



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, May 2, 2013

**Subject:** **321 South Oakhurst Drive (PL1305745)**

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

**Project Applicant:** Sia Jazayeri - Sia Architectural Design

**Recommendation:** Conduct public hearing, consider the design concerns and suggestions discussed herein, and provide the applicant with further design direction.

### REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Contemporary; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

### DESIGN ANALYSIS

The existing home on the site is a one-story, Spanish-style single family residence set back front the front property line approximately 25 feet. The proposed single family residence, in contrast, is a two-story (plus basement) Contemporary-style home also set back 25 feet. Contemporary architecture is typically characterized by large, volumetric forms that project and overhang, which has the potential to create additional mass and bulk. However, opportunities exist to reduce the massing of the home by incorporating one or more of the following:

- 1) Rework the double porte-cochere to reduce the impact at the street by thinning out columns and creating a partially open roof structure; or eliminate one porte-cochere altogether.
- 2) Modify paint and wood color choices to warmer tones which will help create a lighter, softer appearance.
- 3) Set back or reduce in size Bedrooms I and/or II on the second floor to provide relief on the otherwise solid, heavy façade.
- 4) Increase modulation along the front façade by varying the placement of solid planes and incorporating more horizontal openings.

Staff will be conducting a neighborhood site survey prior to the Design Review Commission meeting to further examine how the project as proposed will affect the characteristics of the neighborhood, appearance of the streetscape, and prevailing site design patterns.

**Attachment(s):**

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents
- C. Public Comment Received
- D. DRAFT Approval Resolution

**Report Author and Contact Information:**

Reina Kapadia, Limited Term Planner  
(310) 285-1129  
[rkapadia@beverlyhills.org](mailto:rkapadia@beverlyhills.org)



## Design Review Commission Report

455 North Rexford Drive

May 2, 2013

### **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. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. 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, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was posted and mailed on April 22, 2013.

Staff has received correspondence from and met with one neighbor regarding the project. The neighbor has expressed concern with the project related to the following issues: 1) massing and modulation at the front of the home; 2) color and material choice; and 3) proposed removal of a hedge at the north side property line. A copy of the email correspondence received from the neighbor is included as Attachment C. The neighbor has also indicated that he plans to attend the public hearing to discuss his concerns before the Commission.



**Design Review Commission Report**

455 North Rexford Drive

May 2, 2013

**Attachment A**

Detailed Design Description  
and Materials (applicant prepared)

**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/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
  - 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):**

Contemporary. The massing and the lines of the projects are contemporary. The exterior textures are smooth stucco and reclaimed natural wood siding.

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

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

**D Site & Area Characteristics**

Lot Dimensions: 121.44' x 49.98' Lot Area (square feet): 6,667.63  
 Adjacent Streets: Olympic & Gregory

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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence    |
| <input type="checkbox"/> Guest House                       | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant                            | <input 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/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

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:**

Through the process of design review, the proposed project's information shall be mailed to the adjacent neighbors.

**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:	24'-0"		24'-0"
Roof Plate Height:	22'-0"	21'-6"	21'-6"
Floor Area:	3927.05'		3926.71'
Rear Setbacks:	27'-3 1/2"		27'-3 1/2"
Side Setbacks:	S/E 5'-0" N/W 5'-0"	S/E N/W	S/E 5'-0" N/W 5'-0"
Parking Spaces:	3		3

**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: 1-Stucco 2-Reclaimed Wood Siding  
 Texture /Finish: 1-Smooth 2-Vintage wood  
 Color / Transparency: 1- DE6219 Crystal Haze 2-Corral Fenang Natural

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

Material: Aluminum  
 Texture /Finish: Smooth  
 Color / Transparency: Dark bronze anodize Class I with clear dual glazing.

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

Material: Aluminum  
 Texture /Finish: Smooth  
 Color / Transparency: Dark Bronze Anodize Class I with clear dual glazing

**PEDIMENTS**

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

**ROOF**

Material: Class A built-up roofing.  
 Texture /Finish: N/A  
 Color / Transparency: N/A

**CORBELS**

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

**CHIMNEY(S)**

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

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

**COLUMNS**

*Material:* Stucco  
*Texture /Finish:* Smooth  
*Color / Transparency:* DE6219 Crystal Haze

**BALCONIES & RAILINGS**

*Material:* Glass  
*Texture /Finish:* Smooth  
*Color / Transparency:* Clear

**TRELLIS, AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

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

**EXTERIOR LIGHTING**

*Material:* Titanium  
*Texture /Finish:*  
*Color / Transparency:*

**PAVED SURFACES**

*Material:* Stamped Concrete  
*Texture /Finish:* Rough  
*Color / Transparency:* Colored Concrete

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

*Material:* Wood Siding at the facade  
*Texture /Finish:* Corral Fenang Vintage Wood  
*Color / Transparency:* Natural

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

The proposed landscaping is lush yet simple, in order to give the project a rich and full look, yet not overwhelm the building and the site.

**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.**

The proposed design has clean contemporary lines and textures, as well as open spaces on the interior as well as the exterior.

**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.**

The massing of the building splits into various horizontal and vertical planes with different textures, which reduces the appearance of it's scale. The proposed landscape design offers rich and lush plants which improves and enhances the current conditions.

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

Most of the existing neighboring houses are about 50 years old and have an ad-hoc design. The proposed development exceeds the design quality of most of the adjacent structures.

**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.**

Since the block the proposed project is located at lacks continuity of any architectural style and has older design standards, the proposed development elevates the quality of the block through its design and in no way invades the privacy of the adjacent neighbors.

**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.**

The site lacks any prevailing design patterns and the proposed development utilizes natural building materials and textures, including natural reclaimed wood from local sources.



**Design Review Commission Report**

455 North Rexford Drive

May 2, 2013

**Attachment B**

Design Plans, Cut Sheets  
and Supporting Documents

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

**PROJECT**

**OAKHURST DRIVE**

321 S. Oakhurst Drive,  
Beverly Hills, CA 90212



Note: Rendering not to be used for construction purposes.

**PROJECT TEAM**

**SURVEYOR**

**ENGINEERING SERVICES**

(Jerry M. Crowley)  
2341 W. Silver Lake Dr.,  
Los Angeles, CA 90039  
Tel: (323) 913-2353

**STRUCTURAL**

**LANDSCAPE ARCHITECT**

Yael Lir Landscape Architects  
1010 Sycamore Ave. #313  
South Pasadena, CA, CA 91030  
Tel: (323) 258-5222

**TITLE 24**

**CIVIL ENGINEER**

**CONTRACTOR**

**SITE INFO**

PROJECT ADDRESS	321 S. Oakhurst Drive, Beverly Hills, CA 90212	HEIGHT	Max Proposed 24 ft.
LEGAL DESCRIPTION	A.P.N. 4331020006 Lot 997 Block Tract # 6380 EX OF ALLEY	APPLICABLE CODES	City of Beverly Hills Building Code - 2011 Edition
LOT AREA	6,061.63 Sq.Ft.		

**PROPOSED PROJECT**

TOTAL FIRST & SECOND FLOOR 3,926.71 Sq. Ft.

**MAX. ALLOWABLE FLOOR AREA:**

1,500 Sq. Ft. + 40% OF LOT AREA  
1,500 Sq. Ft. + 40% (6,061.63) =  
1,500 Sq. Ft. + 2,427.05 = 3,927.05 Sq. Ft.

**INDEX OF DRAWINGS**

AG-0	TITLE SHEET
AG-1	CITY OF BEVERLY HILLS NOTES
AG-2	MATERIAL SPECIFICATION
A-0.1	NEIGHBORING PROPERTIES PHOTOGRAPHS
A-0.2	PROPOSED HOUSE PHOTO MONTAGE
A-0.3	SITE PLAN
S	SURVEY
A-0.4	FLOOR AREA BLOCKING STUDY
A-0.5	DOOR & WINDOW SCHEDULES & DETAILS
A-1.0	BASEMENT FLOOR PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	COLOR ELEVATIONS
A-3.1	BUILDING SECTIONS
L1	PLANTING PLAN
L2	IRRIGATION PLAN
L3	LANDSCAPE DETAILS
L4	PLANT PHOTOS
L5	WATER EFFICIENT WORKSHEET
L1	COLOR LANDSCAPE PRESENTATION

Permit Date

Project

**OAKHURST DRIVE**

321 S. Oakhurst Drive,  
Beverly Hills, CA 90212

Client

Zion Zamir

8221 W. 3rd Street  
Los Angeles, CA 90048



20230 Wells Drive  
Woodland Hills, CA  
91364  
t: 818-704-0667  
f: 818-704-0760  
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans that neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional guidance with ambiguities, or conflicts which are alleged.

**TITLE SHEET**

4/15/2013

scale:

prepared by: M.D.

job #: 2012-171

**AG-0**

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.



Permit Date

Project

**OAKHURST DRIVE**

**321 S. Oakhurst Drive,  
Beverly Hills, CA 90212**

Client

Zion Zamir

8221 W. 3rd Street  
Los Angeles, CA 90048



20230 Wells Drive  
Woodland Hills, CA  
91364  
t: 818-704-0667  
f: 818-704-0760  
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA.

SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professionals guidance with ambiguities, or conflicts which are alleged.

**PROPOSED HOUSE  
PHOTO MONTAGE**

4/15/2013

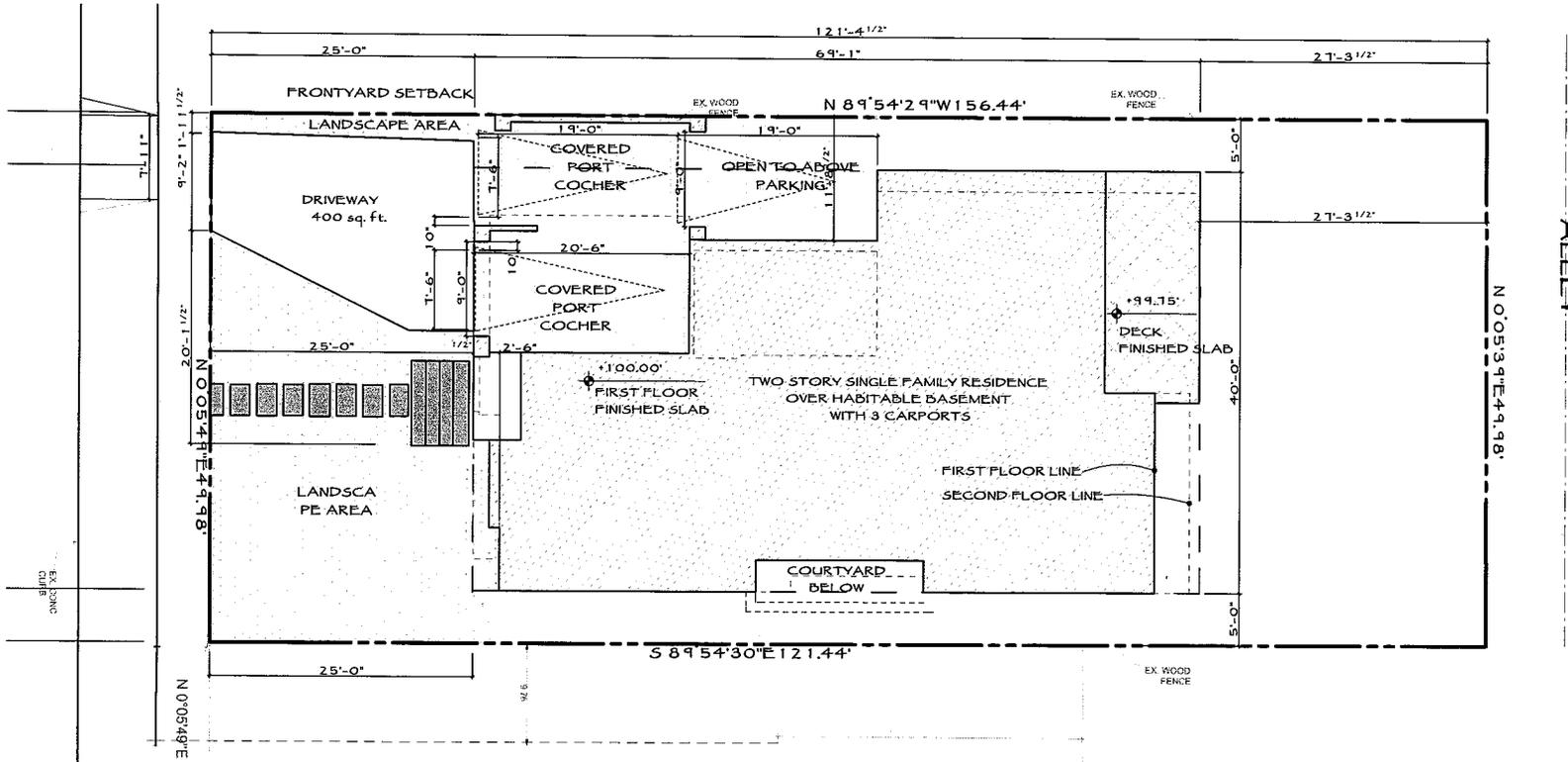
scale:

prepared by: M.D.

job #: 2012-171

**A-0.2**

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

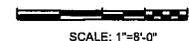
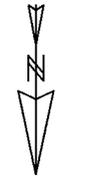


NOTE:  
THE MATERIAL  
BETWEEN THE  
PAVERS AT THE  
FRONT YARD  
DRIVEWAY ARE  
BONDED AND NOT  
LOOSE.

**AVERAGE GRADE AROUND EXISTING HOUSE:**

99.05 +  
99.14 +  
99.88 +  
101.10 +  
99.50  
-----  
498.67 / 5 = 99.73

SINGLE FAMILY DWELLING  
EX. ONE STORY



SCALE: 1"=8'-0"

Permit Date

Project

**OAKHURST DRIVE**

321 S. Oakhurst Drive,  
Beverly Hills, CA 90212

Client

Zion Zamir

8221 W. 3rd Street  
Los Angeles, CA 90048



20230 Wells Drive  
Woodland Hills, CA  
91364  
t: 818-704-0667  
f: 818-704-0760  
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional guidance with ambiguities, or conflicts which are alleged.

**SITE PLAN**

4/15/2013

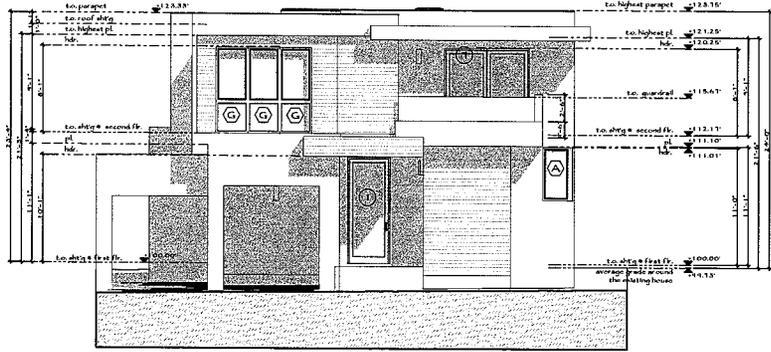
scale: 1" = 10'-0"

prepared by: M.D.

job #: 2012-171

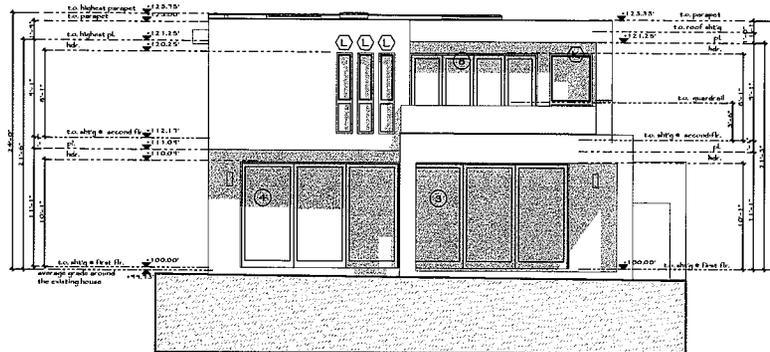
**A-0.3**

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.



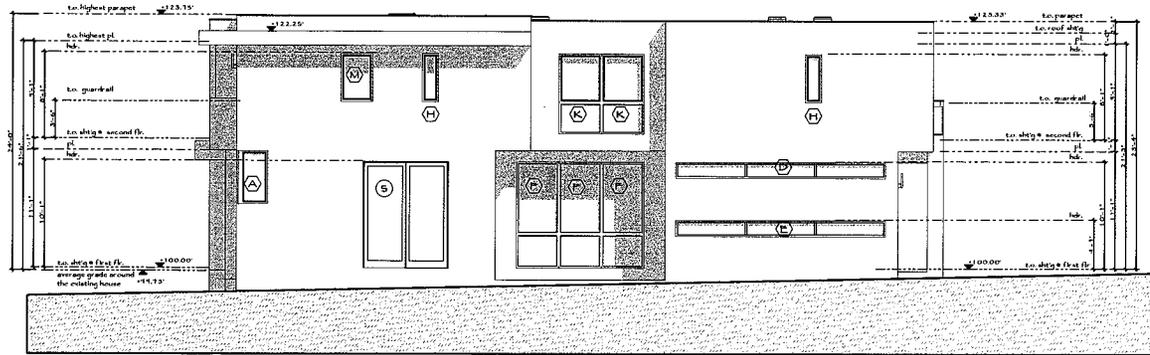
FRONT ELEVATION

1/8" = 1'-0"



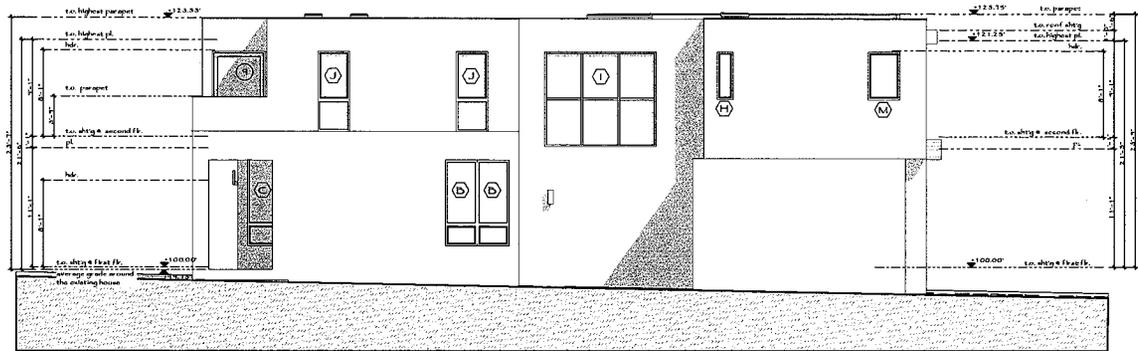
REAR ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

Permit Date

Project

**OAKHURST DRIVE**

321 S. Oakhurst Drive,  
Beverly Hills, CA 90212

Client

Zion Zamir

8221 W. 3rd Street  
Los Angeles, CA 90048

**SIA**  
architectural  
design

20230 Wells Drive  
Woodland Hills, CA  
91364  
t: 818-704-0667  
f: 818-704-0760  
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professional's guidance with ambiguities, or conflicts which are alleged.

**EXTERIOR  
ELEVATIONS**

4/15/2013

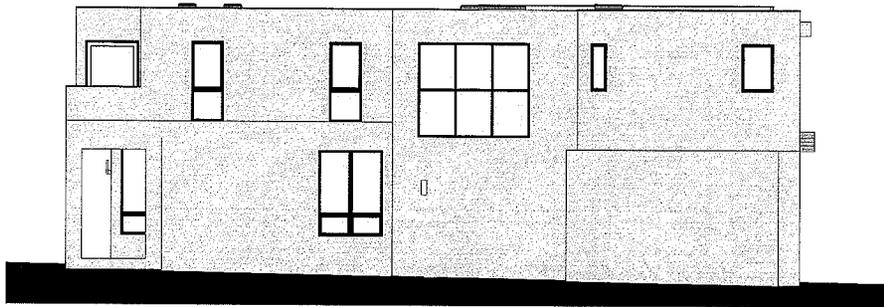
scale: 1/8" = 1'-0"

prepared by: M.D.

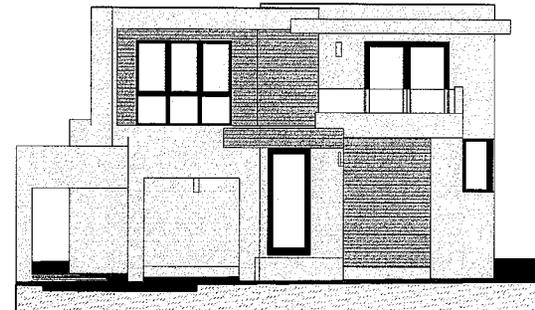
job #: 2012-171

**A-2.1**

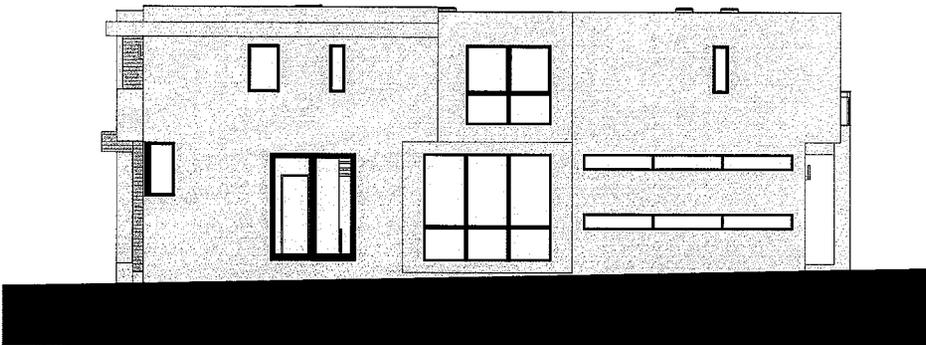
NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect.  
Unauthorized changes will constitute a breach of Contract.



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



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



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



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

Permit Date

Project

**OAKHURST DRIVE**

321 S. Oakhurst Drive,  
Beverly Hills, CA 90212

Client

Zion Zamir

8221 W. 3rd Street  
Los Angeles, CA 90048

**SIA**  
architectural  
design

20230 Wells Drive  
Woodland Hills, CA  
91364  
t: 818-704-0667  
f: 818-704-0760  
www.siaarchdesign.com

© 2010 SIA

All designs, ideas, arrangements and plans indicated or represented by this drawing are owned by, and are the property of the SIA and were created, evolved and developed for use on, and in connection with the specified project. Arrangements or plans shall neither be used on any other work nor be disclosed to any other person, firm or corporation for any use whatsoever without written permission of SIA. SIA and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the professionals guidance with ambiguities, or conflicts which are alleged.

**COLOR ELEVATION**

4/15/2013

scale:

prepared by: M.D.

job #: 2012-171

**A-2.2**



**Design Review Commission Report**

455 North Rexford Drive

May 2, 2013

**Attachment C**

Public Comment Received

## Reina Kapadia

---

**From:** Cindy Gordon  
**Sent:** Tuesday, April 23, 2013 11:19 AM  
**To:** Reina Kapadia  
**Subject:** FW: 321 s. Oakhurst

### Cindy Gordon

Associate Planner  
Community Development Department  
City of Beverly Hills  
455 N. Rexford Drive  
Beverly Hills, CA 90210  
Direct: 310.285.1191  
Fax: 310.858.5966  
E-mail: [cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)

---

**From:** Stephen P. Webb [mailto:[swebb@twkglaw.com](mailto:swebb@twkglaw.com)]  
**Sent:** Tuesday, April 23, 2013 11:17 AM  
**To:** Cindy Gordon  
**Subject:** 321 s. Oakhurst

Thank you for taking the time to meet with me this afternoon and allow me to review the plans. I am truly disappointed in what I saw for a number of reasons. Firstly, a few weeks ago I met with the owner and his architect to discuss these plans. I told them that I had no problem with modern, that I would try and work with them to come up with a slightly revised plan so that they would not have to go through design review. The owner told me that he did not have strong feelings about this plan and would work with me. I pointed out to them that they needed more modulation in the front and that the architectural treatment in the front over the car port area was too massive and that since it served no functional purpose they should consider something less massive. I also showed them the modern house with a similar design to theirs that is on the front cover of the City's catalogue. I pointed out the modulation and also how the color of the wood treatment softened the overall look. I suggested they look at the house on the east side of the 200 block of S Canon that was modern and had a similar style as an example of what I was suggesting. They also told me that the SF was around 3500; it is closer 4000sf plus a large basement. Because of the size, modulation is even more important. I never heard from them again and the current plans have not been changed at all (except it appears larger). I was also told that the owner builds houses on spec for a living and that he would be his own contractor. I am opposed to the current design for the reasons stated and will appear at the hearing on May 2d (1:30pm) to voice my concerns. Please check on the location of light wells. Lastly the hedge that separates our property is a boundary hedge and I want to make certain they do not remove it. Lastly, after the hedge there is open space where a boundary fence had once been located. I offered to pay 1/2 the cost of constructing a new fence at that location.

Stephen P. Webb  
Tilles, Webb, Kulla & Grant, ALC  
433 N Camden Drive, Suite 1010  
Beverly Hills, CA 90210  
Tel: (310) 888-3430  
Fax: (310) 888-3433



**Design Review Commission Report**

455 North Rexford Drive

May 2, 2013

**Attachment D**

DRAFT Approval Resolution

RESOLUTION NO. DR XX-13

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 321 SOUTH OAKHURST DRIVE.

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

Section 1. Sia Jazayeri of Sia Architectural Design, architect and agent on behalf of Zion Zamir, property owner (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 321 South Oakhurst Drive which 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 May 2, 2013 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:

Project-Specific Conditions

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

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **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.

4. **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.
5. **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.
6. **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.
7. **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.
8. **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.

9. **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.
10. **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.
11. **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.

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: May 2, 2013

---

William Crouch, Commission Secretary  
Community Development Department

---

Arline Pepp, Chairperson  
Design Review Commission