



## Design Review Commission Report

**Meeting Date:** Monday, July 8, 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 provide the applicant with a project approval.

### 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.

The project was previously reviewed by the Design Review Commission at its May 2, 2013 meeting (Attachment A). At that meeting, the Commission felt the design warranted further revisions and directed for the applicant to restudy the project. The comments related primarily to modulation, massing, specifically:

- Modulation on the front façade should be increased in order to lend a softer, less massive appearance to the home along the streetscape.
- The porte-cochere as designed appears too massive. Please redesign to reduce bulk by paying close attention to proportions, reducing the height, and reducing the size of the horizontal member to be consistent with the other horizontal members on the façade.
- Revisit the window placement on the north property line, particularly at the stairwell and master bath, with respect to views into the neighboring property.
- Maintain (and trim, as necessary) the existing mature landscaping along the northern property line, in conformance with the requirements of the Beverly Hills Municipal Code (BHMC).

The applicant has revised the design accordingly and provided a response to comments (Attachment B).

Attachment(s):

- May 2, 2013 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- Design Plans, Cut Sheets & Supporting Documents
- DRAFT Approval Resolution

Report Author and Contact Information:

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



## **DESIGN ANALYSIS**

While the current proposed design appears to have addressed most of the Commission's requested design changes, staff has the following outstanding concerns:

1. Several architectural features on the façade do not appear to be aligned harmoniously with surrounding elements.
  - a. On the right-hand side of the front elevation, the square window at the ground floor and the patio door at the second story could be shifted slightly to be in vertical alignment with each other.
  - b. On the left-hand side of the front elevation, the single window at the ground floor could be shifted slightly to be in vertical alignment with the middle window above it at the second story.
  - c. The horizontal overhang over the second floor balcony could be horizontally aligned with the upper parapet band to the left.
  
2. The canopy element at the front door appears to be clunky and should be better incorporated into the façade.

Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

## **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 does not require public notification as it has been continued from another meeting. However, a public notice was sent to all residential property owners and occupants within 100' of the project site on Friday, June 28, 2013 as the project was continued to a date uncertain at its last meeting.



## **Design Review Commission Report**

455 North Rexford Drive

July 8, 2013

Staff has received comments from one neighbor regarding the project. The neighbor expressed that he believes the current proposed design is an improvement from the original proposal, but that he has concerns regarding privacy along the north property line adjacent to his property. The applicant's architect has been requested to provide a sight line diagram demonstrating the visibility from the windows along the north side of the home into the neighbor's property.



**Design Review Commission Report**

455 North Rexford Drive

July 8, 2013

**Attachment A**

May 2, 2013 DRC Staff Report and Previously Proposed Plans



## 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)



### **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.

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

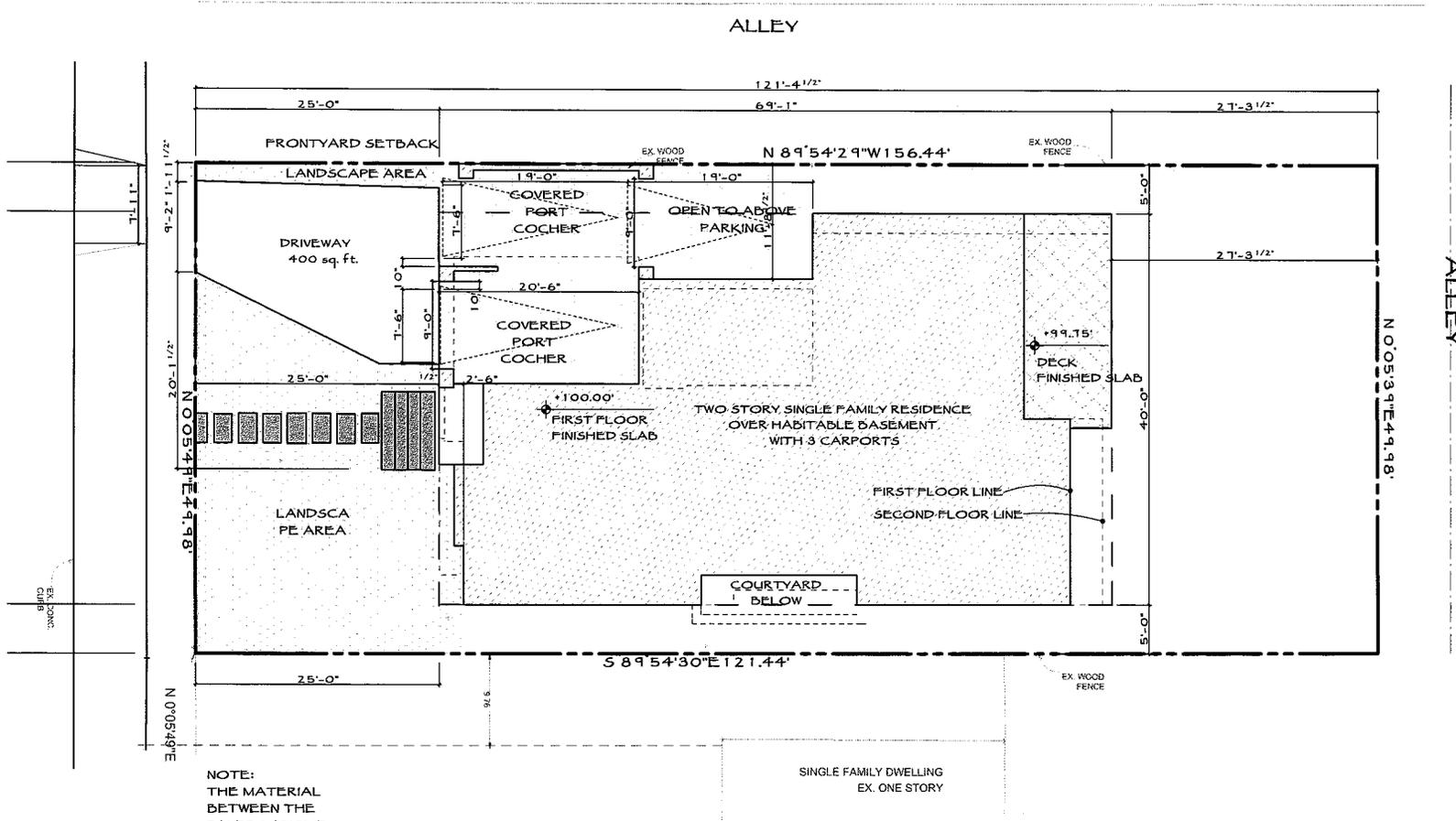
scale:

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



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

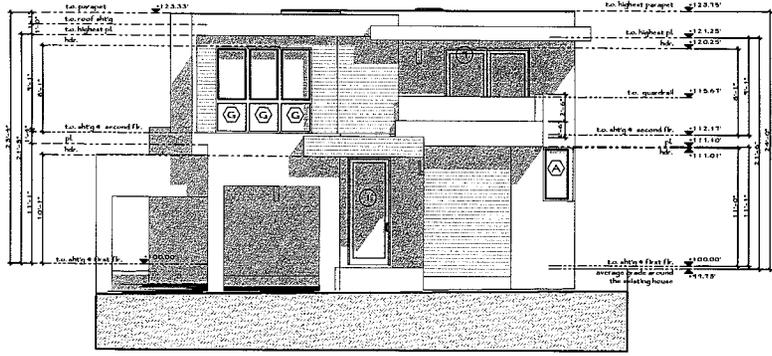
scale: 1" = 10'-0"

prepared by: M.D.

job #: 2012-171

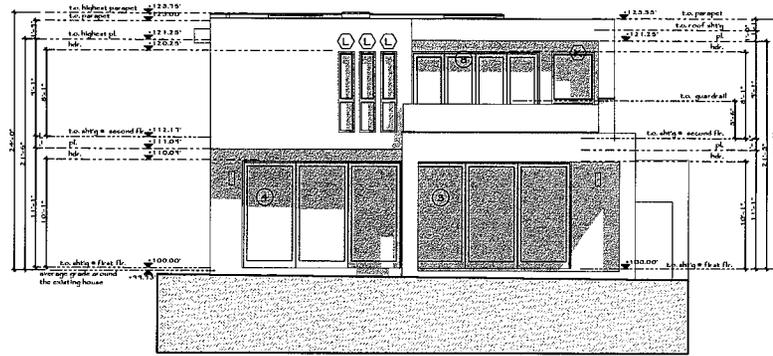
**A-0.3**

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.



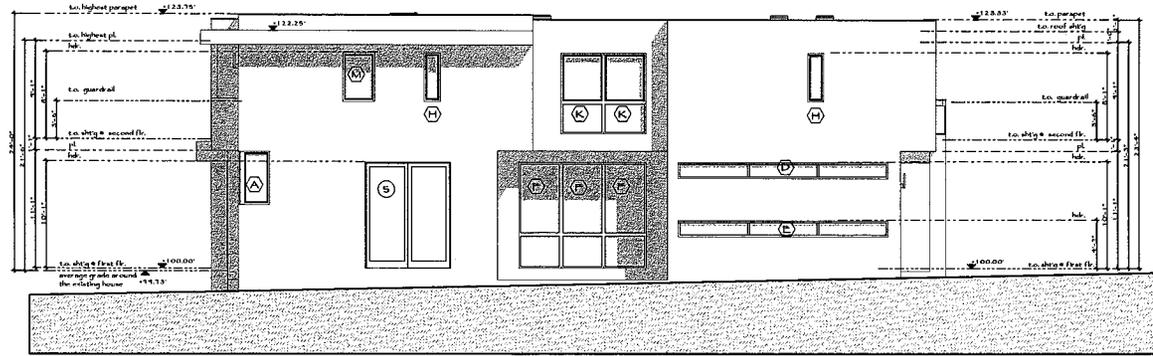
FRONT ELEVATION

1/8" = 1'-0"



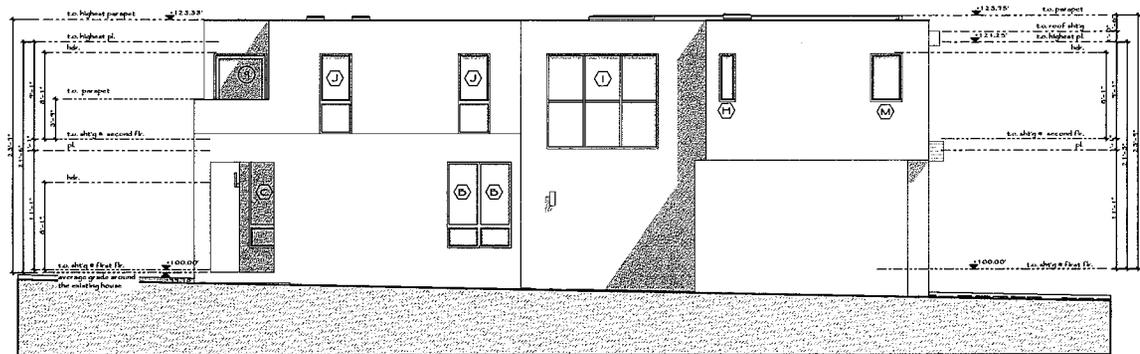
REAR ELEVATION

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



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 waive 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**

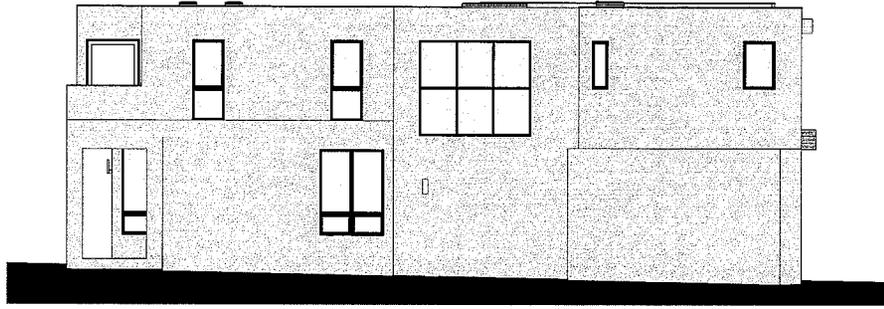
4/15/2013

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

prepared by: M.D.

job #: 2012-171

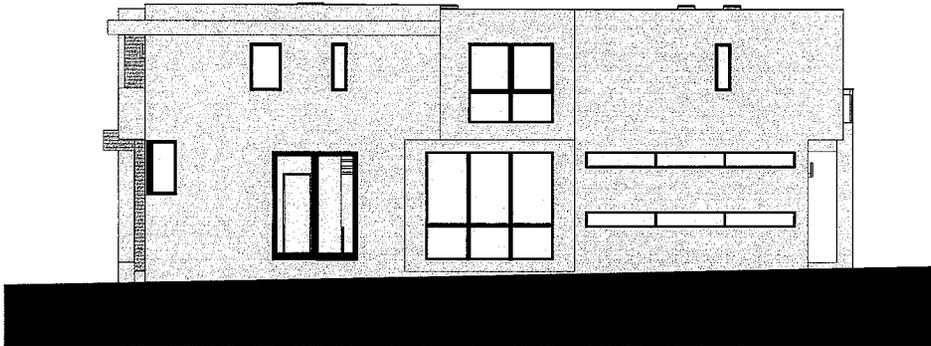
NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.



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



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

July 8, 2013

**Attachment B**

Applicant's Written Response to Commission's Comments

1- Modulation on the front façade should be increased in order to lend a softer, less massive appearance to the home along the streetscape.

The modulation on the façade was increased by increasing the height of the overhangs above the front entry and above the balcony on the second floor. This was also achieved by reducing the wood siding and introducing a new color to the overhang above the front entrance, and adding a window and a fountain to the left of the entrance.

2- The porte-cochere as designed appears to be massive. Please redesign to reduce bulk by paying close attention to proportions, reducing the height, and reducing the size of the horizontal member to be consistent with the other horizontal members on the façade.

The height and the mass of the porte-cochere cannot be reduced due to the code requirements for the smoke trap and the slope needed to drain its roof. However we addressed it's mass by bringing it out as an independent element in order to make its relationship to the front façade of the house more harmonious.

3- Revisit the window placement on the north property line, particularly at the stairwell and master bath, with respect to views into the neighboring property.

The privacy concerns were resolved by leaving the existing tall shrubs that block the view along the northern property line.

The window along the stairwell (south Side) will be equipped with interior shading devise to provide privacy for both building occupants and the neighbors. The neighbors on the south side are further away and separated by the parking area.

The existing window placement on the North elevation and the master bath particularly do not impact the adjacent property on the North.

The corner window was removed and the wood siding now wraps around the side. The sliding door in the living room was replaced by a window and the windows in the kitchen were narrowed and increased in length, as they are fully screened by the existing shrubs.

4- Maintain (and trim, as necessary) the existing mature landscaping along the northern property line, in conformance with the requirements of the Beverly Hills Municipal Code (BHMC).

The existing shrubs at the northern property line shall be trimmed for a cleaner look, and the height will be cut in conformance with the City of Beverly Municipal Code



**Design Review Commission Report**

455 North Rexford Drive

July 8, 2013

**Attachment C**

Design Plans, Cut Sheets & Supporting Documents



**Design Review Commission Report**

455 North Rexford Drive

July 8, 2013

Reduced plans were not available at time of printing.

For those interested in reviewing the proposed design plans,  
please contact **Cindy Gordon** at 310-285-1191 or [cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org).



**Design Review Commission Report**

455 North Rexford Drive

July 8, 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 July 8, 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: July 8, 2013

---

William Crouch, Commission Secretary  
Community Development Department

---

Ilene Nathan, Chairperson  
Design Review Commission