



Design Review Commission Report

Meeting Date: Thursday, February 2, 2012
(Continued from the DRC meeting on 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 residence located in the Central Area of the City, south of Santa Monica Boulevard, at **124 South Swall Drive.**

Project applicant: Hamid Omrani, Omrani Group – Project Designer

Recommendation: Conduct public hearing and take final action on the project.

REPORT SUMMARY

The applicant requests approval for an addition and remodel of the façade to an existing single-story residence located in the Central Area of the City, south of Santa Monica Boulevard. This project was previously reviewed by the Commission at its November 3, 2011 meeting and provided the applicant with a number of comments regarding the design. The design of the façade has been revised from Italianate and now reflects a Spanish style of architecture. Please see the attached documents, which include the responses to the Commission's comments, project design description, materials and plans, draft resolution of approval for the Commission's consideration, and the staff report from the previous Commission meeting.

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 does not require public notification as it is continued from another meeting; however, a mailing was sent out to all property owners and occupants within 100' of the project site on January 24, 2012.

Attachment(s):

- A. Response to DRC comments from the November 3, 2011 meeting
- B. Staff Reports/Renderings from the November 3, 2011 meeting
- C. Detailed Design Description and Materials (Applicant Prepared)
- D. Design Plans, Cut Sheets & Supporting Documents
- E. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

445 North Rexford Drive

February 2, 2012

Attachment A:

Response to DRC comments
from the November 3, 2011 meeting



Design Review Commission Report

445 North Rexford Drive

February 2, 2012

Design Review Commission Comments November 3, 2011 Meeting	Applicant's Response
1. The project does not contain a style of architecture (doesn't read Italianate) and lacks character and refinement. Explore architectural styles and details that relate to one another.	1. The design has been revised and is now more influenced by the Spanish style of architecture.
2. The project does not contain an internally compatible design scheme – the details do not blend or complement each other.	2. The project has been redesigned and is now more influenced by the Spanish style of architecture. The details, materials, and modulation reflect this change.
3. The project does not reduce bulk and mass – the design needs modulation.	3. The façade has been revised and now consists of three separate planes.
4. The design is not compatible with other residences in the area.	4. As the architectural style has been revised, the design is now more compatible with other residences in the area, in both style and scale.
5. The roofline is awkward and gives the appearance that the front half of the residence and the back half of the residence are two separate structures. The transition between roofline should be more graceful.	5. The roofline has been redesigned and the front portion of the roof now slopes down toward the rear portion of the roof.
6. The design appears closed off – there is no openness to the design.	6. The heavy moldings around the windows and entryway and along the roofline have been removed to open up the design of the residence.
7. The concrete moldings around the windows are too heavy and out of scale. The windows appear out of scale.	7. The concrete moldings have been removed and replaced with wood headers. The window sizes and shapes have been revised.
8. The entry is too massive and overdone – consider removing the moldings have just a recessed alcove for the door. A single door would be more appropriately scaled for the residence than a double door.	8. The entry has been revised and the molding has been removed and replaced with a slim row of concrete molding. The revised entry maintains the two double doors; however, they have been revised to be arched in shape.
9. The molding along the roofline is too heavy.	9. The molding along the roofline has been removed.
10. The project lacks a focal point. Consider preserving some of the existing elements.	10. The new design of the project now incorporates certain existing elements, such as the detail near the roof and step-down style of the wall near the entry.



Design Review Commission Report

445 North Rexford Drive

February 2, 2012

Attachment B:

Staff Report/Rendering from the November 3, 2011 meeting



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

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.

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

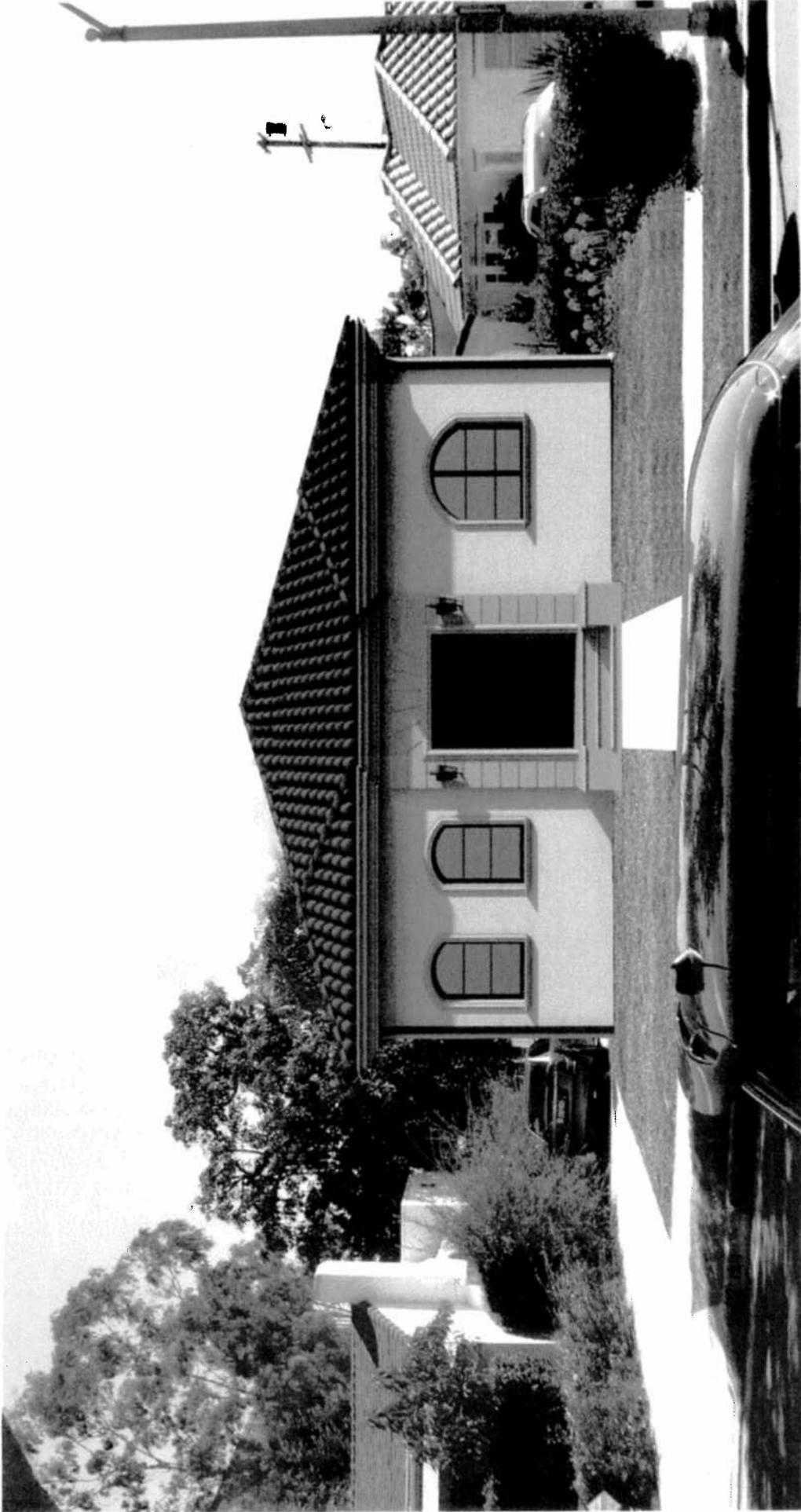
The project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed Tuesday, October 25, 2011. To date staff has not received and comments in regards to the submitted project.

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



Center view w/entourage

124 S. Swall Dr.
Beverly Hills, CA



Design Review Commission Report

445 North Rexford Drive

February 2, 2012

Attachment C:

Detailed Design Description
and Materials (applicant prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 124 S Swall Dr
Legal Description: Portion of lot 268 / tract no. 6380 M.B.P. 11 To 20

B Property Owner Information¹

Name(s): Cyrous Gabaiy
Address: 124 S Swall Dr
City: Beverly Hills State & Zip Code: Ca 90211
Phone: 213 - 445 5754 Fax: 213 - 744 0940
E-Mail: cyrousrcfab.net

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

Name(s): Hamid Omrani
Address: 9244 Wilshire Blvd. suite 202
City: Beverly Hills State & Zip Code: Ca 90212
Phone: 310 5606161 Fax: _____
E-Mail: omranihamid@aol.com

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 of the subject property, that the information provided is accurate to the best of my knowledge and the Agent is authorize to make decisions on my behalf²

CYROUS GABAIY
Property Owner's Name (PRINT)

Cyrous Gabaiy 10-1-11
Property Owner's Signature & Date

¹ If the owner is a corporate entity, signatures from 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.
² 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):

SPANISH STYLE / ONE STORY / LOW PITCHED ROOFS / ROUNDED EAVES / LRRGE PICTURE WINDOW /HUMAN SCALE OPENINGS / ARCHED RECESSED ENTRY / STUCCO WALL,WHITE/ CLAY ROOF / WOODEN WINDOW TRIM

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: 117.53 X 50 02 Lot Area (square feet): 5850
 Adjacent Streets: S. OF WILSHIRE - N. OF CHARWIL

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input checked="" type="checkbox"/> Guest House | <input checked="" type="checkbox"/> Accessory Structure(s) |
| <input checked="" type="checkbox"/> Vacant | <input 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_divlslon/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 ONE STORY BUILDING 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'	4'12"	4'12"
Floor Area:	3840 S.F.	1643 S.F.	2270 S.F.
Rear Setbacks:	26'	32'-4"	26'
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: OFF WHITE

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

Material: WOOD
 Texture /Finish: MT.
 Color / Transparency: OFF WHITE

PEDIMENTS

Material:
 Texture /Finish:
 Color / Transparency:

ROOF

Material: CLAY
 Texture /Finish:
 Color / Transparency: DARK 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: _____
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: METAL
Texture /Finish: MT
Color / Transparency: BLACK

PAVED SURFACES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: PRECAST MOULDING & PAVING (CONC.)
Texture /Finish: SMOOTH
Color / Transparency: DARK BEIGE

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

COMBINATION OF VARIOUS LANDSCAPE OF NEIGHBOURHOOD

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 - MODULATION OF FACADE - VARIOUS FRONT YARD SET BACKS -

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

LIGHT COLOR - 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.

TREES AT SIDE YARDS

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 ARCHITECTURAL STYLE



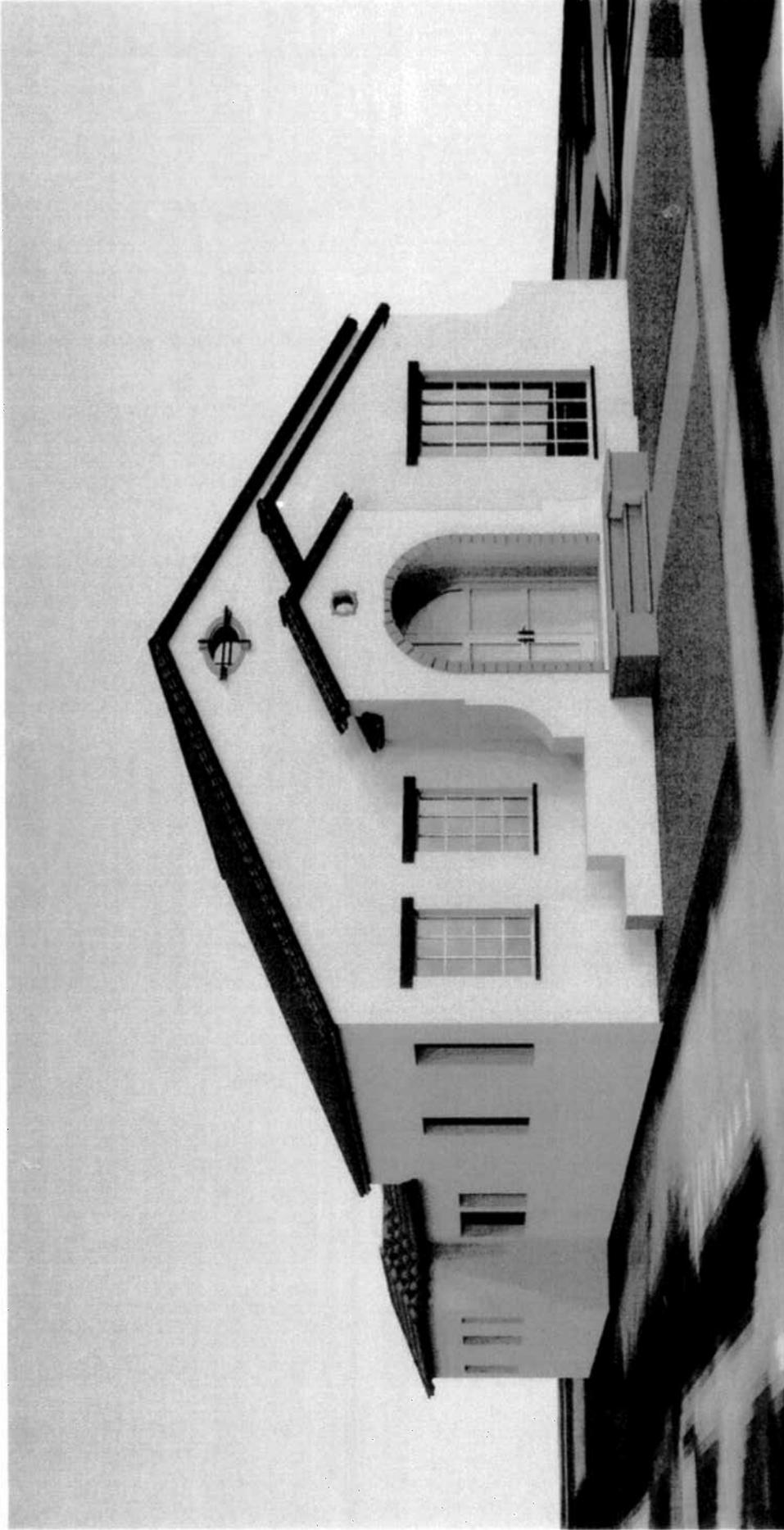
Design Review Commission Report

445 North Rexford Drive

February 2, 2012

Attachment D:

Design plans, cut sheets
and supporting elements



Left view - Proposed

124 S. Swall Dr.
Beverly Hills, CA



Center view w/entourage - Proposed

124 S. Swall Dr.
Beverly Hills, CA



OMRANI GROUP INC.
 2000 WILSON BLVD. SUITE 200
 BEVERLY HILLS, CA 90211
 TEL: 310.277.1111 FAX: 310.277.1112

MR. CYROUS GABAY

124 S. SWALL DRIVE
 BEVERLY HILLS, CA 90211

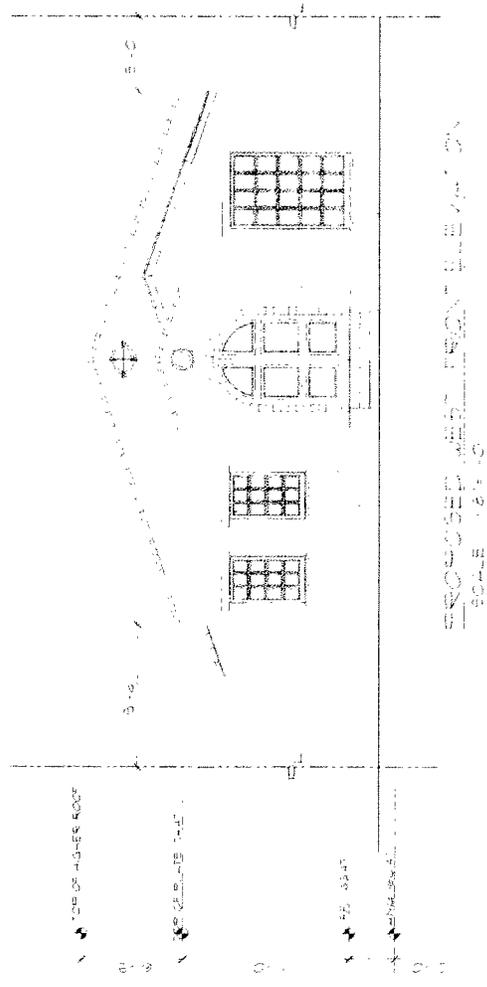
REMODEL OF

PROJECT & ADDRESS

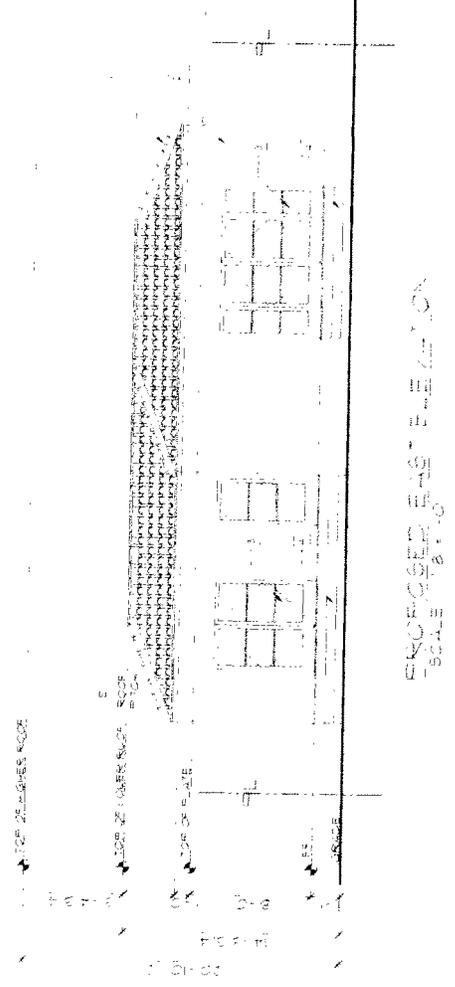
DATE: 11/17/00

NO.	DATE	BY	REVISION
1	11/17/00		
2			
3			
4			
5			
6			
7			
8			
9			
10			

DATE: 11/17/00
 PROJECT NUMBER: A-3.01
 SHEET: 1 OF 1



SECTION THROUGH FRONT PORCH
 SCALE: 1/8" = 1'-0"



SECTION THROUGH REAR PORCH
 SCALE: 1/8" = 1'-0"



**OMIRANI
GROUP INC.**

11440 WILSON BLVD. SUITE 100
BEVERLY HILLS, CA 90211
TEL: 310.977.1111 FAX: 310.977.1112

MR. CYROUS GARAIY

124 S. SWALL DRIVE
BEVERLY HILLS, CA 90211

REMODEL OF

PROJECT # 10888

DATE: 10/11/01

NO. DATE BY

1 10/11/01 JTB

2 08/14/01 JTB

3 07/11/01 JTB

4 06/11/01 JTB

5 05/11/01 JTB

6 04/11/01 JTB

7 03/11/01 JTB

8 02/11/01 JTB

9 01/11/01 JTB

10 12/11/00 JTB

11 11/11/00 JTB

12 10/11/00 JTB

13 09/11/00 JTB

14 08/11/00 JTB

15 07/11/00 JTB

16 06/11/00 JTB

17 05/11/00 JTB

18 04/11/00 JTB

19 03/11/00 JTB

20 02/11/00 JTB

21 01/11/00 JTB

22 12/11/99 JTB

23 11/11/99 JTB

24 10/11/99 JTB

25 09/11/99 JTB

26 08/11/99 JTB

27 07/11/99 JTB

28 06/11/99 JTB

29 05/11/99 JTB

30 04/11/99 JTB

31 03/11/99 JTB

32 02/11/99 JTB

33 01/11/99 JTB

34 12/11/98 JTB

35 11/11/98 JTB

36 10/11/98 JTB

37 09/11/98 JTB

38 08/11/98 JTB

39 07/11/98 JTB

40 06/11/98 JTB

41 05/11/98 JTB

42 04/11/98 JTB

43 03/11/98 JTB

44 02/11/98 JTB

45 01/11/98 JTB

46 12/11/97 JTB

47 11/11/97 JTB

48 10/11/97 JTB

49 09/11/97 JTB

50 08/11/97 JTB

51 07/11/97 JTB

52 06/11/97 JTB

53 05/11/97 JTB

54 04/11/97 JTB

55 03/11/97 JTB

56 02/11/97 JTB

57 01/11/97 JTB

58 12/11/96 JTB

59 11/11/96 JTB

60 10/11/96 JTB

61 09/11/96 JTB

62 08/11/96 JTB

63 07/11/96 JTB

64 06/11/96 JTB

65 05/11/96 JTB

66 04/11/96 JTB

67 03/11/96 JTB

68 02/11/96 JTB

69 01/11/96 JTB

70 12/11/95 JTB

71 11/11/95 JTB

72 10/11/95 JTB

73 09/11/95 JTB

74 08/11/95 JTB

75 07/11/95 JTB

76 06/11/95 JTB

77 05/11/95 JTB

78 04/11/95 JTB

79 03/11/95 JTB

80 02/11/95 JTB

81 01/11/95 JTB

82 12/11/94 JTB

83 11/11/94 JTB

84 10/11/94 JTB

85 09/11/94 JTB

86 08/11/94 JTB

87 07/11/94 JTB

88 06/11/94 JTB

89 05/11/94 JTB

90 04/11/94 JTB

91 03/11/94 JTB

92 02/11/94 JTB

93 01/11/94 JTB

94 12/11/93 JTB

95 11/11/93 JTB

96 10/11/93 JTB

97 09/11/93 JTB

98 08/11/93 JTB

99 07/11/93 JTB

100 06/11/93 JTB

101 05/11/93 JTB

102 04/11/93 JTB

103 03/11/93 JTB

104 02/11/93 JTB

105 01/11/93 JTB

106 12/11/92 JTB

107 11/11/92 JTB

108 10/11/92 JTB

109 09/11/92 JTB

110 08/11/92 JTB

111 07/11/92 JTB

112 06/11/92 JTB

113 05/11/92 JTB

114 04/11/92 JTB

115 03/11/92 JTB

116 02/11/92 JTB

117 01/11/92 JTB

118 12/11/91 JTB

119 11/11/91 JTB

120 10/11/91 JTB

121 09/11/91 JTB

122 08/11/91 JTB

123 07/11/91 JTB

124 06/11/91 JTB

125 05/11/91 JTB

126 04/11/91 JTB

127 03/11/91 JTB

128 02/11/91 JTB

129 01/11/91 JTB

130 12/11/90 JTB

131 11/11/90 JTB

132 10/11/90 JTB

133 09/11/90 JTB

134 08/11/90 JTB

135 07/11/90 JTB

136 06/11/90 JTB

137 05/11/90 JTB

138 04/11/90 JTB

139 03/11/90 JTB

140 02/11/90 JTB

141 01/11/90 JTB

142 12/11/89 JTB

143 11/11/89 JTB

144 10/11/89 JTB

145 09/11/89 JTB

146 08/11/89 JTB

147 07/11/89 JTB

148 06/11/89 JTB

149 05/11/89 JTB

150 04/11/89 JTB

151 03/11/89 JTB

152 02/11/89 JTB

153 01/11/89 JTB

154 12/11/88 JTB

155 11/11/88 JTB

156 10/11/88 JTB

157 09/11/88 JTB

158 08/11/88 JTB

159 07/11/88 JTB

160 06/11/88 JTB

161 05/11/88 JTB

162 04/11/88 JTB

163 03/11/88 JTB

164 02/11/88 JTB

165 01/11/88 JTB

166 12/11/87 JTB

167 11/11/87 JTB

168 10/11/87 JTB

169 09/11/87 JTB

170 08/11/87 JTB

171 07/11/87 JTB

172 06/11/87 JTB

173 05/11/87 JTB

174 04/11/87 JTB

175 03/11/87 JTB

176 02/11/87 JTB

177 01/11/87 JTB

178 12/11/86 JTB

179 11/11/86 JTB

180 10/11/86 JTB

181 09/11/86 JTB

182 08/11/86 JTB

183 07/11/86 JTB

184 06/11/86 JTB

185 05/11/86 JTB

186 04/11/86 JTB

187 03/11/86 JTB

188 02/11/86 JTB

189 01/11/86 JTB

190 12/11/85 JTB

191 11/11/85 JTB

192 10/11/85 JTB

193 09/11/85 JTB

194 08/11/85 JTB

195 07/11/85 JTB

196 06/11/85 JTB

197 05/11/85 JTB

198 04/11/85 JTB

199 03/11/85 JTB

200 02/11/85 JTB

201 01/11/85 JTB

202 12/11/84 JTB

203 11/11/84 JTB

204 10/11/84 JTB

205 09/11/84 JTB

206 08/11/84 JTB

207 07/11/84 JTB

208 06/11/84 JTB

209 05/11/84 JTB

210 04/11/84 JTB

211 03/11/84 JTB

212 02/11/84 JTB

213 01/11/84 JTB

214 12/11/83 JTB

215 11/11/83 JTB

216 10/11/83 JTB

217 09/11/83 JTB

218 08/11/83 JTB

219 07/11/83 JTB

220 06/11/83 JTB

221 05/11/83 JTB

222 04/11/83 JTB

223 03/11/83 JTB

224 02/11/83 JTB

225 01/11/83 JTB

226 12/11/82 JTB

227 11/11/82 JTB

228 10/11/82 JTB

229 09/11/82 JTB

230 08/11/82 JTB

231 07/11/82 JTB

232 06/11/82 JTB

233 05/11/82 JTB

234 04/11/82 JTB

235 03/11/82 JTB

236 02/11/82 JTB

237 01/11/82 JTB

238 12/11/81 JTB

239 11/11/81 JTB

240 10/11/81 JTB

241 09/11/81 JTB

242 08/11/81 JTB

243 07/11/81 JTB

244 06/11/81 JTB

245 05/11/81 JTB

246 04/11/81 JTB

247 03/11/81 JTB

248 02/11/81 JTB

249 01/11/81 JTB

250 12/11/80 JTB

251 11/11/80 JTB

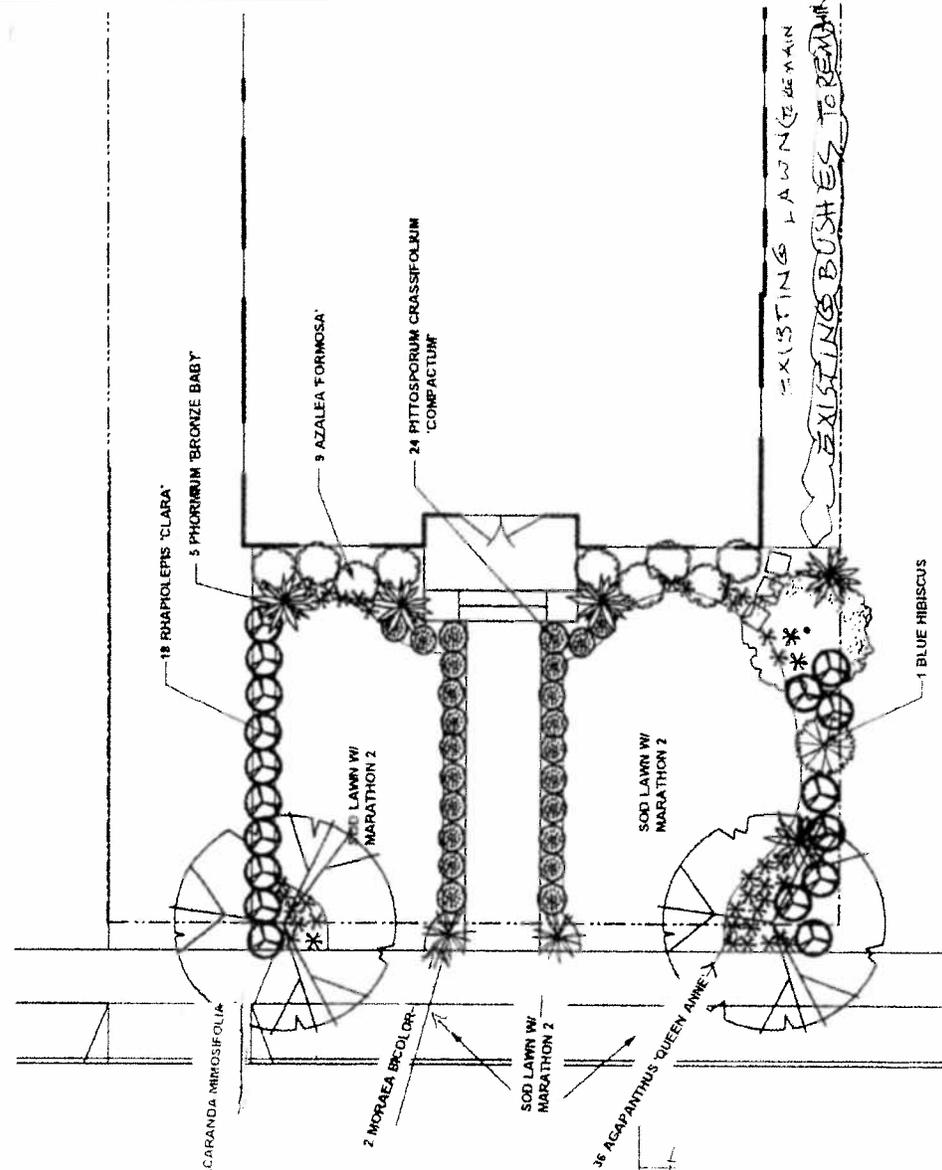
252 10/11/80 JTB

253 09/11/80 JTB

254 08/11/80 JTB

255 07/11/80 JTB

256 06/11/80 JTB



LEGEND

SYMBOL	QUANTITY	PLANT	SIZE
	2	JACARANDA MIOSIFOLIA	36" BOX
	1	MAGOLIA SOULANGIANA	24" BOX
	1	SAUCER MAGNOLIA	15 GALLON
	1	AL YONGINE HIBISCUS	5 GALLON
	18	RHAPIOLEPIS INDICA 'CLARA'	5 GALLON
	9	AZALEA FORMOSA	15 GALLON
	24	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	5 GALLON
	5	PHORRUM TENAX 'BRONZE BABY'	5 GALLON
	36	AGAPANTHUS 'QUEEN ANNE'	1 GALLON

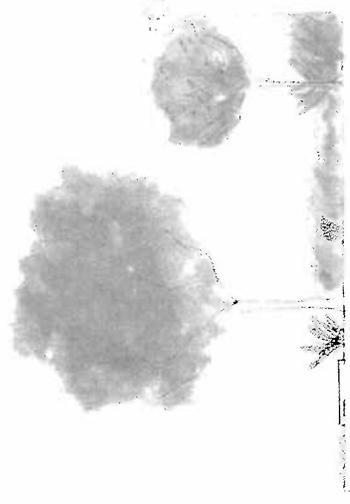
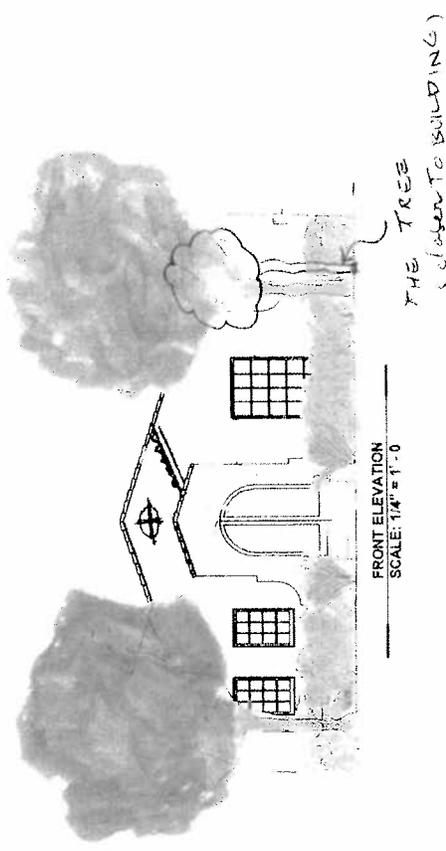
NOTE: SOD LAWN W/ MARATHON 2, GROUND COVER DUCHESSIA INDICA @ 17" O.C. PLUS 3 PLATS IMPATIENS

PLANTING PLAN

SCALE: 1/8" = 1' 0"

EXISTING LAWN (REMAIN)
 EXISTING BUSHES TO REMAIN

ELEVATIONS





Design Review Commission Report

445 North Rexford Drive

February 2, 2012

Attachment E:

Draft Approval Resolution

RESOLUTION NO. DR 15-11

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 February 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 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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: February 2, 2012

Shena Rojemann, Commission Secretary
Community Development Department

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. 15-11 duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on February 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