



Design Review Commission Report

Meeting Date: Thursday, June 5, 2014
(Continued from Thursday, May 1, 2014)

Subject: **435 Peck Drive (PL1405470)**
A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Hanasabzadeh Family

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meeting on May 1, 2014 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed the applicant to restudy the project. The comments related primarily to the bulk and mass of the French style, incompatibility with the surrounding neighborhood and streetscape, lack of consistency between the first and second floors, utilizing windows on the second floor instead of doors, conflict between verticality and horizontality, and additional bulk and mass through the configuration of the front yard fence and low hedging.

As a result of the Commission's comments, the applicant has fully revised the design of the single-family residence to a Mediterranean Revival style of architecture. An applicant-prepared *Response to Comments* is included in Attachment B of this report.

URBAN DESIGN ANALYSIS

The applicant has thoughtfully and appropriately incorporated the Commission's comments into a revised design that exhibits greater internal compatibility and more appropriate scaling for the lot and neighborhood. The Mediterranean Revival style of architecture is evident in the choice of materials and configuration of the façade. However, it is recommended that the porte cochere be revised to better integrate with the overall design of the single-family residence.

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

Attachment(s):

- A. May 1, 2014 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Detailed Design Description and Materials (Applicant Prepared)
- D. Project Design Plans
- E. DRAFT Approval Resolution

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive

June 5, 2014

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

June 5, 2014

Attachment A

May 1, 2014 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, May 1, 2014

Subject: **435 Peck Drive (PL1405470)**

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Hanasabzadeh Family

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

REPORT SUMMARY

The applicant is requesting review and 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 French Revival; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The proposed single-family residence appears too massive for the site and the style of architecture may be inappropriate for the size of the property as French Revival homes tend to have greater bulk and mass than other styles.

Additionally, based on the proposed project, the ground floor and second floor appear to be from two separate buildings and the detailing is insufficient to create internal compatibility. Furthermore, the ground floor window treatments appear forced, as the detail is not evident elsewhere in the design, and the window sill above the entry needs to be further developed.

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.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

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cgordon@beverlyhills.org



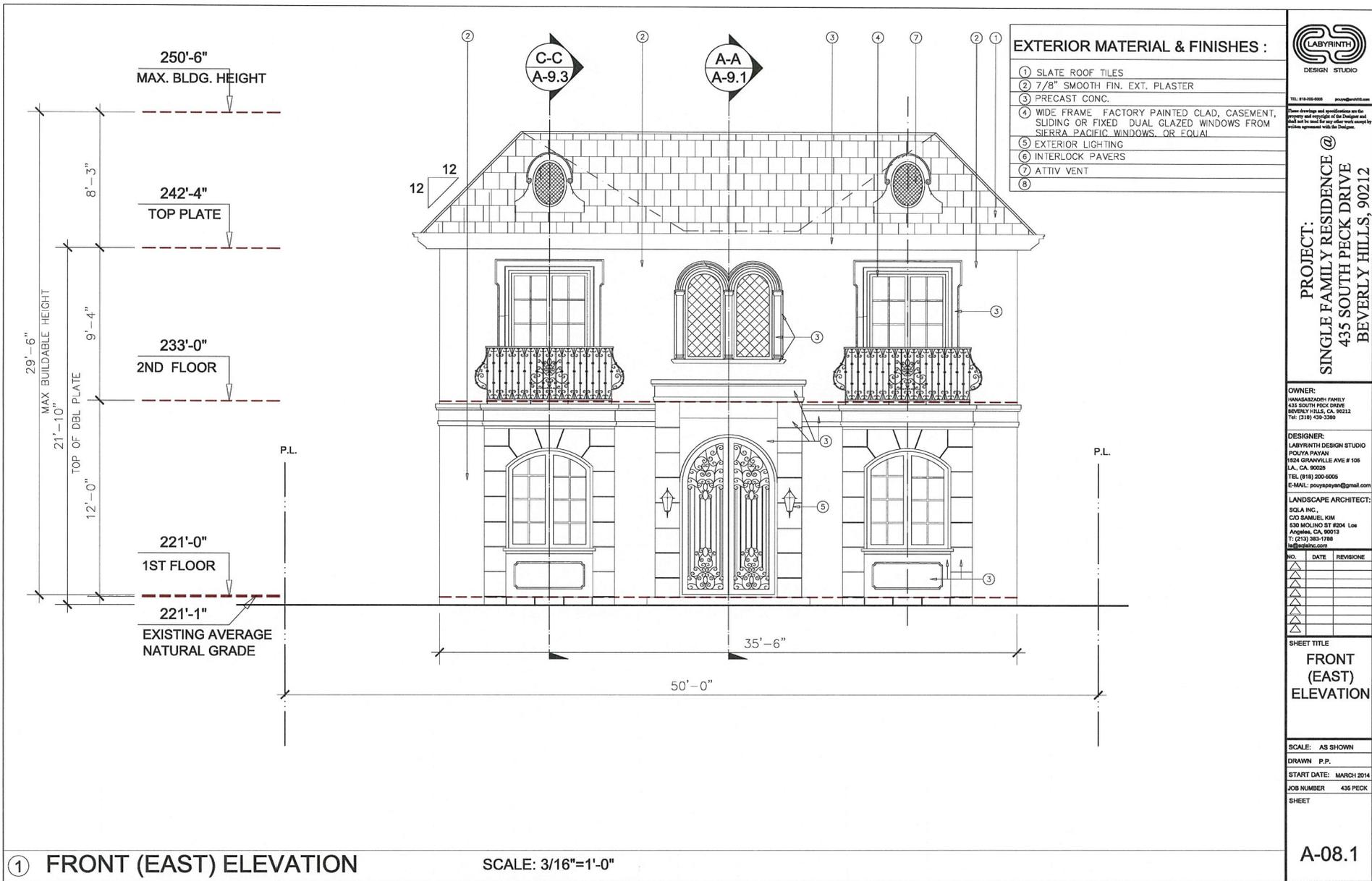
Design Review Commission Report

455 North Rexford Drive

May 1, 2014

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 April 21, 2014; the site was posted on March 15, 2014. To date staff has not received comments in regards to the submitted project.



- EXTERIOR MATERIAL & FINISHES :**
- ① SLATE ROOF TILES
 - ② 7/8" SMOOTH FIN. EXT. PLASTER
 - ③ PRECAST CONC.
 - ④ WIDE FRAME FACTORY PAINTED CLAD, CASEMENT, SLIDING OR FIXED DUAL GLAZED WINDOWS FROM SIERRA PACIFIC WINDOWS, OR EQUAL
 - ⑤ EXTERIOR LIGHTING
 - ⑥ INTERLOCK PAVERS
 - ⑦ ATTIV VENT
 - ⑧



TEL: 818-200-6006 info@labyrinth.com
 These drawings and specifications are the property and copyright of the Designer and shall not be used for any other work except by written agreement with the Designer.

PROJECT:
 SINGLE FAMILY RESIDENCE @
 435 SOUTH PECK DRIVE
 BEVERLY HILLS, 90212

OWNER:
 HAMAZADZADEH FAMILY
 435 SOUTH PECK DRIVE
 BEVERLY HILLS, CA, 90212
 Tel: (310) 430-3380

DESIGNER:
 LABYRINTH DESIGN STUDIO
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 E-MAIL: polypavani@gmail.com

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 GIO SAMUEL KIM
 530 MOLINO ST #204 Low
 Angeles, CA, 90013
 T: (213) 388-1788
 la@solainc.com

NO.	DATE	REVISION
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SHEET TITLE
 FRONT
 (EAST)
 ELEVATION

SCALE: AS SHOWN
DRAWN: P.P.
START DATE: MARCH 2014
JOB NUMBER: 435 PECK
SHEET:

A-08.1

PLOT DATE: 04/14/2014

① FRONT (EAST) ELEVATION

SCALE: 3/16"=1'-0"





Design Review Commission Report

455 North Rexford Drive

June 5, 2014

Attachment B

Applicant's Written Response
to Commission's Comments



Subject: Response to Design Review Commission comments in the meeting on May 01 2014 for proposed Single Family Residence @ 435 South Peck Drive, Beverly Hills, CA 90212

Follow up on our meeting on May, 01 2014, we prepared various design concept and reviewed them with Cindy and bill. We had a very productive meeting and based on the Staff recommendation and comments, we have come to the conclusion as presented. Below please find the commissioner's comments as well as our solution to meet the objectives of the comments.

- 1- Commissioners commented that overall design impression is that the project is Boxy and heavy. Precast at the lower level looks extremely heavy. The house is over powering and out of scale with the neighborhood and that probably second floor setback would help to minimize the mass. The building is too vertical and that the French style is not compatible with the surrounding neighborhood.
We have studied the neighborhood and find that most of the neighborhood is Mediterranean architecture consisting of Mediterranean -Revival and Spanish. We have studies 7 schemes most of which where Mediterranean, based on our review with staff and the owners we have changed the style to Mediterranean -Revival style.
- 2- Commissioners recommended that the French style is not compatible with the neighborhood and that is not suitable for this particular lot.
After restudying the neighborhood, we have changed the Style of the residence to Style. Mediterranean -Revival This change of style has allowed us to break the mass of the building and it has allowed us to create setback on the 2nd floor which will emphasis on the horizontality of the house rather than its verticality and blend much better in its neighborhood.
- 3- Commissions commented that the project looks too vertical
We have introduced setback on the entry plane of the building also we have proposed 2nd floor balconies which will break the mass of the building. We have also reduced the height of the building by 3'.
- 4- Commissioners commented that the dormers on the roof are making the building even

more massive.

We have changed the style and along with it we have eliminated the dormers.

- 5- The commissioners commented that by introducing hedge and entry gate we have brought the perception of bulk and mass to the street.
We have setback the hedge 3' from the street and proposed flowers in front of it. The owner have small children and anticipate to use the front yard for there entertainment.

We think that the Commissioner's recommendations along with the staff inputs have tremendously improved the design of this building and that the building as proposed blends much better into the neighborhood. We look forward to meet with the commissioners and take their input.

Thank you

Design Team
Labyrinth Design Studio
Pouya Payan



Design Review Commission Report

455 North Rexford Drive

June 5, 2014

Attachment C

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

- Track 1 Application (Administrative Review)
- Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at:
<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
- Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

The Architectural Style selected for the Residence is Mediterranean Revival-style. The project has been articulated and the mass was designed to achieve the selected style also Jerusalem gold stone on the entry element, exterior plaster and wood eaves aid in achieving the style.

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

- | | | |
|---------------------------------------|-------------------------------|---|
| <input type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input checked="" type="radio"/> R-1.8X |
| <input checked="" type="radio"/> R-1X | <input type="radio"/> R-1.6X | |
| <input type="radio"/> R-1.5X | <input type="radio"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 127.5'X50' Lot Area (square feet): 6,373.90 Sq.F.
 Adjacent Streets: West Olympic Blvd, and South Bedford Drive

E Lot is currently developed with (check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____		
Native:	_____		
Urban Grove:	_____		

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

Yes No If yes , please list Architect’s name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	26'-11"	18'-0"	26'-11"
Roof Plate Height:	22'-0"	21'-8"	21'-8"
Floor Area:	4,049	2,044	4,031
Rear Setbacks:	27'-10"	29'-8"	28'-0"
Side Setbacks:	S/E 9' and then 5' N/W 5'	S/E 3' N/W 4'-8"	S/E 9' and then 5' N/W 5'
Parking Spaces:	Required by code (3 Stalls) , Existing 2 stalls		3 stalls

C List the specific materials and finishes for all the architectural features of the project (Be Specific):

FAÇADE (List all material for all portions visible from the street)

Material: Smooth Exterior Plaster
Texture /Finish: Smooth Finish
Color / Transparency: DE6129,6130 50-50 MIX from Dunn Edwards

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

Material: Aluminum clad windows from Sierra pacific windows,
Texture /Finish: Clear Finish Aluminum
Color / Transparency: Dark Brown from Pella Doors and windows

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

Material: Solid core Pine Entry Door
Texture /Finish: stained
Color / Transparency: Walnut Stain

PEDIMENTS

Material: Precast concrete
Texture /Finish: Sandstone design Inc, Smooth acid wash
Color / Transparency: DE 6155 from Dunn Edwards

ROOF

Material: Mission Roof tiles from US tiles
Texture /Finish: Clay, 1 piece
Color / Transparency: Viejo Blend

CORBELS

Material: Stained Red wood Rafter Tails
Texture /Finish: stained
Color / Transparency: walnut stain

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Wrought Iron Railing
Texture /Finish: clear
Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

Material: Stained Red wood
Texture /Finish: stained
Color / Transparency: walnut stain

DOWNSPOUTS / GUTTERS

Material: sheet metal
Texture /Finish: clear
Color / Transparency: Dark Anodize brown

EXTERIOR LIGHTING

Material: Wrought Iron San Miguel wall mount from De Mejico, LIT-4263
Texture /Finish: Wrought Iron and Glass
Color / Transparency: Black and Transparent

PAVED SURFACES

Material: Interlock Block Pavers, from Acker-stone
Texture /Finish: 12x12 Mega-combo-Tubmled
Color / Transparency: Gray-Brown and ... blend

FREESTANDING WALLS AND FENCES

Material: Precast Conc. to match Building
Texture /Finish: Smooth Acid wash
Color / Transparency: DE 6155 from Dunn Edwards

OTHER DESIGN ELEMENTS

Material: Real Stone
Texture /Finish: Jerusalem Gold
Color / Transparency: Beige as presented on the material Board

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

The landscape theme follows the architectural style, which is Mediterranean -Revival. The planting feature trees, shrubs and vines that are, for majority, low water usage plants.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development's design exhibits an internally compatible design scheme.

Inspiration from Mediterranean Revival Style and using the elements of the style Such as articulation in the facades, Stone on entry element. Minimum precast around the rest of the windows, use of wood for rafter tails.

2. Describe how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

The proposed project is setback 30' from the front property line. the entry element is setback another 5' and have introduced Jerusalem stone. the setbacks on the 2nd floor as balconies have break the mass and emphasises on the verticality of the building.

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

The selected Style is compatible with the neighborhood and the architecture of the building will enhance the appearance of the neighborhood by blending into its surrounding.

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

Proposed Landscape on front yard and both sides of the property provide adequate privacy for the neighbors.

5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.

The Mediterranean -Revival Style is compatible with the design of the new residences build on Peck drive adjacent to the subject project. Landscape patterns vary widely on the street and there is few number of mature trees, the proposed mature trees on the front will enhance the garden quality of the street and will integrate with the surrounding neighbors.

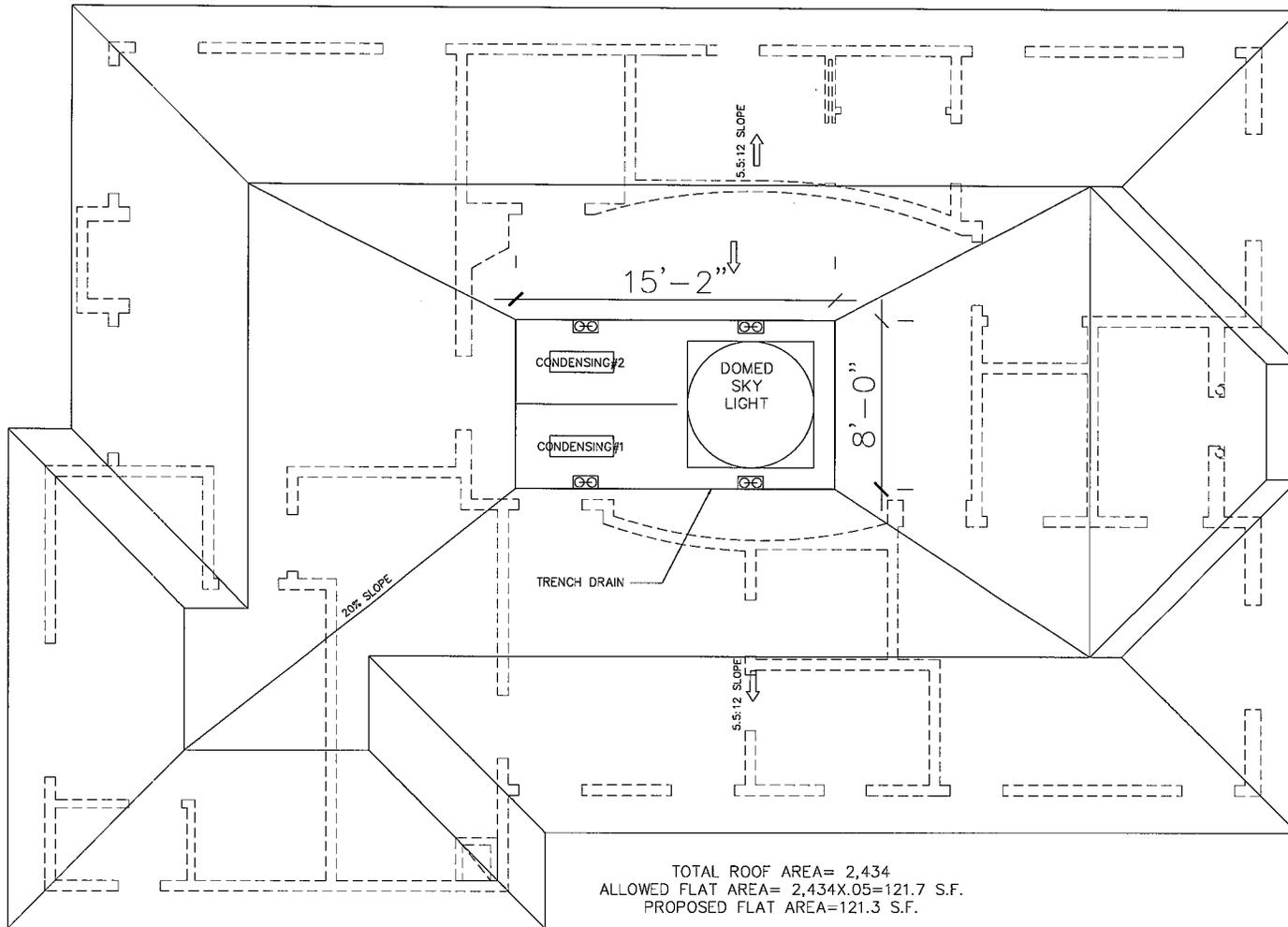


Design Review Commission Report

455 North Rexford Drive

June 5, 2014

Attachment D
Project Design Plans



TOTAL ROOF AREA= 2,434
 ALLOWED FLAT AREA= 2,434X.05=121.7 S.F.
 PROPOSED FLAT AREA=121.3 S.F.



TEL: (818) 200-6005 info@labyrinth.com

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PROJECT:
 SINGLE FAMILY RESIDENCE @
 435 SOUTH PECK DRIVE
 BEVERLY HILLS, 90212

OWNER:
 HANNAH ZACH FAMILY
 435 SOUTH PECK DRIVE
 BEVERLY HILLS, CA, 90212
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DESIGNER:
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 TEL: (818) 200-6005
 E-MAIL: polypavan@gmail.com

LANDSCAPE ARCHITECT:
 SGLA INC.
 C/O DANIEL KIM
 530 MCLENDY ST #204 Los
 Angeles, CA, 90013
 T: (213) 363-1788
lgaarchitect.com

NO.	DATE	REVISION
▲		
▲		
▲		
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SHEET TITLE
 ROOF
 PLAN

SCALE: AS SHOWN

DRAWN: P.P.

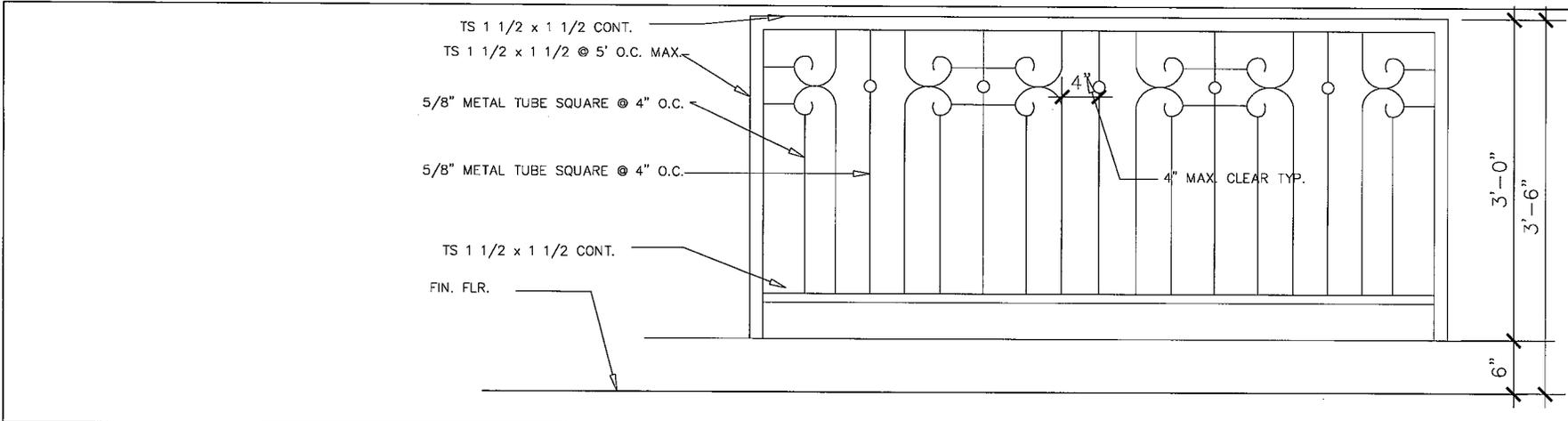
START DATE: MARCH 2014

JOB NUMBER: 435 PECK

SHEET

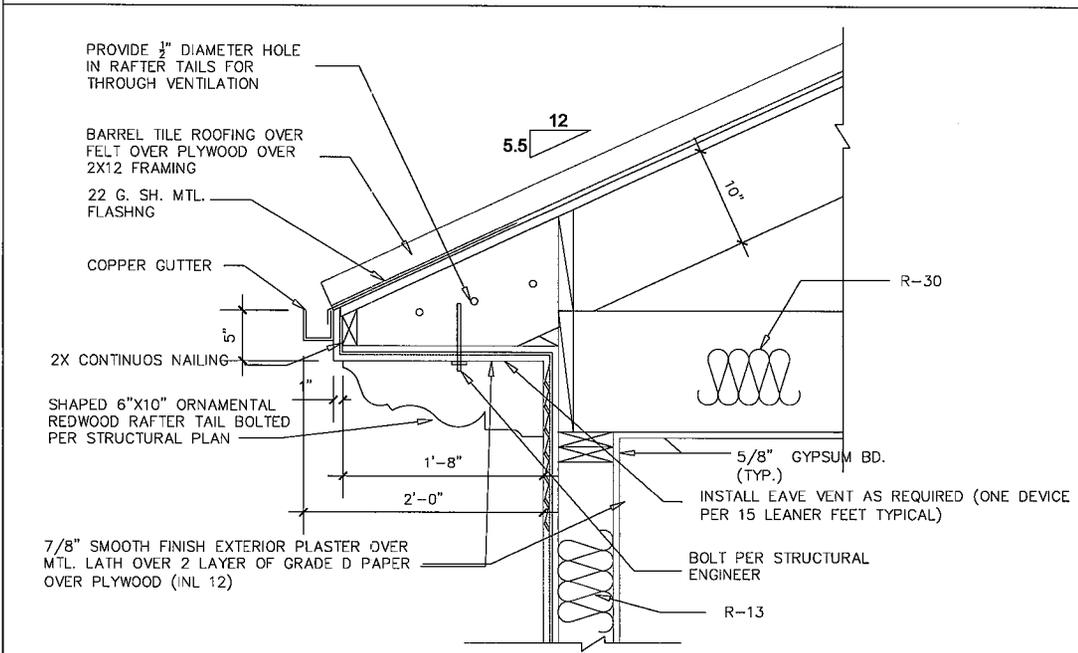
A-06.1

PLOT DATE: 05/18/2014



RAILING DETAIL

1



EAVE DETAIL

1



TEL: 918-200-6005
 POUPAYAN@GMAIL.COM
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PROJECT:
 SINGLE FAMILY RESIDENCE @
 435 SOUTH PECK DRIVE
 BEVERLY HILLS, 90212

OWNER:
 HANASAZAGOH FAMILY
 435 SOUTH PECK DRIVE
 BEVERLY HILLS, CA, 90212
 Tel: (310) 430-3380

DESIGNER:
 LABYRINTH DESIGN STUDIO
 POUYA PAYAN
 1824 GRANVILLE AVE # 105
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 E-MAIL: pouyapayan@gmail.com

LANDSCAPE ARCHITECT:
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 650 MOLINO ST #204 Los
 Angeles, CA, 90013
 T: (213) 303-1788
 la@solainc.com

NO.	DATE	REVISION

SHEET TITLE
 DETAILS

SCALE: AS SHOWN

DRAWN P.P.

START DATE: MARCH 2014

JOB NUMBER: 435 PECK

SHEET

A-11.2

PLOT DATE: 05/19/2014



TEL: 916-500-0000 payan@labyrinth.com

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PROJECT:
SINGLE FAMILY RESIDENCE @
435 SOUTH PECK DRIVE
BEVERLY HILLS, 90212

OWNER:
 HANSAKASAZOH FAMILY
 435 SOUTH PECK DRIVE
 BEVERLY HILLS, CA 90212
 Tel: (310) 430-3380

DESIGNER:
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LANDSCAPE ARCHITECT:
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NO.	DATE	REVISION

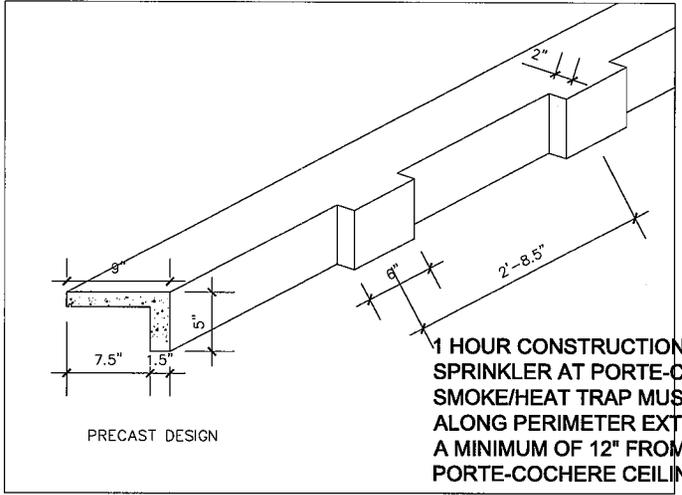
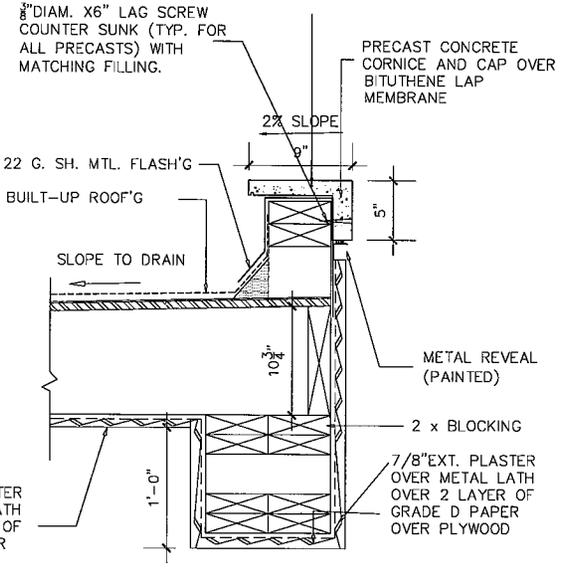
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DETAILS

SCALE: AS SHOWN
DRAWN: P.P.
START DATE: MARCH 2014
JOB NUMBER: 435 PECK
SHEET

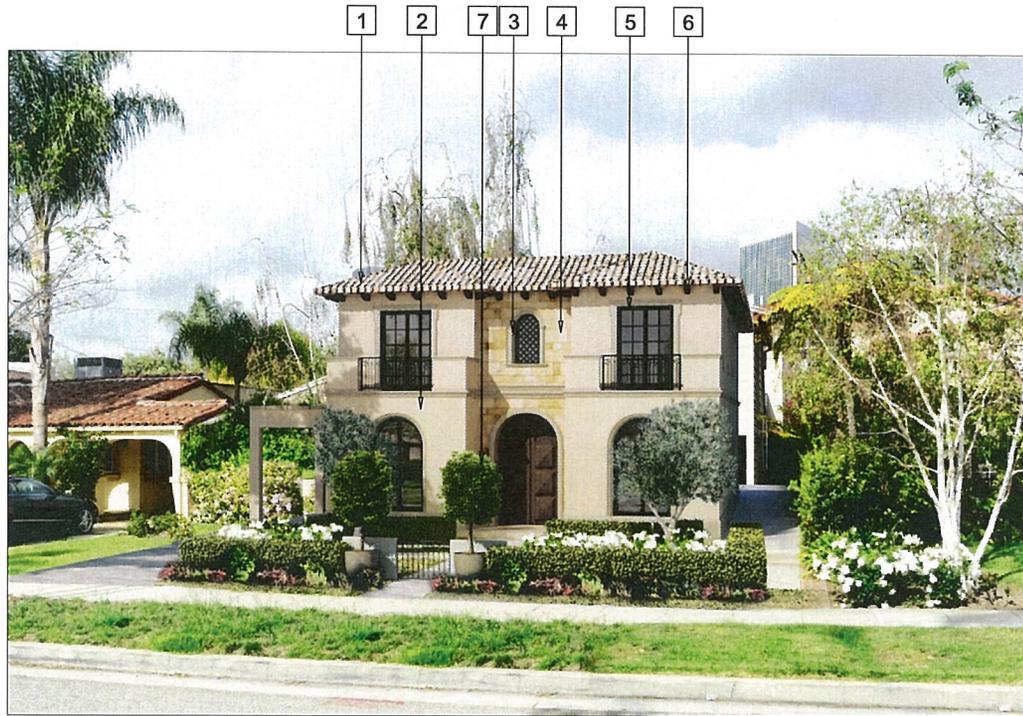
A-11.4

PLOT DATE: 05/18/2014



PARAPET DETAIL AT CARPORT

1



TEL: (818) 200-5005 payan@labyrinth.com

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PROJECT:
SINGLE FAMILY RESIDENCE @
435 SOUTH PECK DRIVE
BEVERLY HILLS, 90212

OWNER:
 HANASAZADEH FAMILY
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 Tel: (310) 436-3380

DESIGNER:
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LANDSCAPE ARCHITECT:
 SGLA INC.
 C/O SAMUEL KIM
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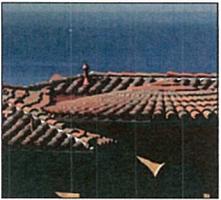
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SHEET TITLE
MATERIAL BOARD

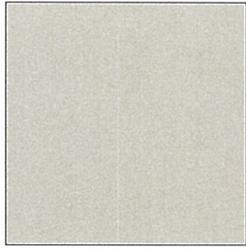
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DRAWN P.P.
START DATE: MARCH 2014
JOB NUMBER 435 PECK
SHEET

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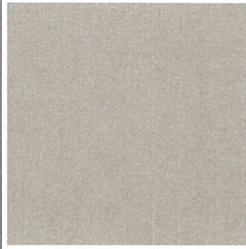
1 ROOF TILES
 CLASS "A" BARREL TILE ROOFING FROM US TILES WITH 4 TO 12 SLOPE OVER 1 LAYERS OF # 30 LB FELT OVER PLYWOOD OVER ROOF FRAMING (TYPICAL)



2 EXTERIOR PLASTER
 7/8" SMOOTH FIN. EXT. PLASTER
 DE 6129 AND 6128 MIX 50-50



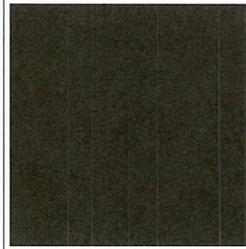
3 PRECAST CONCRETE
 MANUFACTURER: SANDSTONE DESIGN INC
 COLOR: DE 6155 SOFT IVORY



4 STONE
 POLISHED JERUSALEM GOLD
 COLOR: JERUSALEM GOLD



5 DOORS AND WINDOWS
 MANUFACTURER: MARVIN WINDOWS & DOORS
 COLOR: DE 6130 FROM DUNN EDWARDS

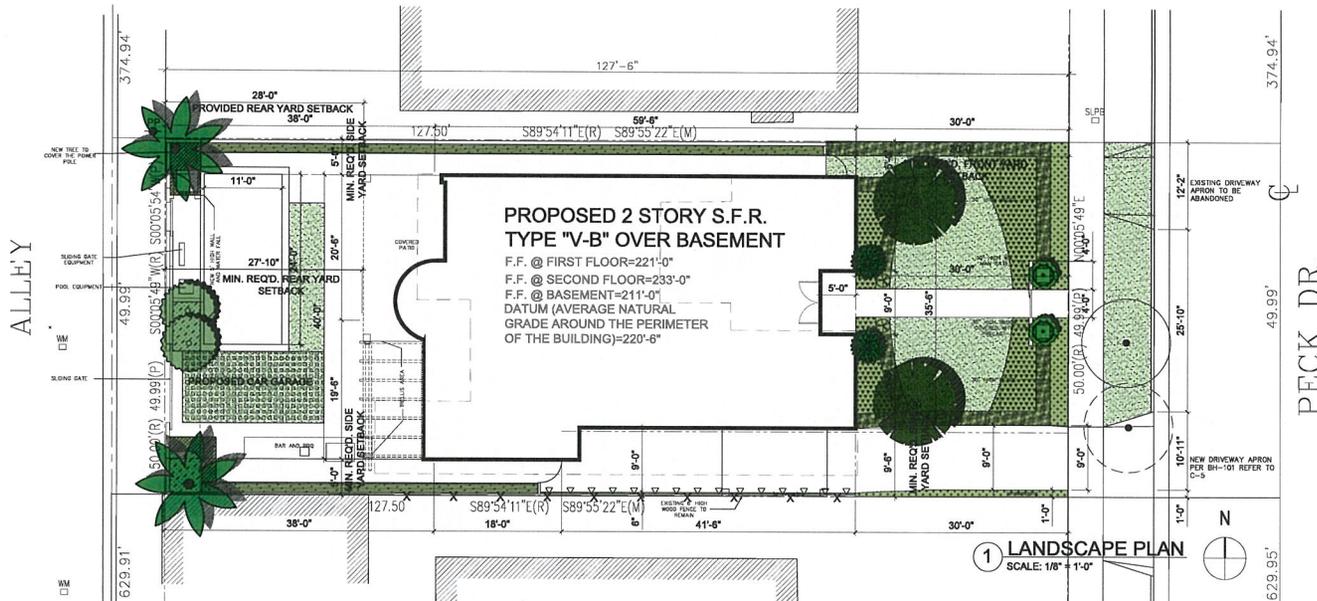


6 REDWOOD RAFTER TAIL
 SHAPED 8X6 STAINED REDWOOD
 ORNAMENTAL RAFTER TAIL OR STAINED TEAK



1 MATERIAL BOARD





**PROPOSED 2 STORY S.F.R.
TYPE "V-B" OVER BASEMENT**
 F.F. @ FIRST FLOOR=221'-0"
 F.F. @ SECOND FLOOR=233'-0"
 F.F. @ BASEMENT=211'-0"
 DATUM (AVERAGE NATURAL
 GRADE AROUND THE PERIMETER
 OF THE BUILDING)=220'-6"

1 LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS	SHRUBS & GROUND COVER	SIZE & QUAN.	WUCOLS
OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE	48" BOX/ 2 EA.	MODERATE	BUXUS SEMPERVIRENS 'BALL FORM' COMMON BOXWOOD (BALL FORM)	5 GAL/ 2 EA.	MODERATE
SYAGRUS ROMANZOFFIANA QUEEN PLAM	36" BOX/ 2 EA.	MODERATE	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' JAPANESE BOXWOOD	5 GAL.@ 24" O.C./ 58 EA.	MODERATE
PODOCARPUS GRACILIOR FERN PINE	24" BOX/ 2 EA.	MODERATE	LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL.@ 24" O.C./ 47 EA.	MODERATE
CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS (SHAPE INTO SPIRALS)	24" BOX/ 2 EA.	LOW	BOUGAINVILLEA OO LA LA 'MONKA' BOUGAINVILLEA	5 GAL.@ 24" O.C./ 13 EA.	LOW
CITRUS LIMON 'MEYER IMPROVED' DWARF IMPROVED MEYER LEMON	15 GAL./ 2 EA.	MODERATE	ROSA FLORIBUNDA 'ICEBERG' ICEBERG SHRUB ROSE	5 GAL.@ 24" O.C./ 69 EA.	MODERATE
NEW STREET TREE PER CITY OF BEVERLY HILLS STREET TREE DIVISION			PELARGONIUM PELTATUM PINK AND ROSE IVY GERANIUM	1 GAL.@ 18" O.C./ 55 EA.	MODERATE
EXISTING STREET TO BE REMOVED			DYMONDIA MARGARETAE SILVER CARPET	1 GAL.@ 12" O.C./ 47 EA.	LOW
			UC VERDE BUFFALO GRASS	FLAT @ 12" O.C./ 17 EA.	LOW
			VINE	SIZE & QUAN.	WUCOLS
			PASSIFLORA EDULIS PURPLE PASSION FRUIT	5 GAL./ 15 EA.	MODERATE
			LANDSCAPE AREA		
			LAWN AREA		



LANDSCAPE AREA: 1,762 SF.
 SLA AREA: 284 SF.
 TOTAL LANDSCAPE AREA: 2,026 SF.



16 88-228-885
 These drawings and specifications are the property and copyright of the Designer and shall be used for any other work except by written agreement with the Designer.

PROJECT:
 SINGLE FAMILY RESIDENCE @
 435 SOUTH PECK DRIVE
 BEVERLY HILLS, 90212

OWNER:
 POUNEH
 435 SOUTH PECK DRIVE
 BEVERLY HILLS, CA, 90212
 TEL: (310) 438-3388

DESIGNER:
 LABYRINTH DESIGN STUDIO
 POLYA PAVAN
 1524 GRANVILLE AVE # 105
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LANDSCAPE ARCHITECT:
 SCLA INC.,
 CIO SAMUEL KIM
 520 MOLINO ST 2004 Los
 Angeles, CA, 90013
 T: (213) 383-1788
 info@scla.com

NO.	DATE	REVISIONS

SHEET TITLE
 LANDSCAPE PLAN

SCALE: AS SHOWN
DRAWN
START DATE: MARCH 2014
JOB NUMBER: 21416
SHEET

LP-1



Design Review Commission Report

455 North Rexford Drive

June 5, 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 **435 PECK DRIVE (PL1405470)**.

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

Section 1. **Pouya Payan, Labyrinth Design Studio**, agent, on behalf of **the Hanasabzadeh Family**, 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 **435 Peck 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 June 5, 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: June 5, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission