



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: **439 Spalding Drive (PL1329095)**

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

Project Applicant: Siavash Jazayeri – SIA Architectural Design

Recommendation: Conduct public hearing 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, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Tuscan; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

DESIGN ANALYSIS

Based on the Urban Designer's analysis of the project, the proposed project finds a fitting design solution to a challenging site that features a grade differential, three existing heritage trees (to remain), and alley adjacent to the side yard. The front and side elevations employ color and materials to break up the bulk of the structure. The new home appears to fit into the landscape in terms of massing, topography and selected plant materials.

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

Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (Robert Byrd). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued

Attachment(s):

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

Report Author and Contact Information:

Reina Kapadia, Limited Term Planner
(310) 285-1129

rkapadia@beverlyhills.org



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and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed.

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.

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 Friday October 25, 2013. To date staff has not received and comments in regards to the submitted project.



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Attachment A

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 Tuscan style of the proposed structure is achieved by the use of smooth stucco and stone walls, as well as stone chimneys. The 2-piece Italian Pan roof tiles, the wrought iron balcony railing and brackets, as well as light fixtures are typical of the Tuscan style. Doors and windows are painted wood with horizontal divisions.

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

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

D Site & Area Characteristics

Lot Dimensions: +/- 157' x +/- 66' Lot Area (square feet): 9,497 SQ. FT.
 Adjacent Streets: Heath Avenue

E Lot is currently developed with (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" 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:	3	24", 30", 30"	All to remain.
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: Robert Byrd.

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

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:	27'-1/2"		27'-1/2"
Roof Plate Height:	22'-0"		
Floor Area:	5,298.98 Sq. Ft.		5,227.55 Sq. Ft.
Rear Setbacks:	36'-6"		36'-6"
Side Setbacks:	S/E 8'-2"	S/E	S/E 8'-2'
	N/W 5'-0"	N/W	N/W 5'-0"
Parking Spaces:	4		4

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-----Stone
 Texture /Finish: Smooth-----Southern Bluff- Full grout
 Color / Transparency: _____

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

Material: Wood
 Texture /Finish: Paint
 Color / Transparency: Black

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

Material: Wood
 Texture /Finish: Paint
 Color / Transparency: Black

PEDIMENTS

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

ROOF

Material: 2 piece Italian clay tile
 Texture /Finish: Clay, Redland Tile
 Color / Transparency: See color board

CORBELS

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

CHIMNEY(S)

Material: Tuscan tile & stone
 Texture /Finish: _____
 Color / Transparency: _____

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: Wood
Texture /Finish: Paint
Color / Transparency: Brown

DOWNSPOUTS / GUTTERS

Material: Galvanized
Texture /Finish: Bronze
Color / Transparency: Painted Dark Brown

EXTERIOR LIGHTING

Material: Bronze / LED - Dark Sky Compatible
Texture /Finish: Bronze
Color / Transparency: Antique Bronze

PAVED SURFACES

Material: 24" x 24" Limestone Tiles
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: Concrete Masonry Unit
Texture /Finish: Stucco & Stone
Color / Transparency: To Match the Building

OTHER DESIGN ELEMENTS

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

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

The proposed landscape theme is typical of the landscape of Tuscany with lush olive and cypress trees.

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 proposed design has typical massing and textures of Tuscan style and is internally compatible with its exterior proportions.

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.

Through various vertical planes being juxtapositioned with different textures, it reduces the appearance of its scale. The proposed landscape design offers rich and lush plants which improves and enhances the current condition.

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

Most of the existing neighboring houses are of various designs without a common thread. The proposed design exceeds the design quality of the adjacent structures.

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 two large existing trees and the proposed landscaping shields the only adjacent neighbor and offers complete privacy.

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 site lacks any prevailing design patterns and the proposed development utilizes natural building materials and textures, including natural stone and stucco.



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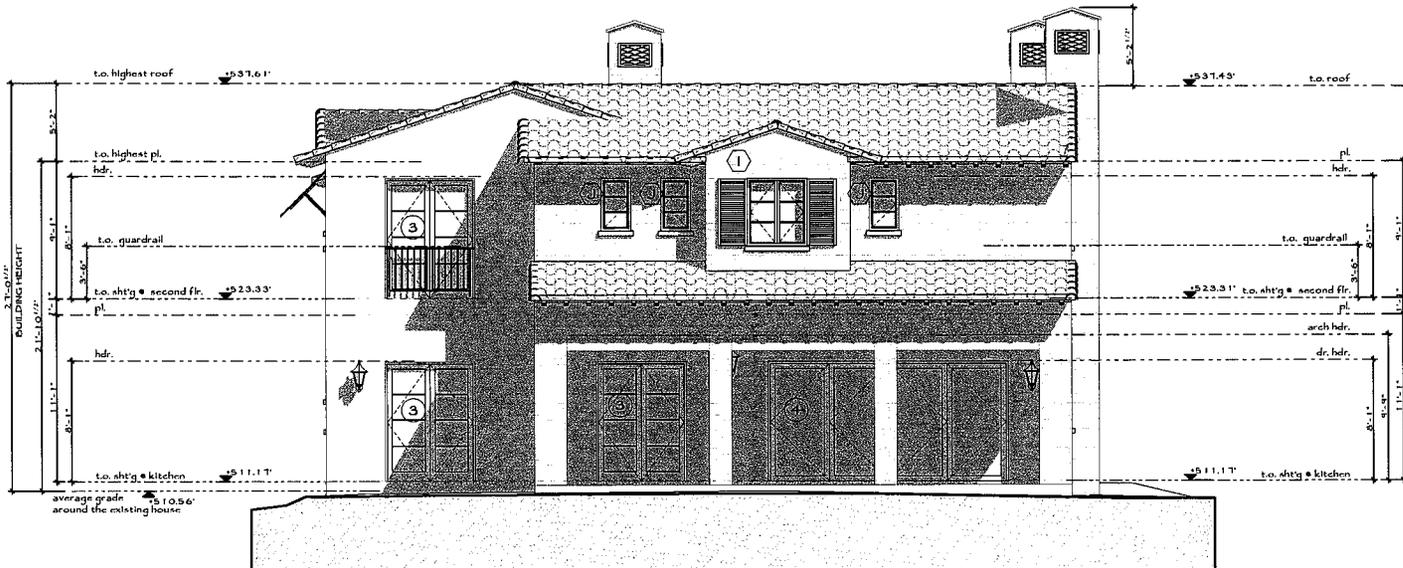
Attachment B
Project Design Plans

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



FRONT/WEST ELEVATION

1/8" = 1'-0"



REAR/EAST ELEVATION

1/8" = 1'-0"

Permit Date

Project

**SPALDING
RESIDENCE**
439 Spalding Dr.,
Beverly Hills, CA 90212

Owner

Yossi Zamir

439 Spalding Dr.
Beverly Hills, CA 90212



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Woodland Hills, CA
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**EXTERIOR
ELEVATIONS**

10/17/2013

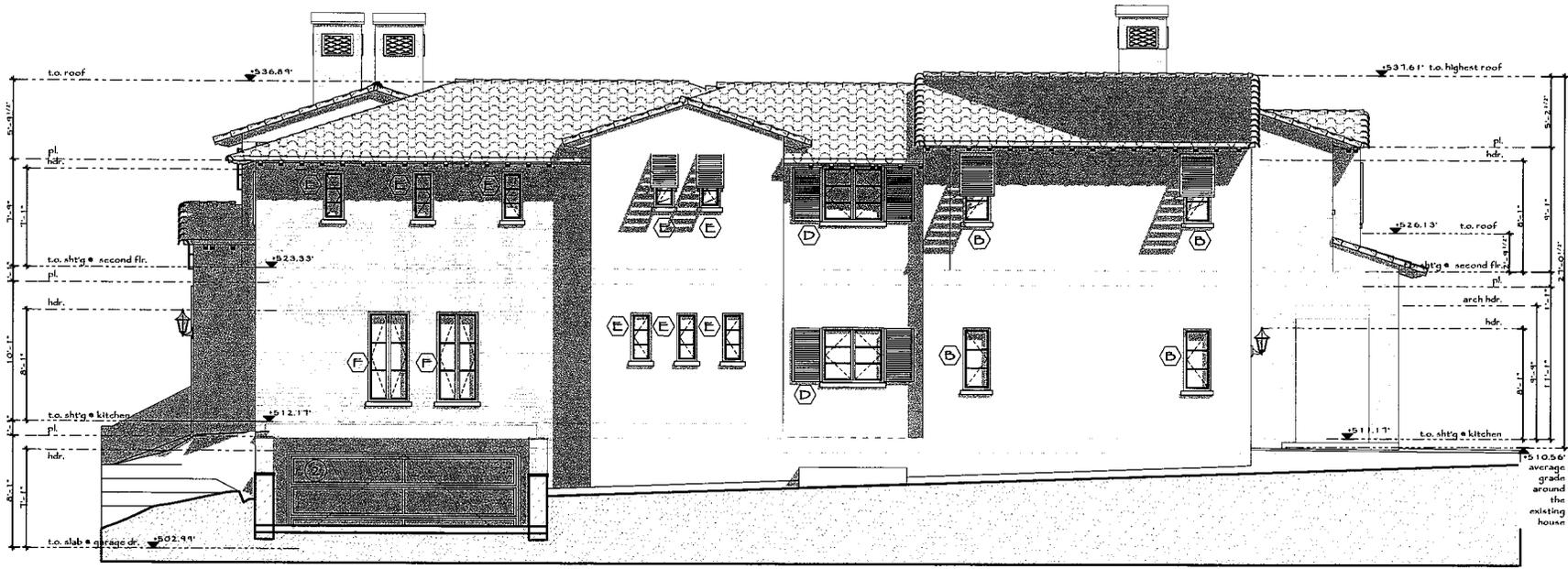
scale: 1/8" = 1'-0"

prepared by: M.D.

job #: 2013-183

A-2.1

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RIGHT/SOUTH ELEVATION



LEFT/NORTH ELEVATION

1/8" = 1'-0"

1/8" = 1'-0"

Permit Date

Project

SPALDING RESIDENCE

439 Spalding Dr.,
Beverly Hills, CA 90212

Owner

Yossi Zamir

439 Spalding Dr.
Beverly Hills, CA 90212



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EXTERIOR ELEVATIONS

10/17/2013

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

prepared by: M.D.

job #: 2013-183

A-2.2

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



REDLAND CLAY TILE,
TWO PIECE ITALIAN PAN,
CAFE ANTIGUA BLEND 6043

WOOD RAFTERTAILS
W/ DARK WALNUT STAIN

CLAD WOOD DOORS
W/ DE6350
"DARK ENGINE"
PAINT FINISH

BLACK WROUGHT
IRON RAILINGS W/
HAMMERED FINISH

ARTE DE MEXICO
WROUT IRON EXTERIOR
WALL LIGHT

CLAD WOOD WINDOWS
W/ DE6350
"DARK ENGINE"
PAINT FINISH

APPROVED SHEET
METAL & TERRA
COTTA CHIMNEY CAP

BLACK WROUGHT
IRON WINDOW GRILL
W/ HAMMERED
FINISH

REDLAND CLAY TILE,
TWO PIECE ITALIAN PAN,
CAFE ANTIGUA BLEND 6043

WOOD SHUTTERS
W/ DARK WALNUT STAIN

CLAD WOOD WINDOWS
W/ DE6350
"DARK ENGINE"
PAINT FINISH

SMOOTH STUCCO,
PAINTED DE 5330 "BISCUIT"

STONE
SOUTHERN BLUFF

WOOD BEAMS W/
DARK WALNUT STAIN

CLAD WOOD DOORS
W/ DE6350
"DARK ENGINE"
PAINT FINISH

6'-0" HIGH
BLOCK WALL
ON PROPERTY
LINE

PRECAST
SURROUND

Permit Date

Project

**SPALDING
RESIDENCE**
439 Spalding Dr.,
Beverly Hills, CA 90212

Owner

Yossi Zamir

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**COLOR FRONT
ELEVATIONS**

10/17/2013
scale: 1/8" = 1'-0"
prepared by: M.D.
job #: 2013-183

A-2.3

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



EXISTING STREET VIEW



PROPOSED STREET VIEW

Permit Date

Project

**SPALDING
RESIDENCE**
439 Spalding Dr.,
Beverly Hills, CA 90212

Owner

Yossi Zamir

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Beverly Hills, CA 90212

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**STREET VIEW PHOTO
MONTAGE**

10/17/2013

scale:

prepared by: M.D.

job #: 2013.183

AG-2



Design Review Commission Report

455 North Rexford Drive

November 7, 2013

Attachment C

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 439 SPALDING DRIVE (PL1329095).

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

Section 1. Siavash Jazayeri of SIA Architectural Design, architect, on behalf of Yosi Zamir, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 439 Spalding 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 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