



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

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

**Subject:** **8701 Clifton Way (PL1405692)**  
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:** Farzin Maly

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

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### 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 for the applicant to restudy the project. The comments related primarily to the coherency of the design, mass of the Hamel Drive elevation, refinement of the Clifton Way elevation, the use of downlighting on the façade, verticality of the design, and the appropriateness of the front yard fence.

As a result of the Commission's comments, the applicant has modified the design of the project with the following changes:

- Fully redesigned east elevation (side street);
- Revised upper parapet;
- Reconfigured fenestration and material location;
- Removal of framing element at corner;
- Revised window mullion pattern;
- New art piece adjacent to front entryway;
- Redesigned front yard fence with cable railing, and;
- Increased tree size in front and side yard landscaping.

An applicant-prepared *Response to Comments* is included in Attachment B of this report.

#### Attachment(s):

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

#### Report Author and Contact Information:

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



## **Design Review Commission Report**

455 North Rexford Drive

June 5, 2014

### **URBAN DESIGN ANALYSIS**

The revised design has greatly improved from the original proposal and the applicant has appropriately incorporated the Commission's comments to present a more cohesive design. The entrance is greatly improved and provides a clear sense of arrival. Additionally, the fenestration is more appropriate to the style and the allocation of materials provides a better balance to the façade.

However, the straight nature of the upper parapet provides an awkward termination to the design and should be revised to follow the modulation of the Clifton Way elevation where it is recessed.

### **ZONING CODE COMPLIANCE**

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

### **ENVIRONMENTAL ASSESSMENT**

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

### **PUBLIC OUTREACH AND NOTIFICATION**

The project does not require public notification as it is continued from another meeting.



**Design Review Commission Report**

455 North Rexford Drive

June 5, 2014

**Attachment A**

May 1, 2014 DRC Staff Report  
and Previously Proposed Plans



## Design Review Commission Report

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**Meeting Date:** Thursday, May 1, 2014

**Subject:** **8701 Clifton Way (PL1405692)**

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:** Farzin Maly

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

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### 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 International; 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 contains appropriate design elements that are indicative of the International style; however, certain adornments, particularly at the second floor balcony, appear unnecessary. These elements should either be removed in their entirety or be revised to more appropriately integrate with the overall façade aesthetic. Furthermore, the building does not appropriately convey a sense of arrival and the entryway should be revised, as necessary.

### 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 April 21, 2014; the site was posted on March 26, 2014. To date staff has not received comments in regards to the submitted project.

**Attachment(s):**

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

**Report Author and Contact Information:**

Cindy Gordon, Associate Planner  
(310) 285-1191

[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)





← ELEVATION VIEW (SOUTH)



← ELEVATION VIEW (NORTH)

G.A. ENGINEERING  
 18582 VENTURA BLVD SUITE 200  
 TAZONA, CALIFORNIA 91356  
 TEL : (618) 702-2338  
 FAX : (618) 702-2339  
 CELL : (618) 702-2339

REVISION	BY

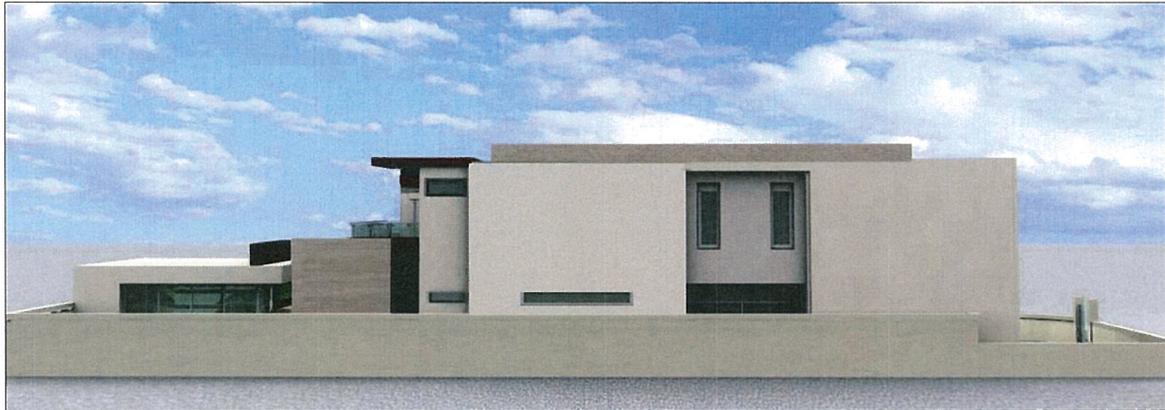
*OWNER*  
 ARSEN AHAMJIAN  
 8701 CLIFTON, BEVERLY HILLS  
 Los Angeles Ca, 90211

*DRAWING TITLE*  
 ELEVATION VIEW

DATE: MARCH 2014  
 SCALE: AS SHOWN  
 DRAWN: S.S.  
 APPROVED: F.M.  
 JOB : 13-477  
 SHEET:  
 A9-04  
 SHEETS



← ELEVATION VIEW (EAST)



← ELEVATION VIEW (WEST)

G.A. ENGINEERING  
 19582 VENTURA BLVD/SUITE 200  
 TAZEWELL, CALIFORNIA 91386  
 Phone : (818) 708-0018  
 Fax : (818) 708-2847

REVISION	BY

*OWNER*  
 ARSEN AHAMIAN  
 8701 CLIFTON, BEVERLY HILLS  
 Los Angeles Ca, 90211

*DRAWING TITLE*  
 ELEVATION VIEW

DATE: MARCH 2014  
 SCALE: AS SHOWN  
 DRAWN: S.G.  
 APPROVED: F.M.  
 JOB : 13-477  
 SHEET:  
 A9-05  
 SHEETS



**Design Review Commission Report**

455 North Rexford Drive

June 5, 2014

**Attachment B**

Applicant's Written Responses  
to Commission's Comments

## 8701 Clifton Way – Response to Comments

1. Ginko trees showing too high on the rendering, the do come around 7-8 feet high. **All tree heights on the rendering have been changed to 7-8 feet.**
2. No coherency of design. **The new design connects the south and east side elevation and now coherent**
3. Elimination of the large frame on the East side : **Eliminated**
4. East side elevation is not broken down enough, feels commercial: **We have broken the east side of the property and added residential elements to it.**
5. Clifton way side elevation having 4 elements, needs to be cleaned up: **Removed the tall wall in the middle and the frame to the right, now we only have 2 elements , balcony side and entrance side.**
6. Elimination of the front fence: **Changed to cable railing**
7. Fruitless Olive tree to be changed to 48": **Changed**

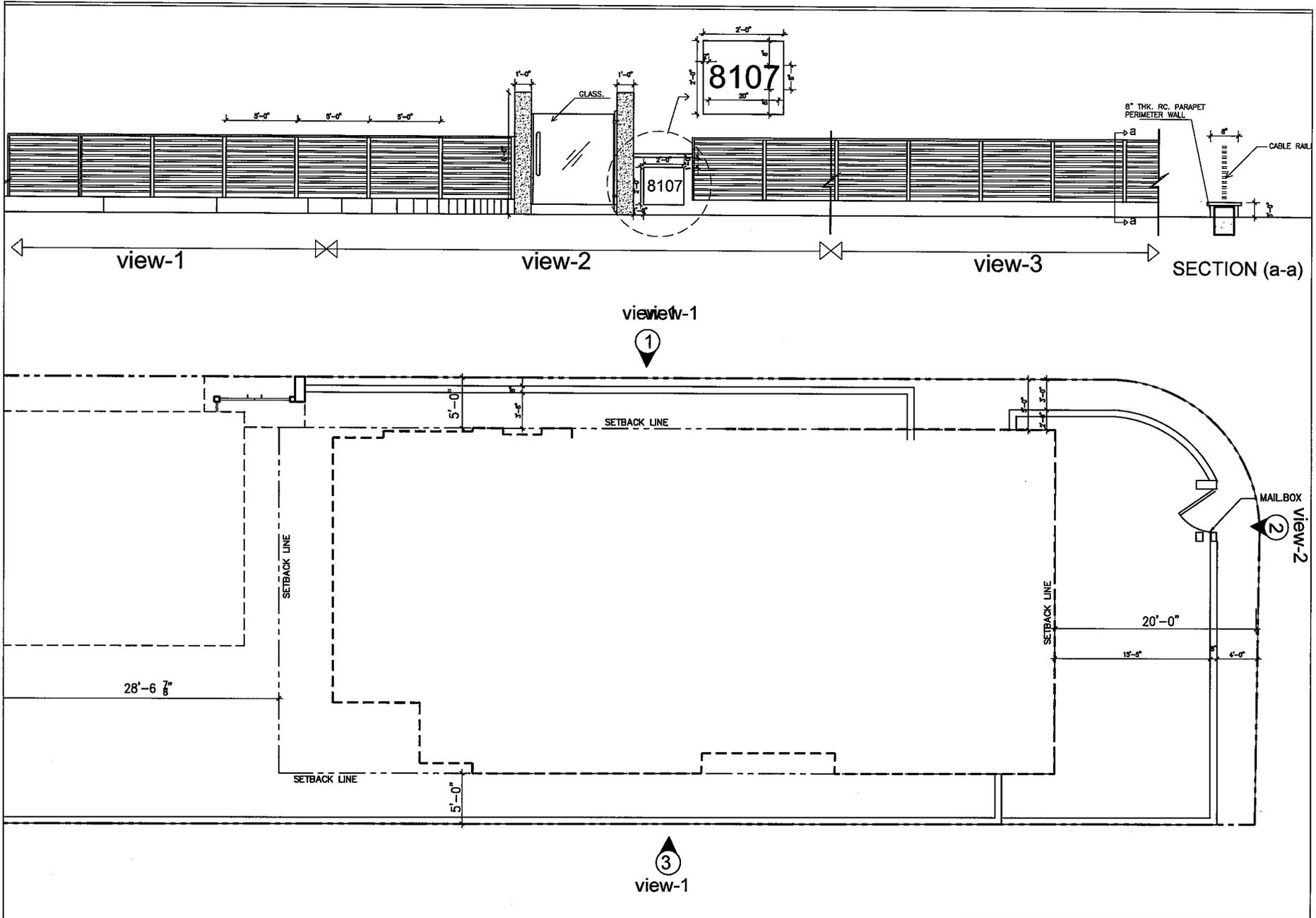


**Design Review Commission Report**

455 North Rexford Drive

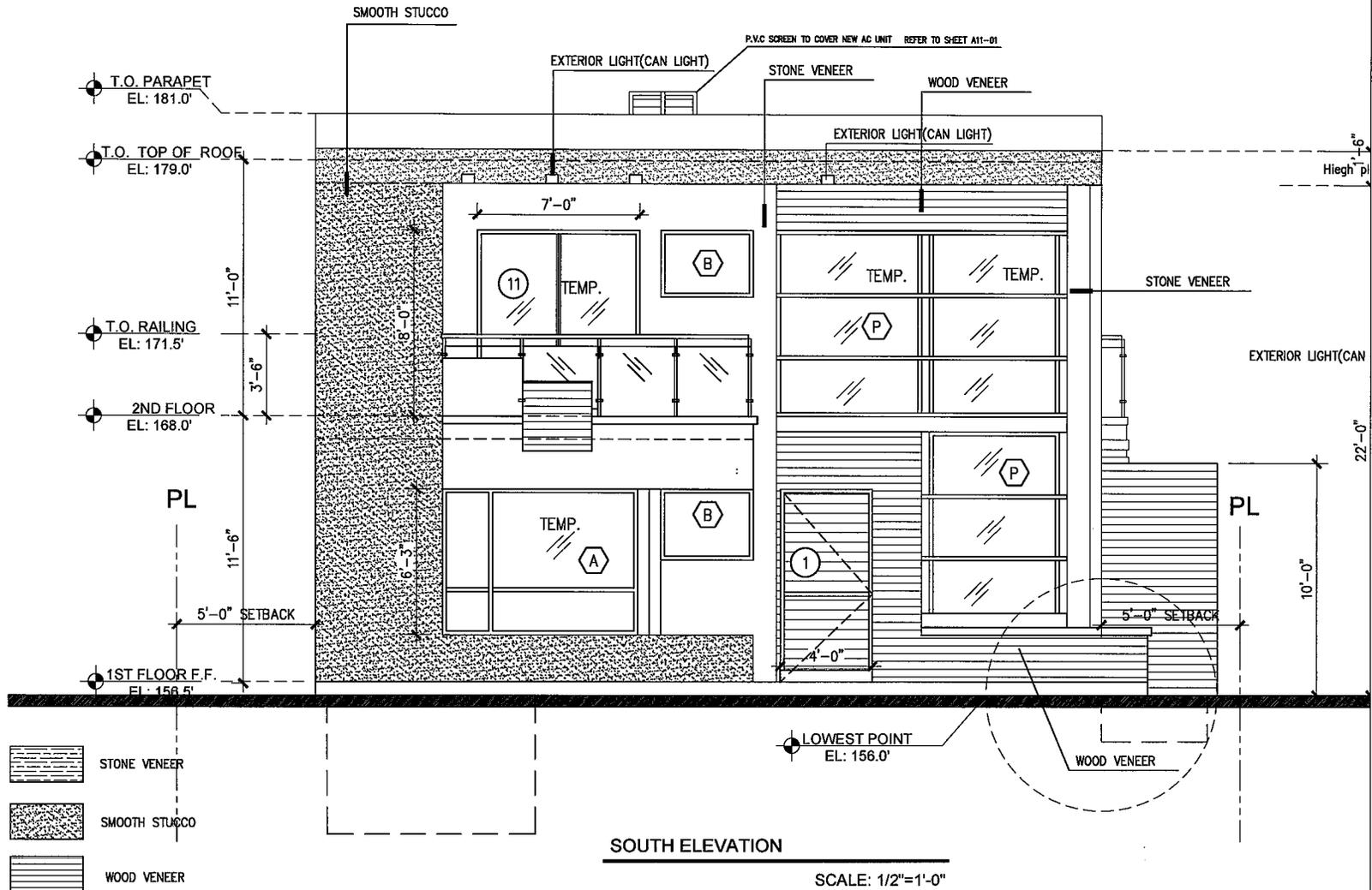
June 5, 2014

**Attachment C**  
Project Design Plans



<b>G.A. ENGINEERING</b> 1662 VENTURA BOULEVARD, SUITE 200 VAN NUYS, CALIFORNIA 91410 Phone: (818) 704-0818 Fax: (818) 704-2827	
<b>OWNER</b> ARSEN AHAMIAN 8701 CLIFTON, BEVERLY HILLS Los Angeles Ca. 90211	
<b>DRAWING TITLE</b> PROPOSED WALLPENCE	
DATE:	ISSUE NO.:
SCALE:	AS SHOWN
DRAWN:	E.A.
APPROVED:	F.A.
JOB #:	02-07
DATE:	
A2-01	





G.A. ENGINEERING  
 18000 VENTURA BLVD SUITE 200  
 VAN Nuys, CALIFORNIA 91414  
 Phone: (818) 708-3333  
 Fax: (818) 708-3877

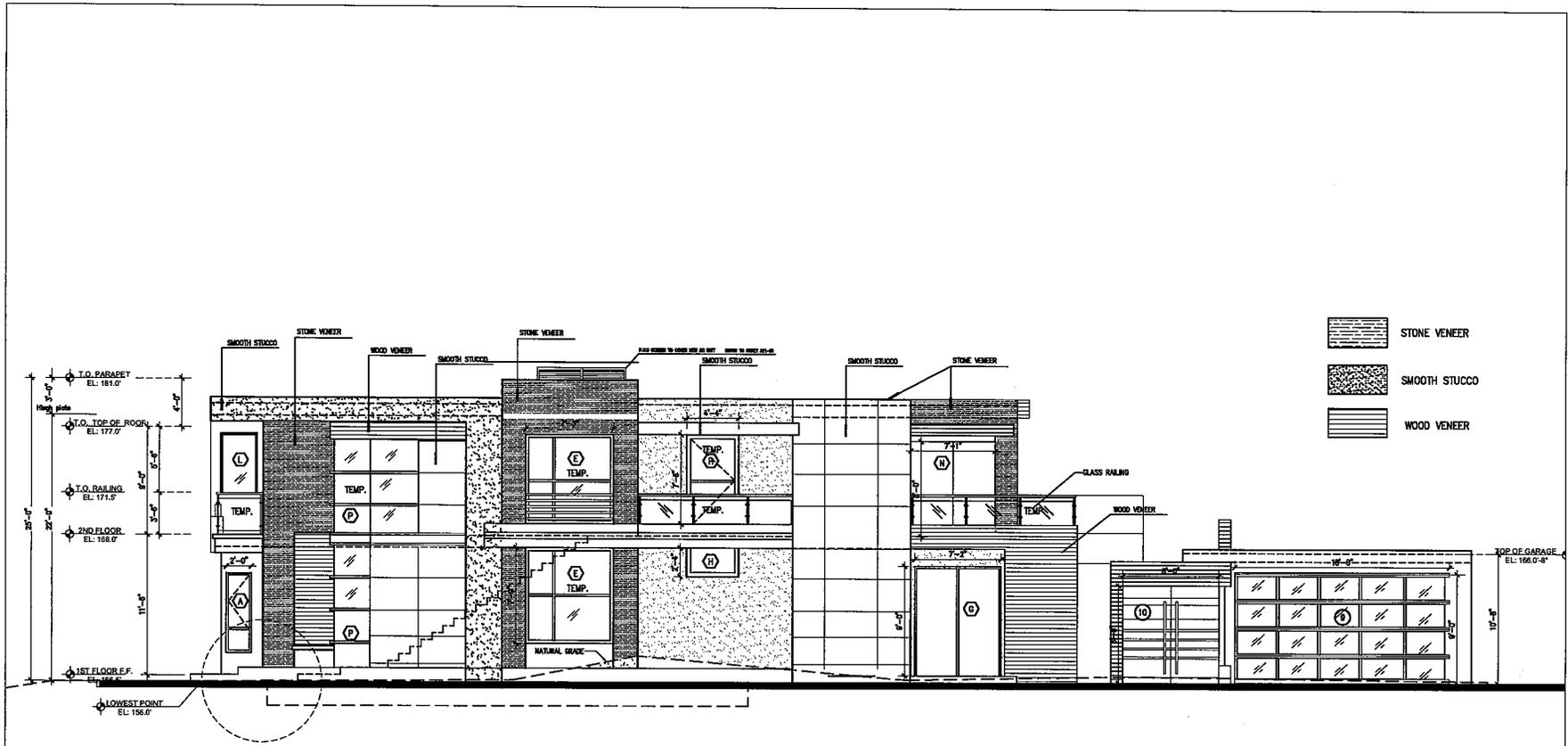
REVISION	BY

**OWNER**  
 ARSEN AHAMIAN  
 8701 CLIFTON, BEVERLY HILLS  
 Los Angeles Ca, 90211

**DRAWING TITLE**  
 SOUTH ELEVATION

DATE	08/04/04
DRAWN	AS
CHECKED	EA
APPROVED	EA
JOB #	13-07
PROJECT	

A4-01



-  STONE VENEER
-  SMOOTH STUCCO
-  WOOD VENEER

**EAST ELEVATION**

SCALE: 1/4"=1'-0"

C.A. ENGINEERING  
 11832 NORBURN BLVD. SUITE 200  
 TUSTIN, CALIFORNIA 92680  
 PHONE: (714) 261-2211  
 FAX: (714) 798-2877

NO.	REVISION

**OWNER**  
 ARSEN AHAMIAN  
 8701 CLIFTON, BEVERLY HILLS  
 Los Angeles Ca, 90211

**DRAWING TITLE**  
 EAST ELEVATION

DATE:	MARCH 2014
SCALE:	AS SHOWN
DRAWN:	C.A.
APPROVED:	F.A.
JOB #:	13-07
PROJECT:	

A4-03



A- EXISTING RESIDENCE



B- PROPOSED PROJECT



C- PROPOSED PROJECT LANDSCAPE

G.A. ENGINEERING  
 16326 VENTURA BLVD. SUITE 230  
 VANUYS, CA 91411  
 PHONE : (818) 708-2888  
 FAX : (818) 708-2889

REVISION	BY

*OWNER*  
 ARSEN AHAMIAN  
 8701 CLIFTON, BEVERLY HILLS  
 Los Angeles Ca, 90211

*DRAWING TITLE*  
 STREET SCAPE PHOTO MONTAGE

DATE	08/08/2014
DRAWN	AD WISSE
CHECKED	S.A.
APPROVED	PAL
JOB #	13-077
DRAWN	
A9-03	



**G.A. ENGINEERING**  
 1608 VENTURA BLVD SUITE 200  
 THOUSAND OAKS, CALIFORNIA 91320  
 TEL : (818) 303-3338  
 FAX : (818) 708-2877


**OWNER**  
 ARSEN AHAMIAN  
 8701 CLIFTON BEVERLY HILLS  
 Los Angeles Ca, 90211

**DRAWING TITLE**  
 ELEVATION VIEW

DATE	MARCH 2014
DESIGN	AS DESIGN
DRAWN	S.A.
APPROVED	P.A.
JOB #	12-077
REVISIONS	

A9-04



**G.A. ENGINEERING**  
 1882 VENTURA BLVD. SUITE 200  
 TUCUMAN, CALIFORNIA, 91306  
 TEL : (619) 332-3339  
 FAX : (619) 702-2647


**OWNER**  
 ARSEN AHAMIAN  
 8701 CLIFTON, BEVERLY HILLS  
 Los Angeles Ca, 90211

**DRAWING TITLE**  
 PERSPECTIVE RENDERING

DATE	MARCH 2014
SCALE	AS SHOWN
DRAWN	S.A.
APPROVED	F.A.L.
JOB :	13-077
REVISION	

A9-07  
 0000



**G.A. ENGINEERING**  
 16622 VENTURA BLVD SUITE 230  
 TORRANCE, CALIFORNIA 91306  
 TEL : (310) 708-2876  
 FAX : (310) 708-2877


**OWNER**  
 ARSEN AHAMIAN  
 8701 CLIFTON, BEVERLY HILLS  
 Los Angeles Ca, 90211

**DRAWING TITLE**  
 PERSPECTIVE RENDERING

DATE	MARCH 2014
DRAWN	JE BROWN
CHECKED	E.A.
APPROVED	F.A.
JOB #	12-077
PROJECT	

A9-08  
 SHEET





**Design Review Commission Report**

455 North Rexford Drive

June 5, 2014

**Attachment D**

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 8701 CLIFTON WAY (PL1405692).

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

Section 1. Farzin Maly, agent, on behalf of Arsen Ahamian, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 8701 Clifton Way 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 filing 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

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William Crouch, Commission Secretary  
Community Development Department

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Ilene Nathan, Chairperson  
Design Review Commission