



Design Review Commission Report

Meeting Date: Monday, September 9, 2013
(Continued from Monday, July 8, 2013)

Subject: **722 North Camden Drive (PL1309175)**
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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Nader Houman – designer

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval for the construction of a new two-story single family residence in the Central Area of the City, north of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meeting on July 8, 2013 (Attachment A).

At that meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to the fenestration of the façade and the number of proposed doors, a more substantive roof to appropriately cap the building, simplification of the central entryway element, and overall compatibility of the elements and materials. As a result of the Commission's and subcommittee's direction, the applicant has modified the project to address the Commission's concerns and provided further clarification for the proposed design choices. The project revisions include:

- Re-alignment of the stone base to provide consistency;
- Reduction in height of windows and railings on the second floor;
- Reduction in number of doors on the second floor;
- Incorporation of mullions into second floor openings to reflect pattern on first floor;
- Mansard height of the roof was increase to provide a more substantial building cap, and;
- Redesigned central entryway element.

An applicant-prepared *Response to Comments* is provided in Attachment B of this report.

Attachment(s):

- July 8, 2013 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

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Design Review Commission Report

455 North Rexford Drive

September 9, 2013

Due to the cancelled August meeting of the Design Review Commission, a subcommittee consisting of Chair Nathan and Vice Chair Wyka was created to provide design guidance on the revised design of the restudied projects. The subcommittee reviewed the plans submitted to the Commission (Attachment C) and based on this review, the subcommittee provided comments that direct the project to be further revised. The comments related primarily to modulation of the house as it relates to bulk and mass, a lack of internal compatibility, a tension between verticality and horizontality of the façade, and a lack of clear spatial hierarchy between the architectural elements.

The applicant was provided these comments and was invited to present revised plans to the full Commission meeting during the public hearing.

DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the revised details, while minor, provide an overall improvement to the project. However, it is recommended that the central entryway tower be further refined. Specifically, the applicant may wish to revise the window at the second story to be more in scale with the wall upon which it is placed but not so large as to compete with the entry. Additionally, alternative options should be considered for the landscape planter as it currently breaks the central element.

Project-specific conditions are not proposed for these comments; however, the Commission may wish to incorporate project-specific conditions based on this analysis and the discussion provided in the public hearing.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project does not require public notification as it is continued from another meeting.



Design Review Commission Report

455 North Rexford Drive
September 9, 2013

Attachment A

July 8, 2013 DRC Staff Report
And Previously Proposed Plans



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: Monday, July 8, 2013

Subject: **722 North Camden Drive (PL1309175)**

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: Ashraf Hammati

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and provide the applicant with an approval.

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 Mediterranean; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review. The façade is articulated by the following architectural elements:

- Smooth stucco finish
- Precast concrete molding
- Wood corbels;
- Zinc gutters and downspouts;
- Wrought iron railings;
- Mission clay tile roofing;
- Wood and glass entry door, and;
- Wood clad windows

DESIGN ANALYSIS

While the proposed single-family residence proposed appropriate modulation and human-scale features, staff has identified five elements of the design that should be reconsidered:

1. Reconfiguring the central entryway element to better match the column element directly adjacent to the porte cochere;
2. Introduce muntons to the windows and doors on the second floor to match those on the first floor;
3. Provide more articulated scalloped design details at the alcove corners on the first floor;
4. Reconsider the use of the stone base at the chimney as this material is not utilized elsewhere on the façade, and;

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

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Design Review Commission Report

455 North Rexford Drive

July 8, 2013

5. Eliminating the scalloped detail at the small balcony adjacent to the central entryway element to better match the second floor balconies.

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 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 mailed on Thursday, June 27, 2013; the site was posted on Friday, June 28, 2013. To date staff has not received and comments in regards to the submitted project.

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEY'S SCREEN & BASE	METAL - FLAGSTONE (POLO FIELD)	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
4	WOOD TRIMS	WOOD (KNOTTY ADLER)		12	DOOR & WINDOWS	CLAD (EAGLE -CHOCOLATE CHIP DC116)	
5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN)		13	OUTDOOR LIGHT	BRONZ	
6	RAILINGS	WROUGHT IRON		14	WALL BASE	LIME STONE (SICILIA BROWN)	
7	ROOF MATERIAL	SLATE TILE		15	PAVING	VOLCANIC STONE (NEGO)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELAIN # 513)	



(WEST) FRONT ELEVATION

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

SHEET TITLE :
FRONT ELEVATION

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A-8



(E)
OAK TREE

SHEET TITLE :
PERSPECTIVE

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Design Review Commission Report

455 North Rexford Drive

September 9, 2013

Attachment B

Applicant's Written Response
to Commission's Comments

1ST REVISION BASE ON ARCHITECTURAL REVIEW BOARD DECISION.

1. We were asked to align the base stone on the bottom of the façade. The alignment has been done except for the entry, in order to emphasize the entry.
2. The railings on the second floor were reduced
3. The number of doors on the second floor were also reduced per commission review board request.
4. the second floor windows are modified to grid windows.
5. The material used for the base of the fire place is now matching the rest of the base.
6. The curved feature on the upper right side of the façade was kept but lower left side feature was eliminated.
7. The mansards heights were elevated to enhance the proportion of the house.
8. The entrance details were simplified as well as the door on the second floor.
9. The committee requested to match the roofing material of the dome to match the mission clay tiles of the mansards. Since the dome is not visible, we are proposing to use asphalt shingles that is close to the color of the clay tiles. The shingle asphalt will provide more room to place the dome windows.

SHEET TITLE :
COVER SHEET

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A-00-1



Design Review Commission Report

455 North Rexford Drive
September 9, 2013

Attachment C
Project Design Plans

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEY'S SCREEN	METAL	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
4	WOOD TRIMS	WOOD (KNOTTY ADLER)		12	DOOR & WINDOWS	CLAD (EAGLE -CHOCOLATE CHIP DC116)	
5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN)		13	OUTDOOR LIGHT	BRONZ	
6	RAILINGS	WROUGHT IRON		14	WALL BASE	LIME STONE (SICILIA BROWN)	
7	ROOF MATERIAL	ASFALT SHINGLE		15	PAVING	VOLCANIC STONE (NEGO)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELIAN # 513)	



(WEST) FRONT ELEVATION WITH RAILING

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

SHEET TITLE :

WEST (FRONT) ELEVATION

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 BH, CA. 90211

A-7

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEY'S SCREEN	METAL	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
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5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN)		13	OUTDOOR LIGHT	BRONZ	
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7	ROOF MATERIAL	ASFALT SHINGLE		15	PAVING	VOLCANIC STONE (NEGO)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELIAN # 513)	



(WEST) FRONT ELEVATION

SHEET TITLE :
FRONT ELEVATION

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A-8

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEY'S SCREEN	METAL	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
4	WOOD TRIMS	WOOD (KNOTTY ADLER)		12	DOOR & WINDOES	CLAD (EAGLE -CHOCOLATE CHIP DC116)	
5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN)		13	OUTDOOR LIGHT	BRONZ	
6	RAILINGS	WROUGHT IRON		14	WALL BASE	LIME STONE (SICILIA BROWN)	
7	ROOF MATERIAL	ASFALT SHINGLE		15	PAVING	VOLCANIC STONE (NEGO)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELIAN # 513)	



SOUTH ELEVATION

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

SHEET TITLE :
SOUTH (SIDE) ELEVATION

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REGISTERED ARCHITECT
ZARRIN ARCHITECTS
No. C-015749
Exp. 5/1/18
STATE OF CALIFORNIA

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roumanides@nennal.com

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A-9

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEY'S SCREEN	METAL	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
4	WOOD TRIMS	WOOD (KNOTTY ADLER)		12	DOOR & WINDOES	CLAD (EAGLE -CHOCOLATE CHIP DC116)	
5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN)		13	OUTDOOR LIGHT	BRONZ	
6	RAILINGS	WROUGHT IRON		14	WALL BASE	LIME STONE (SICILIA BROWN)	
7	ROOF MATERIAL	ASFALT SHINGLE		15	PAVING	VOLCANIC STONE (NEGO)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELIAN # 513)	



(EAST) REAR ELEVATION

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



SHEET TITLE :
EAST (REAR) ELEVATION

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A-10

MATERIALS :

1	STUCCO	LA HABRA X - 278 TRABUCO		9	CHIMNEYS SCREEN	METAL	
2	STUCCO	LA HABRA X - 86 SANDSTONE		10	ATTIC VENT	CAST IRON (RHV101)	
3	MOLDING	PRECAST CONCRETE (ESPRESSO BROWN # 508)		11	ENTRY DOOR	WOOD (KNOTTY ADLER) & GLASS (378- ACID ETCH)	
4	WOOD TRIMS	WOOD (KNOTTY ADLER)		12	DOOR & WINDOWS	CLAD (EAGLE -CHOCOLATE CHIP DC116)	
5	GUTTER & DOWN SPOTS	ZINC RUSTIC BROWN		13	OUTDOOR LIGHT	BRONZ	
6	RAILINGS	WROUGHT IRON		14	WALL BASE	LIME STONE (SICILIA BROWN)	
7	ROOF MATERIAL	ASPHALT SHINGLE		15	PAVING	VOLCANIC STONE (NEGO)	
8	ROOF MATERIAL	MISSION CLAY TILE		16	PILASTER COPPING	PRECAST CONCRETE (PORCELIAN # 513)	



NORTH ELEVATION

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



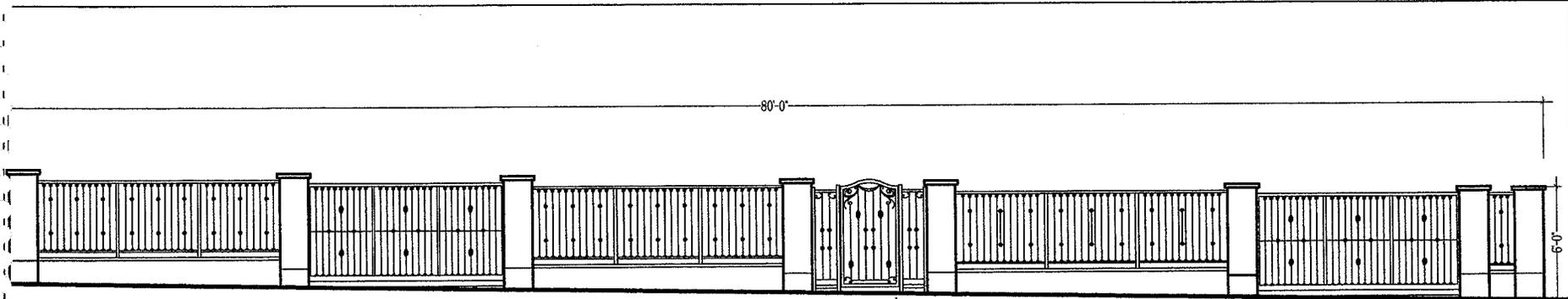
SHEET TITLE :
NORTH (SIDE) ELEVATION

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nournadesign@hotmail.com

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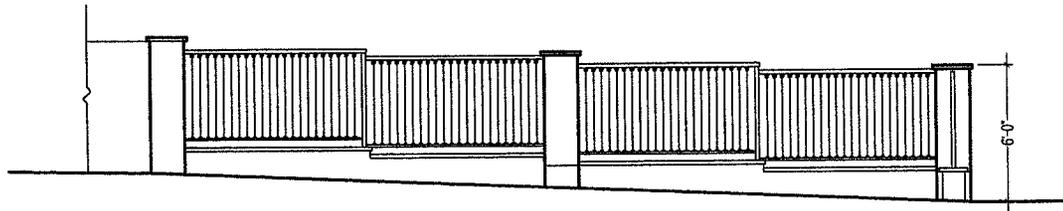
722 N. CAMDEN
BH, CA. 90211

A-11



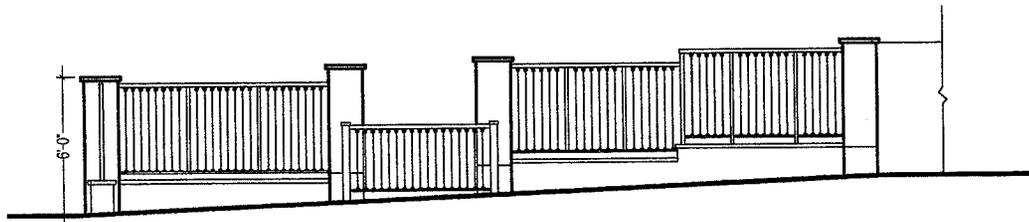
F.Y. EAST FENCE ELEVATION

SC : 3/8" = 1'-0"



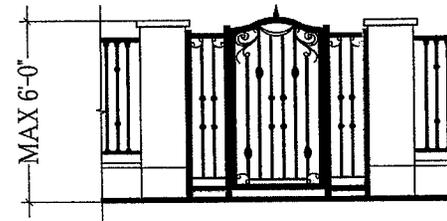
F.Y. NORTH FENCE ELEVATION

SC : 3/8" = 1'-0"



F.Y. SOUTH FENCE ELEVATION

SC : 3/8" = 1'-0"



FRONT YARD GATE

SC : 1/2" = 1'-0"

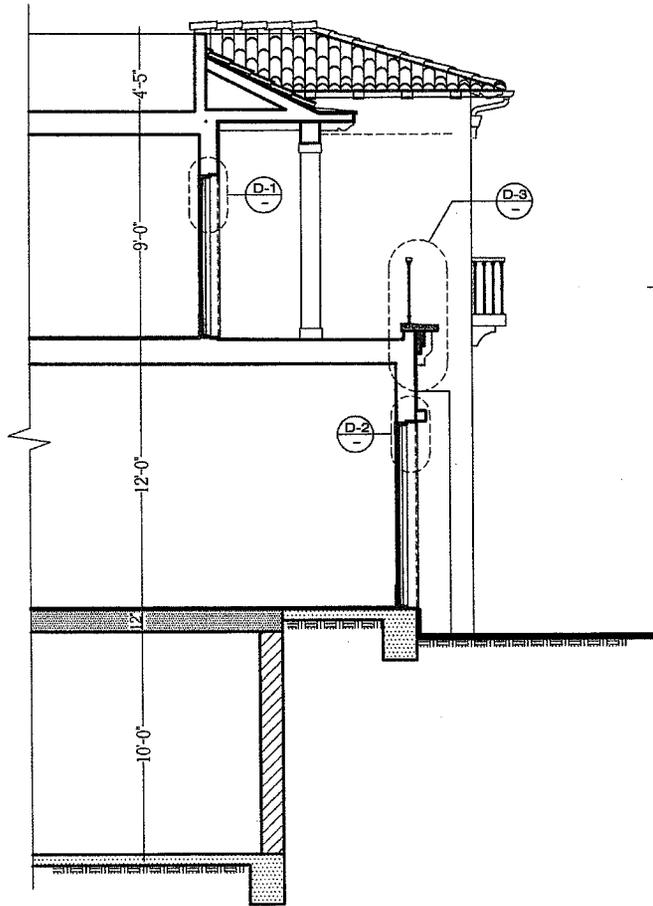
SHEET TITLE :
DETAIL OF FRONT RAILINGS

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nadarashraf@hotmail.com

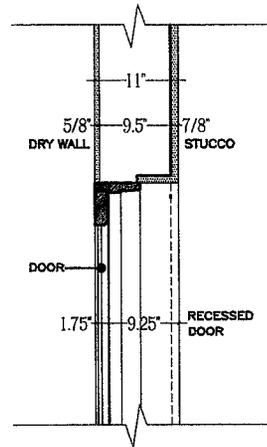
OWNER :
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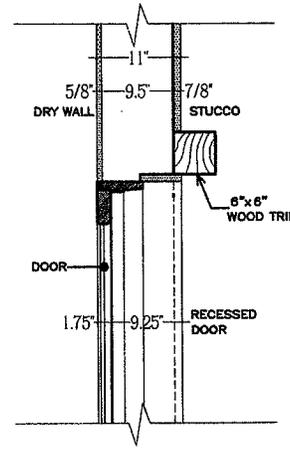
A-15



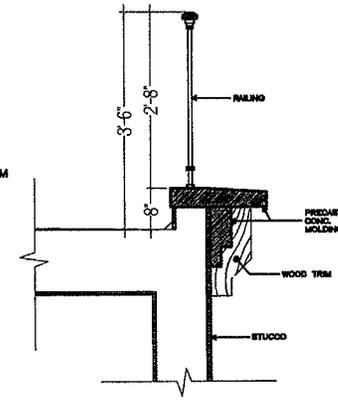
PARTIAL SECTION 'C'



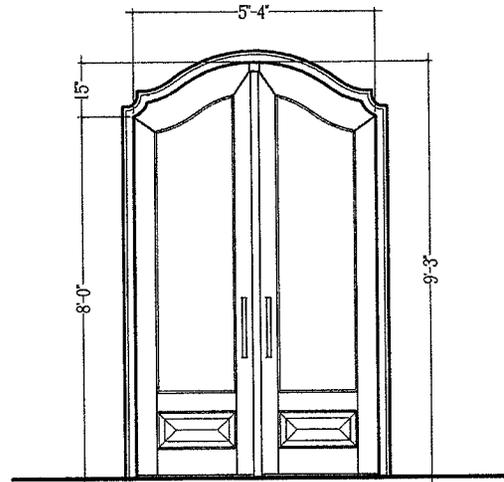
D-1 RECESSED DOORS



D-2 DOOR TOP TRIM



D-3 RAILING, CONC MOLDING, WOOD TRIM



D-4 ENTRY DOOR

SHEET TITLE :

DETAILS

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A-16



(E)
OAK TREE

SHEET TITLE :
PERSPECTIVE

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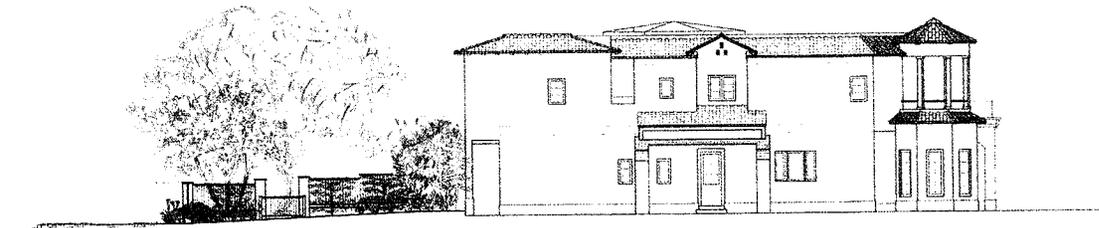


ARCHITECTURAL GROUP

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Tel: 310-445-9885
www.rlarchitect.com



(WEST) FRONT ELEVATION - FROM STREET



SOUTH ELEVATION

ZARRIN RESIDENCE
722 N. CAMDEN DR.
BEVERLY HILLS, CA 90210

Revisions: Chris Rupp
01 04.21.13
02 04.28.13

Stamp

Date: 04.20.13

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

SHEET LC-02
ELEVATIONS



Flax 'Amazon Red'
 Variegated Asparagus
 Indian Mink Strawberry
 Star Jasmine Vine

TREES

- (1) - Fruitless Olive - 45" Box
- (2) - Spiral Juniper - 24" Box
- (2) - Semi-Dwarf Citrus / Various - 48" Box (Front Yard Only)
- (5) - Semi-Dwarf Citrus / Various - 24" Box
- (1) - Plane crataegus 'Wonderful' - Multi - 24" Box
- (2) - Italian Cypress - 24" Box

SHRUBS

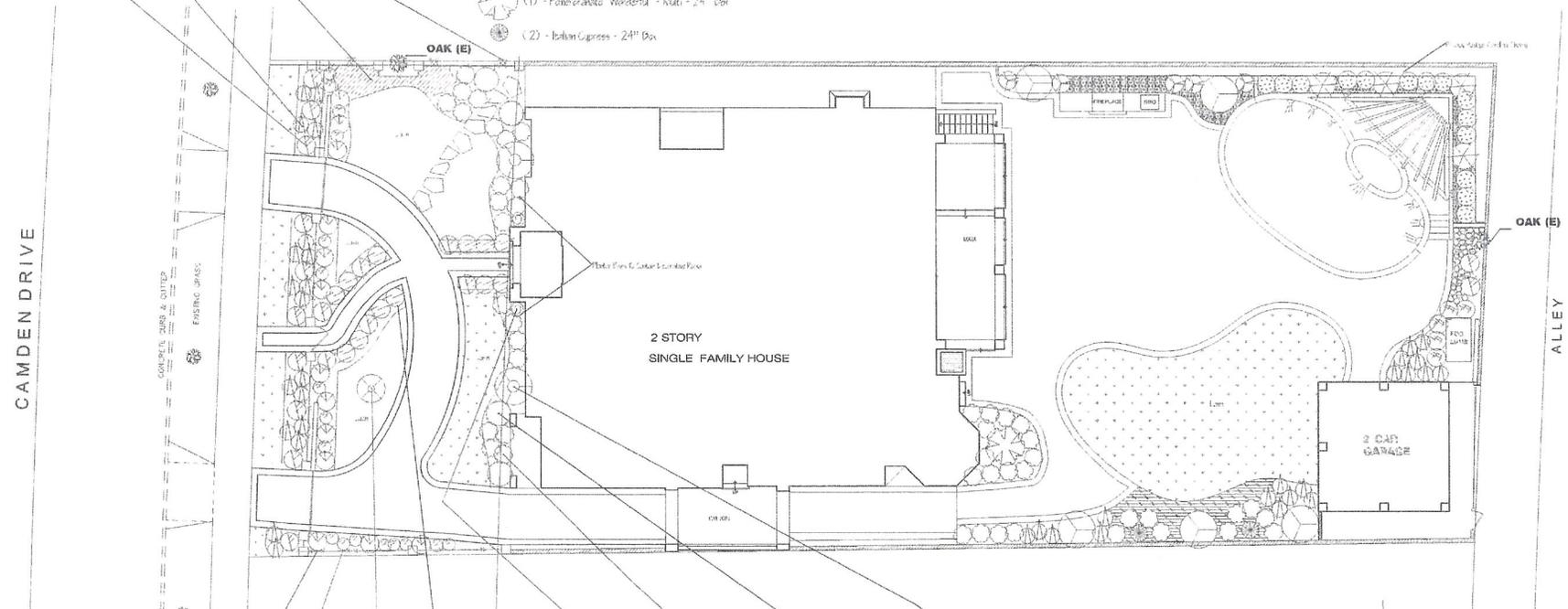
- (19) - Flax 'Amazon Red' - 15gal.
- (57) - Variegated Asparagus - 1gal.
- (15) - Iceberg Roses - 5gal.
- (17) - Cupressa thussoides - 1gal.
- (55) - Ilex muscari - 1gal.

- (4) - Mexican Sage - 15gal.
- (55) - French Lavender - 5gal.
- (5) - Premium 'Bazler' - 5gal.
- (5) - Wax Leaf Privet - 15gal.

- (4) - Caroline 'Electric Pink' - 5gal.
- (14) - Pteleocarya 'Koradi' - 5gal.
- (12) - Gardenia vitchii - 5gal.
- (5) - Cordelia Overa Caberni - 15gal.

VINES AND GROUNDCOVER

- (7) - Duchesnea indica / Indian Mink Strawberry - 15gal.
- (7) - Campanula / Sorbus Obliquata - 15gal.
- (7) - Hiberakazea Scabra - 15gal.
- (5) - Star Jasmine - 15gal. Staked
- (4) - Wisteria - 15gal. Staked



Iceberg Roses
 Cupressa thussoides
 Fruitless Olive
 Cordelia vitchii
 Spiral Juniper
 French Lavender
 Mexican Sage
 Semi-Dwarf Citrus



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Revisions:	Date Rvd:
#1	04.19.13
#2	04.21.13
#3	04.29.13
#4	05.18.13

Stamp

Date: 02.24.13

Scale: 1/4" = 1'

SHEET LA-01
 PLANTING
 PLAN



718 N.CAMDEN DR.



720 N.CAMDEN DR.



722 N.CAMDEN DR.



724 N.CAMDEN DR.

726 N.CAMDEN DR.



718 N.CAMDEN DR.



720 N.CAMDEN DR.



722 N.CAMDEN DR.



724 N.CAMDEN DR.



726 N.CAMDEN DR.



717 N.CAMDEN DR.



719 N.CAMDEN DR.



721 N.CAMDEN DR.



723 N.CAMDEN DR.



725 N.CAMDEN DR.

SHEET TITLE :
COLOR PHOTOS
OF HOUSE AROUND PROJECT

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Design Review Commission Report

455 North Rexford Drive

September 9, 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 722 NORTH CAMDEN DRIVE (PL1309175).

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

Section 1. Nader Houman, designer, on behalf of Shahrokh Zarrin, 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 722 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 September 9, 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: September 9, 2013

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission