



## Design Review Commission Report

---

**Meeting Date:** Thursday, March 6, 2014

**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.

**Project Applicant:** Persai Bahara

**Recommendation:** Adopt Resolution No. DR 05-14 denying the requested R-1 Design Review Permit.

---

### REPORT SUMMARY

The applicant filed an R-1 Design Review Permit 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 reviewed by the Design Review Commission at its meetings on September 9, 2013, November 7, 2013, January 6, 2014, and February 6, 2014. At the February 6, 2014 Design Review Commission meeting, the Commission conducted a public hearing on the project and passed a motion directing staff to prepare a resolution denying the requested R-1 Design Review Permit. This report transmits the requested resolution of denial (Resolution No. DR 05-14) for adoption by the Design Review Commission.



**Design Review Commission Report**

455 North Rexford Drive

March 6, 2014

**Attachment A**

Resolution DR 05-14

RESOLUTION NO. DR 05-14

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS DENYING AN R-1 DESIGN REVIEW PERMIT FOR A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 144 SOUTH ALMONT DRIVE (PL1318426).

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

Section 1. Persai Behara, agent, on behalf of Everest Trust, 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 144 South Almont 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. Pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA") Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.) Section 15061(b)(4), a project that is denied or disapproved by the City is exempt from the requirements of CEQA.

Section 4. The Design Review Commission conducted duly noticed public hearings on September 9, 2013, November 7, 2013, January 6, 2014, and February 6, 2014, at which time oral and documentary evidence was received concerning the application. At those meetings the Design Review Commission provided design guidance to the applicant relating 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 Mediterranean style. At the February 6, 2014 meeting, the Design Review Commission determined that the applicant had not made a substantial effort to successfully address the Commission’s design comments.

Section 5. In considering the application for the R-1 Design Review Permit, the Design Review Commission considered the following findings:

- A. Whether the proposed development's design exhibits an internally compatible design scheme;
- B. Whether 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;
- C. Whether the proposed development will enhance the appearance of the neighborhood;
- D. Whether the proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and
- E. Whether 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.

Section 6. 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 fails to exhibit an internally compatible design scheme in that the project’s proportions, form, fenestration, scale, mass, color, and materials are not

representative of the “Mediterranean” or “Spanish Colonial” architectural styles and design scheme identified by the applicant.

B. The proposed development's design fails to minimize the appearance of scale and mass in that the proposed form maximizes bulk in a boxy structure. The proposed design includes minimal modulation and improperly scaled doors and windows, which altogether fail to minimize the appearance of scale and mass of the proposed project.

C. The proposed development will not enhance the neighborhood in that the design does not make reference to its place or context and employs a variety of incongruous architectural façade elements without cohesion of a clear design idea.

D. The proposed development does not respect prevailing site design patterns, or carefully analyze the characteristics of the surrounding group of homes, nor does it integrate appropriate features that will ensure harmony between old and new. 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. The design and proportionality of the proposed project is not compatible with other properties in the general vicinity and the project fails to reinforce a cohesive streetscape.

Section 7. Based on the foregoing, Findings 1 through 5 set forth in Section 6 above cannot be made in support of the project. The Design Review Commission hereby denies the requested R-1 Design Review permit for a new two-story single-family residence at the property located at 144 South Almont Drive (PL1318426).

Section 8. 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 9. 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: March 6, 2014

---

William Crouch, Commission Secretary  
Community Development Department

---

Ilene Nathan, Chairperson  
Design Review Commission