



## Design Review Commission Report

**Meeting Date:** Monday, January 6, 2014  
(Continued from Thursday, November 7, 2013)

**Subject:** **144 South Almont Drive (PL1318426)**  
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:** Persai Bahara

**Recommendation:** Conduct public hearing and provide the applicant with design direction.

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### REPORT SUMMARY

The applicant is requesting approval for the construction of a new two-story single-family residence in the Central Area of the City, south of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meetings on September 9, 2013 (Attachment A) and November 7, 2013 (Attachment B). At those meetings, the Commission felt the design warranted further re view and directed for the applicant to restudy the project. The comments related primarily to façade fenestration, hierarchy of architectural details, general bulk and mass of the project, improvement of the landscaping, and enhanced modulation indicative of the Spanish Mission Revival style (*Note: The applicant now identifies the style as Mediterranean*).

As a result of the Commission's comments, the applicant has modified the design of single-family residence with the following changes:

- Revised landscaping to include two (2) 48" box trees;
- Replaced door to left of entry with window (arch removed);
- Replaced door to right of entry with two windows (arch removed);
- Decreased size of window above porte cochere;
- Revised smooth stucco color to increase contrast between pre-cast molding;
- Removed column feature between second-story grouped balconies;
- Revised spacing between second-story grouped balconies.

An applicant-prepared *Response to Comments* is included as Attachment C.

Attachment(s):

- September 9, 2013 DRC Staff Report and Previously Proposed Plans
- November 7, 2013 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- Project Design Plans

Report Author and Contact Information:

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



## **Design Review Commission Report**

455 North Rexford Drive

January 6, 2014

### **DESIGN ANALYSIS**

Based on a review conducted by the Urban Design Team, the design has changed slightly per the direction of staff; however, concern remains about the design of the proposed single-family residence and feels that the Commission's comments from the September 9, 2013 and November 7, 2013 meetings still apply. As such, staff is unable to make the findings necessary for an approval and would recommend that the Design Review Commission provide the applicant with design direction.

### **ZONING CODE COMPLIANCE**

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

### **ENVIRONMENTAL ASSESSMENT**

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. 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 does not require public notification as it is continued from another meeting.



**Design Review Commission Report**

455 North Rexford Drive

January 6, 2014

**Attachment A**

September 9, 2013 DRC Staff Report  
and Previously Proposed Plans



## Design Review Commission Report

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**Meeting Date:** Monday, September 9, 2013

**Subject:** **144 South Almont Drive (PL1318426)**

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:** Persai Behara

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

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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 Spanish Colonial; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review. The façade is articulated by the following architectural elements:

- Smooth stucco façade finish;
- Spanish roof tile in "Terra Nova" coloring;
- Wrought iron railing details;
- Precast stone moldings;
- Wood doors and windows;
- Iron door with wrought iron details, and;
- Bronze-finished exterior lighting.

### DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the proposed design lacks authenticity in style and composition as it lacks the typical Spanish Colonial characteristics. The design is an inappropriate fenestration of design aesthetic and details, particularly in the spacing of windows in relation to the overall façade and the lack of human scale. The window choices do not complement the purported style. Additionally the eaves and roof pitch are not appropriate for a Spanish Colonial residence.

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

#### Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans

#### Report Author and Contact Information:

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



## **Design Review Commission Report**

455 North Rexford Drive

September 9, 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**

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 Friday, August 30, 2013; the site was posted on Tuesday, August 20, 2013. To date staff has not received and comments in regards to the submitted project.






PROJECT  
**TWO STORY RESIDENTIAL**  
 144 S. ALMONT  
 BEVERLY HILLS, CALIFORNIA  
 OWNER  
 Everest Trust

CONSULTANTS  
 ENGINEER  
 STRUCTURAL ENGINEER  
 MECHANICAL ENGINEER  
 ELECTRICAL ENGINEER  
 LANDSCAPE ARCHITECT

ISSUED FOR

DATE	NUMBER	DESCRIPTION

REVISIONS

DATE	NUMBER	DESCRIPTION


KEY PLAN

SHEET TITLE  
**COLOR Rendering**

7/8/13	DWG CAD File Name 144-ALMONT
N.T.S.	Sheet
Drawn	P.S.
144-ALMONT	<b>A-9</b> Of



**Design Review Commission Report**

455 North Rexford Drive

January 6, 2014

**Attachment B**  
November 7, 2013 DRC Staff Report  
and Previously Proposed Plans



## Design Review Commission Report

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**Meeting Date:** Thursday, November 7, 2013  
*(Continued from Monday, September 9, 2013)*

**Subject:** **144 South Almont Drive (PL1318426)**  
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:** Persai Bahara

**Recommendation:** Conduct public hearing, consider the design concerns, and direct the applicant to redesign the project.

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### REPORT SUMMARY

The applicant is requesting approval for the construction of a new two-story single-family residence in the Central Area of the City, south of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meetings on September 9, 2013 (Attachment A). At that meeting, the Commission felt the design warranted further re view and directed for the applicant to restudy the project. The comments related primarily to façade fenestration, hierarchy of architectural details, general bulk and mass of the project, improvement of the landscaping, and enhanced modulation indicative of the Spanish Mission Revival style.

As a result of the Commission's comments, the applicant has modified the design of single-family residence with the following changes:

- Revised central entryway element;
- Reconfigured roof plan;
- Revised window configurations on ground and second floors;
- Introduction of stronger horizontal banding between ground and second floors;
- Removal of railing at the window location above and behind the porte cochere;

### DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, staff maintains concern about the design of the proposed single-family residence and feels that the Commission's comments from the September 9 meeting still apply. As such, staff is unable to make the findings necessary for an approval and would recommend that the Design Review Commission direct the applicant to fully redesign the project.

Attachment(s):

- A. September 9, 2013 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans

Report Author and Contact Information:

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



## **Design Review Commission Report**

455 North Rexford Drive

November 7, 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**

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. 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 does not require public notification as it is continued from another meeting.







**Design Review Commission Report**

455 North Rexford Drive

January 6, 2014

**Attachment C**

Applicant's Written Response  
to Commission's Comments

Based on the recommendations at the last review meeting of November 2013, and suggestions by Mr. John Wyka, where he examined a sample of a Mediterranean style design. We changed the design to have better discipline between second and first floor window and doors, as well as attention to symmetry of modulation per his recommendations. We have also had meetings with the planning staff and per Mr. William Crouch and we completed the plans accordingly.

The architectural style was changed to Mediterranean, we eliminated the side doors in front first floor (both sides), instead change them to windows.

The arch on first floor doors was also eliminated. We changed the color to Apricot Ice, a warmer color which caused the molding to have better contrast and minimizes the appearance of scale and mass.

The balcony opening had thin walls and we increased the size, also added another window to the right under the balcony openings to have better harmony and order which created better symmetry.

The landscaping design also was changed to utilize two 48" box trees in the front yard per commissioner's request.

This Mediterranean design:

- Exhibits an internally compatible design scheme.
- Minimizes the appearance of scale and mass.
- Enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.
- Enhances the appearance of the neighborhood.
- Balances the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.
- Respects prevailing site design patterns, designer carefully analyzed the characteristics of the surrounding group of homes and integrates appropriate features and ensures harmony between old and new.

Per Mediterranean design criteria:

- Structure is based on a rectangular floor plan
- With Stucco walls
- Red tiled roofs
- Windows in the shape of arch and rectangle
- Wrought iron balconies
- Articulated door surrounds
- And simple ornamentation

The owner and the designer, hope that the honorable commissioners are satisfied with the proposed design.



**Design Review Commission Report**

455 North Rexford Drive

January 6, 2014

**Attachment D**  
Project Design Plans



PROJECT  
TWO STORY RESIDENTIAL  
144 S. ALMONT  
BEVERLY HILLS, CALIFORNIA

OWNER  
Everest Trust

CONSULTANTS  
ARCHITECT  
STRUCTURAL ENGINEER  
MECHANICAL ENGINEER  
ELECTRICAL ENGINEER  
LANDSCAPE ARCHITECT

ISSUED FOR		
DATE	NUMBER	DESCRIPTION

REVISIONS		
DATE	NUMBER	DESCRIPTION

KEY PLAN

SHEET TITLE  
COLOR ELEVATION

12/18/13	2013 12/18/13 File Name 144-ALMONT
Drawn	Sheet
P.S.	N.T.S.
144_ALMONT	A-8 01



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PROJECT  
**TWO STORY RESIDENTIAL**  
 144 S. ALMONT  
 BEVERLY HILLS, CALIFORNIA

OWNER  
 Everest Trust

CONSULTANTS

DATE ISSUED:  
 DATE APPROVED:  
 PROJECT MANAGER:

ISSUED FOR

DATE	NUMBER	DESCRIPTION

REVISIONS

DATE	NUMBER	DESCRIPTION

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KEY PLAN

SHEET TITLE  
**COLOR Rendering**

150/15/19	144-ALMONT
N.T.S.	Sheet
Drawn P.S.	<b>A-9</b>
144-ALMONT	Of



PROJECT  
 TWO STORY RESIDENTIAL  
 144 S. ALMONT  
 BEVERLY HILLS, CALIFORNIA

OWNER  
 Everest Trust

CONSULTANTS  
 ARCHITECT  
 INTERIOR DESIGNER  
 CIVIL ENGINEER  
 ELECTRICAL ENGINEER  
 LANDSCAPE ARCHITECT

ISSUED FOR

DATE	NUMBER	DESCRIPTION

REVISIONS

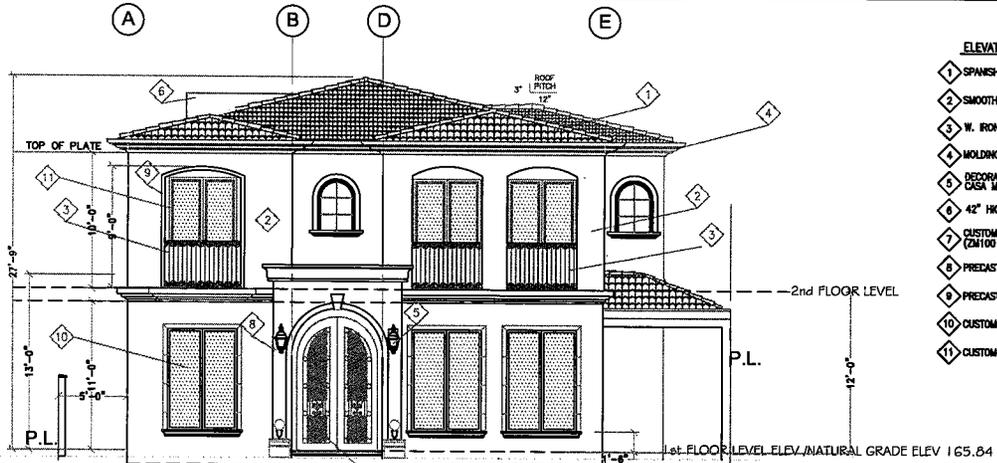
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KEY PLAN

SHEET TITLE  
 STREET SCAPE

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Drawn P.S.	<b>A10</b>
144_ALMONT	Of

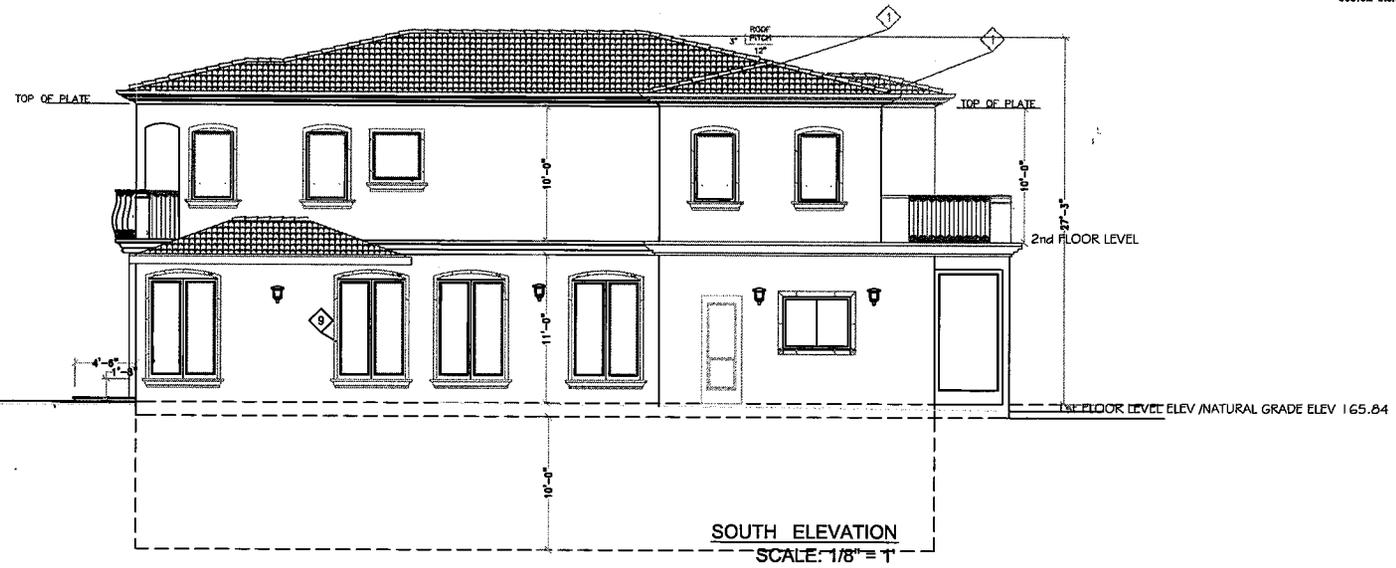




- ELEVATION KEY NOTES:**
- 1 SPANISH ROOF TILE COLOR DARK BROWN
  - 2 SMOOTH STUCCO (Shamrock Stucco, #2028 Apricot Ice)
  - 3 W. IRON RAILING
  - 4 MOLDING
  - 5 DECORATIVE EXT. LIGHTING  
CASA MARSELLE outdoor wall lantern in valencia Bronze Finish
  - 6 42" HIGH PARAPET WALL
  - 7 CUSTOM IRON DOOR  
(ZM100 BY Zorona Metal Designers Inc.)
  - 8 PRECAST CONC. FACADE
  - 9 PRECAST CONC. MOLDING
  - 10 CUSTOM WOOD WINDOW
  - 11 CUSTOM WOOD DOOR

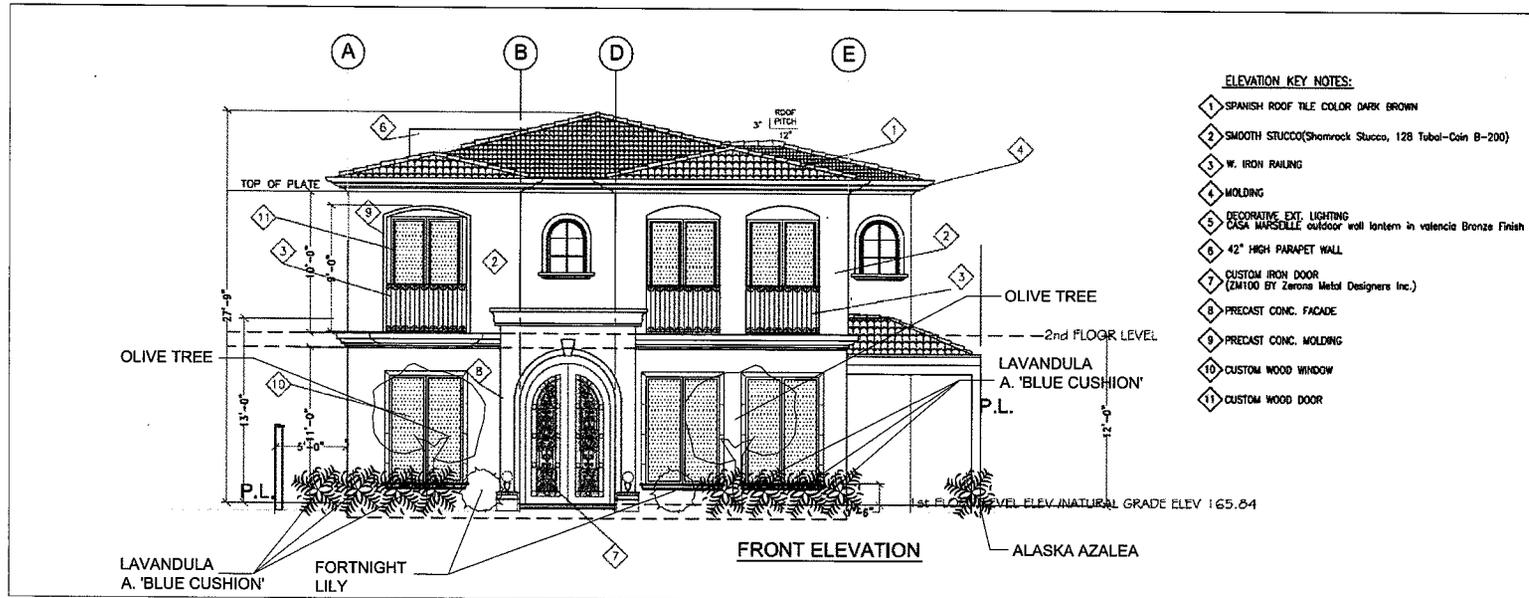


**FRONT ELEVATION**  
SCALE: 1/8" = 1'



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'

PROJECT		
TWO STORY RESIDENTIAL		
144 S. ALMONT BEVERLY HILLS, CALIFORNIA		
OWNER		
PERSAI BEHARA TRUST		
CONSULTANTS		
SERVICES		
ARCHITECTURAL SERVICES		
CIVIL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
LANDSCAPE ARCHITECT		
ISSUED FOR		
DATE	NUMBER	DESCRIPTION
REVISIONS		
DATE	NUMBER	DESCRIPTION
KEY PLAN		
SHEET TITLE		
FRONT & SOUTH ELEVATIONS		
Date	1/21/23	DWG. CONTROL NUMBER 144-ALMONT
Scale	1/8" = 1'	Sheet
Drawn	P.S.	<b>A-4</b>
Job	144-ALMONT	01



- ELEVATION KEY NOTES:**
- 1 SPANISH ROOF TILE COLOR DARK BROWN
  - 2 SMOOTH STUCCO(Shamrock Stucco, 128 Tubal-Coin B-200)
  - 3 W. IRON RAILING
  - 4 MOLDING
  - 5 DECORATIVE EXT. LIGHTING  
CASA MARSELLE outdoor wall lantern in valencia Bronze Finish
  - 6 42" HIGH PARAPET WALL
  - 7 CUSTOM IRON DOOR  
(24100 BY Zerona Metal Designers Inc.)
  - 8 PRECAST CONC. FAÇADE
  - 9 PRECAST CONC. MOLDING
  - 10 CUSTOM WOOD WINDOW
  - 11 CUSTOM WOOD DOOR

Elevations

- Rev: 08/19/13
- Rev: 10/19/13
- Rev: 10/22/13
- Rev: 10/24/13
- Rev: 12/09/13
- Rev: 12/14/13

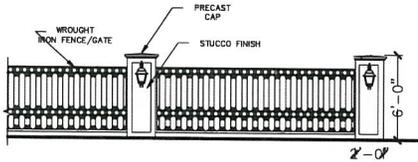
144 S. Almont  
Beverly Hills, CA 90210

**L3**

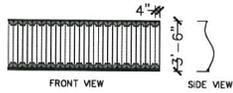
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Date: 08/16/13

  
 Rusy Beconia Design  
 15000 Parsip Way M312 Marina Del Rey, Ca. 90292  
 Phone 310 303 5249 Fax 310 577 0040

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FRONT YARD FENCE/GATE DETAIL



BALCONEY RAILING DETAIL



Bulbine Frutescens



Copper plant



Alaska Azalea



Indian Hawthorn



English Lavender



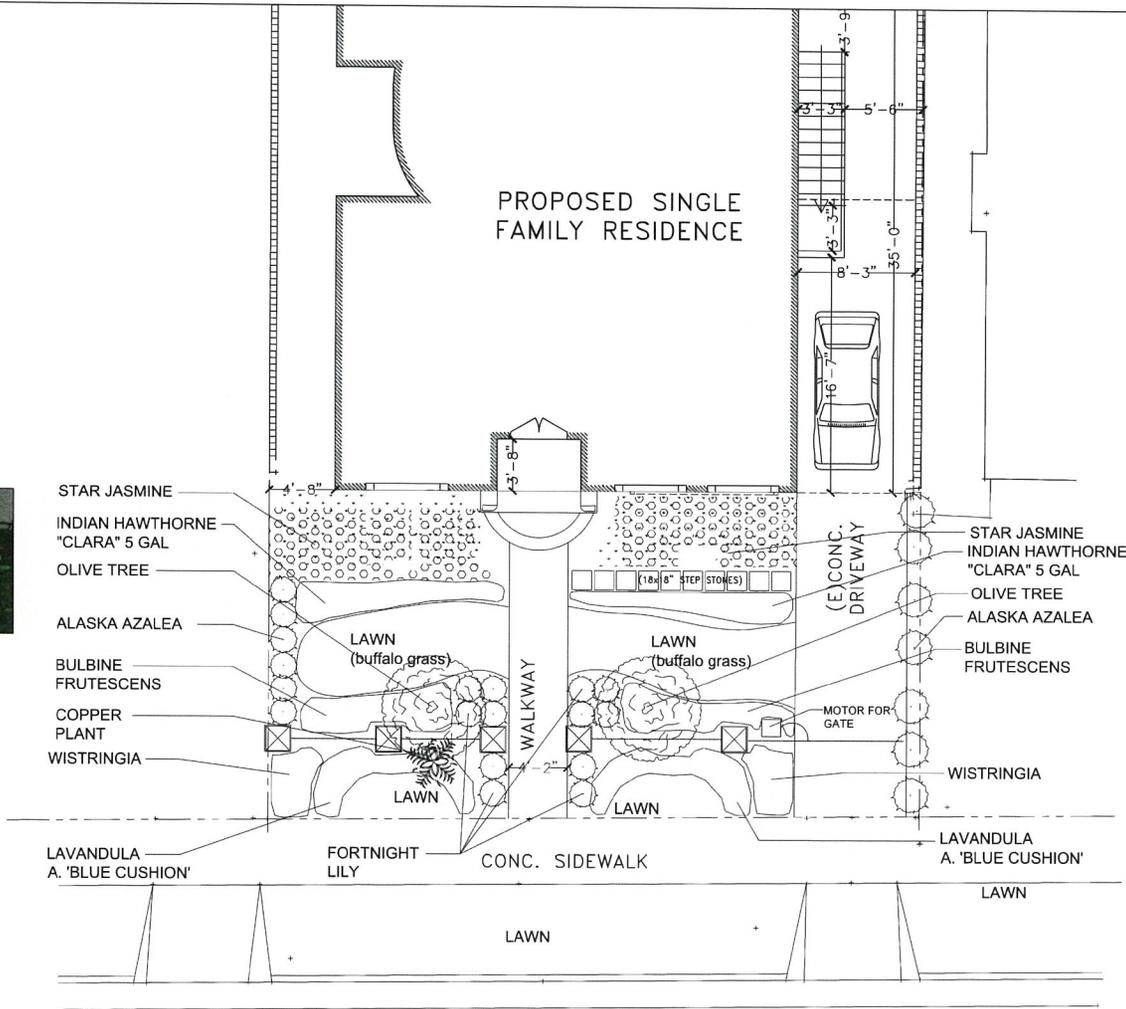
Star Jasmine



Wistringia



Olive Tree



COMMON NAME	SCIENTIFIC NAME	SIZE/QTY	WATER REQ.	%
STAR JASMINE	TRACHELOSPERMUM JASMINOIDES	1 GAL 10" O.C.	M	25
INDIAN HAWTHORNE 'CLARA'	RHAPIOLEPIS INDICA	5 GAL 40	M	9
ALASKA AZALEA	LOISELEURIA PROCUMBENS	5 GAL 45	M	8
BULBINE FRUTESCENS	BULBINE FRUTESCENS	5 GAL 20	L	5
COPPER PLANT	EUPHORBIA COTINIFOLIA	15 GAL 1	M	4
WISTRINGIA	WISTRINGIA CRASSIFOLIA	5 GAL 20	M	15
ENGLISH LAVENDER	LAVANDULA A. 'BLUE CUSHION'	1 GAL 65	L	8
OLIVE TREE	OLEA EUROPAEA	1 GAL 2	L	3
LAWN - BUFFALO GRASS	BUFFALO GRASS		M	23

Bitely Begonia Design  
13000 Paisley Way M312 Marina Del Rey, Ca 90292  
Phone 310.283.5249 Fax 310.577.0040

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Planting plan

Rev: 08/16/13

Rev: 10/19/13

Rev: 10/22/13

Rev: 10/24/13

Rev: 12/09/13

Rev: 12/14/13

144 S. Almont  
Beverly Hills, CA 90210

L1

Scale: 1/4"=1'-0"  
Date: 08/16/13