



Design Review Commission Report

Meeting Date: Thursday, November 7, 2013

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

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

(Continued from the Design Review Commission meeting on June 6, 2013)

Project Applicant: Deborah Nassirzadeh - B. Raeen Construction Inc.

Recommendation: That the Commission conduct public hearing and make a determination with regards to the project.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant as influenced by traditional Tuscan Villa; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review. 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 the applicant to restudy the project. The comments related primarily to overall bulk and mass, lack of internal compatibility and variation across the facade, and lack of articulation of the Tuscan Villa architectural style. Specific elements emphasized by the Commission included:

- Heaviness of the central element
- Lack of strong commitment to either symmetry or asymmetry
- Proportionality of doors and windows
- Undersized trees (24" box previously proposed)
- Fence design

The applicant has revised the following elements of the project design:

- Minor reconfiguration of the central element
- Revised column design above entry from engaged pilasters to engaged spiral columns
- Addition of one door on each floor on the left side of the central entry
- Increased first floor door height from 9'-0" to 10'-0"
- Increased second floor door height from 8'-0" to 9'-0"
- Revised fence design

Attachment(s):

- A. June 6 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:

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



Design Review Commission Report

455 North Rexford Drive

November 7, 2013

DESIGN ANALYSIS

At the June 6, 2013 meeting, the Commission directed the applicant to work with the City's Urban Designer prior to returning the project to the Commission. City staff has met on numerous occasions with the applicant and design team to try to resolve the identified design issues; the project is returning to the Commission at this time because the owner does not wish to make further design changes. Staff believes that all of the Commission's original concerns still stand with respect to the proposed design.

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 site was posted and the public notice was mailed on October 25, 2013. To date staff has not received and comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

November 7, 2013

Attachment A

June 6, 2013 DRC Staff Report
and Previously Approved 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: **710 North Camden Drive (PL1305756)**

A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project Applicant: Deborah Nassirzadeh - B. Raeen Construction Inc.

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

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant as influenced by traditional Tuscan Villa; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

DESIGN ANALYSIS

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

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

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

ZONING CODE COMPLIANCE

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

Attachment(s):

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

Report Author and Contact Information:

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



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, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was posted and mailed on May 24, 2013. To date staff has not received and comments in regards to the submitted project.



PROPERTY WITHOUT FRONT FENCE



PROPERTY WITH FRONT FENCE

CUSTOM RESIDENCE
710 CAMDEN DRIVE.
BEVERLY HILLS, CALIFORNIA 90210

B. RAEEN CONSTRUCTION, INC.
BAHRAM, RAEEN



Design Review Commission Report

455 North Rexford Drive

November 7, 2013

Attachment B

Applicant's Written Response
to Commission's Comments

710 Camden Response to Design Review Comments

two story central elements adds to the verticality

look at a more single story approach to the window above the door

-Window above has been modified to have a more single level design. The window is now more than 2 feet shorter, and is wider, this helps eliminate verticality. Wood detail has been added to the window glazing to create an even more horizontal approach.

revisit the design of the roof overhang and rafters

the roof looks heavy on the house

-The center section of the roof has been set back 8 feet creating more uniformity and helping reduce the appearance of scale and height . The roof doesn't appear to be heavy and bulky with this new approach.

the house read all the same across, all the same size . Is it symmetrical? it looks skewed, if you are going to make it symmetrical do it, and if not don't. this in somewhere in-between

-The center element has been moved toward the south side of the street,

-The building has been broken into a 3 and 2 modulation separated by the entry

- Per the commission's suggestion the design team along with the owners met with Mr. Crouch to discuss how to improve the overall design. One of Mr. Crouch's suggestions for resolving the issue with symmetry was to have three doors on one side and two on the other. This way the asymmetry of the design is more prominent.

material palette- need more contrast, all colors seem too blend in, not enough differentiation materials too similar, is it steel trowel? What kind of stucco is this? Color? Finish?

-The molding and precast is now different from the stucco color. Originally the stucco was omega 403, and the precast was omega 403. Now the molding is omega 15

-The stucco is steel trowel with acrylic finish to reduce cracks, the color is omega 403 smooth

-The variation in stucco color, precast color, and wood color create variation while still staying consistent with the Tuscan design palette

If you use classical motifs in the center with precast it needs to have some variation across it

- One of Mr. Crouch's suggestions for improvement was to add a spiral column in the design of window above the entry. This would add variation to the classical design while still staying true to the Tuscan design principles.

The fence is common, too generic. Think about the fence creatively

-the fence follows with the simplified Tuscan tradition in order to keep the design internally compatible.

Don't understand the skinny arches

-the window and frame above the entry has been modified to be shorter and less vertical.

There are a lot of corbels, needs to be simplified

-the corbels are spaced 4 feet apart on center

There are a lot of doors, no windows. There needs to be less doors, more windows

-Mrs. Dardashti (the owner) has a medical condition that can cause her to feel distress and even ill in closed areas. In order for her to feel comfortable in her own home she needs access to light and air, and quick access to the outdoors. Medical records can be provided.

-Planters have been added in front of the second story doors creating a more single story approach by breaking up the doors while still maintaining the owners needs for access to the exterior. From the exterior the doors appear like windows because the planter and railing divide the length of the door, where the lower half is barely visible at all

In this design the house does not reduce scale of bulk and mass

Too much like Box with too many openings and central element makes it too vertical

-Set back central entry 8 feet from previous design

-the design incorporates modules that have been pushed back and forth

Trees too small, landscaping too minimal

Require min of 48" min box (olive) Cypress should be at least 36"

-the trees have been changed to 48" box



Design Review Commission Report

455 North Rexford Drive

November 7, 2013

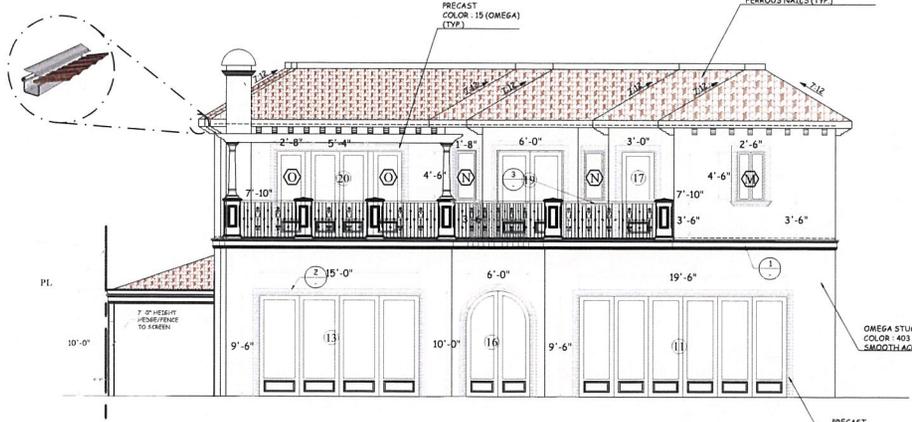
Attachment C
Project Design Plans

ROOF TOP 143.75'
 5'-9"
 CEILING 138.00'
 10'-6"
 31'-3" 30'-1" 2ND FLOOR 147.50'
 15'-0" PL.
 AVG GRADE 113.18'
 1ST FLOOR 118.50'



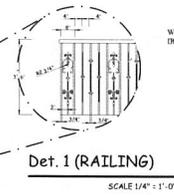
NORTH ELEVATION

SCALE 1/8" = 1'-0"



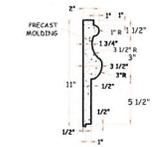
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



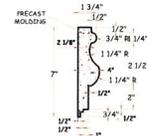
Det. 1 (RAILING)

SCALE 1/4" = 1'-0"



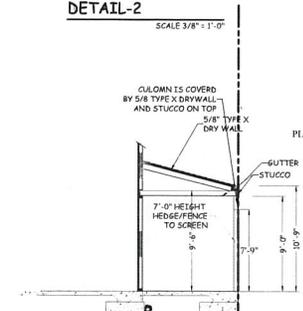
DETAIL-1

SCALE 3/8" = 1'-0"



DETAIL-2

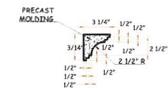
SCALE 3/8" = 1'-0"



CARPOL
 (1 HR CONSTRUCTION FULLY SPRINKLERED)

SCALE 1/8" = 1'-0"

ROOF TOP 143.75'
 5'-9"
 CEILING 138.00'
 10'-6"
 2ND FLOOR 127.50' 31'-3"
 15'-0"
 PL.
 AVG GRADE 113.18'
 1ST FLOOR 112.50'



DETAIL-3

SCALE 3/8" = 1'-0"

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

REVISIONS BY

NO.	DATE	BY	REVISION

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 21000
 Exp. 12/31/24
 CIVIL
 STATE OF CALIFORNIA

BAHRAM RAHEEN
 CONSULTANT ENGINEER
 12885 MOTOR AVE., SUITE 228, W. LOS ANGELES, CA 90044



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

DATE
 SCALE
 SHEET NO.

A-5.1



CUSTOM RESIDENCE
710 CAMDEN DRIVE.
BEVERLY HILLS, CALIFORNIA 90210

B. BALKS CONSTRUCTION, INC.
RODRIGUEZ



710 CAMDEN DR. BEVERLY HILLS, CALIFORNIA 90210
2ND FLOOR BALCONY WITH PLANTER

CUSTOM RESIDENCE
710 CAMDEN DRIVE.
BEVERLY HILLS, CALIFORNIA 90210

B. BALKS CONSTRUCTION, INC.
RODRIGUEZ





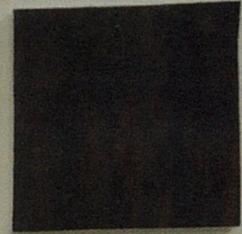
Roof Tiles

US/Boral Half Barrel Clay Tile
Terra-Cotta
Palermo Blend, 52-1 USDU6081

SINGLE FAMILY RESIDENCE
710 N. CAMDEN DR.
Beverly Hills, CA 90210

Downspouts / Gutters

Copper
Smooth Finish



Kent Place Outdoor Wall Light

This listing is a general identification of the Kent Place Outdoor Wall Light by White. The lighting fixture may be available in a variety of finishes. Please refer to the manufacturer's literature for more information. Color and finish may vary without notice.

Product Number	KT2701
Manufacturer	White
Material	Cast Iron
Finish	Black
Dimensions	11 1/2" H x 11 1/2" W
Weight	11.5 lbs
Installation	Hardwired
Light Type	Incandescent
Light Output	150 Watts
Light Color	Clear Glass
Light Finish	Black
Light Material	Cast Iron
Light Weight	11.5 lbs
Light Height	11 1/2"
Light Width	11 1/2"



Corbels

Natural Wood
Mahogany stain



Stucco

Omega stucco 403
Smooth Coat

Precast Concrete

Custom Made
Texture is Fine
Color



Door and Window Frames

Natural Wood
Mahogany Stain
Transparent Glazing



Paving

Permeable Interlock Paving Stone
Exposed Finish
Earth Tones



Railings

Wrought Iron
Smooth Mill Finish
Painted Benjamin Moore HC-71

