



## Design Review Commission Report

**Meeting Date:** Thursday, January 6, 2014  
*(Continued from Thursday, December 5, 2013)*

**Subject:** **209 South La Peer Drive (PL1331080)**  
A request for an R-1 Design Review Permit to allow the 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:** Naoum Helou

**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 project was previously reviewed by the Design Review Commission at its meeting on December 5, 2013 (Attachment A). At that meeting, the Commission expressed concern with the design, with the comments relating primarily to bulk and mass, excessive design elements, a lack of internal compatibility, and the appropriateness of the house as compared to the project site and overall streetscape.

The applicant has fully redesigned the project and the proposed style has changed from the previous Italian Renaissance to a Spanish Mission Revival style of architecture. However, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

### DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the redesigned project has thoughtfully incorporated the Commission's comments and is now more appropriate to the project site and streetscape. The modulation configuration is appropriate to the Spanish Mission Revival style and assists in reducing bulk and mass from the street.

However, the applicant may wish to consider incorporating additional design elements indicative of the Spanish Mission Revival style, including:

- Replacing the proposed picture window with a broad pointed arch picture window to differentiate this window from the entry;
- Incorporating decorative tile work at the entryway, and;
- Incorporating exposed rafter tails at the roof eaves.

#### Attachment(s):

- A. December 5, 2013 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Detailed Design Description and Materials (Applicant Prepared)
- D. Project Design Plans
- E. 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

January 6, 2014

The applicant has provided a *Response to Comments* (Attachment B) that includes a narrative of the proposed changes and how the new style has incorporated the Commission's comments.

### **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 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**

December 5, 2013 DRC Staff Report  
and Previously Proposed Plans



## Design Review Commission Report

**Meeting Date:** Thursday, December 5, 2013

**Subject:** 209 South La Peer Drive (PL1331080)

A request for an R-1 Design Review Permit to allow the 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:** Naoum Helou

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

---

### REPORT SUMMARY

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

### URBAN DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the proposed design lacks a coherent harmony of style. Specifically, the ground floor is not compatible with the second floor through the architectural details and fenestration; it creates a disconnected façade aesthetic. The regency motif of the ground floor does not translate to the second floor through architectural articulation.

As a result of this analysis, it is recommended that the Commission provide the applicant with design direction and continue the project to the January 6, 2014 special meeting.

### 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

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

December 5, 2013

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 November 25, 2013; the site was posted on November 5, 2013. To date staff has not received comments in regards to the submitted project.

209 S. LA PEER  
BEVERLY HILLS CA 90211



STREET VIEW PROPOSED



FRONT ELEVATION WITHOUT TREES



FRONT ELEVATION WITH TREES

REVISIONS	BY	DATE

**HELOU STRUCTURAL DESIGN**  
STRUCTURAL / CIVIL ENGINEERING  
5885 RESEDA BLVD., SUITE 1007, TARPANA, CA 91366  
TEL: 626-251-1100 FAX: 626-251-1747  
e-mail: helou@heloustructural.com

**SHEET NAME**  
PROPOSED PERSPECTIVE  
IN NEIGHBORHOOD

**PROJECT NAME**  
209 S LA PEER DRIVE  
LOS ANGELES, CA



**DATE:**  
11.16.2013  
**DRAWN BY:**  
S. SALAME  
**CHECKED BY:**  
D. HELOU

**SHEET NO.**  
**A-10-2**



**Design Review Commission Report**

455 North Rexford Drive

January 6, 2014

**Attachment B**

Applicant's Written Response  
to Commission's Comments

**Naoum Helou, Helou Structural Design / John Stewart, Wystem Opportunity Fund, LLC**

December 16, 2013

Design Review Commission  
City of Beverly Hills  
455 N. Rexford Drive  
Beverly Hills, CA 90210

Ms. Cindy Gordon  
Associate Planner, Urban Design  
Community Development Department  
City of Beverly Hills  
455 N. Rexford Drive  
Beverly Hills, CA 90210

RE: 209 S. LA PEER DRIVE, BEVERLY HILLS, CA 90210

Ladies and Gentlemen:

In response to staff and commission comments made on December 5, 2013 to the proposed home at 209 S. La Peer Drive, Beverly Hills, we have made significant modifications to our project.

We have elected to move forward with an altogether new style, rather than modifying the plan we originally submitted. We made this decision based on staff and commission comments, as well as having spent considerable time on La Peer and better understanding the prevailing styles of the homes on the street and the neighborhood character. As a result, we believe it makes most sense to propose a Spanish Mission Revival style home. In designing the home, we have attempted to hold true to the pure style as described in City of Beverly Hills Residential Design Style Catalogue. Elements of our project include:

- Stucco surfaces
- Asymmetrical placement of rooflines, windows and balconies
- Arched, recessed entry
- Decorative iron work in the balconies and gate at the Porte cochere
- Visible heavy rounded eaves
- Wooden window trims
- Tile Roof
- Arched picture window on the ground floor
- Subtropical plant materials

Unlike our previous submission, this plan appears to have less bulk and mass (a universal concern expressed with our previous project) due to the modulation of the façade, which exists on four planes,

and includes a recessed picture window and a recessed, arched entryway. We believe this makes our project not only consistent with the style and character of the other homes on the street, it also addresses the previous concerns of boxiness, bulk and heaviness.

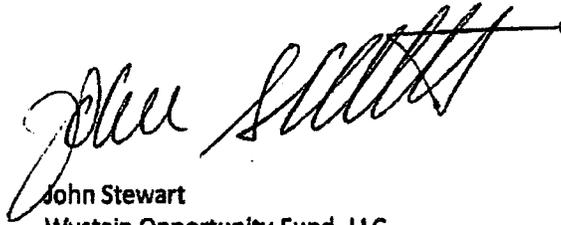
As suggested, the façade has considerable modulation and the detail that's included is intended to be consistent with the style and not excessive. The two rear windows on the South side of the second floor have been eliminated, as has a window on the North side, as requested by our neighbor to the north. There is no longer a fence or wall around the front of the property. All of the ornamentation from our previous submission is gone, along with the scoring in the stucco, the vertical columns and other design elements that had raised concerns.

We took the comments of staff and the commission very seriously and have worked hard, in a very short period of time, to put forth a project that we are proud of and believe will enhance La Peer Drive.

Very truly yours,



Naoum Helou  
Helou Structural Design



John Stewart  
Wystein Opportunity Fund, LLC



**Design Review Commission Report**

455 North Rexford Drive

January 6, 2014

**Attachment C**

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):**

-Two story Spanish Mission Revival Style home  
 - Low pitch Roof with Boral clay tiles.  
 - Asymmetrical placement of roof Tiles.  
 - Arched, recessed entry.  
 - Stucco exterior surfaces.  
 - Decorative Iron work in the balconies and the gate at the Porte Cochere.  
 -Single wood framed front door.  
 - Arched picture window on the ground floor.

- Subtropical plant material.  
 - Visible heavy rounded stucco along eaves  
 - Wood doors , windows and trims.

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

- |                              |                               |                              |
|------------------------------|-------------------------------|------------------------------|
| <input 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: 118.47'x49.98' Lot Area (square feet): 5915 SQ.FT.  
 Adjacent Streets: \_\_\_\_\_

**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 checked="" type="checkbox"/> Other: <u>detache 2 story (2 car garage/ guest at top)</u> |

**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/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

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:**

N/A at this time

**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	24'-6"	30
Roof Plate Height:	22'	17'-6"	17'-6"
Floor Area:	3866 SQ.FT		3636.67 SQ.FT
Rear Setbacks:	33'-2"	49'	26'-6"
Side Setbacks:	S/E 5' N/W 9'	S/E 5' N/W 10'	S/E 5' N/W 10'
Parking Spaces:	2	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/WOOD WINDWS AND DOORS/ IRON/ / BORAL CLAY TILE AT ROOF  
 Texture /Finish: SMOOTH STUCCO/ SMOOTH WOOD  
 Color / Transparency: (WALLS): BEHR-GLACIER WHITE- (WOOD): (BEHR -CHOCOLATE)

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

Material: WOOD  
 Texture /Finish: SMOOTH  
 Color / Transparency: BEHR -CHOCOLATE -WEATHER PROOFING WOOD STAIN SEMI TRSPARENT

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

Material: WOOD  
 Texture /Finish: SMOOTH  
 Color / Transparency: BEHR -CHOCOLATE -WEATHER PROOFING WOOD STAIN SEMI TRSPARENT

**PEDIMENTS**

Material: STUCCO  
 Texture /Finish: SMOOTH  
 Color / Transparency: BEHR- GLACIER WHITE

**ROOF**

Material: DELEO BORAL ROOF TILE (CLAY)  
 Texture /Finish: SEMI -SMOOTH  
 Color / Transparency: OLD RANCHO BLEND

**CORBELS**

Material: WOOD CORBELS UNDER BALCONIES FACING THE FRONT  
 Texture /Finish: SEMI-ROUGH  
 Color / Transparency: BEHR -CHOCOLATE -WEATHER PROOFING WOOD STAIN SEMI TRSPARENT

**CHIMNEY(S)**

Material: SMOOTH STUCCO WITH METAL SPARK ARRESTER  
 Texture /Finish: SMOOTH  
 Color / Transparency: BEHR- GALACIER WHITE.... SPRK ARRESTER BEHR CHOCOLATE .

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)**

**COLUMNS**

Material: STUCCO  
Texture /Finish: SMOOTH  
Color / Transparency: BEHR- GLACIER WHITE

**BALCONIES & RAILINGS**

Material: IRON RAILING  
Texture /Finish: SMOOTH  
Color / Transparency: BEHR -CHOCOLATE -WEATHER PROOFING -SEMI-GLOSS

**TRELLIS, AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

Material: HALF ROUND GUTTER/ METAL  
Texture /Finish: SMOOTH  
Color / Transparency: BEHR -CHOCOLATE -WEATHER PROOFING

**EXTERIOR LIGHTING**

Material: MINKA LAVERY  
Texture /Finish:  
Color / Transparency: BRONZE WITH HAMMERED GLASS (LED)

**PAVED SURFACES**

Material: COLORED CONCRETE  
Texture /Finish: SMOOTH  
Color / Transparency: ASHLAR 36

**FREESTANDING WALLS AND FENCES**

Material: MASONRY WITH SMOOTH PLASTER (ALONG THE ALLEY AND LEFT SIDE  
Texture /Finish: SEMI-SMOOTH  
Color / Transparency: BEHR- GLACIER WHITE

**OTHER DESIGN ELEMENTS**

Material: IRON DRIVEWAY GATE  
Texture /Finish: SMOOTH  
Color / Transparency: BEHR- CHOCOLATE- WEATHER PROFING-SEMI GLOSS

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

PROPOSING TWO DIFFERENT KINDS OF SUBTROPICAL TREES ( ALEXANDER PALM AND SEGO PALM) ALSO PROPOSING BLUE ITALIAN CYPRESS TREES, CHAMAECYPARRIS COMPRESSA AURA. AND TO ADD SOME COLOR AND VIBRANT MIX, WE ARE PROPOSING 2 SUGAR MAPLE TREE. ALSO ONE INDIAN ROSEWOOD . WE ALSO PROPOSING NUMEROUS PITTOSPORUM FOR HEDGES. WE BELIEVE THE TOTAL COMBINATIONS OF THESE TREES SPECIES AND HEDGES ALONG WITH

**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.**

OUR SPANISH MISSION REVIVAL ARCHITECTURAL STYLE, EXIBITS : LOW PITCH ROOF WITH ASYMETRICAL ROOFLINES, DRESSED WITH HEAVY BORAL CLAY BLENDED COLOR TILES. GLACIER WHITE STUCCO ENLARGED AT EAVES. RESECCED LARGE ARCHED ENTRY AND RECESSED ARCHED PICTURE WINDOW. PORTE COCHERE WITH VISIBLE HEAVY ROUNDED EAVES AND ARCHES.  
WOOD WINDOWS AND DOORS WITH DARK CHOCOLATE COLORED STAIN. SUBTROPICAL

**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 development exhibits:  
- Considerable facade modulation along the front.  
- Asymmetrical roof lines.  
- Recessed front windows and doors along the front and on both floors.  
- Balconies and planter box.  
- All setbacks are respected and followed.

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

THE NEW DEVELOPEMENT IS SPANISH MISSION REVIVAL, EVERY HOUSE ON THIS STREET EXIBITH DIFFERENT STYLE AND SOME ARE MIXED STYLES AND ALL ARE SPECIAL BY THEIR OWN WAY. OUR MISSION REVIVAL ADDS ANOTHER STYLE TO SOUTH LA PEER AND WILL MIX WITH THE REST WITH HARMONY AND BEAUTY.

**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.**

- MINIMUM NUMBERS OF WINDOWS ALONG THE SIDES OF THE PROPOSED DEVELOPEMENT.  
- NO BALCONIES FACING THE SIDE NEIGHBORS.  
- FENCE WALLS ALONG THE SIDES AND BACK SIDE OF THE PROPERTY.  
- ELIMINATED THE EXISTING TWO STORY GUEST HOUSE ATHE THE REAR END OF THE PROPERTY, AND REPLACED WITH ONE STORY ONE CAR GARAGE.

**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.**

In designing the home, we have attempted to hold true to the pure style as described in the city of Beverly hills Residential Style Catalogue, as describe in item 1 and 2 above. included in our presentation package you will find photos of the adjacent homes along La Peer. We spent considerable time analyzing and studying the different variation of style design along this street. we believe that all the features that we provided in designing this home will integrate appropriately with the rest of the street, and will fit in between the homes with harmony, respecting the old styles and the Revival ones.



**Design Review Commission Report**

455 North Rexford Drive

January 6, 2014

**Attachment D**  
Project Design Plans





PROPOSED EAST ELEVATION  
 SCALE:  $\frac{3}{16}'' = 1'-0''$

**FACADE MATERIALS**

- 1 CHIMNEY CAP - MEDITERRANEAN ARCHES  
 - STUCCO FINISH GLACIER WHITE COLOR (BEHR)
- 2 CLAY TILE-DELEO CLAY TILE  
 BARREL SHAPED IN "OLD RANCH" BLEND
- 3 GUTTER SYSTEM:  
 HALF ROUND GUTTERS WITH #6 SHANK  
 COLORED CHOCOLATE
- 4 SMOOTH STUCCO FINISH  
 GLACIER WHITE COLOR (BEHR)
- 5 SECOND STORY WINDOW RAILING  
 IRON  $\frac{3}{4}$ "
- 6 PLANTER
- 7 WINDOW EYE BROW - SEMI ROUGH  
 NATURAL WOOD CHOCOLATE COLOR BY BEHR  
 TRANSPARENT GLOSS
- 8 EXTERIOR LIGHTING FIXTURES-CUSTOM MADE  
 WROUGHT IRON (SEE ELEVATION DRAWING FOR DESIGN)
- 9 DRIVEWAY IRON GATE-CUSTOM MADE  
 WROUGHT IRON (SEE ELEVATION DRAWING FOR DESIGN)
- 10 FRONT DOOR-SOLID WOOD WITH ARCHED TOP
- 11 SIDE GATE-CUSTOM MADE  
 WROUGHT IRON (SEE ELEVATION DRAWING FOR DESIGN)
- 12 DOWNSPOUT- PAINTED GLACIER WHITE
- 13 FIXED WOOD WINDOW
- 14 CONCRETE STEPS WITH STAMPED CONCRETE  
 COLOR TEXTURE
- 15 CIRCULAR CLAY VENTS
- 16 CHIMNEY COLORED GLACIER WHITE
- 17 WOOD CORBELS- COLORED CHOCOLATE
- 18 WOOD WINDOW OPENABLE  
 FRAME COLORED CHOCOLATE BY BEHR

REGIONS	BY	DATE

**HELOU STRUCTURAL DESIGN**  
 STRUCTURAL / CIVIL ENGINEERING  
 209 S LA PIER DRIVE  
 BEVERLY HILLS, CA 90211  
 TELEPHONE : (818) 344-7448 FAX: (818) 344-1799  
 e-mail address: heloudesign@aol.com

**SHEET NAME**  
 PROPOSED EAST ELEVATION

**PROJECT NAME**  
 209 S LA PIER DRIVE  
 BEVERLY HILLS, CA 90211



**DATE:**  
 12.16.2013  
**DRAWN BY:**  
 R.H.  
**CHECKED BY:**  
 D. HELOU

**SHEET NO.**  
**A5-0**

209 S. LA PEER  
BEVERLY HILLS CA 90211



RIGHT PERSPECTIVE ELEVATION



LEFT ELEVATION



FRONT ELEVATION  
WITH LANDSCAPING

REVISIONS	BY	DATE

**HELOU STRUCTURAL DESIGN**  
STRUCTURAL / CIVIL ENGINEERING  
10000 WILSON BLVD., SUITE 700, FARMINGTON, CA 91326  
TEL: 661-261-1144 FAX: 661-261-1144  
e-mail address: heloudesign@coxall.ir.com

SHEET NAME  
COLOR BOARD

PROJECT NAME  
209 S LA PEER DRIVE  
LOS ANGELES, CA



DATE:

12.16.2013

DRAWN BY:

S. SALAME

CHECKED BY:

D. HELOU

SHEET NO.

**A-10-1**

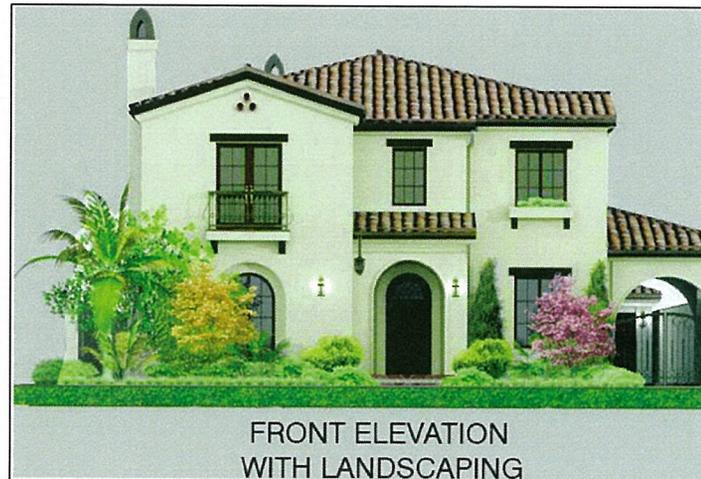
209 S. LA PEER  
BEVERLY HILLS CA 90211



**STREET VIEW  
PROPOSED**



FRONT ELEVATION  
WITHOUT LANDSCAPING



FRONT ELEVATION  
WITH LANDSCAPING

REVISIONS	BY	DATE

**HELOU STRUCTURAL DESIGN**  
STRUCTURAL / CIVIL ENGINEERING  
TELEPHONE: (818) 346-7948 FAX: (818) 346-1797  
e-mail address: heloustructural@comcast.net

**SHEET NAME**  
PROPOSED PERSPECTIVE  
IN NEIGHBORHOOD

**PROJECT NAME**  
209 S LA PEER DRIVE  
LOS ANGELES, CA



**DATE:**  
12-16-2013  
**DRAWN BY:**  
S. SALAME  
**CHECKED BY:**  
D. HELOU

**SHEET NO.**  
**A-10-2**



**Design Review Commission Report**

455 North Rexford Drive

January 6, 2014

**Attachment E**

DRAFT Approval Resolution

RESOLUTION NO. DR XX-14

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 209 SOUTH LA PEER DRIVE (PL1331080).

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

Section 1. Naoum Helou, agent, on behalf of Wystein Opportunity Fund LLC, 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 209 South La Peer 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 January 6, 2014 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: January 6, 2014

---

William Crouch, Commission Secretary  
Community Development Department

---

Ilene Nathan, Chairperson  
Design Review Commission