



Design Review Commission Report

Meeting Date: Thursday, October 3, 2013
(Continued from Monday, September 9, 2013)

Subject: **1006 Lexington Road (PL1307786)**
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: Torag Pourshamtobi

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 meetings on June 6, 2013 (Attachment A) and September 9, 2013 (Attachment B).

At those meetings, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to bulk and mass, a coherent architectural theme, and appropriate modulation.

As a result of the Commission's comments, the applicant has substantially modified the design of single-family residence. The proposed Italian Renaissance Revival design is more coherently articulated through the following elements:

- Smooth stucco façade finish in a "French Vanilla" color;
- Variegated color clay tile roof;
- Pre-cast concrete surrounds for windows and doors;
- Aluminum-clad windows and doors;
- Copper gutters and downspouts;
- Wood entry door in a dark cherry stain with wrought iron details;
- Pine wood corbels in a dark brown;
- Wood shutters;
- Exterior light fixture above the entryway in a black satin finish;

Attachment(s):

- A. June 6, 2013 DRC Staff Report and Previously Proposed Plans
- B. September 9, 2013 DRC Staff Report and Previously Proposed Plans
- C. Detailed Design Description and Materials (Applicant Prepared)
- D. Project Design Plans
- E. Draft Approval Resolution

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive

October 3, 2013

- Smooth stucco front yard fence in a “French Vanilla” color with wrought iron details, and;
- Gray and red front yard stone pavers.

DESIGN ANALYSIS

Based on a review conducted by the City’s Urban Designer, the project’s design has been generally improved and provides a more coherent articulation of the Italian Renaissance Revival style; however, the following elements should be further refined to create greater internally compatibility:

- The connection between the horizontal banding and quoins creates an awkward detail and interrupts the pattern rhythm of the quoins. It is recommended that the dimensions of the quoins and/or the horizontal banding be revised so they are more appropriately integrated.
- The entry element continues to be out of scale with the single-family residence. It is recommended that the returns of the entry element utilize a combination of a smooth stucco finish and quoins to reduce the bulk and mass of the entry and to better integrate with the overall design of the residence.
- The projecting element on the right side of the façade unbalances the whole design of the front. It is recommended that this element be eliminated and the use of the smooth stucco façade finish continue to the base of the residence.

Project-specific conditions have not been proposed in the draft resolution of approval (Attachment E); however, the Commission may wish to consider these comments during their review 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. 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

October 3, 2013

Attachment A

June 6, 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: Thursday, June 6, 2013

Subject: **1006 Lexington Road (PL1307786)**
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: Robert Hanasab – M & Y Management

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 Mediterranean Revival with an Italianate influence; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

DESIGN ANALYSIS

Upon review of the proposed design, staff has concern regarding the overall design of the proposed single-family residence. The following comments summarize the review conducted by staff:

- The number of elements proposed on the façade overwhelms the design. The materials and design elements should be fully reconfigured in a way to create internal compatibility.
- The proposed single-family residence is too bulky and massive and would not enhance the existing streetscape.

Based on this analysis, staff is not able to make the required findings necessary to recommend approval of the proposed project as it is currently designed. As such, it is recommended that the Design Review Commission review the project, in conjunction with the required findings, and provide the applicant with further design direction.

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

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive

June 6, 2013

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 ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, May 24, 2013. Additionally, a Notice of Pending Application was posted on-site on Thursday, May 30, 2013. To date, staff has not received any public comment regarding the project.







Design Review Commission Report

455 North Rexford Drive

October 3, 2013

Attachment B

September 9, 2013 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Monday, September 9, 2013
(Continued from Thursday, June 6, 2013)

Subject: **1006 Lexington Road (PL1307786)**
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: Robert Hanasab – M & Y Management

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and direct the project to be returned to a future meeting.

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 June 6, 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 overall massing of the house and proportionality and compatibility of independent masses, lack of internal compatibility, proportionality of the central entryway element, over-abundance of modulation, and compatibility of façade color choices. 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:

- Single-façade color;
- Replacement of cornerstones and archways with straight entryways;
- Continuous horizontal molding at a uniform height;
- Deeper tones for window frames and roof tiles to complement stucco and stone;
- Elimination of one roof element to balance the aesthetic from the street, and;
- Simplified wrought iron fence design for the front entry gate.

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

Attachment(s):

- A. June 6, 2013 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans

Report Author and Contact Information:

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



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 the lack of proportionality for the house; window elements that are out of scale; the number of proposed roof elements; the overuse of horizontal banding; the heaviness of the decorative elements; and an overall lack of a clear design idea with a tension between the horizontality and verticality of the façade.

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 project has been simplified but the details need to be further revised for a more cohesive aesthetic. Specifically, the following elements were identified:

- The proportion of the front door is too tall and skinny. Consider reducing the total height of the entry element and re-proportion the door as appropriate.
- Removal of the discontinuous base molding at the bump up to the left of the entryway.
- Reduction in the overhang of the eaves at the bump up to the left of the entryway.
- Removal of the two small second floor windows above the bump up to the left side of the entryway to simplify that area of the façade.
- Removal of façade lighting except for the two proposed at the entryway.
- Removal of the chimney nearest the porte cochere to further balance the roof area.

As such, it is recommended that the Design Review Commission consider the design concerns and direct the project to be returned to a future meeting so the design aesthetic and details can be redesigned.

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.





LEXINGTON 1006



Design Review Commission Report

455 North Rexford Drive

October 3, 2013

Attachment C

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 architectural style is predominantly Italian Renaissance Revival. This style is achieved through a fairly flat facade with a central arched entry. Predominately rectangular windows accentuate the central arch motif. The facade is symmetrical and balanced as the architectural language and materials repeat proportionally according to the level. The low-pitched red terra cotta roof tiles compliment the light stucco color of the walls and the grey-beige precast moulding. The upper story is shorter than the first which is accentuated by a band of precast moulding and consistent color scheme.

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

- | | | |
|--|----------------------------------|---------------------------------|
| <input type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input type="checkbox"/> R-1.8X |
| <input checked="" 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: 279 ft x 100 ft Lot Area (square feet): 26982 sq. ft.
 Adjacent Streets: Woodland Drive and N Alpine Drive

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:
 None

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 ft	N/A	32 ft
Roof Plate Height:	32 ft	32 ft	32 ft
Floor Area:	12293 sq. ft.	N/A	12192 sq. ft.
Rear Setbacks:	72 feet	N/A	109 feet
Side Setbacks:	S/E Cumulative	S/E N/A	S/E 10'
	N/W 22'	N/W N/A	N/W 109'
Parking Spaces:	4 spaces		6 spaces

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
Texture /Finish: Smooth
Color / Transparency: P-55 French Vanilla

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

Material: Aluminum clad with tempered clear glazing
Texture /Finish: Smooth finish
Color / Transparency: Gray Beige

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

Material: Solid wood panel door
Texture /Finish: Smooth
Color / Transparency: Dark Brown

PEDIMENTS

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

ROOF

Material: Clay 'U' roof tile
Texture /Finish: Mission style
Color / Transparency: Burgundy 1/2 area, Napa Flash 1/4 area, Rose stone 1/4 area

CORBELS

Material: Wood
Texture /Finish: Smooth finish
Color / Transparency: Dark Brown

CHIMNEY(S)

Material: Stucco
Texture /Finish: Smooth finish
Color / Transparency: P-55

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Wrought iron
Texture /Finish: Smooth finish
Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

Material: Metal
Texture /Finish: Satin finish
Color / Transparency: Black

PAVED SURFACES

Material: Argentina
Texture /Finish: Stone pavers
Color / Transparency: Gray / Red

FREESTANDING WALLS AND FENCES

Material: Concrete block
Texture /Finish: Smooth stucco finish
Color / Transparency: P-55 French Vanilla

OTHER DESIGN ELEMENTS

Material: Precast concrete mouldings
Texture /Finish: Smooth finish
Color / Transparency: Roma 08

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

The proposed landscape theme it meant to emulate an Italian renaissance garden. The architectural style is complemented with large trees, shrubs, and plants to create a Italian renaissance atmosphere.

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 architectural influence of 1006 Lexington is Italian renaissance revival, a common style throughout Beverly Hills. The facade is symmetrical, proportional and balanced. The low-pitched terra cotta tile roof and light-colored smooth stucco walls and towers accentuate the Italian renaissance revival architecture.

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 proposed design minimizes the appearance of scale and mass by providing a greater amount of landscaping in the front which enhances the garden-like qualities of the neighborhood. Light colors and a low pitched roof enhances the lightness of the facade. The upper story of the home is significantly shorter than the lower and divided precast moulding breaks up the mass to lighten its appearance.

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

The proposed development will enhance the appearance of the neighborhood through the use of high quality materials which are consistent with the architectural style of the city. Low walls, garden landscaping, and the use of a light color scheme enhances the street presence of the home. The facade is symmetrical with a central arched entry motif enhancing its rhythmic front elevation.

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.

The proposed design provides trees and shrubs strategically planted to create a natural privacy barrier between properties. The design also utilizes shutters and small scale rectangular windows on the second floor to enhance privacy and accentuate the central arch motif. Low walls and wrought iron ensure the privacy of the surrounding 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 proposed development respects the surrounding homes by integrating prevailing site design patterns such as a light color-scheme, low-pitched terra cotta roof, and low walls consistent with the Italian renaissance revival style. The symmetry, ornament, color palette, and garden-like qualities of the landscaping create a balanced view from the street and allow the home to blend into the neighborhood.



Design Review Commission Report

455 North Rexford Drive

October 3, 2013

Attachment D
Project Design Plans

POURSHAMTOBI RESIDENCE

1006 LEXINGTON RD. BEVERLY HILLS CA 90210
PROPOSED NEW CONSTRUCTION OF A 2-STORY SFD w/ HABITABLE BASEMENT



By: HAFCO & ASSOCIATES

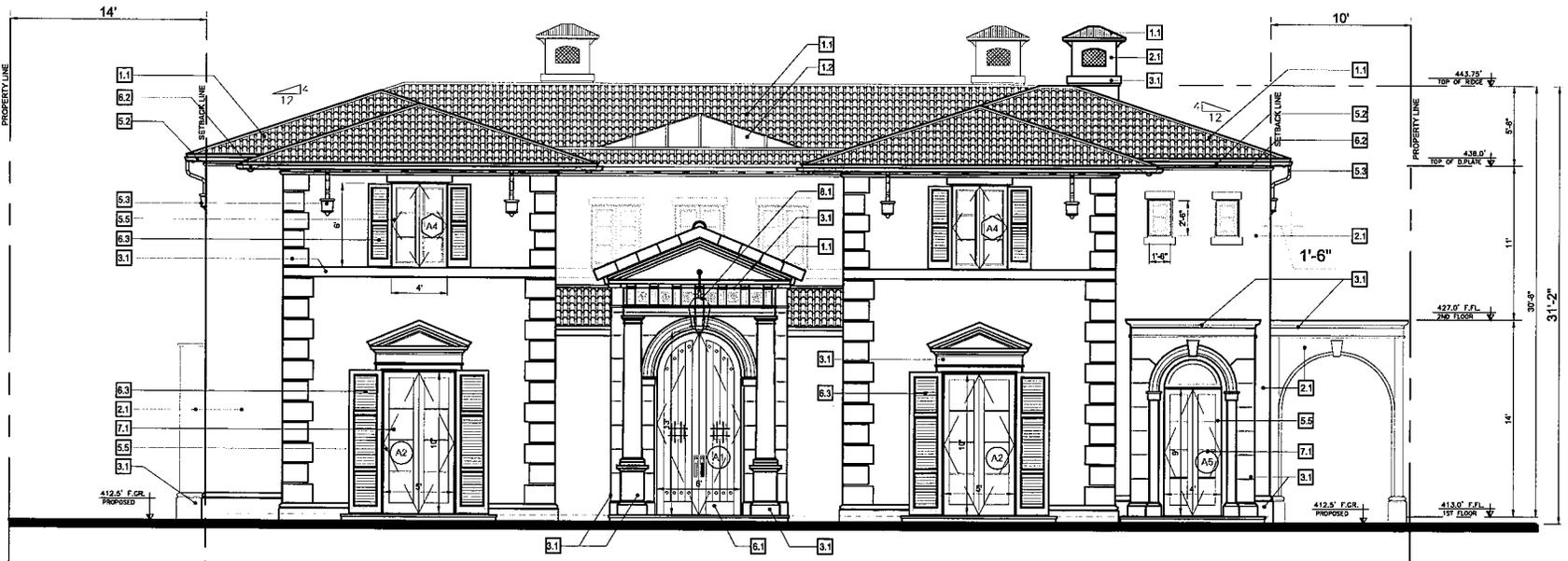
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HARCO
HAROUNI-HAFCO
 CONSULTING ARCHITECTS & ENGINEERS
 HARCO ARCHITECTS
 TEL: (424) 851-2889, FAX: (424) 855-4418

- KEYED NOTES**
- 1 - ROOF**
 - 1.1 Clay Roof Tiles by GLEDO CLAY TILE Company
Style: Mission
Colors: Burgundy - 1/2 Area
Napa Flatt - 1/4 Area
Rose Stone - 1/4 Area
 - 1.2 Custom Skylight
By: Kewell Corporation
 - 2 - WALL FINISHES**
 - 2.1 Estero Wall Smooth Stucco Finish
By: La Habra
Color: X-65 "French Venise"
 - 3 - PRECAST**
 - 3.1 Precast Concrete Molding
By: Pacific Stone Design, Inc.
Color: Roma 08
 - 4 - MASONRY**
 - 4.1 Not Used
 - 5 - METAL**
 - 5.1 Not Used
 - 6 - WOOD**
 - 6.1 Main Entry Door
Color: Dark Cherry Stain
 - 6.2 Fine Wood Corbels
Colored in: Dark Brown
 - 6.3 Wood Shutters
 - 7 - GLASS**
 - 7.1 Insulated Glass (TEMPERED)
Color/Shadow: Clear Glass
 - 8 - OTHERS**
 - 8.1 Exterior Lighting
by Fais
 - 8.2** Copper Gutter
Color: Satin Copper
 - 8.3** Copper Downspouts
Color: Satin Copper
 - 8.4** Wrought Iron Railing
By: Minerva Ironworks
Color: Satin Black
 - 8.5** Wood Windows and Doors
w/ Aluminum Cladding
By: Southern WLD
Color: Grey Beige

NOTES:

- A. KEY-NOTES USE ONLY APPLIES ON ELEVATION.
- B. PROVIDE SAFETY TEMPERED GLAZING FOR ALL WINDOWS AND DOORS THAT HAVE GLASS.
- C. PROVIDE ANTI-GRAFFITI PAINT FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALL AND DOORS.



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

NORTH ELEVATION

NO.	DATE	DESCRIPTION	DRAWN	CHECK
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

DRAWING TITLE: NORTH ELEVATION
 JOB TITLE: POURSHAMTOBI RESIDENCE
 JOB ADDRESS: 1006 LEXINGTON RD. BEVERLY HILLS CA 90210
 OWNER/DEVELOPER: TORAG POURSHAMTOBI

DATE: SEP. 2013
 SCALE: AS NOTED
 DRAWN BY: GD-JL-EL-NM
 JOB NUMBER: [blank]

SHEET NUMBER: A-5.0

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 BAYVIEW, CA 94026
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- KEYED NOTES**
- 1 - ROOF**
- 1.1 Clay Roof Tile by DELEO CLAY TILE Company
 Style: Mission
 Colors: Burgundy - 1/2 Area
 Napa Flash - 1/4 Area
 Rose Stone - 1/4 Area
 - 1.2 Custom Skylight
 By: Kaiwall Corporation
 - 5.2 Copper Gutter
 Color: Satin Copper
 - 5.3 Copper Downspouts
 Color: Satin Copper
 - 5.4 Wrought Iron Railing
 By: Martinez's Ironworks
 Color: Satin Black
 - 5.5 Wood Windows and Doors w/ Aluminum Cladding
 By: Southland W&D
 Color: Gray Beige
- 2 - WALL FINISHES**
- 2.1 Exterior Wall Smooth Stucco Finish
 By: La Habra
 Color: X-65 "French Vanilla"
- 3 - PRECAST**
- 3.1 Precast Concrete Molding
 By: Pacific Stone Design, Inc.
 Color: Roma 08
- 4 - MASONRY**
- 4.1 Not Used
- 5 - METAL**
- 5.1 Not Used
- 6 - WOOD**
- 6.1 Main Entry Door
 Color: Dark Cherry Stain
 - 6.2 Pine Wood Corbels
 Colored to Dark Brown
 - 6.3 Wood Shutters
- 7 - GLASS**
- 7.1 Insulated Glass (TEMPERED)
 Color/SHade: Clear Glass
- 8 - OTHERS**
- 8.1 Exterior Lighting
 by Fates

NOTES:

A. KEY-NOTES USE ONLY APPLIES ON ELEVATION.

B. PROVIDE SAFETY TEMPERED GLAZING FOR ALL WINDOWS AND DOORS THAT HAVE GLASS.

C. PROVIDE ANTI-GRAFFITI PAINT FINISH WITHIN THE FIRST 6 FEET, MEASURED FROM GRADE, AT EXTERIOR WALL AND DOORS.



EAST ELEVATION

SCALE:
 3/32" = 1'-0"

DATE	DESCRIPTION	BY	CHKD
SEP. 2013	EAST ELEVATION		
	JOB TITLE		
	JOB ADDRESS		
	OWNER/DEVELOPER		

SHEET NUMBER
A-5.1

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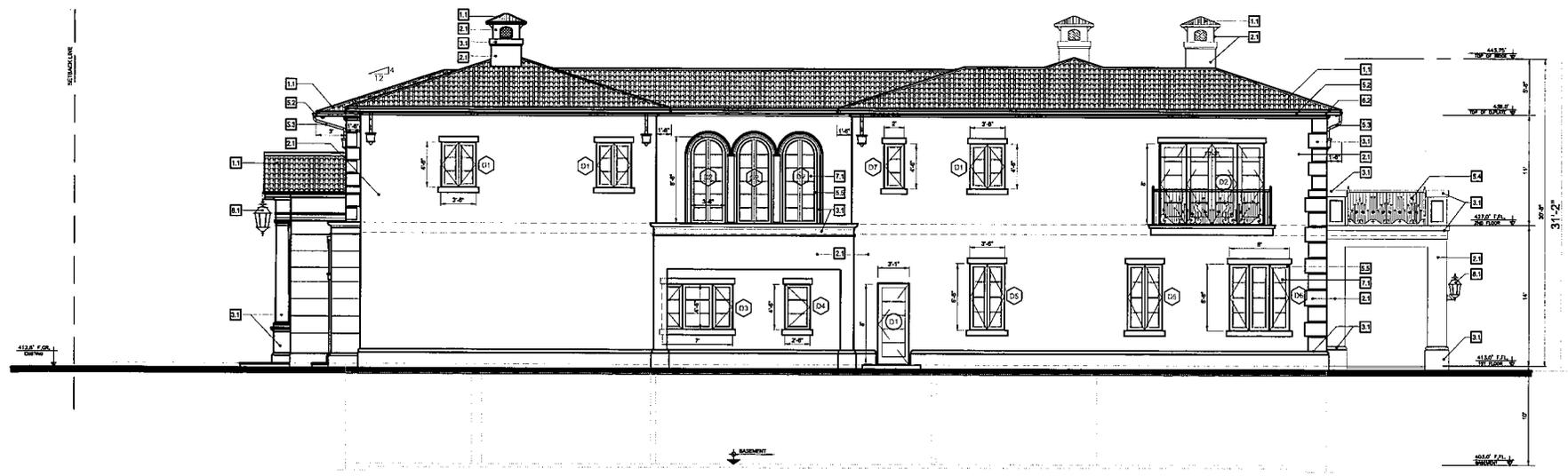
- KEYED NOTES**
- 1 - ROOF**
- 1.1 Clay Roof Tiles by DELEO CLAY TILE Company
Style: Mission
Color: Burgundy - 1/2 Area
Rose Flash - 1/4 Area
Rose Stone - 1/4 Area
 - 1.2 Custom Skylight
By: Kalkwall Corporation
 - 5.2 Copper Gutter
Color: Salin Copper
 - 5.3 Copper Downspout
Color: Salin Copper
 - 5.4 Wrought Iron Railing
By: Marissa's Ironworks
Color: Salin Black
 - 5.5 Wood Windows and Doors
w/ Aluminum Cladding
By: Southland W&D
Color: Gray Sage
- 2 - WALL FINISHES**
- 2.1 Exterior Wall Smooth Stucco Finish
By: La Habra
Color: X-55 'French Vanilla'
- 3 - PRECAST**
- 3.1 Precast Concrete Molding
By: Pacific Stone Design, Inc.
Color: Roma 08
- 4 - MASONRY**
- 4.1 Not Used
- 5 - METAL**
- 5.1 Not Used
- 6 - WOOD**
- 6.1 Main Entry Door
Color: Dark Cherry Stain
 - 6.2 Pine Wood Corners
Colored in: Dark Brown
 - 6.3 Wood Shutters
- 7 - GLASS**
- 7.1 Insulated Glass (TEMPERED)
Color/Grade: Clear Glass
- 8 - OTHERS**
- 8.1 Exterior Lighting
By: Fales

NOTES:

A. KEY-NOTES USE ONLY APPLIES ON ELEVATION.

B. PROVIDE SAFETY TEMPERED GLAZING FOR ALL WINDOWS AND DOORS THAT HAVE GLASS.

C. PROVIDE ANTI-GRAFFITI PAINT FINISH WITHIN THE FIRST 6 FEET, MEASURED FROM GRADE, AT EXTERIOR WALL AND DOORS.



SCALE:
3/32" = 1'-0"

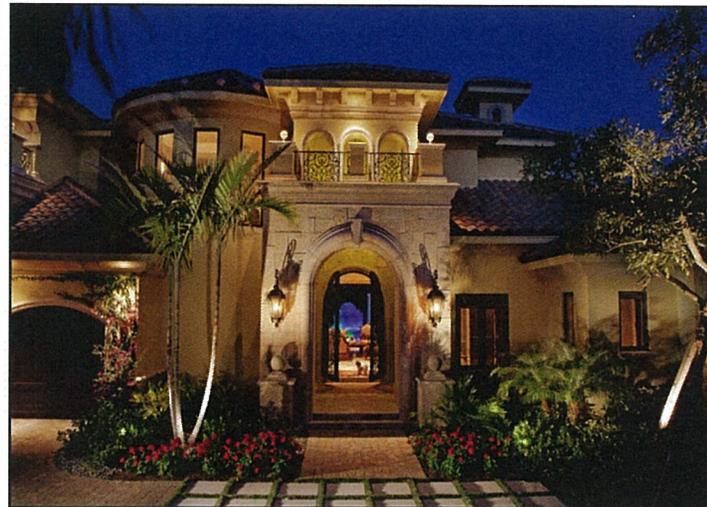
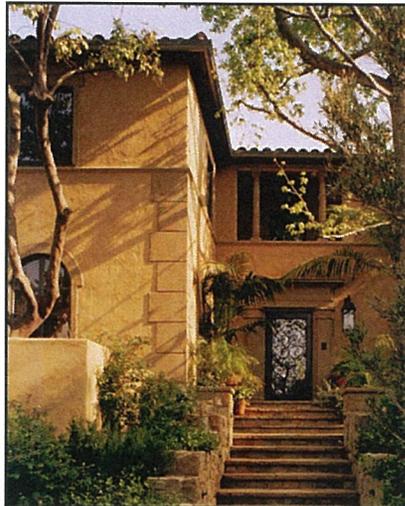
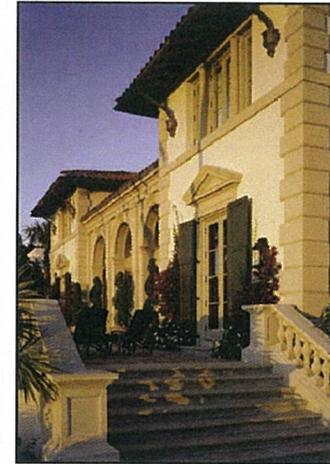
WEST ELEVATION

DATE	DESCRIPTION	BY	CHKD
SEP 2013 <td>EAST ELEVATION <td></td> <td></td> </td>	EAST ELEVATION <td></td> <td></td>		
SEP 2013 <td>JOB TITLE <td></td> <td></td> </td>	JOB TITLE <td></td> <td></td>		
SEP 2013 <td>POURSHAMTOBI RESIDENCE <td></td> <td></td> </td>	POURSHAMTOBI RESIDENCE <td></td> <td></td>		
SEP 2013 <td>JOB ADDRESS <td></td> <td></td> </td>	JOB ADDRESS <td></td> <td></td>		
SEP 2013 <td>1806 LEWINGTON RD, BEVERLY HILLS CA 90210 <td></td> <td></td> </td>	1806 LEWINGTON RD, BEVERLY HILLS CA 90210 <td></td> <td></td>		
SEP 2013 <td>OWNER/DEVELOPER <td></td> <td></td> </td>	OWNER/DEVELOPER <td></td> <td></td>		
SEP 2013 <td>TONGAI POURSHAMTOBI <td></td> <td></td> </td>	TONGAI POURSHAMTOBI <td></td> <td></td>		

DRAWING TITLE: EAST ELEVATION
 JOB TITLE: POURSHAMTOBI RESIDENCE
 JOB ADDRESS: 1806 LEWINGTON RD, BEVERLY HILLS CA 90210
 OWNER/DEVELOPER: TONGAI POURSHAMTOBI

DATE: SEP 2013
 SCALE: AS NOTED
 DRAWN BY: GD-JLE/MLM
 JOB NUMBER: [blank]

SHEET NUMBER: **A-5.3**



DESIGN IDEAS

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HARCO HAROUNI-HAFCO
CONSULTANTS CONSULTING ARCHITECTS & ENGINEERS
 TEL: (323) 851-0000, FAX: (323) 655-8416

NO.	DATE	DESCRIPTION	DWGN	CHDR
1				
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DATE: SEP. 2013
 SCALE: AS NOTED
 DRAWN BY: GD:JL:EL:MM
 JOB NUMBER: TORAG POURSHAMTOBI

DRAWING TITLE: DESIGN IDEAS
 JOB TITLE: POURSHAMTOBI RESIDENCE
 JOB ADDRESS: 1006 LEXINGTON RD, BEVERLY HILLS CA 90210
 OWNER/DEVELOPER: TORAG POURSHAMTOBI

SHEET NUMBER
A-5.4

EXISTING STREETScape



1000 Lexington Dr. Beverly Hills, CA 90210

1006 Lexington Dr. Beverly Hills, CA 90210

1008 Lexington Dr. Beverly Hills, CA 90210

PROPOSED STREETScape



VIEW TOWARDS EAST



PROPOSED FRONTYARD LANDSCAPING



VIEW TOWARDS WEST

STREETScape PHOTO MONTAGE

SCALE:
NTS

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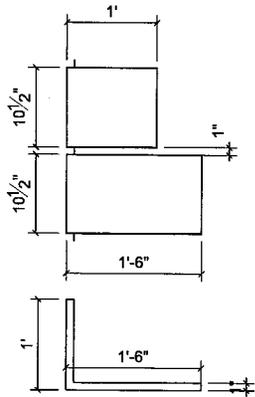
HAFECO HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS
TEL: (323) 661-0899, FAX: (323) 652-4415

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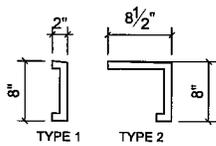
DATE: SEP. 2013
SCALE: NTS
DRAWN BY: OD-JULEL-MM
OWNER/DEVELOPER: TORAG POURSHAMTOBI

DRAWING TITLE: STREETScape PHOTO MONTAGE
PROJECT: POURSHAMTOBI RESIDENCE
JOB ADDRESS: 1006 LEXINGTON RD., BEVERLY HILLS CA 90210

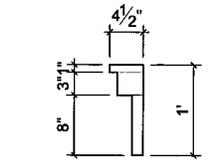
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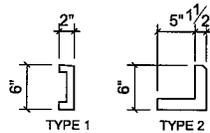
CORNERSTONE



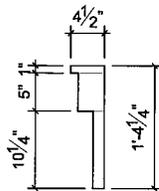
WINDOW SILL



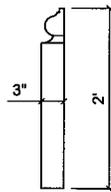
RIGHT & LEFT BALCONY



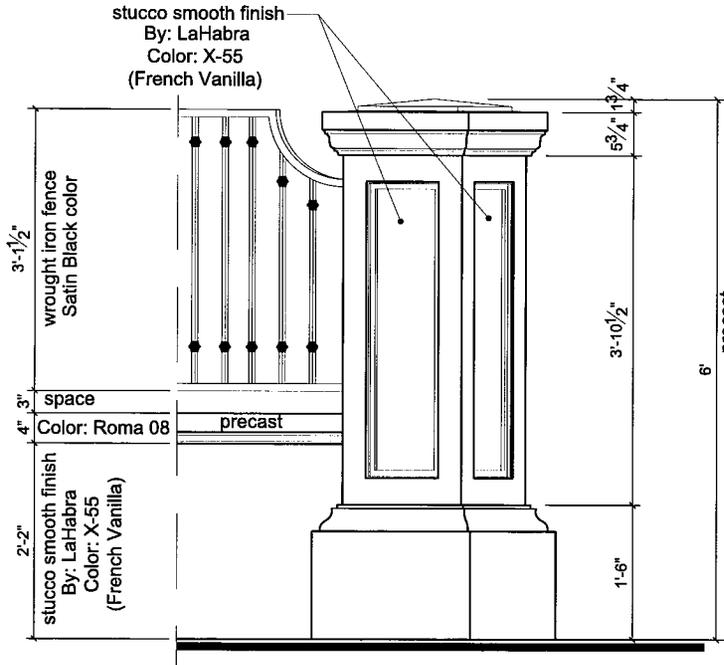
WINDOW HEADER



REAR BALCONY



BASE



FENCE DETAIL

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NO.	DATE	DESCRIPTION	BY	CHKD
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DRAWING TITLE: PRECAST SPECS AND DETAILS
 DATE: SEP, 2013
 SCALE: NTS
 JOB TITLE: POURSHAMTOBI RESIDENCE
 DRAWN BY: GD-JL-EL-MM
 JOB ADDRESS: 1006 LEXINGTON RD. BEVERLY HILLS CA 90210
 OWNER / DEVELOPER: TORAG POURSHAMTOBI
 JOB NUMBER:

PRECAST SPECS AND DETAILS

SHEET NUMBER: A-10.3

DW/LA
 Landscape Architects
 1219 Elm Street
 Van Nuys, CA 91411
 Phone: 310-527-2004
 Fax: 310-427-4954



Project Name

10008 LEXINGTON ROAD
 BEVERLY HILLS, CA 90210

**PLANT
 IMAGES &
 FRONT YARD
 ELEVATION**

Scale/Project

Site Title

- GENERAL SET
- PRELIMINARY SET
- FINAL SET
- PERMIT SET
- CONSTRUCTION SET
- AS-BUILT SET

Client	XXXXXXXXXX
Project No.	000
Revision	00
Scale	AS SHOWN
Author	XXXXXXXXXX
Check	XXXXXXXXXX
Date	00/00/00

Sheet No.
L1.3

PROJECT # DRAWING #





LEXINGTON 1006



LEXINGTON 1006





Design Review Commission Report

455 North Rexford Drive

October 3, 2013

Attachment E

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 1006 LEXINGTON ROAD (PL1307786).

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

Section 1. Hafco & Associates, Inc., agent, on behalf of Torag Pourshamtohi, 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 1006 Lexington Road 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 October 3, 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: October 3, 2013

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission