



Design Review Commission Report

Meeting Date: Thursday, April 3, 2014
(Continued from 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. 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 an approval.

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), November 7, 2013 (Attachment B), January 6, 2014 (Attachment C), and February 6, 2014 (Attachment D).

At the prior meetings, the Commission provided 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 Mediterranean style.

During the January meeting, an ad hoc committee was formed to assist the applicant team prior to resubmitting the project for formal Commission review. The ad hoc committee, consisting of Chair Nathan and City staff, met with the applicant team on Wednesday, January 15, 2014 to review proposed revisions and provide feedback.

At the meeting in February, the Commission directed staff to prepare a resolution of denial to be brought to the March 6, 2014 meeting as the Commission was not able to make the findings necessary for an approval based on the presented design and did not feel that the Commission's concerns had been appropriately addressed.

Attachment(s):

- A. September 9, 2013 DRC Staff Report and Previously Proposed Plans
- B. November 7, 2013 DRC Staff Report and Previously Proposed Plans
- C. January 6, 2014 DRC Staff Report and Previously Proposed Plans
- D. February 6, 2014 DRC Staff Report and Previously Proposed Plans
- E. March 6, 2014 DRC Staff Report
- F. Applicant's Written Response to Commission's Comments
- G. Project Design Plans
- H. DRAFT Approval Resolution
- I. DRAFT Denial Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
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cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

On March 3, 2014, Chair Nathan and Vice Chair Wyka met with the City Council Liaisons to the Design Review Commission (Councilmembers Brien and Krasner) and the applicant team (Persai Behara and Shahriar Yadegari). The intent of the meeting was to assist the applicant team in finding a path for approval of the proposed two-story single-family residence. Immediately following this meeting, the applicant team continued to work with Chair Nathan, Vice Chair Wyka, and Bill Crouch, Urban Designer, to discuss design alternatives to create a design scheme with a greater horizontal emphasis to minimize bulk and mass without requiring substantial alterations to the floor plan.

Pursuant to direction given to staff by the Commission at their February meeting to prepare a resolution of denial, the project was placed on the agenda for the March 6, 2014 meeting (Attachment E); however, the project was continued without discussion to allow the applicant an opportunity to further revise the project prior to the Design Review Commission providing a decision on the project.

As a result of the comments provided by the Commission, ad hoc subcommittee, and City Council liaisons, the applicant has modified the design of single-family residence with the following changes (Attachment D):

- Revised molding between first and second floors to a simpler design;
- Elimination of precast molding around the entryway and windows;
- Addition of embossed/projecting configuration on left side of the ground floor;
- Enclosure of area above entryway with a shallow arched recess;
- Revised spacing of balconies on right side of second floor for greater symmetry;
- Elimination of columns at balcony right side of second floor;
- Revised ground floor windows from arched to rectangular;
- Revised door at balcony on left side of second floor from arched to rectangular, and;
- Revised roof configuration.

URBAN DESIGN ANALYSIS

The applicant has continued to work with the Commission, the ad hoc subcommittee, and City staff to incorporate the comments provided in previous project reviews. The design appropriately conveys the Mediterranean style of architecture and will positively enhance the streetscape.

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



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455 North Rexford Drive

April 3, 2014

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 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 March 24, 2014; the site was posted on August 20, 2013. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment A

September 9, 2013 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

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.

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
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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		
PROJECT MANAGER		
DESIGN MANAGER		
ARCHITECT MANAGER		
ELECTRICAL MANAGER		
MECHANICAL MANAGER		
ISSUED FOR		
DATE	NUMBER	DESCRIPTION
REVISIONS		
DATE	NUMBER	DESCRIPTION
KEY PLAN		
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COLOR Rendering		
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Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment B

November 7, 2013 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

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.

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 review 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



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

April 3, 2014

Attachment C

January 6, 2014 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Monday, January 6, 2014
(Continued from Thursday, November 7, 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. 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.

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
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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.



PROJECT		
TWO STORY RESIDENTIAL		
144 S. ALMONT BEVERLY HILLS, CALIFORNIA		
OWNER		
Everest Trust		
CONSULTANTS		
ARCHITECT		
STRUCTURAL ENGINEER		
ME, SE, EIR, EIR/CD		
ELECTRICAL CONSULTANT		
LANDSCAPE ARCHITECT		
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Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment D

February 6, 2014 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, February 6, 2014
(Continued from Monday, January 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. 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.

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), November 7, 2013 (Attachment B), and January 6, 2014 (Attachment C). At those meetings, the Commission felt the design warranted further review 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 Mediterranean style.

Additionally, at the meeting on January 6, 2014, an ad hoc committee was formed to assist the applicant team prior to resubmitting the project for formal Commission review. The ad hoc committee, consisting of Chair Nathan and City staff, met with the applicant team on Wednesday, January 15, 2014 to review proposed revisions and provide feedback.

As a result of the Commission's and ad hoc committee's comments, the applicant has modified the design of single-family residence with the following changes (Attachment D):

- Revised ground floor windows to have an arched shape.
- Elimination of one window to the right of the façade (two proposed previously).
- Addition of column elements to second floor balcony.
- New pre-cast surround element to window located above entry.
- Revised entryway surround from pre-cast concrete to travertine.
- Porte cochere set back from the façade an additional 4' (refer to roof plan).

Attachment(s):

- A. September 9, 2013 DRC Staff Report and Previously Proposed Plans
- B. November 7, 2013 DRC Staff Report and Previously Proposed Plans
- C. January 6, 2014 DRC Staff Report and Previously Proposed Plans
- D. Applicant's Written Response to Commission's Comments
- E. Project Design Plans
- F. DRAFT Approval Resolution

Report Author and Contact Information:

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Design Review Commission Report

455 North Rexford Drive

February 6, 2014

URBAN DESIGN ANALYSIS

The applicant has continued to work with the Commission, the ad hoc subcommittee, and City staff to thoughtfully incorporate the comments provided in previous project reviews. The design more appropriately conveys the Mediterranean style of architecture and will positively enhance the streetscape.

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 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 January 27, 2014; the site was posted on August 20, 2013. To date staff has not received comments in regards to the submitted project.





Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment E

March 6, 2014 DRC Staff Report



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, 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.

Attachment(s):
A. Resolution DR 05-14

Report Author and Contact Information:
Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment F

Applicant's Written Response
to Commission's Comments

Based on the recommendations made at the last meeting on March 3rd:

The molding separating first and second floor was changed to a simpler molding, the lower left side is embossed, the second floor left balcony was changed to a Juliet, the space above the entry was enclosed with an arch shape opening to feel like a balcony, the right side balcony openings were changed for better symmetry, the columns are eliminated and façade is depressed to create an embossed shape above the entry. The windows on the first floor is changed to a rectangular shape with simple molding, the precast molding around the entrance is eliminated along with all arch shape moldings on all windows.

This was done to give a more horizontal expression of architectural form to minimize the appearance of bulk and mass, as suggested by Commissioner Wyca. In process the roof line was changed to accommodate the new look.

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 ornamentations

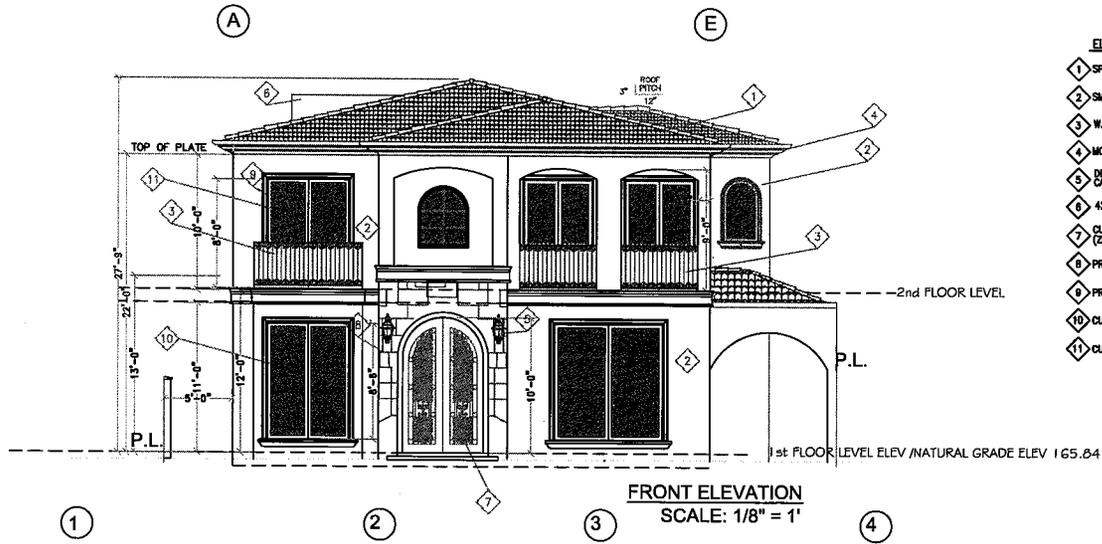


Design Review Commission Report

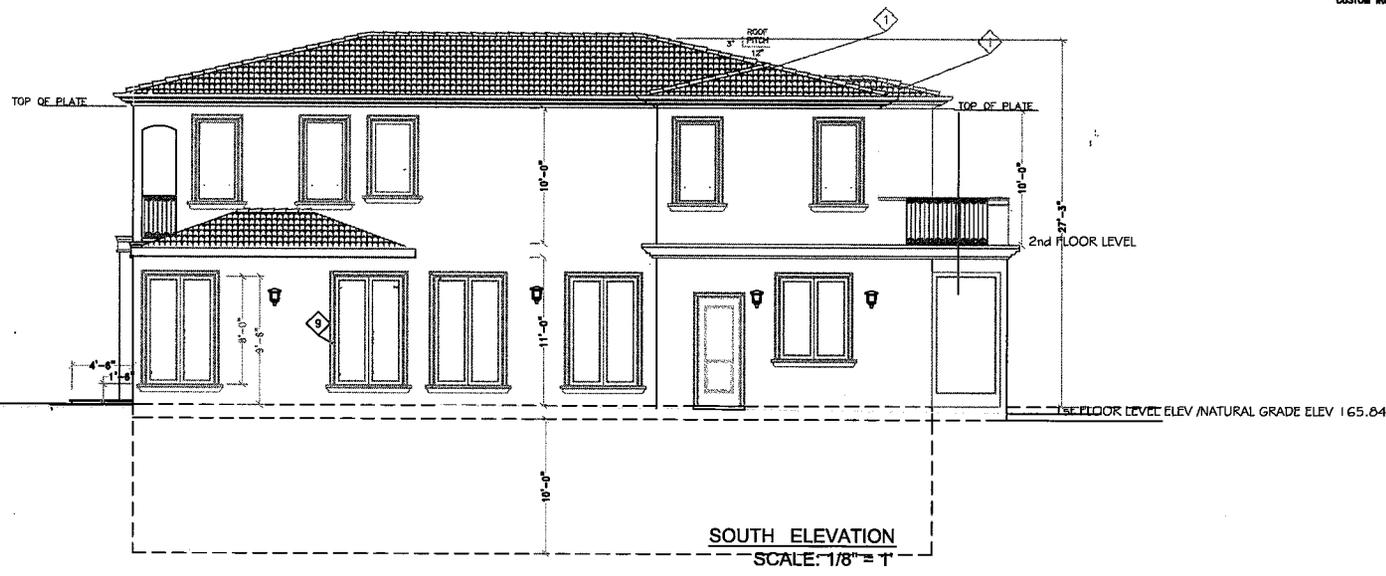
455 North Rexford Drive

April 3, 2014

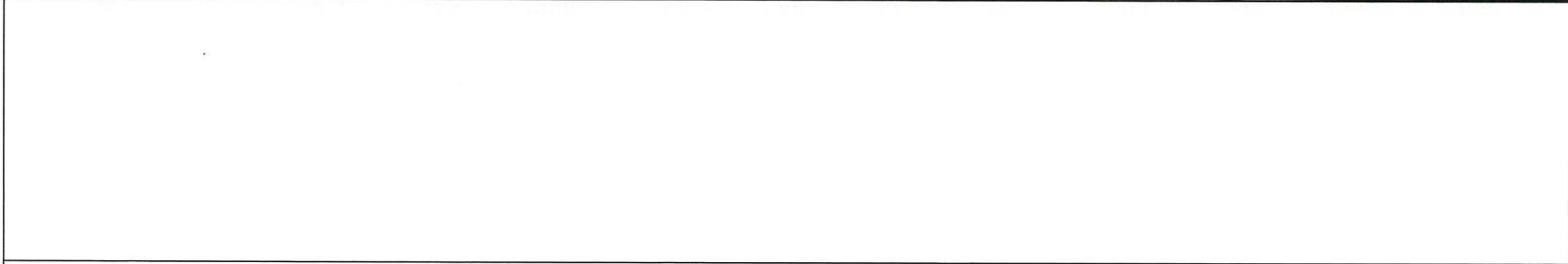
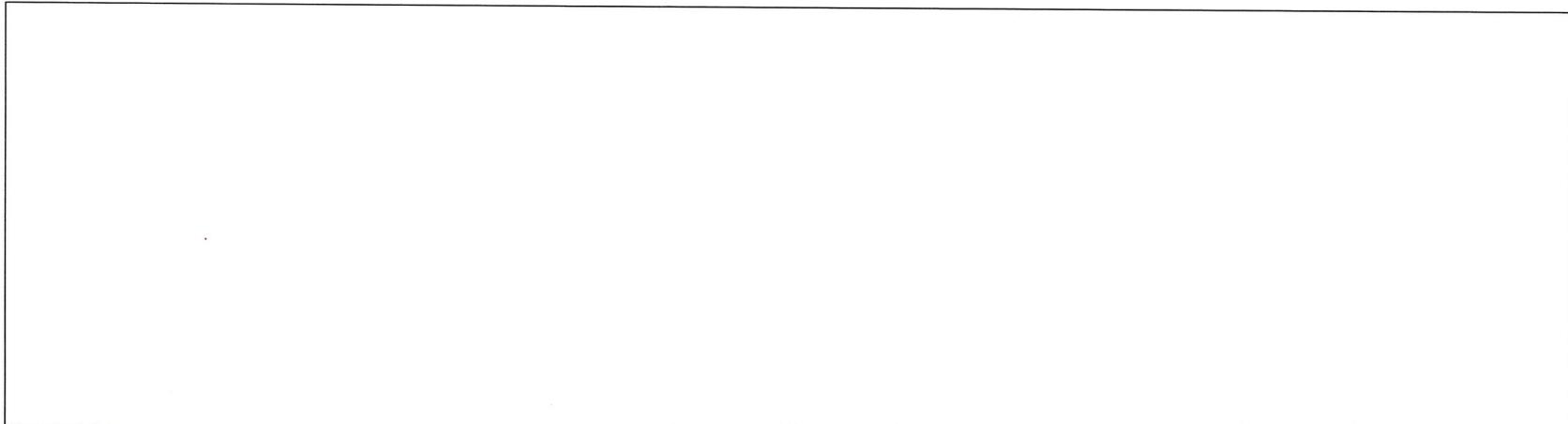
Attachment G
Project Design Plans



- ELEVATION KEY NOTES:**
- 1 SPANISH ROOF TILE COLOR DARK BROWN
 - 2 SMOOTH STUCCO (Sharrack Stucco, #2026 Apricot Ice)
 - 3 W. IRON RAILING
 - 4 MOLDING
 - 5 DECORATIVE EXT. LIGHTING
OSGA MARSEILLE outdoor wall lantern in Valencia Bronze Finish
 - 6 42" HIGH PARAPET WALL
 - 7 CUSTOM IRON DOOR
(ZM100 BY Zerona Metal Designers Inc.)
 - 8 PRECAST CONC./TRAVERTINE FACADE
 - 9 PRECAST CONC. MOLDING
 - 10 CUSTOM WOOD WINDOW
 - 11 CUSTOM WOOD DOOR



PROJECT		
TWO STORY RESIDENTIAL		
144 S. ALMONT BEVERLY HILLS, CALIFORNIA		
OWNER		
PERSAI BEHARA TRUST		
CONSULTANTS		
DESIGNER		
ARCHITECT		
LANDSCAPE ARCHITECT		
ISSUED FOR		
DATE	NUMBER	DESCRIPTION
REVISIONS		
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KEY PLAN		
SHEET TITLE		
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PROJECT		
TWO STORY RESIDENTIAL		
144 S. ALMONT BEVERLY HILLS, CALIFORNIA		
OWNER		
Everest Trust		
CONSULTANTS		
DESIGNER		
STRUCTURAL ENGINEER		
CIVIL ENGINEER		
ELECTRICAL ENGINEER		
MECHANICAL ENGINEER		
LANDSCAPE ARCHITECT		
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PROJECT
TWO STORY RESIDENTIAL
 144 S. ALMONT
 BEVERLY HILLS, CALIFORNIA

OWNER
 Everest Trust

CONSULTANTS

TERRACE
 PROJECT ADDRESS
 P.L.A. NUMBER
 COUNTY EXAMINER
 COUNTY EXAMINER
 CATEGORY AND PROJECT

ISSUED FOR		
DATE	NUMBER	DESCRIPTION

REVISIONS		
DATE	NUMBER	DESCRIPTION

KEY PLAN

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Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment H

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 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. 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 April 3, 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 filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: April 3, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment I
DRAFT Denial Resolution

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, February 6, 2014, and April 3, 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: April 3, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission