



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, November 7, 2013

Subject: **116 North Maple Drive (PL1329137)**

A request for an R-1 Design Review Permit to allow a revision to a previously approved new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Hafco & Associates, Inc.

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting approval of a revision to a previously approved new-two story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The project was previously approved by the Design Review Commission at its meeting on July 9, 2012, with a final review subject to a subcommittee. The project is currently under construction and modifications have been made that require the approval of the Design Review Commission as staff was unable to make the determination that the changes substantially comply with the approved plans. The modifications to the project include the following:

- Revised stucco façade color from a white to a gray-white;
- Revised aluminum clad window color from white to dark brown;
- Increased roof line at second floor as a result of increased interior wall height, and;
Note: The roofline is proposed to be consistent across the façade. Previously, the entry column projected slightly higher than the adjacent roof lines.
- Addition of a wrought iron door in front of the entry door.

URBAN DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the proposed changes are consistent with the existing architectural style of the single-family residence.

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):

- Previously Approved Plans
- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

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



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ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City’s Master Architect List nor has it been listed on the City’s Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Monday, October 28, 2013; the site was posted on Wednesday, October 30, 2013. To date staff has not received comments in regards to the submitted project.



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Attachment A

Previously Approved Plans





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Attachment B

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/civica/filebank/blobdload.asp?BlobID=3435>.
 - 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 Mediterranean Revival with some influence from Italianate style. It is achieved through the use of low pitched clay tile roof with chimney, smooth plaster stucco wall, light colored facade, use of wrought iron grilles for the balconies and use of projecting eaves with corbels. To achieve proportion, the mass of the building is broken down into smaller segments to achieve a "villa" effect.

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

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

D Site & Area Characteristics

Lot Dimensions: 50' x 150.23' Lot Area (square feet): 7,511.50 sq. ft.
 Adjacent Streets: Wilshire Blvd., Palm Drive, Clifton Way

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/services/planning_division/advance_planning/default.asp)

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:	30'	N/A	26'
Roof Plate Height:	29'	N/A	20'-5"
Floor Area:	4500 sq. ft.	N/A	4474 sq. ft.
Rear Setbacks:	36 ft.	N/A	39'-4"
Side Setbacks:	S/E 5'	S/E N/A	S/E 5'
	N/W 5'	N/W N/A	N/W 5'
Parking Spaces:	4 (four)		

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: White

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

Material: Aluminum clad with wood frame with tempered clear glazing
 Texture /Finish: Smooth matte finish
 Color / Transparency: White

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

Material: Solid wood panel for main door; french doors similar to windows
 Texture /Finish: Smooth matte finish
 Color / Transparency: Charcoal

PEDIMENTS

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

ROOF

Material: Clay roof tiles
 Texture /Finish: Plain tile
 Color / Transparency: Terra Cotta

CORBELS

Material: Wood corbel
 Texture /Finish: Smooth finish
 Color / Transparency: White to match stucco

CHIMNEY(S)

Material: Stucco
 Texture /Finish: Smooth finish
 Color / Transparency: White

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
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: Aged Bronze
Texture /Finish: Smooth/ Bronze
Color / Transparency: Bronze

PAVED SURFACES

Material: Stamped, colored concrete
Texture /Finish: Stamped
Color / Transparency: Silver Smoke/Gray

FREESTANDING WALLS AND FENCES

Material: Concrete block wall
Texture /Finish: Smooth, stucco finish
Color / Transparency: White to match

OTHER DESIGN ELEMENTS

Material: Precast concrete mouldings
Texture /Finish: Smooth/ cement
Color / Transparency: Light Grey

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

The proposed landscaping theme is to create a garden that gives the warm feeling of a villa. It complements the architectural style with use of large trees, shrubs and plants that create a feeling of a being in a villa somewhere in the Mediterranean or Spanish coast.

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 style of the proposed house is mainly Mediterranean Revival with Italianate influence which is a style that you can see in the neighborhood of the city of Beverly Hills. Its characteristics are low pitched roof (clay tiles), smooth plaster stucco wall & chimney, use of keystone on main entrance arch, balconies with wrought iron railings. The Italian influence is achieved with the use of projecting eaves with corbels and the use of loggias and balconies in the plans.

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 more than the required setback especially in the front which gives abundant space for landscaping thus enhancing the garden like quality of the city. Furthermore, the elimination of parking/parking garage in the front yard. Parking is accessible only in the rear. Other characteristics which minimizes scale and mass are the use of low pitched roof, breaking the building mass into smaller segments with the use of arches and use of balconies in the facade.

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

The proposed development will enhance the appearance of the neighborhood by the use of high quality materials, the architectural style used is characteristic of the style used in the city, luscious landscaping and the use of light color scheme.

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 a luscious landscaping with the use of large trees and plants for privacy purposes. It will give neighbors a natural barrier between their properties. The design also uses standard size windows on the second floor instead of large windows. The height of our house is also lower than the maximum allowable height required by the city thus the building does not appear to be towering over the 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 prevailing site design patterns by using a style that is prevalent in the city. The style has similar characteristics with the surrounding group of homes in the neighborhood. The proposed house is not imposing, it uses low pitched roof with clay tiles, it has arches, balconies and loggias which can be found all over the neighborhood.

Hafco & Associates

ARCHITECTURE DEVELOPMENT

6334 WILSHIRE BOULEVARD
LOS ANGELES, CA 90048
Tel. (323) 651-0909
Fax (323) 655-8418

October 21, 2013

City of Beverly Hills
Planning/Design Review Commission

Project: **116 Maple Street, Beverly Hills, CA**
Subject: **Proposed Architectural Changes to Approved Plans**

The following are some minor changes we are proposing for the project: 116 Maple Drive for your approval:

1. Change in color of exterior stucco from white to greyish white (La Habra: X-81585 Charleston). See sample provided.
2. Change in color of aluminum clad windows from white to dark brown. See sample provided.
3. Increase 2nd floor interior wall height by 10". Wall height changed from 9' to 9'-10". Building height from natural grade to top of plate line is not affected.
4. Addition of wrought iron door in front of main door.



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Attachment C
Project Design Plans

PIRIAN RESIDENCE

116 N MAPLE DR. BEVERLY HILLS, CA. 90210

PROPOSED NEW CONSTRUCTION OF 2-STORY RESIDENCE

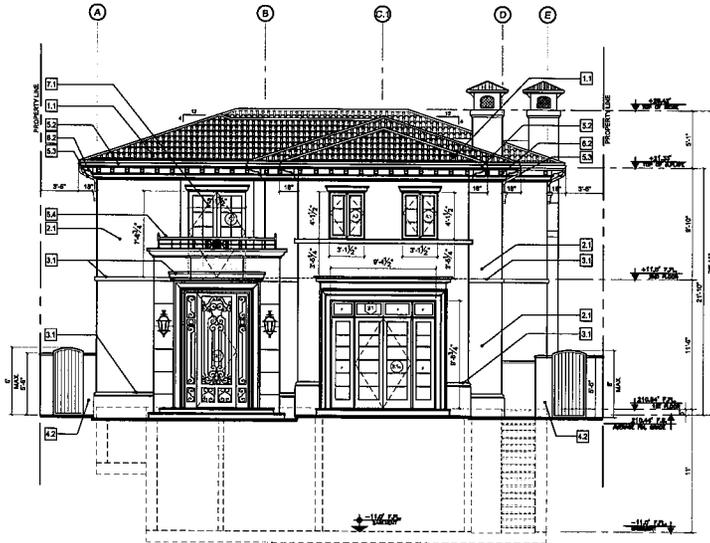


FRONT ELEVATION

116 N Maple Dr. Beverly Hills, Ca. 90210

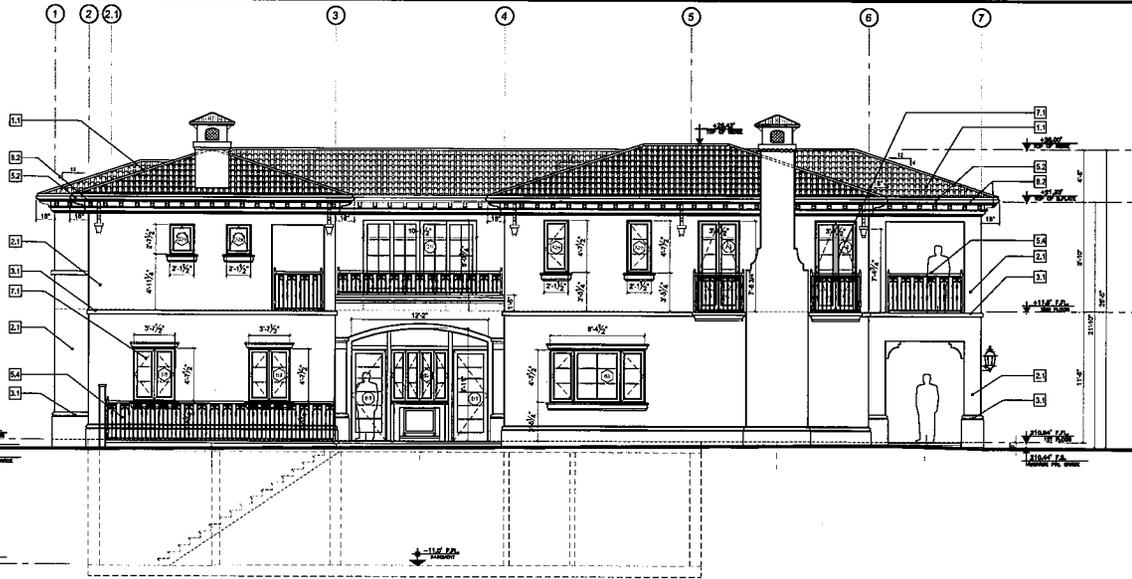
By: HAFCO & ASSOCIATES

10/18/2013 11:02:09 AM



WEST ELEVATION

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



SOUTH ELEVATION

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

AVERAGE FINISH GRADE CALC.	
1) 210.92	
2) 209.70	
3) 209.80	
4) 209.80	
5) 211.52	
6) 211.11	
TOTAL AVERAGE:	210.44

NOTE: THE AVERAGE FINISH GRADES CALCULATED BASED ON THE EXISTING HOUSE. SEE SHEET A1.0.

KEYED NOTES

- | | |
|---|--|
| <p>1 - ROOF</p> <p>1.1 Clay Roof Tiles by United States Tile Company ESR-1917</p> | <p>5 - METAL</p> <p>5.2 Metal Gutter</p> <p>5.3 Metal Downspout</p> <p>5.4 Exterior Railing by Marassa's Ironworks Tubus 1044 322025 4" max. balustrade spacing</p> |
| <p>2 - FINISHES</p> <p>2.1 Exterior Wall Finish by Mortar Stucco 1 1/2" P-122</p> | <p>6 - WOOD</p> <p>6.2 Wood Corbels The Finest Treated Wood Corbels or custom 20010</p> |
| <p>3 - FIBERGLASS</p> <p>3.1 Precast Concrete Molding Aged Finish Color To Be Picked By Architect.</p> | <p>7 - GLASS</p> <p>7.1 1/2" thick Tempered Glass (Typical)</p> |
| <p>4 - MASONRY</p> <p>4.2 Block Wall Fence</p> | |

- 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.

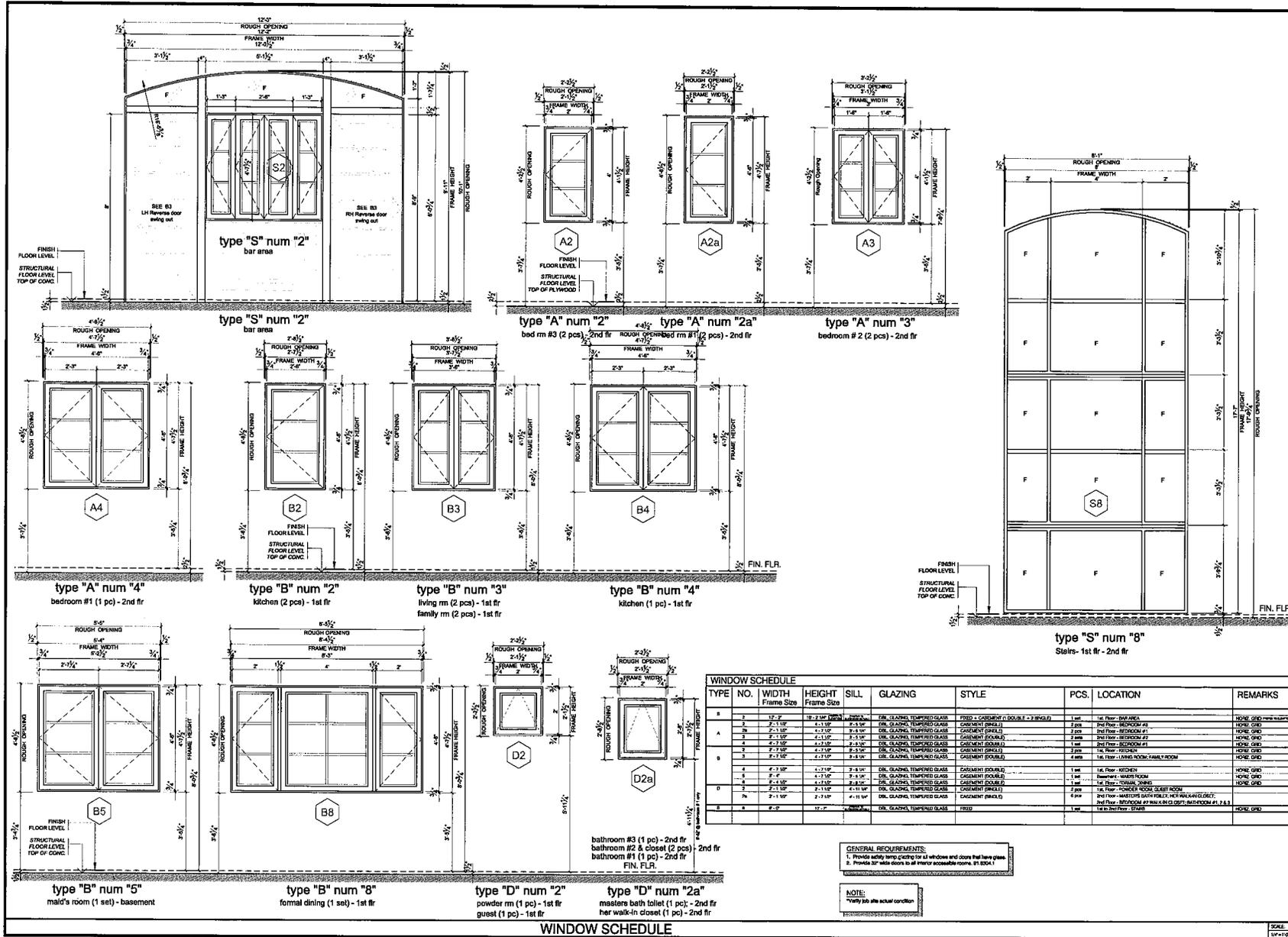
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HAFCO HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS
TEL: (323) 951-6886; FAX: (323) 955-6416

DATE	DRAWING TITLE	JOB TITLE	JOB ADDRESS	JOB NUMBER
OCT., 2012	ELEVATIONS - WEST & SOUTH	PIRIAN RESIDENCE	116 N. MAPLE DR. BEVERLY HILLS 90210	PIRIAN
3/32" = 1'-0"				
DESIGNED BY	DRAWN BY	CHECKED BY	DATE	SCALE

SHEET NUMBER
A-5.0

10/21/2013 10:38:12 AM



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HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS
1116 N. MAPLE DR. BEVERLY HILLS 90210
TEL: (323) 851-0807, FAX: (323) 855-8418

DATE: 2012 OCT. 10
SCALE: 1/4" = 1'-0"
DRAWN BY: GD, JL
JOB ADDRESS: 116 N MAPLE DR. BEVERLY HILLS 90210
JOB NUMBER: P12012
OWNER/DEVELOPER: PIRIAN PIRIAN

DRAWING TITLE: WINDOW SCHEDULE
JOB TITLE: PIRIAN RESIDENCE
JOB ADDRESS: 116 N MAPLE DR. BEVERLY HILLS 90210
OWNER/DEVELOPER: PIRIAN PIRIAN

SHEET NUMBER: A-9.2





Design Review Commission Report

455 North Rexford Drive

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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 REVISION TO A PREVIOUSLY APPROVED NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 116 NORTH MAPLE DRIVE (PL1328885).

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

Section 1. **Hafco & Associates, Inc.**, architect, on behalf of **Piaman Nisan Pirian**, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a revision to a previously approved new two-story single-family residence for the property located at **116 North Maple 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. 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on November 7, 2013 at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the

incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors' existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its

review, the Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

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

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
4. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
5. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the Commission

within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

6. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
7. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
8. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the Commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
9. **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the Community Development Department or submit an application along with applicable fees to the development for covenant preparation and filing.
10. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

11. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Section 7. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 8. Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: November 7, 2013

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission