



## Design Review Commission Report

**Meeting Date:** Thursday, June 6, 2013

**Subject:** **710 North Camden Drive (PL1305756)**

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 north of Santa Monica Boulevard.

**Project Applicant:** Deborah Nassirzadeh - B. Raean Construction Inc.

**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, north of Santa Monica Boulevard. The proposed style is identified by the applicant as influenced by traditional Tuscan Villa; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

### DESIGN ANALYSIS

The home, as designed, appears to be confused stylistically and incorporating too many varied architectural elements. The two-story central entry element in particular emphasizes the verticality of the design and adds to the perceived massiveness of the home.

Staff recommends that the Design Review Commission provide design guidance to the applicant and direct the project to return for restudy, paying close attention to the following:

- Simplifying the overall façade design and ensuring that individual elements are in proportion;
- Redesign of the central entryway portion that spans both stories;
- Revisit design of roof overhang and rafters;
- Reducing height of overall structure and/or doors and windows.

### 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.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents
- C. 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**

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### **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 May 24, 2013. To date staff has not received and comments in regards to the submitted project.



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**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):**

The design of this home follows the influence and design guidelines of a traditional Tuscan Villa. The following characteristics have been applied:

- the use of intricately cast iron columns and railings
- arches above windows and doors
- low-pitched or flat roof
- roof made from overlapping, rounded, terra-cotta tiles
- walls and floors are simple and rustic, leaning heavily on earth tone colors
- use of off wood for doors and window framing

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

- |  |   |  |
|--|---|--|
| <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: 192.76x76x190.81x80 Lot Area (square feet): 14,958 sq. ft.  
 Adjacent Streets: Elevado, Lomitas, Bedford, Rodeo

**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/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:**  
 The Dardashi's are well acquainted with their neighbors and have a respectful, community orientated relationship with them.

**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:	32'-0"	31'-6"	32'-0"
Roof Plate Height:		21'-0"	26'-5"
Floor Area:	7483.2	4124.3	7453.0
Rear Setbacks:	48'-10"	47'-0"	71'-0"
Side Setbacks:	S/E 10'-3" N/W 10'-3"	S/E 3'-6" N/W 6'-0"	S/E 10'-3" N/W 10'-3"
Parking Spaces:	4	2	4

**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: Stucco, Precast Concrete  
 Texture /Finish: OmegaFlex Medium, Precast custom made-Texture is Fine  
 Color / Transparency: 9203 Sagebrush, Precast color to match stucco

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

Material: Wood Frame, Glass  
 Texture /Finish: Natural Wood/ Mahogany stain  
 Color / Transparency: Mahogany, Transparent

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

Material: Wood, Glass  
 Texture /Finish: Natural Wood/ Mahogany stain  
 Color / Transparency: Mahogany, Glass Transparent

**PEDIMENTS**

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

**ROOF**

Material: US/Boral Half Barrel Clay Tile  
 Texture /Finish: Vintage Terra Cotta  
 Color / Transparency: Palermo Blend, 52-1 USDU6081

**CORBELS**

Material: Wood Grain  
 Texture /Finish: Natural Wood/ Mahogany stain  
 Color / Transparency: Mahogany

**CHIMNEY(S)**

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

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

**COLUMNS**

Material: Precast Concrete  
 Texture /Finish: Precast custom made-Texture is Fine  
 Color / Transparency: To Match 9203 Sagebrush Stucco Color

**BALCONIES & RAILINGS**

Material: Wrought Iron  
 Texture /Finish: Smooth Mill Finish, Painted  
 Color / Transparency: Benjamin Moore HC-71

**TRELLIS, AWNINGS, CANOPIES**

Material: (Carport) Stucco, US/Boral Half Barrel Clay Tile  
 Texture /Finish: OmegaFlex Medium, Vintage Terra Cotta  
 Color / Transparency: 9203 Sagebrush, Palermo Blend, 52-1 USDU6081

**DOWNSPOUTS / GUTTERS**

Material: Copper  
 Texture /Finish: Smooth, Copper  
 Color / Transparency: Copper

**EXTERIOR LIGHTING**

Material: Cast Aluminum, Glass  
 Texture /Finish: Prussian Gold  
 Color / Transparency: Clear Glass

**PAVED SURFACES**

Material: Permeable Interlock Paving Stones (concrete with small stones)  
 Texture /Finish: Exposed Finish  
 Color / Transparency: Earth Tones

**FREESTANDING WALLS AND FENCES**

Material: Precast Columns, Wrought Iron Fence  
 Texture /Finish: Precast custom made-Texture is Fine, Smooth Mill Finish, Painted  
 Color / Transparency: Precast To Match 9203 Sagebrush Stucco, Wrought Iron Benjamin Moore HC-71

**OTHER DESIGN ELEMENTS**

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

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

Mediterranean garden design best complements Tuscan villa architecture. This landscape design consists of plants that provide texture color and structure. Lavender, boxwood hedge, olive trees as well as others are some examples used here. These elements work well together with the elements of Tuscan villa design, such as ironwork, plaster, terra cotta tiles. Other elements are terracotta pots, rosemary, fruit trees, and hedges.

**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 design of this home follows the influence and design guidelines of a traditional Tuscan Villa. The use of cast iron columns and railings, arches above the windows and doors, a low pitched or flat roof made from overlapping rounded terra-cotta tiles, walls window frames and floors made of simple and rustic materials leaning heavily on earth tones all come together to create a authentic Tuscan Villa design. With the design of a Mediterranean garden and use of setbacks, we have a internally compatible design scheme

**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.**

This home follows the design characteristics of the Tuscan Villa. The colors and materials used exemplified those found in earth and nature. Mahogany stained wood, earth tone stones, and terra-cotta tiles are clear examples of this. The use of these materials creates a direct connection with the surrounding existing and proposed landscape design, creating a natural very mild approach to architectural presence. Minimal use of extra ornaments also helps create a simplistic Tuscan Villa home. Together with the side setbacks front setbacks and rear setback the scale of this house becomes appropriate for its surroundings.

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

Beverly Hills is a prominent city that takes pride in the appearance of its architecture and landscape. The addition of this Tuscan Villa home will add to its already beautiful character. With the use of setbacks, minimal use of ornament, design of Tuscan Villa characteristics like earth tones, the house will fit in with the evolving architectural character of the city.

**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.**

While designing this home careful consideration for neighbor privacy was taken into account. In addition to the city of Beverly Hills' design standards for setbacks and height limits, window placement on the sides of this home also help create a more private atmosphere. The use of landscaping also adds another layer of privacy. The proposed gate in the front provides the privacy needed by the owner while still providing a welcoming natural design scheme.

**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.**

This home was designed to fit in with the prevailing design patterns of the city. In addition to the set backs and height restrictions, there are also other characteristics that make it fit in with the other homes. Tuscan Villa style is commonly used in the surrounding area homes. Some examples include 713 Camden which is right across the street, 804 Camden, 512 Bedford and 724 Bedford. All these homes possess a simple design pattern, a pattern that is also prevalent in the design of 710 Camden.



**Design Review Commission Report**

455 North Rexford Drive

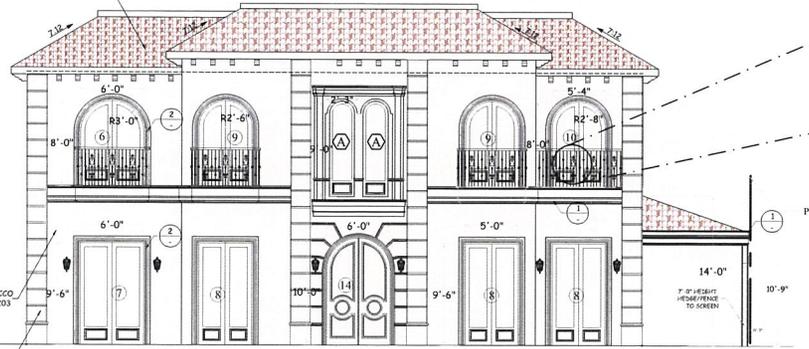
June 6, 2013

**Attachment B**

Design Plans, Cut Sheets  
and Supporting Documents

ROOF TOP 144.50'  
 6'-6"  
 TOP OF THE PLATE 139.00'  
 CEILING 138.00'  
 10'-6"  
 30'-10"  
 2ND FLOOR 127.50'  
 32'-0"  
 15'-0" PL.  
 AVG GRADE 113.18'  
 1ST FLOOR 112.50'  
 PRECAST MATCHING WITH STUCCO

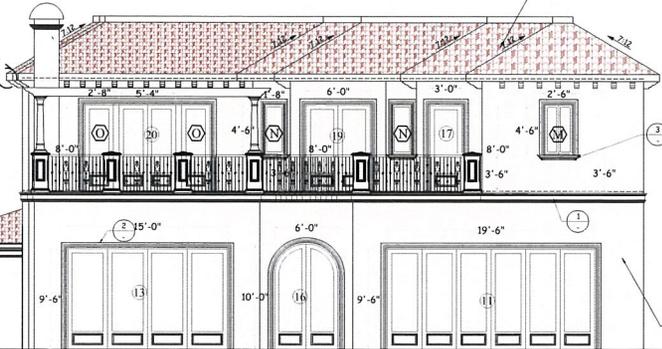
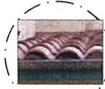
CLASS "A" CLAY TILE  
 2 PICES (HALF BARREL)  
 WITH ICC EVALUATION NO. 1017  
 AND LAB # 23700  
 NAILS FOR SLATE SHINGLE  
 & CLAY OR CONCRETE TILES  
 SHALL BE COPPER, BRASS OR  
 STAINLESS STEEL ONLY, WITH  
 GAGE & LENGTH PER COMMON  
 FERROUS NAILS (TYP.)



NORTH ELEVATION

SCALE 1/8" = 1'-0"

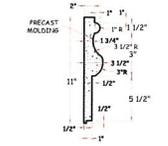
CLASS "A" CLAY TILE  
 2 PICES (HALF BARREL)  
 WITH ICC EVALUATION NO. 1017  
 AND LAB # 23700  
 NAILS FOR SLATE SHINGLE  
 & CLAY OR CONCRETE TILES  
 SHALL BE COPPER, BRASS OR  
 STAINLESS STEEL ONLY, WITH  
 GAGE & LENGTH PER COMMON  
 FERROUS NAILS (TYP.)



SOUTH ELEVATION

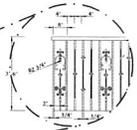
SCALE 1/8" = 1'-0"

ROOF TOP 144.50'  
 6'-6"  
 TOP OF THE PLATE 139.00'  
 CEILING 138.00'  
 10'-6"  
 30'-10"  
 2ND FLOOR 127.50'  
 32'-0"  
 15'-0"  
 AVG GRADE 113.18'  
 1ST FLOOR 112.50'



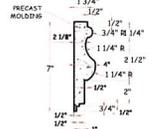
DETAIL-1

SCALE 3/8" = 1'-0"



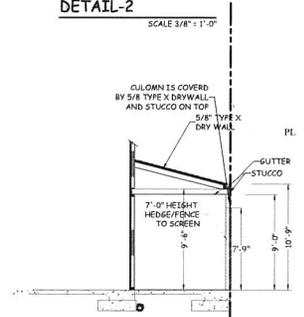
Det. 1 (RAILING)

SCALE 1/4" = 1'-0"



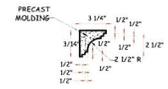
DETAIL-2

SCALE 3/8" = 1'-0"



CARPOL  
(1 HR CONSTRUCTION FULLY SPRINKLERED)

SCALE 1/8" = 1'-0"



DETAIL-3

SCALE 3/8" = 1'-0"

NOTE 3:  
 Provide safety glazing in the following locations: [2406.3].  
 a) Glazing in ingress and egress doors.  
 b) Glazing in fixed and sliding panels of sliding doors and panels in swinging doors.  
 c) Glazing within 2' vertical edge of closed door and within 5' of walking surface.  
 d) Glazing in railings and stair landings.  
 e) Glazing in doors and enclosures for  
 hot tubs, bathtubs, showers, steam rooms,  
 within 5' of standing surface and drain inlet

REVISIONS	BY

BAHRAM RAEEN  
 CONSULTANT ENGINEER  
 2300 S. MOTOR AVE., SUITE 226, N. LOS ANGELES, CA, 90048

SINGLE FAMILY RESIDANCE  
 710 N Camden Dr  
 Beverly Hills, CA 90210

A-5.1







PROPERTY WITHOUT FRONT FENCE



PROPERTY WITH FRONT FENCE

**CUSTOM RESIDENCE**  
**710 CAMDEN DRIVE.**  
**BEVERLY HILLS, CALIFORNIA 90210**

B. RAEEN CONSTRUCTION, INC.  
BAHRAM, RAEEN



**Design Review Commission Report**

455 North Rexford Drive

June 6, 2013

**Attachment C**

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 710 NORTH CAMDEN DRIVE.

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

Section 1. Debora Nassirzadeh of B. Raeen Construction Inc., applicant and agent, and Bahram Raeen, architect, on behalf of Mahyar Matt Dardashti (Trust), 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 710 North Camden 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 June 6, 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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: June 6, 2013

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William Crouch, Commission Secretary  
Community Development Department

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Arline Pepp, Chairperson  
Design Review Commission