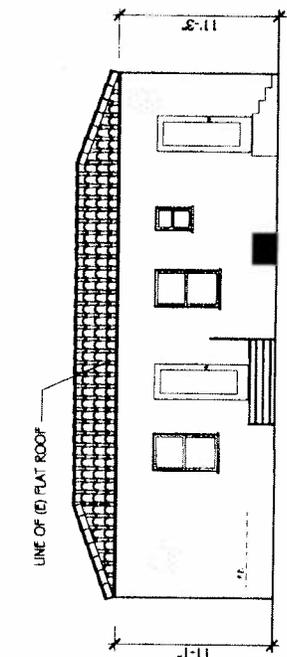
124 S. SWALL DRIVE  
 BEVERLY HILLS, CA 90211

REMODEL OF

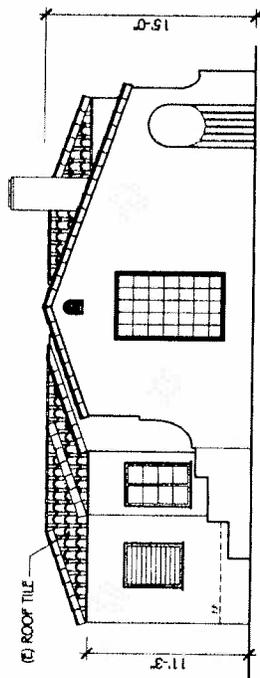
NO.	DATE	BY	REVISION

SCALE:	
DRAWN:	
DATE:	
BY:	

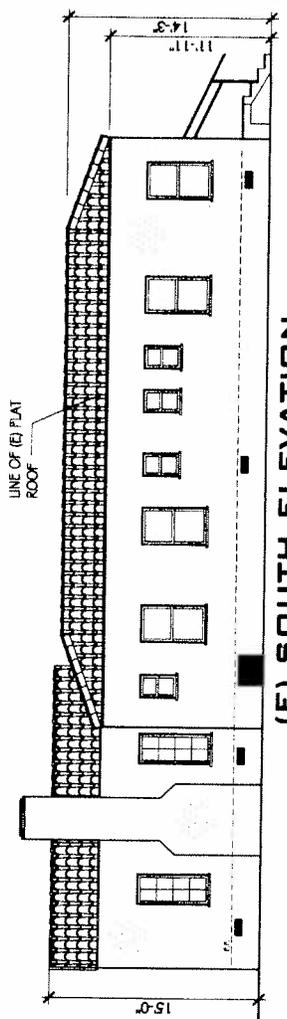
**A2.2**



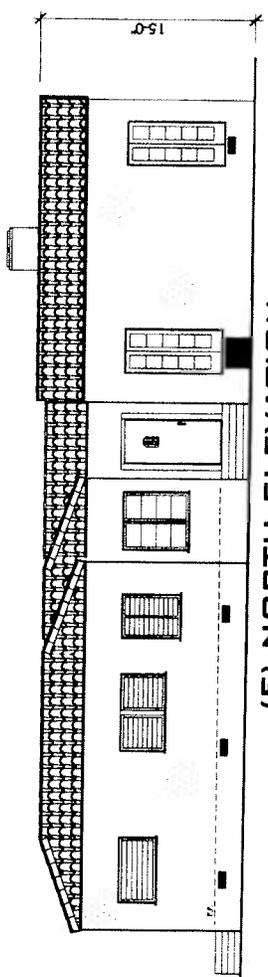
**(E) EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



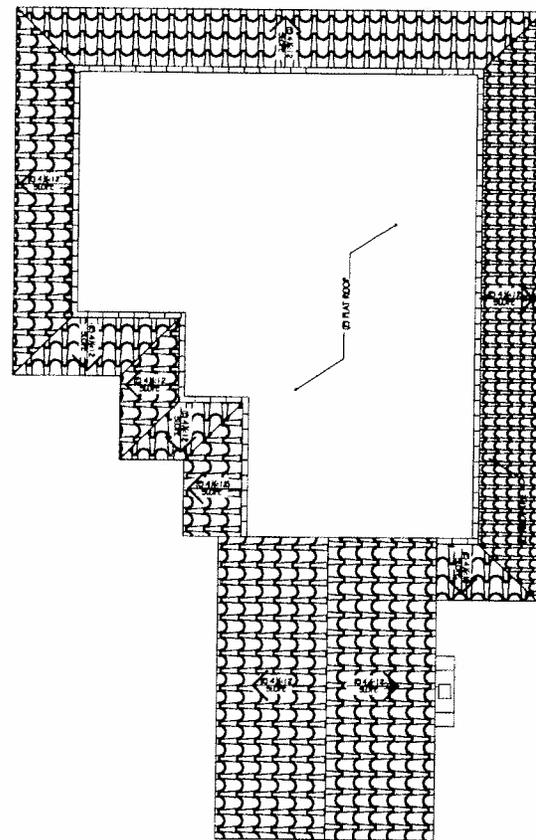
**(E) WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**(E) SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**(E) NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**(E) ROOF PLAN**  
 SCALE: 1/4" = 1'-0"







**OMRANI GROUP INC.**  
 124 S. SWALL DRIVE  
 BEVERLY HILLS, CA 90211

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 124 S. SWALL DRIVE  
 BEVERLY HILLS, CA 90211

MR. CYRUS GABAY

124 S. SWALL DRIVE  
 BEVERLY HILLS, CA 90211

REMODEL OF

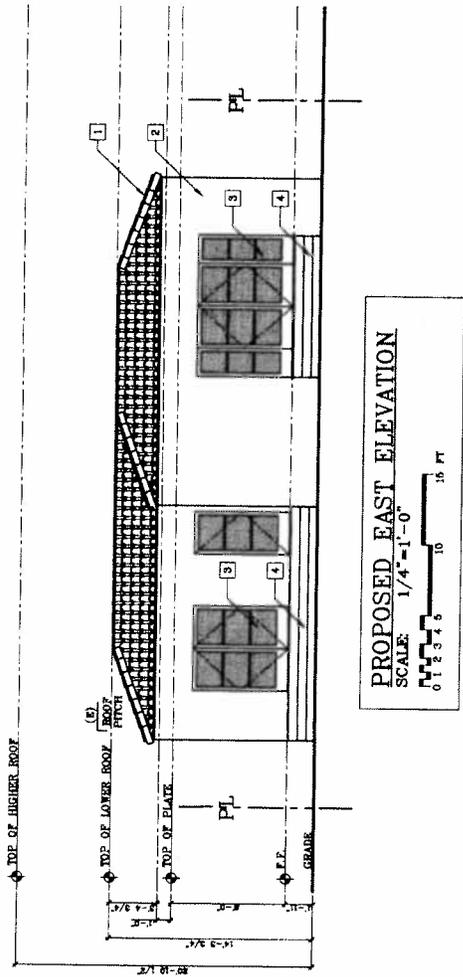
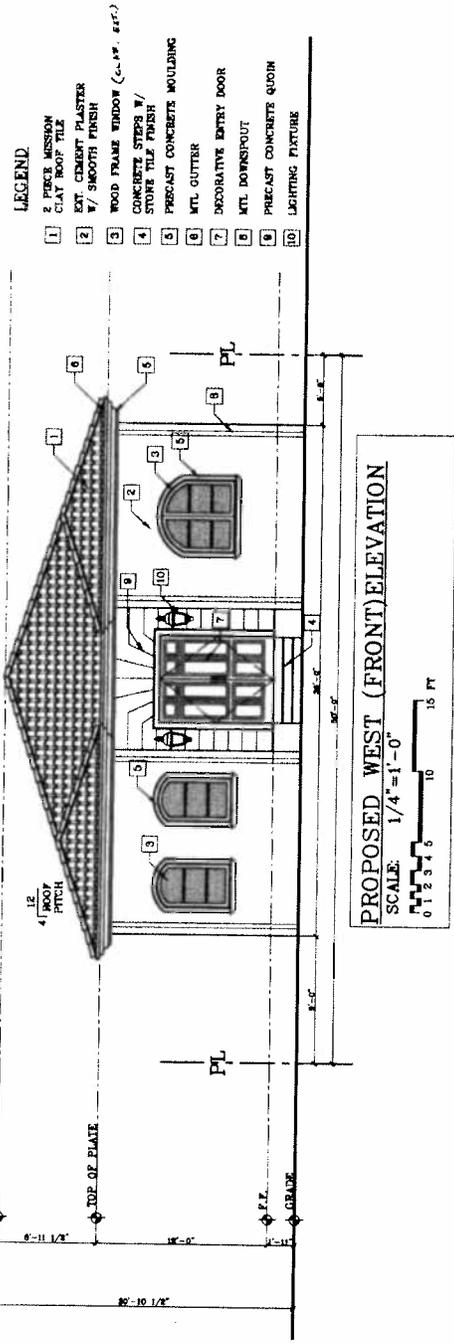
PLANT & ARCHITECT

PROPOSED FRONT (WEST) / EAST ELEVATIONS

NO.	DATE	DESCRIPTION

SCALE:  
 DATE:  
 BY:  
 CHECKED:

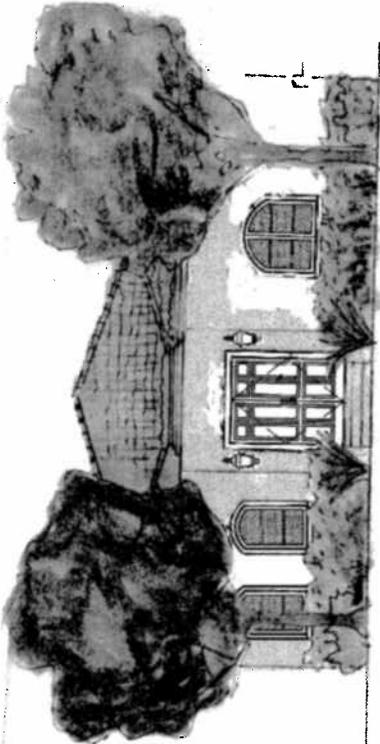
**A4.0**



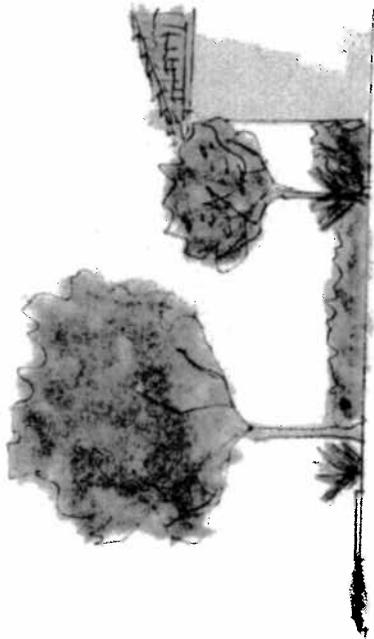




www.terra.com  
 1. 1/2" = 1'-0" (1/4" = 1'-0")  
 2. 1/4" = 1'-0" (1/8" = 1'-0")  
 3. 1/8" = 1'-0" (1/16" = 1'-0")  
 4. 1/16" = 1'-0" (1/32" = 1'-0")  
 5. 1/32" = 1'-0" (1/64" = 1'-0")  
 6. 1/64" = 1'-0" (1/128" = 1'-0")  
 7. 1/128" = 1'-0" (1/256" = 1'-0")  
 8. 1/256" = 1'-0" (1/512" = 1'-0")  
 9. 1/512" = 1'-0" (1/1024" = 1'-0")  
 10. 1/1024" = 1'-0" (1/2048" = 1'-0")  
 11. 1/2048" = 1'-0" (1/4096" = 1'-0")  
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 14. 1/16384" = 1'-0" (1/32768" = 1'-0")  
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 17. 1/131072" = 1'-0" (1/262144" = 1'-0")  
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FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



ALYDIA NUBELLII  
 NEW ZEALAND FLAX



PARAKOLEIA INDICA 'CLAWY'  
 ROMA HORTENSIA



PITTOCOPIUM CHAMAECLEAN  
 COMPACTUM



PHOENIX TREAT 'SUNSHINE BAMB'  
 NEW ZEALAND FLAX



ALALIA TORNOLOA



ADONISMIS 'GOLDEN ANNE'  
 LEFT OF THE HOLE



MACADAMIA INTEGRIFOLIA  
 GOLDEN NUBELLA



MACADAMIA INTEGRIFOLIA



**Design Review Commission Report**

445 North Rexford Drive

November 3, 2011

**Attached C:**

Draft Approval Resolution

RESOLUTION NO. DR \_\_\_\_

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A R-1 DESIGN REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AND ADDITION OF AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 124 SOUTH SWALL DRIVE

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

Section 1. Hamid Omrani, applicant on behalf of the property owners, Cyrus Gabaiy (Collectively the “Applicant”), has applied for a R-1 Design Review Permit for design approval of a façade remodel of an existing one-story single-family residence for the property located at 124 South Swall 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 November 3, 2011 at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the

incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission, reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of

development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review the Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

1. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
2. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
3. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

4. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
7. **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the community development department or submit an application along with applicable fees to the development for covenant preparation and filing.
8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

9. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Special Conditions

10. No special conditions have been imposed for this project.

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: November 3, 2011

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Shena Rojemann, Commission Secretary  
Community Development Department

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Howard Szabo, 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. \_\_\_\_ duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on November 3, 2011 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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SHENA ROJEMANN  
Secretary to the Design Review  
Commission/Associate Planner  
City of Beverly Hills, California



**Design Review Commission Report**

445 North Rexford Drive

November 3, 2011

**Attached D:**

Draft Denial Resolution

RESOLUTION NO. DR \_\_\_\_

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS DENYING A R-1 DESIGN REVIEW PERMIT FOR A FAÇADE REMODEL OF THE EXISTING ONE-STORY RESIDENCE AT THE PROPERTY LOCATED AT 124 SOUTH SWALL DRIVE

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

Section 1. Hamid Omrani, applicant on behalf of the property owners, Cyrus Gabaiy (Collectively the "Applicant"), has applied for a R-1 Design Review Permit for design approval of a façade remodel of the existing one-story residence for the property located at 124 South Swall 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 November 3, 2011, 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: November 3, 2011

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Shena Rojemann, Commission Secretary  
Community Development Department

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Howard Szabo, Chairperson  
Design Review Commission