



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, December 5, 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.

*(Continued from the Design Review Commission meeting on November 7, 2013)*

**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. The project was previously reviewed by the Design Review Commission at its meeting on November 7, 2013 (Attachment A).

At that meeting, the Commission was overall very receptive to the design but directed for the applicant to restudy the project for some minor modifications. The comments related primarily to the placement of the materials on the elevations in order to reduce the feeling of bulk and mass of the structure from the street. As a result of the Commission's comments, the applicant has rearranged the placement of stone veneer and stucco on the front and side (alley) elevations. Additionally, a five foot high perimeter fence is proposed along the front yard and side (alley) yard return; the proposed material for the fence is approximately two feet of knuckled wrought iron on top of a three foot stucco block wall.

### DESIGN ANALYSIS

Staff believes that the applicant has addressed the Commission's concerns and that the proposed changes enhance the project design. Based on the Urban Designer's analysis, the removal of stone veneer from the façade lightens the appearance of mass from the street, and the location of the stone on the side elevation and at the garage entry is an appropriate placement for the heavier material. However, staff has concerns with the proposed perimeter fence and front steps. The change in level with grading on the site already provides a natural barrier without the need of a fence which does not complement the design of the home. Additionally, the entry would be a stronger statement if the entry stairs followed a linear approach. Therefore, staff recommends that the Design Review Commission approve the single family residence with careful attention paid to the proposed fencing. Staff has not included project-specific conditions of approval on the project but the Commission may wish to consider these comments during their review and analysis of the project.

Attachment(s):

- A. November 7, 2013 DRC Staff Report and Previously Proposed Plans
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Reina Kapadia, Limited Term Planner

(310) 285-1129

[rkapadia@beverlyhills.org](mailto:rkapadia@beverlyhills.org)



## Design Review Commission Report

455 North Rexford Drive  
December 5, 2013

### **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 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 required 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. The restudy does not require further public noticing as it is continued from a previous meeting.



**Design Review Commission Report**

455 North Rexford Drive

December 5, 2013

**Attachment A**

November 7, 2013 DRC Staff Report  
and Previously Proposed Plans



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# Design Review Commission Report

**Meeting Date:** Thursday, November 7, 2013

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**Project Applicant:** Siavash Jazayeri – SIA Architectural Design

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

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### 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

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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](mailto:rkapadia@beverlyhills.org)



## Design Review Commission Report

455 North Rexford Drive  
November 7, 2013

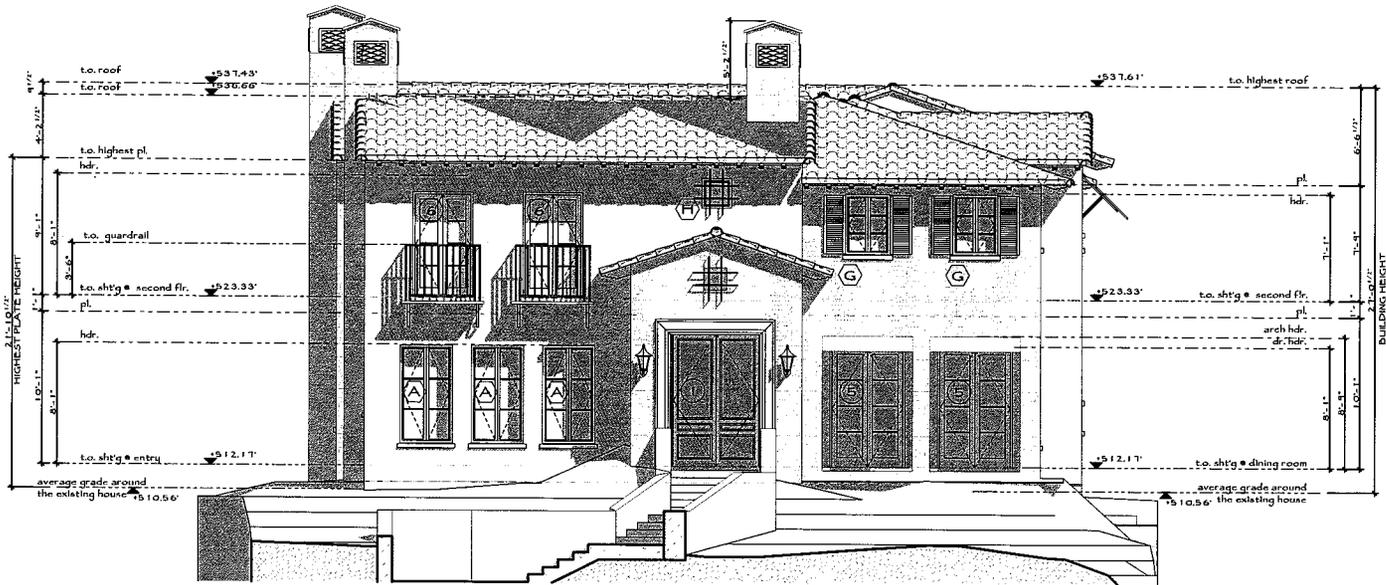
and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of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

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### **PUBLIC OUTREACH AND NOTIFICATION**

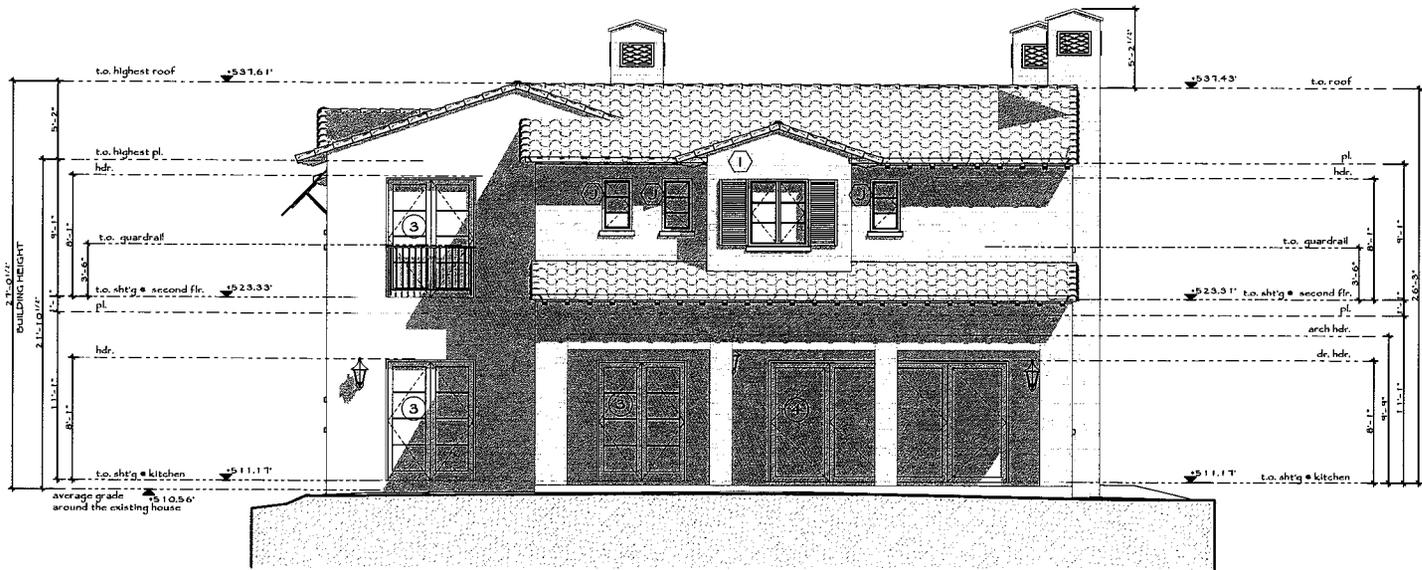
The project requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday October 25, 2013. To date staff has not received and comments in regards to the submitted project.

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



20230 Wells Drive  
Woodland Hills, CA  
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**EXTERIOR  
ELEVATIONS**

10/17/2013

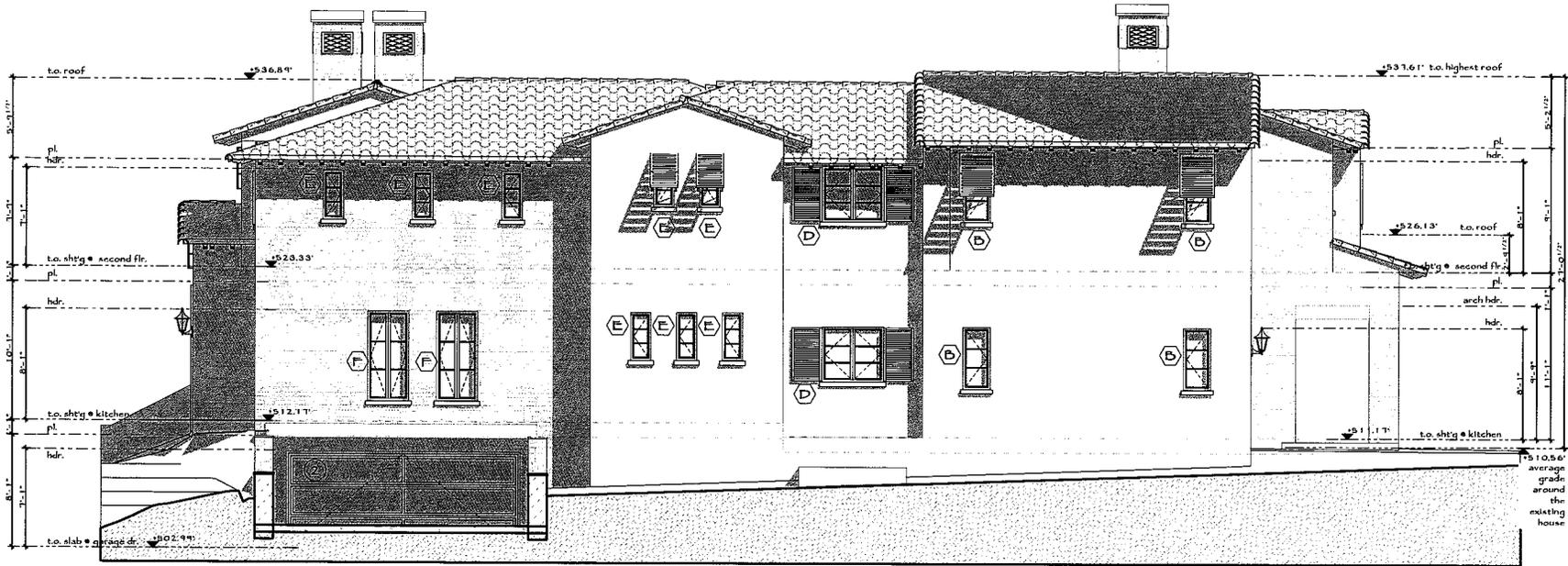
scale: 1/8" = 1'-0"

prepared by: M.D.

job #: 2013-183

**A-2.1**

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RIGHT/SOUTH ELEVATION



LEFT/NORTH ELEVATION

1/8" = 1'-0"

Permit Date

Project

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

Owner

Yossi Zamir

439 Spalding Dr.  
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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.



Permit Date

Project

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

Owner

Yossi Zamir

439 Spalding Dr.  
Beverly Hills, CA 90212

**SIA**  
architectural  
design

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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

439 Spalding Dr.,  
Beverly Hills, CA 90212

**SIA**  
architectural  
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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**

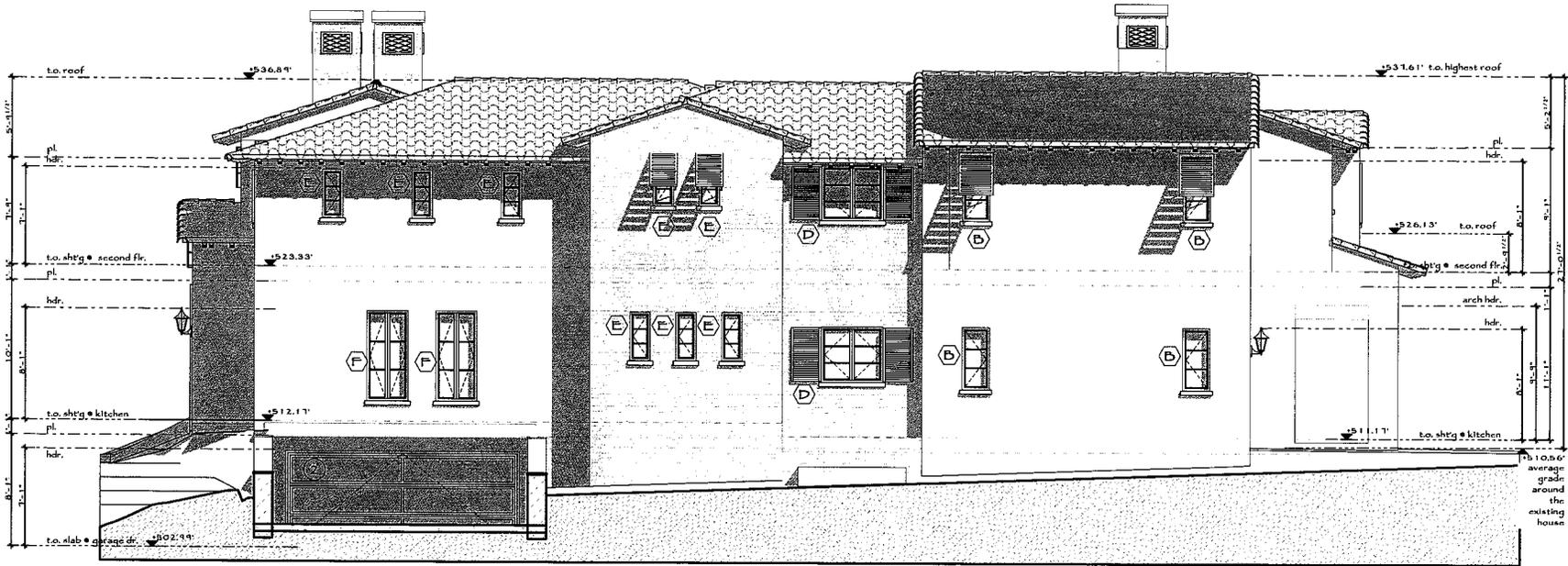
455 North Rexford Drive

December 5, 2013

**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.



RIGHT/SOUTH ELEVATION



LEFT/NORTH ELEVATION

Permit Date

Project

**SPALDING RESIDENCE**

439 Spalding Dr.,  
Beverly Hills, CA 90212

Owner

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**EXTERIOR ELEVATIONS**

11/12/2013

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

prepared by: M.D.

job #: 2013-183

**A-2.2**

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Permit Date

Project

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**COLOR FRONT ELEVATIONS**

11/12/2013

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

prepared by: M.D.

job #: 2013-183

**A-2.3**

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1



2



3



4



5



6

Permit Date

Project

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**COLOR RENDERINGS**

11/12/2013

scale:

prepared by: M.D.

job #: 2013-183

**A-2.4**

REVISIONS	DATE
1.	11.14.13
2.	
3.	
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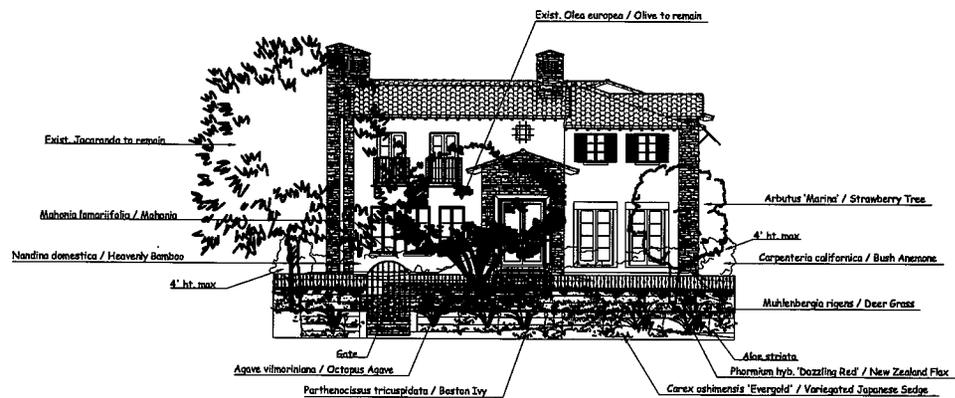
ASLA  
 Yael Lir Landscape Architects  
 1010 Sycamore Ave. Suite 313  
 South Pasadena, CA 91030  
 Tel: 323.258.5222  
 Fax: 323.258.5333  
 yael@yaelir.com

SPALDING RESIDENCE

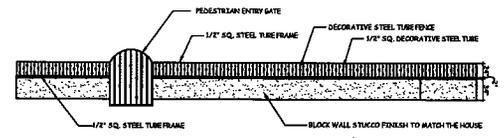
FRONT ELEVATION



DATE: OCT. 10, 2013  
 SCALE: 1/8"=1'-0"  
 JOB NUMBER: 154813  
 DRAWN BY:



FRONT ELEVATION WITH PLANTING



FENCE & GATE DETAIL

TREE LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
⊙	Arbutus 'Marina'	Strawberry Tree	48"box	1	multi

SHRUBS AND GROUND COVER LEGEND

SYMB	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
⊙	Agave villosissima	Octopus Agave	5-gal	9	
⊙	Aloe striata		5-gal	21	
▨	Carex divulsa	Berkeley Sedge	1-gal	24'oc	
▨	Carex oshimensis 'Evergold'	Variegated Japanese Sedge	1-gal	24'oc	
⊙	Carpenteria californica	Bush Anemone	5-gal	7	
⊙	Festuca	Marathon Sod	sod	-	
⊙	Koiphoia h. 'Alcazar'		5-gal	23	
⊙	Mahonia lomariifolia	Mahonia	5-gal	6	
⊙	Muhlenbergia rigens	Deer Grass	5-gal	13	
⊙	Myrtus communis 'Compacta'	Myrtle	5-gal	8	
⊙	Nandina domestica	Heavenly Bamboo	5-gal	7	
⊙	Parthenocissus tricuspidata	Boston Ivy	5-gal	11	
⊙	Phormium hybrid 'Dazzling Red'	New Zealand Flax	5-gal	2	



**Design Review Commission Report**

455 North Rexford Drive

December 5, 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 December 5, 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: December 5, 2013

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William Crouch, Commission Secretary  
Community Development Department

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Ilene Nathan, Chairperson  
Design Review Commission