



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: Monday, May 1, 2014
(Continued from Thursday, April 3, 2014)

Subject: **512 WALDEN DRIVE (PL1332699)**
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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Debora Nassirzadeh

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 located 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 January 6, 2014 (Attachment A) and April 3, 2014 (Attachment B). At each meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to internal compatibility, bulk and mass, materiality, and the hierarchy of the proposed design elements.

During the April meeting, an ad hoc committee consisting of Vice Chair Wyka and Commissioner Strauss was formed to assist the applicant team prior to resubmitting the project for formal Commission review. The ad hoc committee met with the applicant team and City staff on Thursday, April 17, 2014 to review proposed revisions and provide feedback. The ad hoc committee felt as though the applicant team had made positive changes to the design and offered suggestions to ensure greater internal compatibility, specifically regarding the use of stone and the configuration of the second floor balcony on the right side of the façade.

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

- Revised roof configuration (more similar to original proposal);
- Recessed entryway with a natural stone at first and second floors;
- Removal of stone at entry-adjacent tower element and replacement with stucco with revised window shape;
- Simplified front yard fence to match second floor railings;
- Redesigned second floor balcony on right side of façade;

Attachment(s):

- A. January 6, 2014 DRC Staff Report and Previously Proposed Plans
- B. April 3, 2014 DRC Staff Report and Previously Proposed Plans
- C. Applicant's Written Response to Commission's Comments
- D. Project Design Plans
- E. DRAFT Approval Resolution

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive

May 1, 2014

- Removal of precast horizontal molding at entry and tower;
- Updated landscape plan, and;
- Removal of corner-wrapped balconies toward rear of residence to alleviate privacy concerns for adjacent properties.

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 Tuscan Villa 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.

Project-specific conditions have not been proposed based on this analysis; however, it is recommended that the Commission consider these comments in their overall review of the project.

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

May 1, 2014

Attachment A

January 6, 2014 DRC Staff Report
and Previously Proposed Plans



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: Monday, January 6, 2014

Subject: 512 WALDEN DRIVE (PL1332699)

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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Debora Nassirzadeh

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 a Tuscan Villa; 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 Urban Design Team, the proposed design has an overall lack of internal compatibility based on the proposed architectural style and design elements. The façade lacks a clear entrance as the proposed configuration is not well articulated. Adjacent to the entry, the proposed tower element lacks appropriate proportion and weight, including both the width of the tower itself and the choice of window types. Additionally, the proposed roof slope is not appropriate for the intended style of architecture. The front yard fence should also utilize alternative detailing as the proposed design is more representative of a Victorian architectural styling and does not adequately represent the Tuscan Villa styling.

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

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



Design Review Commission Report

455 North Rexford Drive

January 6, 2013

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 December 26, 2013; the site was posted on December 6, 2013. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

May 1, 2014

Attachment B

April 3, 2014 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Monday, April 3, 2014
(Continued from Monday, January 6, 2014)

Subject: **512 WALDEN DRIVE (PL1332699)**
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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Debora Nassirzadeh

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 located 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 January 6, 2014 (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 internal compatibility, bulk and mass, materiality, and the hierarchy of the proposed design elements.

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

- Modulation of front façade into three planes with recessed middle and revised fenestration;
- Full revision of central entryway element;
- Reduced roof slope;
- Introduction of natural stone material (previously proposed as manufactured), and;
- Simplification of front yard fence.

URBAN DESIGN ANALYSIS

The applicant has worked to address the Commission's comments and has generally made positive improvements to the proposed single-family residence. However, there is still concern with the internal compatibility of the three façade components, materiality, and the configuration of the entry element.

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

Attachment(s):

- January 6, 2014 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- Project Design Plans
- DRAFT Approval Resolution

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

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.

Project-specific conditions have not been proposed based on this analysis; however, it is recommended that the Commission consider these comments in their overall review of the project.

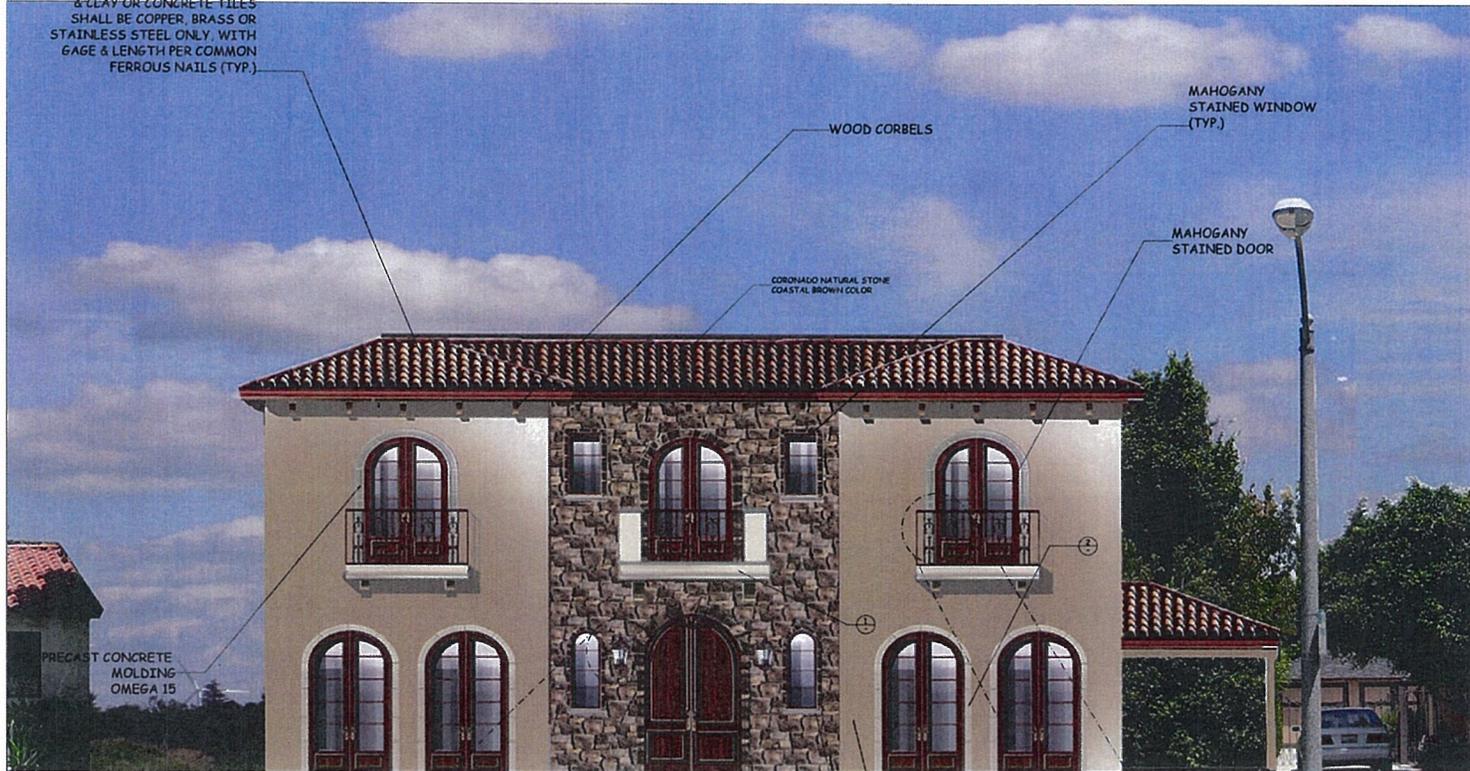
ENVIRONMENTAL ASSESSMENT

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.

CLASS "A" CLAY TILE
 2 PICES (BARREL) PALERMO BLEND
 WITH ICC EVALUATION NO. 1017
 NAILS FOR SLATE SHINGLE
 & CLAY OR CONCRETE TILES
 SHALL BE COPPER, BRASS OR
 STAINLESS STEEL ONLY, WITH
 GAGE & LENGTH PER COMMON
 FERROUS NAILS (TYP.)



PRECAST CONCRETE
 MOLDING
 OMEGA 15

WOOD CORBELS

MAHOGANY
 STAINED WINDOW
 (TYP.)

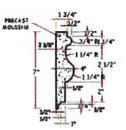
CORONADO NATURAL STONE
 COASTAL BROWN COLOR

MAHOGANY
 STAINED DOOR

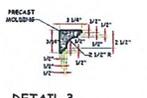
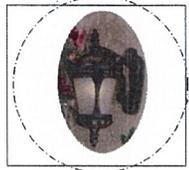
MAHOGANY
 STAINED DOOR
 (TYP.)

WROUGHT IRON
 PAINTED IN
 HC-71 BENJAMIN MORE
 PAINT

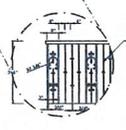
OMEGA STUCCO
 SMOOTH ACRYLIC
 403 SMOOTH COAT



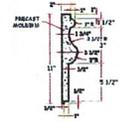
DETAIL-2
 SCALE 3/8" = 1'-0"



DETAIL-3
 SCALE 3/8" = 1'-0"



Det. 1 (RAILING)



DETAIL-1
 SCALE 3/8" = 1'-0"

The Great Outdoors 9143-291
 3 Light Large Outdoor/ 16 3/4" height
 Wall Sconce from the Kent Place Collection

REVISIONS BY

BAHRAM RAEEN
 CONSULTANT ENGINEER

1188 SANTA MONICA BLVD. SUITE 101 LOS ANGELES CA 90025



SINGLE FAMILY RESIDENCE
 512 Walden Dr.
 Beverly Hills, CA 90210

A-10



Design Review Commission Report

455 North Rexford Drive

May 1, 2014

Attachment C

Applicant's Written Responses
to Commission's Comments

512 Walden Drive Response to Comments:

1. The proposed design has an overall lack of internal compatibility based on the proposed architectural style and design elements.

- The design of the façade has been changed to be more consistent with a pure Tuscan design and has incorporated the roof feature that was present on the first submittal.

2. The façade lacks a clear entrance, as the proposed configuration is not well articulated.

- The façade has been redesigned to provide a greater recessed entry so as to make the front door distinguishable from the other areas of the house.
- The front entry has been enhanced by adding natural stone on both the first and second floor.
- The windows located to the left and right of the entry door has also been eliminated. The window on the second floor entry has now been designed as a square window.

3. Adjacent to the entry, the proposed tower element lacks appropriate proportion and weight, including both the width of the tower itself and the choice of window types.

- The tower has now been stripped of the stone and now is stucco and the windows have been changed from arched to square.

4. The proposed roof slope is not appropriate for the intended style of architecture.

- The slope has been changed to 7:12 which was indicated as the preferable slope by the commission.

5. The front yard fence should also utilize alternative detailing as the proposed design is more representative of a Victorian architectural styling and does not adequately represent the Tuscan Villa styling.

- The fence has been simplified and now is Tuscan style and matches the railings on the second floor.

6. As a result of the second meeting in front of the commission, the commission requested that the applicant meet with a subcommittee prior to the May 1 meeting.

- The applicant and representatives met on April 17 with commissioners Strauss and Wyka and staff of Gordon and Millacan to present numerous changes as denoted from the April hearing.
- The modulation has been simplified; there is clear hierarchy and balance and emphasis as to the entry of the house.
- Balcony on the right hand side has been partially enclosed and redesigned to provide arches with center door and two windows behind the other two arches.
- The precast molding ribbon was removed from the entry façade and only remains as to the other facades except for the tower.
- The tower is now stucco instead of stone.
- Windows on the tower are now rectangular rather than arched.
- The door at the entry has been recessed behind the stone wall. The stone has been wrapped inward to create a more authentic stone look.
- The landscape plan has also been updated to work with the new façade.
- Hedges and wall (to be code compliant) have been added on the side for added privacy; this resulted in the building being set back an additional 2 feet on the side.
- For added privacy the balconies on the north and south rear have been eliminated so it no longer wraps around from the rear.



Design Review Commission Report

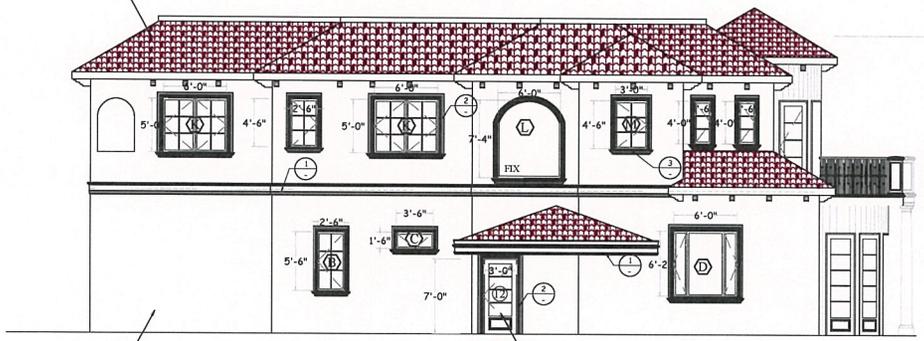
455 North Rexford Drive

May 1, 2014

Attachment D
Project Design Plans

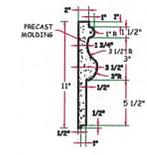


GLASS "A" GLAY TILE
2 PICES (HALF BARREL)
WITH ICC EVALUATION NO. 1017
AND LARS # 23700
NAILS FOR SLATE SHINGLE
& GLAY OR CONCRETE TILES
SHALL BE COPPER, BRASS OR
STAINLESS STEEL ONLY, WITH
GAGE & LENGTH PER COMMON
FERROUS NAILS (TYP.)

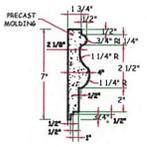


EAST ELEVATION

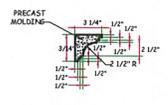
SCALE 1/8" = 1'-0"



DETAIL-1
SCALE 3/8" = 1'-0"



DETAIL-2
SCALE 3/8" = 1'-0"



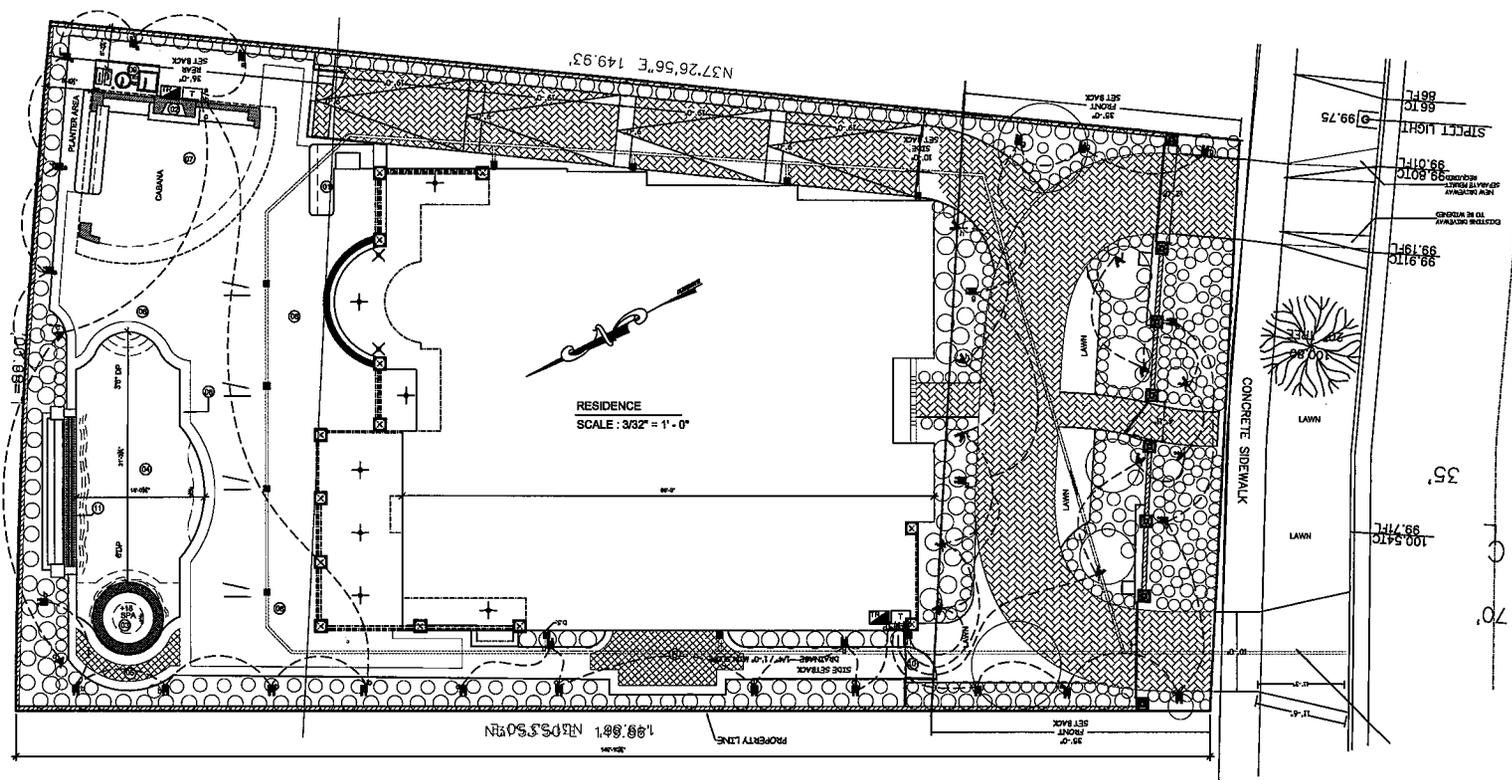
DETAIL-3
SCALE 3/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

NOTE:
ALL EXTERIOR WALLS TO BE STUCCO FINISH USE: 7/8" PORTLAND CEMENT PLASTER OVER PAPER BACKED METAL LATH WITH 16 GA. STAPLES @ 6" O.C. TYPICAL. USE DOUBLE LAYER BUILDING PAPER TYPICAL WHERE STUCCO FINISH OCCURS OVER WOOD SHEATHING I.E. PLYWOOD SHEARWALLS. STUCCO FINISH TO BE: SMOOTH STEEL TROWEL FINISH W/ INTEGRAL COLOR
NOTE: (MAY SUBSTITUTE "TYVEK" "STUCCOWRAP" PAPER IN LIEU OF BUILDING PAPER ; INSTALL PER "TYVEK" SPECIFICATIONS.)



CLIENT NAME: AMINPOUR RESIDENCE
 ADDRESS: 512 WALDEN DR.
 TEL: BEVERLY HILLS, CA 90212

DESIGN
 William L. Peacock, A.S.A.
 landscape architect and site planner
 1501 Wilshire Blvd, Suite 1000
 Beverly Hills, CA 90210
 Tel: (310) 274-0800

DRAWN BY: LINH
 SCALE: 3/32" = 1' - 0"
 DATE: 09-26-13
 REVISION DATE: 03-16-14
 PAGE

Li1

CL-S28B-AB
 Product Identification Sheet

DESCRIPTION: One color solid beam, 2.5" tall & 2" back diameter with aluminum "V" slot detail.

FINISH: Anodized aluminum finish. Available in AIA Architect Series. Anodized finishes include clear, black, and silver. See manufacturer's literature for details.

LED: Clear and heat resistant glass. See accessories & parts for optional mounting hardware.

LAMP TYPE: 2.5" x 1.5" x 1.5" halogen, 150W max. See lamp guide for other PAR38 and other lamp types.

SECURITY: Adjustable anti-vandal breaker with 1/2" x 1/4" x 1/4" anti-vandal breaker. See accessories & parts for optional mounting hardware.

NOTES: Fixture is provided with a 2.5" tall light of clear lens color.

CL-S19B-AB
 Product Identification Sheet

DESCRIPTION: One color solid beam, 4.5" tall & 4" back diameter with aluminum "V" slot detail.

FINISH: Anodized aluminum finish. Available in AIA Architect Series. Anodized finishes include clear, black, and silver. See manufacturer's literature for details.

LED: Clear and heat resistant glass. See accessories & parts for optional mounting hardware.

LAMP TYPE: 4.5" x 1.5" x 1.5" halogen, 200W max. See lamp guide for other PAR38 and other lamp types.

SECURITY: Adjustable anti-vandal breaker with 1/2" x 1/4" x 1/4" anti-vandal breaker. See accessories & parts for optional mounting hardware.

NOTES: Fixture is provided with a 4.5" tall light of clear lens color.

CL-S34-BR
 Product Identification Sheet

DESCRIPTION: Solid beam, adjustable beam, 4.5" tall & 4" back diameter with aluminum "V" slot detail. Available in AIA Architect Series. Anodized finishes include clear, black, and silver. See manufacturer's literature for details.

FINISH: Anodized aluminum finish. Available in AIA Architect Series. Anodized finishes include clear, black, and silver. See manufacturer's literature for details.

LED: Clear and heat resistant glass. See accessories & parts for optional mounting hardware.

LAMP TYPE: 4.5" x 1.5" x 1.5" halogen, 200W max. See lamp guide for other PAR38 and other lamp types.

SECURITY: Adjustable anti-vandal breaker with 1/2" x 1/4" x 1/4" anti-vandal breaker. See accessories & parts for optional mounting hardware.

NOTES: Fixture is provided with a 4.5" tall light of clear lens color.

Corona Lighting

Page 1 of 2

LIGHTING LEGEND

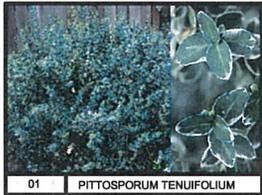
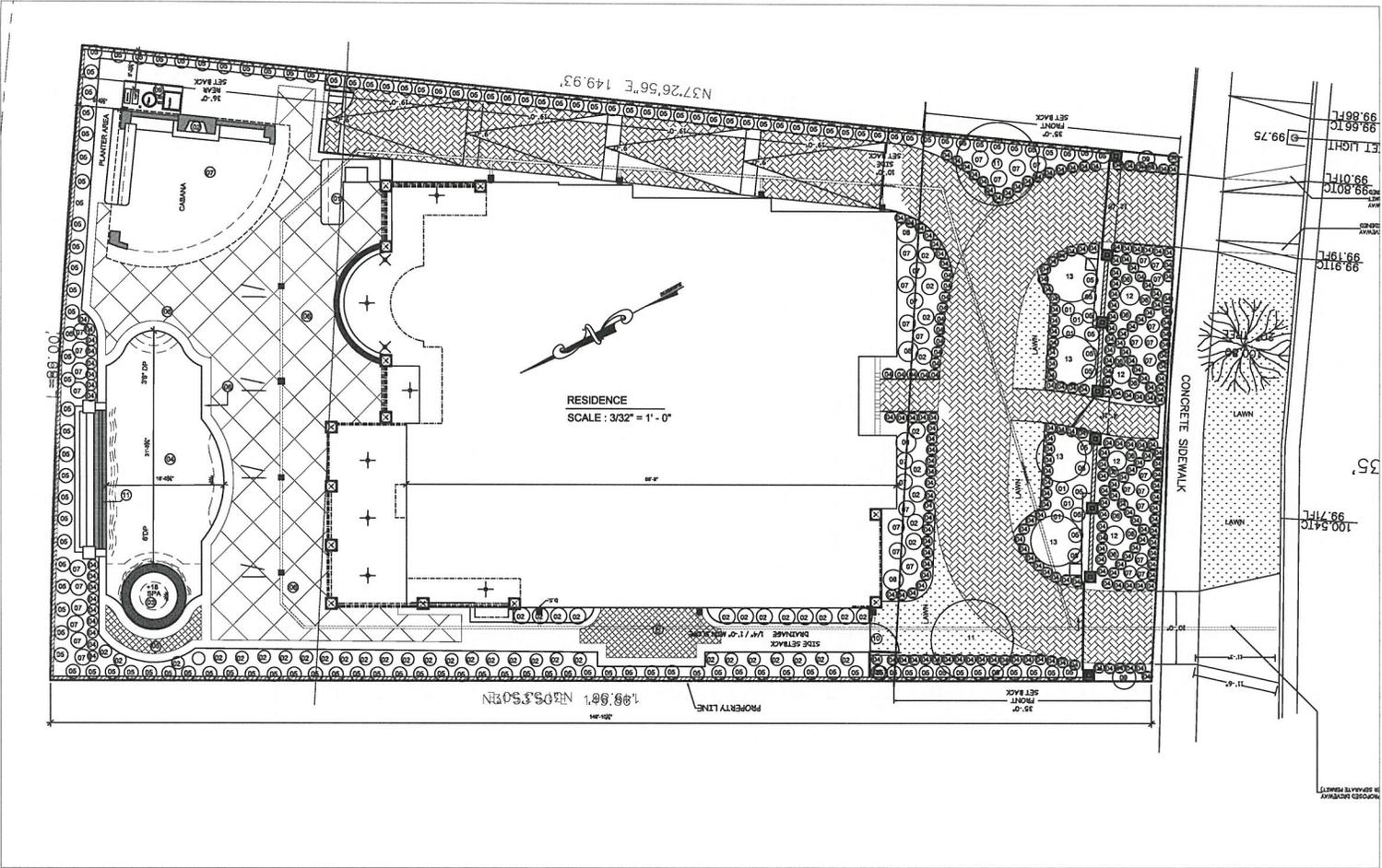
SYMBOL	DESCRIPTION	LOW VOLTAGE 25 WATT MAX	QTY
	SPOT LIGHT 2.5" CL-S28B-AB		12
	SPOT LIGHT 4.5" CL-S19B-AB		27
	T-MT SERIES TRANSFORMER 1200W		02
	MULTI TAP LOW VOLTAGE		
	T-MT 1200-TP-SS		

* Fixture is supplied with 200W PAR-38 lamp.
 * Fixture is 12" tall maximum in height.
 * See manufacturer's literature for details of options and choices.

* Fixture is supplied with 200W PAR-38 lamp.
 * Fixture is 12" tall maximum in height.
 * See manufacturer's literature for details of options and choices.

* Fixture is supplied with 200W PAR-38 lamp.
 * Fixture is 12" tall maximum in height.
 * See manufacturer's literature for details of options and choices.

DRAWN BY: LINH
 SCALE: 3/32" = 1' - 0"
 DATE: 09-26-13
 REVISION DATE: 03-16-14
 PAGE



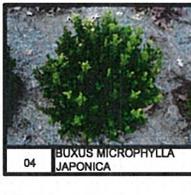
01 PITTOSPORUM TENUIFOLIUM



02 JASMINUM MULTIFLORUM



03 FRAGARIA CHILOENSIS



04 BUXUS MICROPHYLLA JAPONICA



05 PRUNUS CAROLINIANA



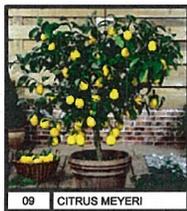
06 TULBAGHIA VIOLACEA



07 ROSA FLURIBUNDA



08 CYPRESS SPIRAL



09 CITRUS MEYERI



11 ERYTHRINA CORALLODENDRON



12 LIGUSTRUM TEXANUM



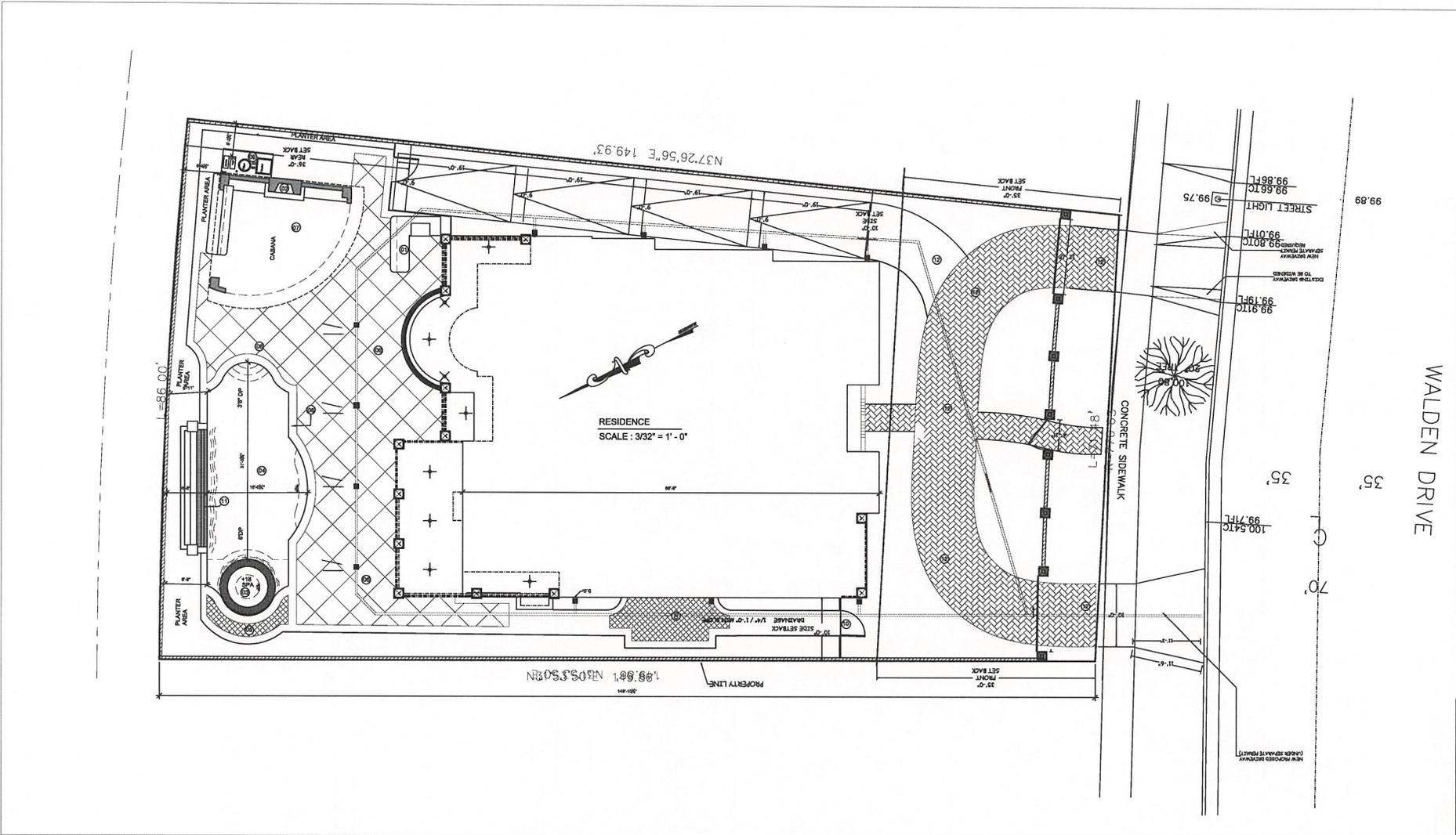
13 MAGNOLIA GRANDIFLORA

Note: Landscape theme
Proposed Landscape complements to Traditional Tuscan Villa Architecture. Mediterranean garden is a best complements to Tuscan Villa home, landscape is made of plants that provide texture, color and structure such as iceberg rose, boxwood hedge, italian cypress and others. The icon of the Tuscan Villa Architecture home and landscape are plaster, paver, travertine, ironwork, columns, pool or fountain, hedges, iceberg rose, rosemary, italian cypress, fruit trees and flowers in terra cotta pots.

PLANT LEGEND			
BOTANICAL NAME	COMMON NAME	NUMBER / SIZE	WATER NEEDS
1 PITTOSPORUM TENUIFOLIUM	VARIEGATED PITTOSPORUM (SILVER SHEEN)	8 GAL.	L
2 JASMINUM MULTIFLORUM	STAR JASMINE	1 GAL. P.O.C.	M
3 FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	PLANT	L
4 BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	8 GAL. P.O.C.	M
5 PRUNUS CAROLINIANA	CAROLINA CHERRIES	18 GAL. P.O.C.	L
6 TULBAGHIA VIOLACEA	VIOLACEA	1 GAL. P.O.C.	L
7 ROSA FLURIBUNDA	ICEBERG ROSES	8 GAL. P.O.C.	M
8 CYPRESS	CYPRESS SPIRAL	18 GAL.	M
9 CITRUS MEYERI	MEYER LEMON	34" HOK	M
10 SOUTH LAND BOD	MARATHON BOD		M
11 ERYTHRINA CORALLODENDRON	CORAL TREE	80" BOK	L
12 LIGUSTRUM TEXANUM	LIGUSTRUM TEXANUM	18 GAL.	L
13 MAGNOLIA GRANDIFLORA	MAGNOLIA TREE	48" HOK	

William L. Peacock, s.r.a.
Landscape architect and site planner
1822 Stonegate St., Westlake Village, CA 91381
Tel/Fax: (818) 350-2090

DRAWN BY: LINH
SCALE: 1/8" = 1' - 0"
DATE: 05-01-13
REVISION DATE: 07-09-13
REVISION DATE: 03-16-14
PAGE 04-17-14



NOTE:

TOTAL LOT SIZE	11,770 SQ. FT.
TOTAL FRONT LOT	2,686 SQ. FT.
67% LANDSCAPE	1807 SQ. FT.
33% HARDSCAPE	890 SQ. FT.

PROPOSAL NEW DRIVEWAY/ ENTRANCE	33%	887 SQ. FT.
LANDSCAPE		1809 SQ. FT.

NOTES:

01. BBQ/ BAR COUNTER
02. FIREPLACE
03. SPA - 18" HIGH W/ ALL TILE VENEER AND BULNOSE CAP
04. POOL - 3'6" PD -8'DP
05. 6X6 STONE TILE
06. STAMPED CONCRETE
07. CABANA
08. 14" WIDE CONCRETE BORDER
09. POOL EQUIPMENT
10. 5' HIGH WROUGHT IRON FENCE AND GATE W/ SELF CLOSING AND LATCHES
11. WALL FOUNTAIN 5' HIGH W/ TILE VENEER AND BACK PLANTER AREA
12. PAVER



12 PAVER

WALDEN DRIVE

William L. Peacock *a.s.l.a.*
 landscape architect and site planner
 85 north 1st drive, glendale, ca 91207 818-244-0574

DRAWN BY: LINH
 SCALE: 3/32" = 1' - 0"
 DATE: 05-01-13
 REVISION DATE: 07-09-13
 REVISION DATE: 03-16-14

PAGE

H 1

DESIGN!

Pool and Landscape Design Studio
 1328 Stonegate St., Westlake Village, CA 91381
 Tel/Fax: (818) 1830-2950

CLIENT NAME: AMINPOUR RESIDENCE
 ADDRESS: 512 WALDEN DR.
 TEL: BEVERLY HILLS, CA 90212

Notes : HARDSCAPE PLAN



FRONT ELEVATION VIEW

CLIENT NAME: AMINPOUR RESIDENCE
 ADDRESS: 512 WALDEN DR.
 TEL: BEVERLY HILLS, CA 90212

DESIGN

Pool and Landscape Design Studio
 1188 Stonemas St. Westlake Village, CA 91381
 Tel/Fax: (818) 830 2090

William L peacock, s.l.
 Landscape architect and site planner
 651 north hill drive, st. eric, ca. 92071 916 240-0974



DRAWN BY: LINH
 SCALE: 1/4" = 1' - 0"
 DATE: 08-28-13
 REVISION DATE: 03-15-14
 REVISION DATE: 04-17-14

PAGE



Design Review Commission Report

455 North Rexford Drive

May 1, 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 **512 WALDEN DRIVE (PL1332699)**.

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

Section 1. **Deborah Nassirzadeh**, agent, on behalf of **Bobak and Pauline Aminpour**, property owners, (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 **512 Walden 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 May 1, 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: May 1, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission