



Design Review Commission Report

Meeting Date: Thursday, March 5, 2015

Subject: **511 North Elm Drive (PL1502608)**

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: Hamid and Katy Younesi, Property Owners

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

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Mediterranean Revival; 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 appears disjointed and crowds the entry element with overly dominant projecting ground floor elements and recessed second floor elements. Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

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.

Attachment(s):

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

Report Author and Contact Information:

Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org



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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, along with the block face, be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, February 20, 2015; the site was posted on Monday, February 23, 2015. To date staff has not received comments in regards to the submitted project.



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Attachment A

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

D Site & Area Characteristics

Lot Dimensions: Irregular 151'.75X78.5' Lot Area (square feet): 11,920 Sq.F.
 Adjacent Streets: North Elm Drive and Santa Monica Blvd

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:

The owner has contacted all adjacent neighbors and also the neighbors on the other side of the street

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:	28'-0"	28'-0"	28'-0"
Roof Plate Height:	23'-0"	22'-6"	22'-6"
Floor Area:	6,268	3,323	6,243
Rear Setbacks:	36'-6"		36'-6"
Side Setbacks:	S/E 7'-6"	S/E	S/E 7'-6"
	N/W 10'-1"	N/W	N/W 10'-1"
Parking Spaces:	(5 Stalls)	2 stalls	5 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/Stone Veneer
 Texture /Finish: Smooth Finish/ Strip Stone
 Color / Transparency: 278 TRABUCO (42) BASE 200 from LA HABRA/Coronado Strip Stone -Fawn

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

Material: Aluminum clad wood windows by ANDERSON Windows
 Texture /Finish: Clear Finish Aluminum
 Color / Transparency: Dark Bronze Anodize

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

Material: Metal, Clear Glass by Hubbard Iron Doors
 Texture /Finish: Stained Bronze Finish
 Color / Transparency: DARK Bronze

PEDIMENTS

Material: Precast concrete
 Texture /Finish: Sandstone design Inc
 Color / Transparency: White WC

ROOF

Material: MCA CLAY ROOF TILE
 Texture /Finish: Clay, 2 piece
 Color / Transparency: B317-R TAUPE SMOKE BLEND

CORBELS

Material: Ogee Style Corbel Cedar Woodgrain
 Texture /Finish: Stained wood, Teak finish
 Color / Transparency: DARK BROWN , Stained

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: Dark Brown -Dunn-Edwards -Northern Territory DEA158 to match Doors

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Copper
Texture /Finish: clear
Color / Transparency: Dark Anodize brown

EXTERIOR LIGHTING

Material: Bronze/Glass - Feis-Castle Collection
Texture /Finish: Clear
Color / Transparency: Grecian Bronze

PAVED SURFACES

Material: Interlock Block Pavers, from System Pavers, 877-728-3278
Texture /Finish: Tumbled Cream Brown, Antique
Color / Transparency: Tumbled Cream Brown, Antique

FREESTANDING WALLS AND FENCES

Material: Exterior Plaster to match building Plaster
Texture /Finish: Smooth Exterior Plaster
Color / Transparency: 278 TRABUCO (42) BASE 200 from LA HABRA

OTHER DESIGN ELEMENTS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

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

The landscape design will complement the Mediterranean Villa theme of Architecture. The Mediterranean planting palette consists of Olive, Palo Verde, Fern Pone, Henkel's Yellow wood, Coast Redwood.

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 Style and using the elements of the style Such as articulation in the facades, precast and stone veneer 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 have harmonious articulations and the wide frontage of the property (75') which is landscaped except for the allowed circular driveway and predestinarian path to the residence.

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.

The side yard provided on North Side of the property giving respect to the North West property and the overall set backs of the 2nd floor of the building. and the articulated mass of the proposed project respect the neighboring properties.

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 Style is compatible with the design of the new residences build on the other side of the Elm adjacent to the subject project. and the landscaping will integrate with the south west property and the extra setback provided from North West neighbor will respect the North West Neighbor.



Design Review Commission Report

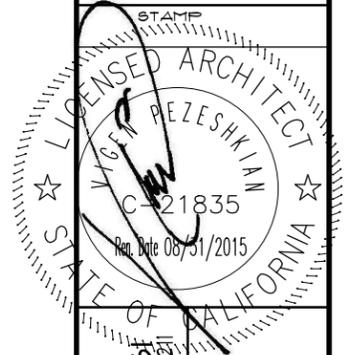
455 North Rexford Drive

March 5, 2015

Attachment B
Project Design Plans

SINGLE FAMILY RESIDECE FOR HAMID YOUNESI FAMILY

511 N. ELM DR. BEVERLY HILLS, CA



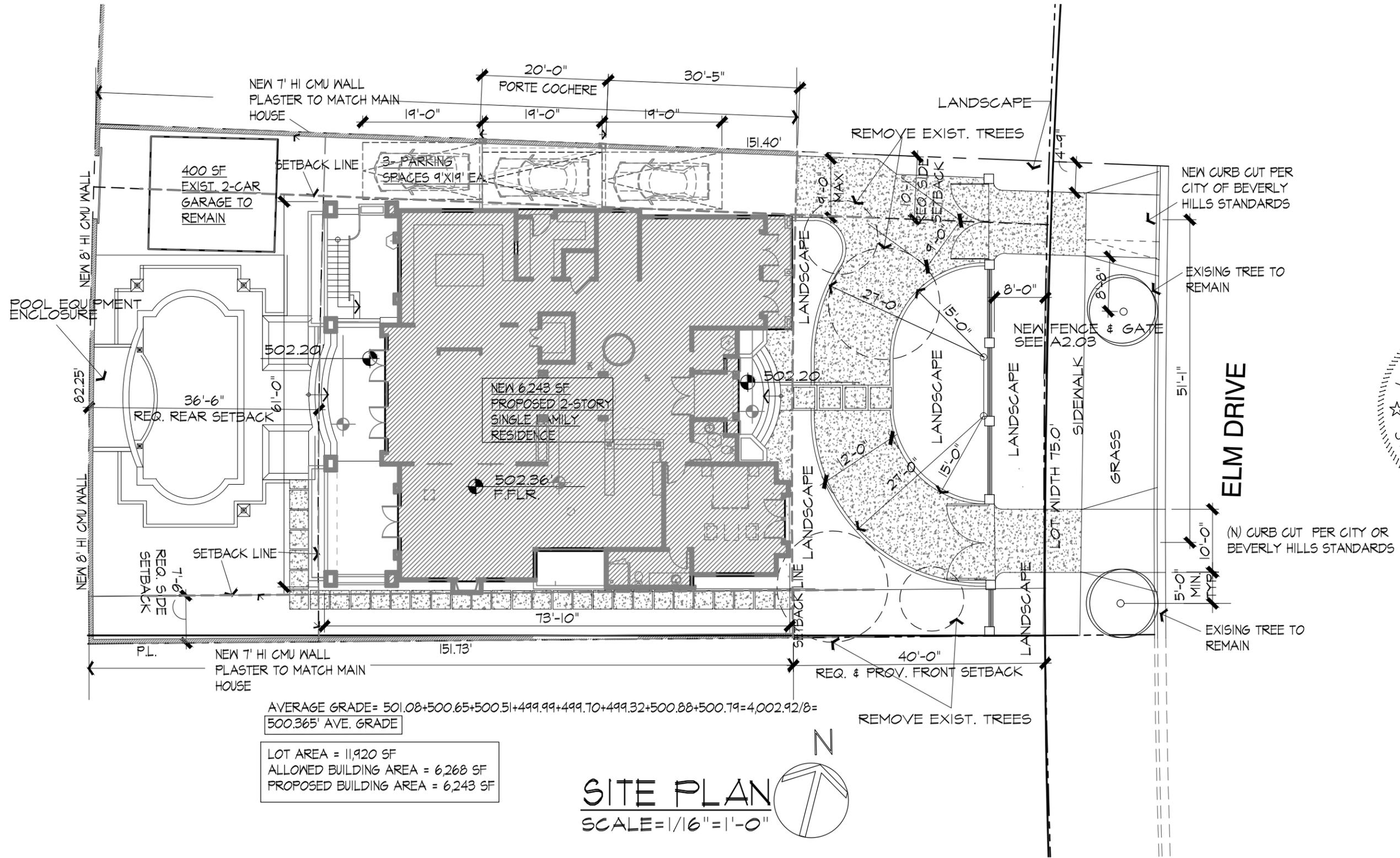
VIGEN PEZESHKIAN, ARCHITECT

16150 LAHEY STREET, GRANADA HILLS, CA 91344
Telephone 818 378-5694

Project Name & Address
**RESIDENCE FOR
MR. & MRS. HAMID YOUNESI
511 N. ELM DR.
BEVERLY HILLS, CA 90211**

Drawing Title
PERPECTIVE VIEW

Project No
Scale
Date
Designed
Drawn
Drawing No



AVERAGE GRADE = $501.08 + 500.65 + 500.51 + 499.99 + 499.70 + 499.32 + 500.88 + 500.79 = 4,002.92 / 8 = 500.365'$ AVE. GRADE

LOT AREA = 11,920 SF
 ALLOWED BUILDING AREA = 6,268 SF
 PROPOSED BUILDING AREA = 6,243 SF

SITE PLAN

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



VIGEN PEZESHKIAN, ARCHITECT

16150 LAHEY STREET, GRANADA HILLS, CA 91344
 Telephone 818 378-5694

Project Name & Address
RESIDENCE FOR MR. & MRS. HAMID YOUNESI
 5111 N. ELM DR BEVERLY HILLS, CA 90211

Drawing Title

SITE PLAN

Project No

Scale

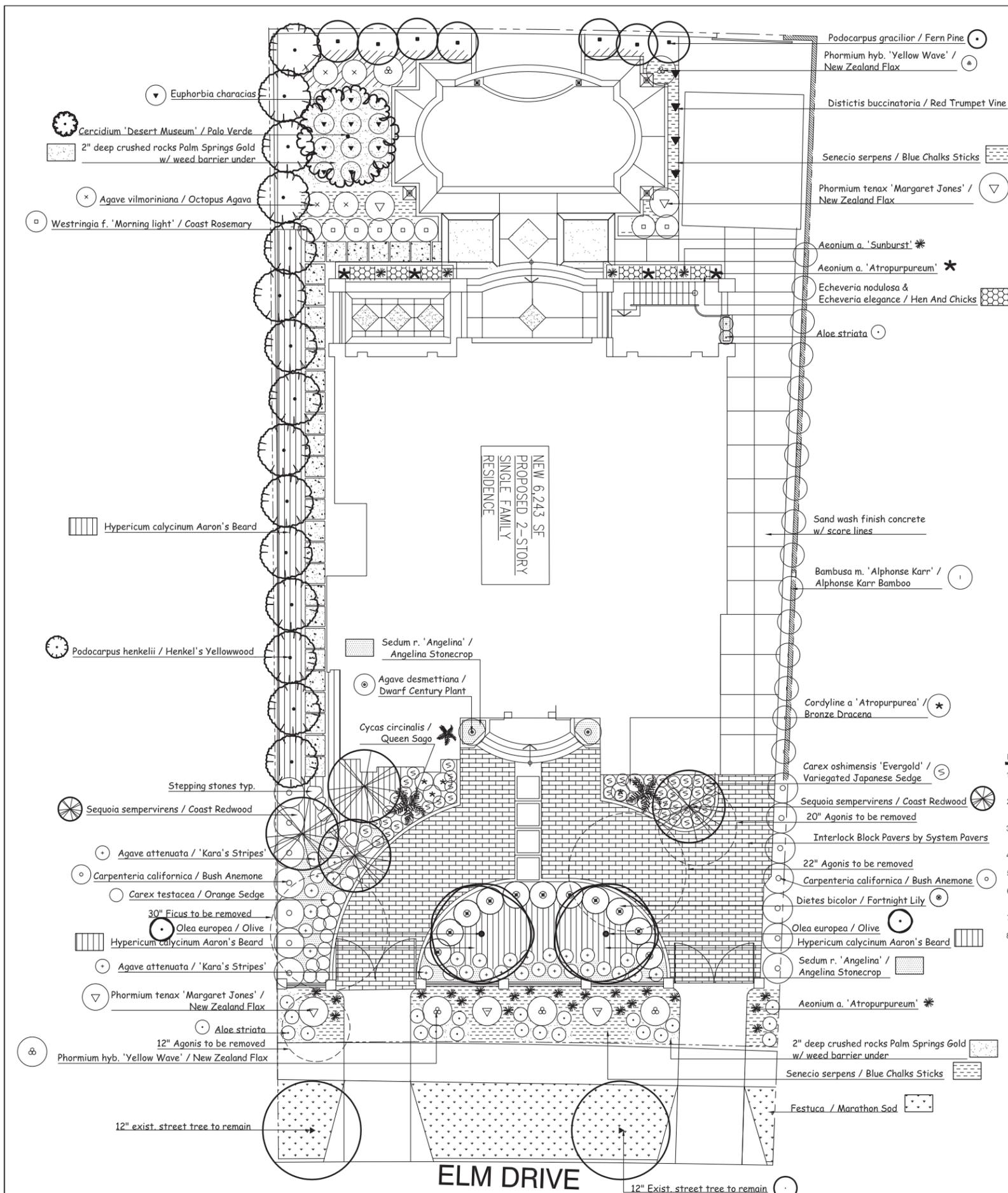
Date

Designed

Drawn

Drawing No

A1.00



TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
☉	Cercidium 'Desert Museum'	Palo Verde	24"box	1	
☉	Cycas circinalis	Queen Sago	15-gal	2	
☉	Olea europea	Olive	48"box	2	fruitless
☉	Podocarpus gracilior	Fern Pine	15-gal	7	
☉	Podocarpus henkelii	Henkel's Yellowwood	15-gal	15	
☉	Sequoia sempervirens	Coast Redwood	36"box	4	

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
☼	Aeonium a. 'Sunburst'		5-gal	25	
☼	Aeonium arboreum 'Atropurpureum'		5-gal	2	
☼	Agave attenuata 'Kara's Stripes'		5-gal	32	
☼	Agave desmettiana	Dwarf Century Plant	5-gal	2	
☼	Agave vilmoriniana	Octopus Agava	5-gal	4	
☼	Aloe striata		5-gal	21	
☼	Bambusa m. 'Alphonse Karr'	Alphonse Karr Bamboo	5-gal	16	root barrier
☼	Carex oshimensis 'Evergold'	Variiegated Japanese Sedge	5-gal	50	
☼	Carex testacea	Orange Sedge	5-gal	39	
☼	Cordylina a 'Atropurpurea'	Bronze Dracena	5-gal	5	double & triple
☼	Carpenteria californica	Bush Anemone	5-gal	14	
☼	Dietes bicolor	Fortnight Lily	5-gal	11	
☼	Distictis buccinatoria	Red Trumpet Vine	5-gal	4	
☼	Dymondia margaretae	Silver Carpet	1-gal	6"oc	
☼	Echeveria elegance	Hen And Chicks	1-gal	10"oc	
☼	Echeveria nodulosa		1-gal	10"oc	
☼	Euphorbia characias		5-gal	12	
☼	Festuca	Marathon Sod	sod	-	
☼	Hypericum calycinum	Aaron's Beard	1-gal	24"oc	
☼	Phormium hyb. 'Yellow Wave'	New Zealand Flax	5-gal	5	
☼	Phormium tenax 'Margaret Jones'	New Zealand Flax	5-gal	5	
☼	Sedum r. 'Angelina'	Angelina Stonecrop	1-gal	12"oc	
☼	Senecio serpens	Blue Chalks Sticks	1-gal	12"oc	
☼	Westringia f. 'Morning light'	Coast Rosemary	5-gal	8	

☼ 2" deep crushed rocks Palm Springs Gold w/ weed barrier under

All trees to be planted with commercial root barriers. 2" deep shredded Cedar bark to spread between plants.

Interlock Block Pavers to be by System Pavers
Color: Tumbled Cream Brown, Antique
tel: 877-728-3278

NOTE:
All groundcover areas where plants are 4" oc or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

NOTE:
All planters to have drains and waterproofing done by others.

PLANTING NOTES

- DRAWING IS DIAGRAMMATIC; CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
- CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
- NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
- ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. PALM TO BE GUARANTEED FOR THE PERIOD OF 1 YEAR.
- FINISH GRADE TO BE 3" BELOW ALL WALKS, CURBS, AND PAVING.
- ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6"
 - *150 LBS. GRO-POWER
 - *3 CU YDS NITROGENIZED, MINERALIZED FIR BARK
 - *ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX.
- PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 90 % SOIL OF SITE AND 20 % FIR BARK, AS DEFINED IN #8. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

5 GAL	6-9
24" box	14-16

 PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS. PALM TREES ARE NOT TO RECEIVE TABLETS.
- ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.
- CONTRACTOR TO INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
- SOIL SAMPLES TAKEN FROM VARIOUS LOCATIONS IN THE PLANTING AREAS WILL BE SENT TO A SOIL LAB FOR PROFESSIONAL ANALYSIS AND RECOMMENDATIONS FOR SOIL IMPROVEMENT. CONTRACTOR TO FOLLOW SOIL TESTING RECOMMENDATIONS.

REVISIONS	DATE
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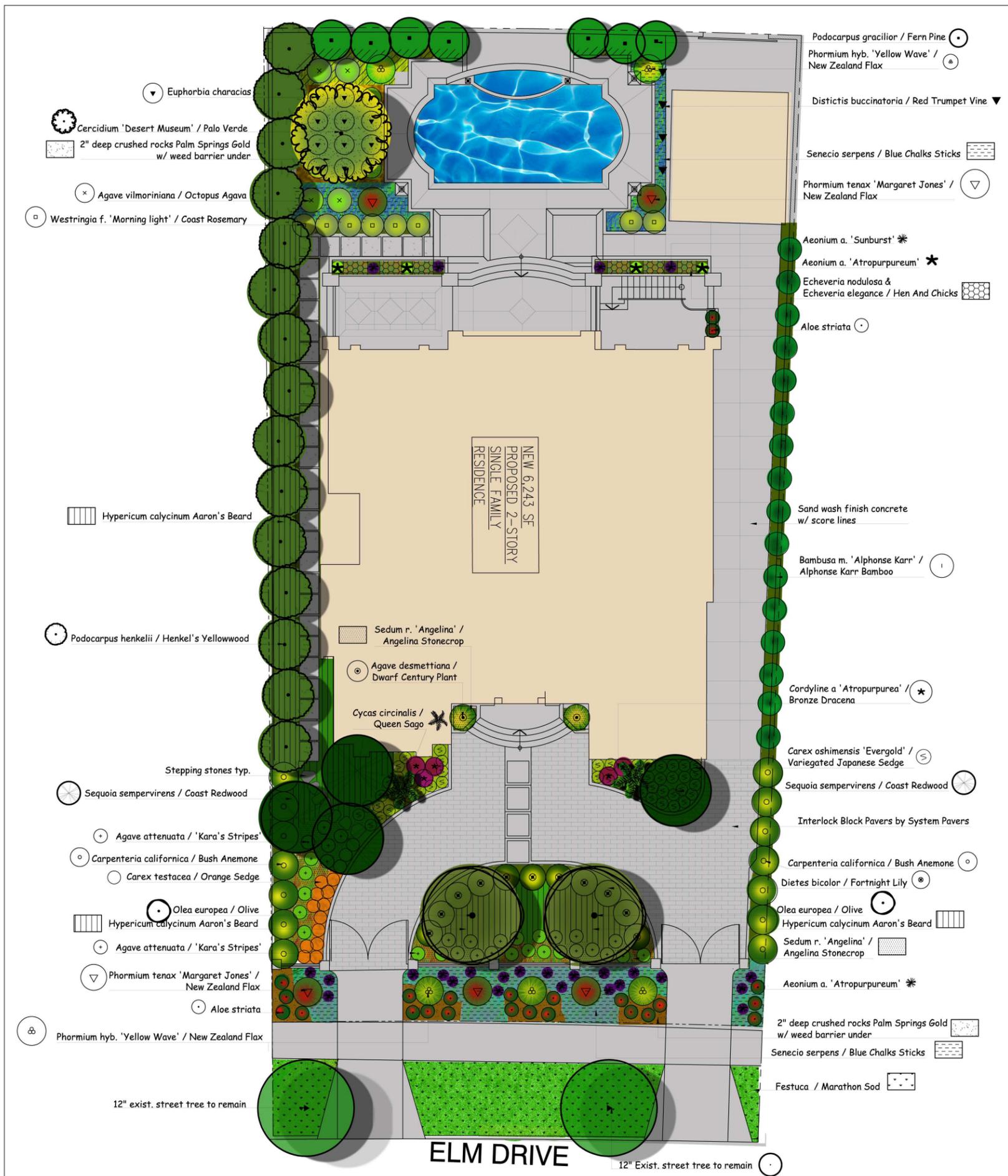
Yael
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

511 N. ELM
BEVERLY HILLS, CA 90210

PLANTING PLAN



DATE: FEB. 3, 2015
SCALE: 1/8"=1'-0"
JOB NUMBER: 167915
DRAWN BY:



TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
☉	Cercidium 'Desert Museum'	Palo Verde	24"box	1	
☉	Cycas circinalis	Queen Sago	15-gal	2	
☉	Olea europea	Olive	48"box	2	fruitless
☉	Podocarpus gracilior	Fern Pine	15-gal	7	
☉	Podocarpus henkelii	Henkel's Yellowwood	15-gal	15	
☉	Sequoia sempervirens	Coast Redwood	36"box	4	

SHRUBS AND GROUND COVER LEGEND

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✱	Aeonium arboreum 'Atropurpureum'		5-gal	2	
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☉	Agave desmettiana	Dwarf Century Plant	5-gal	2	
☉	Agave vilmoriniana	Octopus Agava	5-gal	4	
☉	Aloe striata		5-gal	21	
☉	Bambusa m. 'Alphonse Karr'	Alphonse Karr Bamboo	5-gal	16	root barrier
☉	Carex oshimensis 'Evergold'	Variegated Japanese Sedge	5-gal	50	
☉	Carex testacea	Orange Sedge	5-gal	39	
☉	Cordylina a 'Atropurpurea'	Bronze Dracena	5-gal	5	double & triple
☉	Carpenteria californica	Bush Anemone	5-gal	14	
☉	Dietes bicolor	Fortnight Lily	5-gal	11	
☉	Distictis buccinatoria	Red Trumpet Vine	5-gal	4	
☉	Dymondia margaretae	Silver Carpet	1-gal	6"oc	
☉	Echeveria elegance	Hen And Chicks	1-gal	10"oc	
☉	Echeveria nodulosa		1-gal	10"oc	
☉	Euphorbia characias		5-gal	12	
☉	Festuca	Marathon Sod	sod	-	
☉	Hypericum calycinum	Aaron's Beard	1-gal	24"oc	
☉	Phormium hyb. 'Yellow Wave'	New Zealand Flax	5-gal	5	
☉	Phormium tenax 'Margaret Jones'	New Zealand Flax	5-gal	5	
☉	Sedum r. 'Angelina'	Angelina Stonecrop	1-gal	12"oc	
☉	Senecio serpens	Blue Chalks Sticks	1-gal	12"oc	
☉	Westringia f. 'Morning light'	Coast Rosemary	5-gal	8	

☉ 2" deep crushed rocks Palm Springs Gold w/ weed barrier under

NOTE:
All groundcover areas where plants are 4' or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

All trees to be planted with commercial root barriers.
2" deep shredded Cedar bark to spread between plants.

Interlock Block Pavers to be by System Pavers
Color: Tumbled Cream Brown, Antique
tel: 877-728-3278

NOTE:
All planters to have drains and waterproofing done by others.



FRONT ELEVATION

REVISIONS	DATE
1.	
2.	
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8.	
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Yael Lir
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

511 N. ELM
BEVERLY HILLS, CA 90210

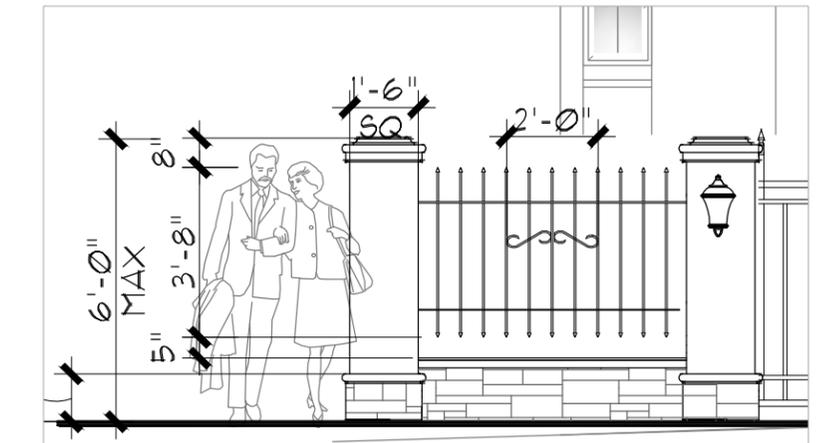
PLANTING PLAN



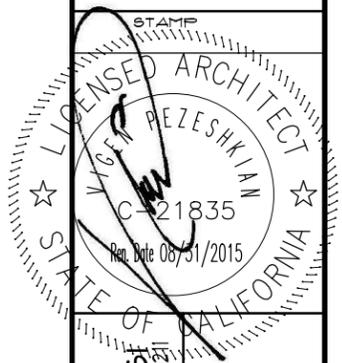
DATE: FEB. 3, 2015
SCALE: 1/8"=1'-0"
JOB NUMBER: 167915
DRAWN BY:



FRONT FENCE ELEVATION
SCALE=1/8"=1'-0"



PARTIAL FENCE ELEVATION
SCALE=1/4"=1'-0"



VIGEN PEZESHKIAN, ARCHITECT

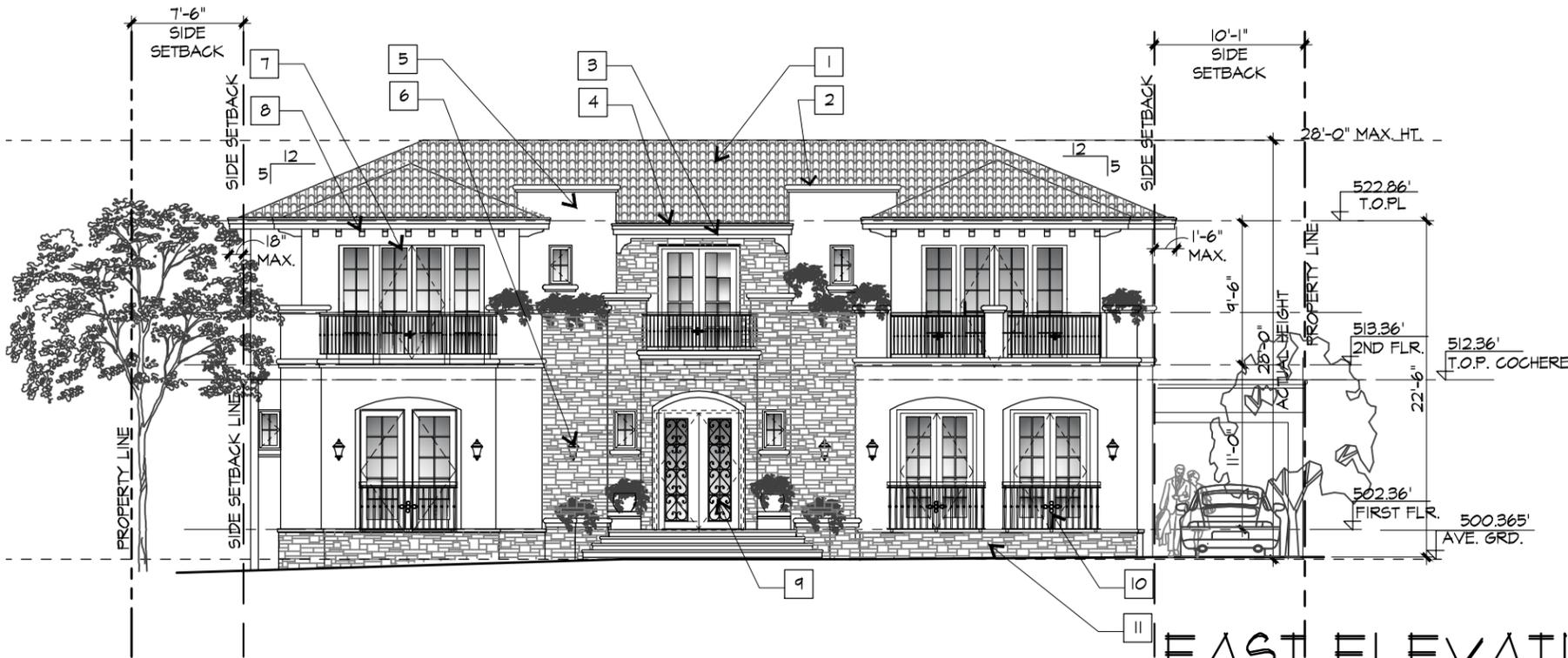
16150 LAHEY STREET, GRANADA HILLS, CA 91344
Telephone 818 378-5694

Project Name & Address
RESIDENCE FOR MR. & MRS. HAMID YOUNESI
511 N. ELM DR. BEVERLY HILLS, CA 90211

Drawing Title
FRONT FENCE ELEVATION

Project No
Scale
Date
Designed
Drawn
Drawing No

A2.03



EAST ELEVATION

SCALE=3/32"=1'-0"

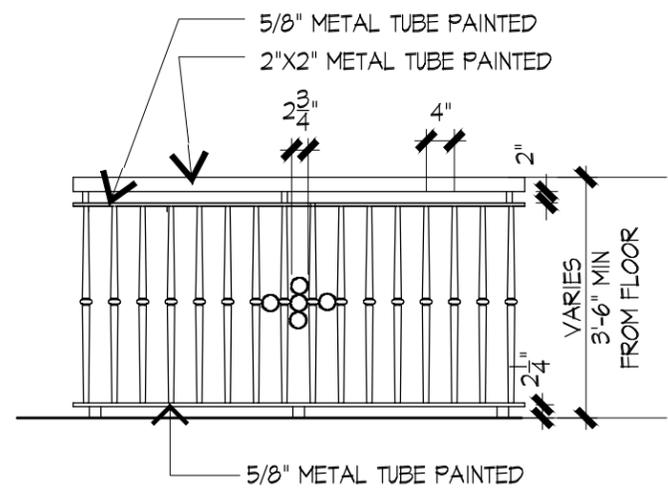
LEGEND

- 1 MCA 2-PIECE CLAY ROOF TILE B31T-R TAUPE SMOKE BLEND
- 2 PRECAST CONC. MOLDING SANDSTONE DESIGN INC, WHITE WC
- 3 DECORATIVE STAINED REDWOOD SUPPORT, DARK BROWN
- 4 RAIN GUTTER PAINT TO MATCH PRECAST CONC. MOLDINGS
- 5 SMOOTH STUCCO, LA HABRA 218 TRABUCO (42) BASE 200
- 6 EXTERIOR LIGHT FIXTURES BY LAMP PLUS
- 7 ALUMINUM CLAD WOOD WINDOWS BY ANDERSON, DARK BRONZE ANODIZE
- 8 STAINED RED WOOD RAFTER TAILS TEAK FINISH DARK BROWN
- 9 ENTRY DOOR BY HUBBARD IRON DOORS DELUXE ELITE SERIES, DOUBLE NICOLE.
- 10 WROUGHT IRON RAILING PAINT TO MATCH WINDOWS
- 11 STONE VENEER, STRIP STONE, FAUN BY CORONADO STONES



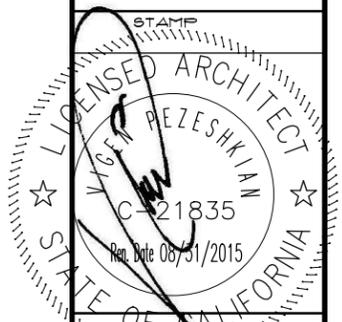
WEST ELEVATION

SCALE=3/32"=1'-0"



FRONT GUARDRAIL DESIGN

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



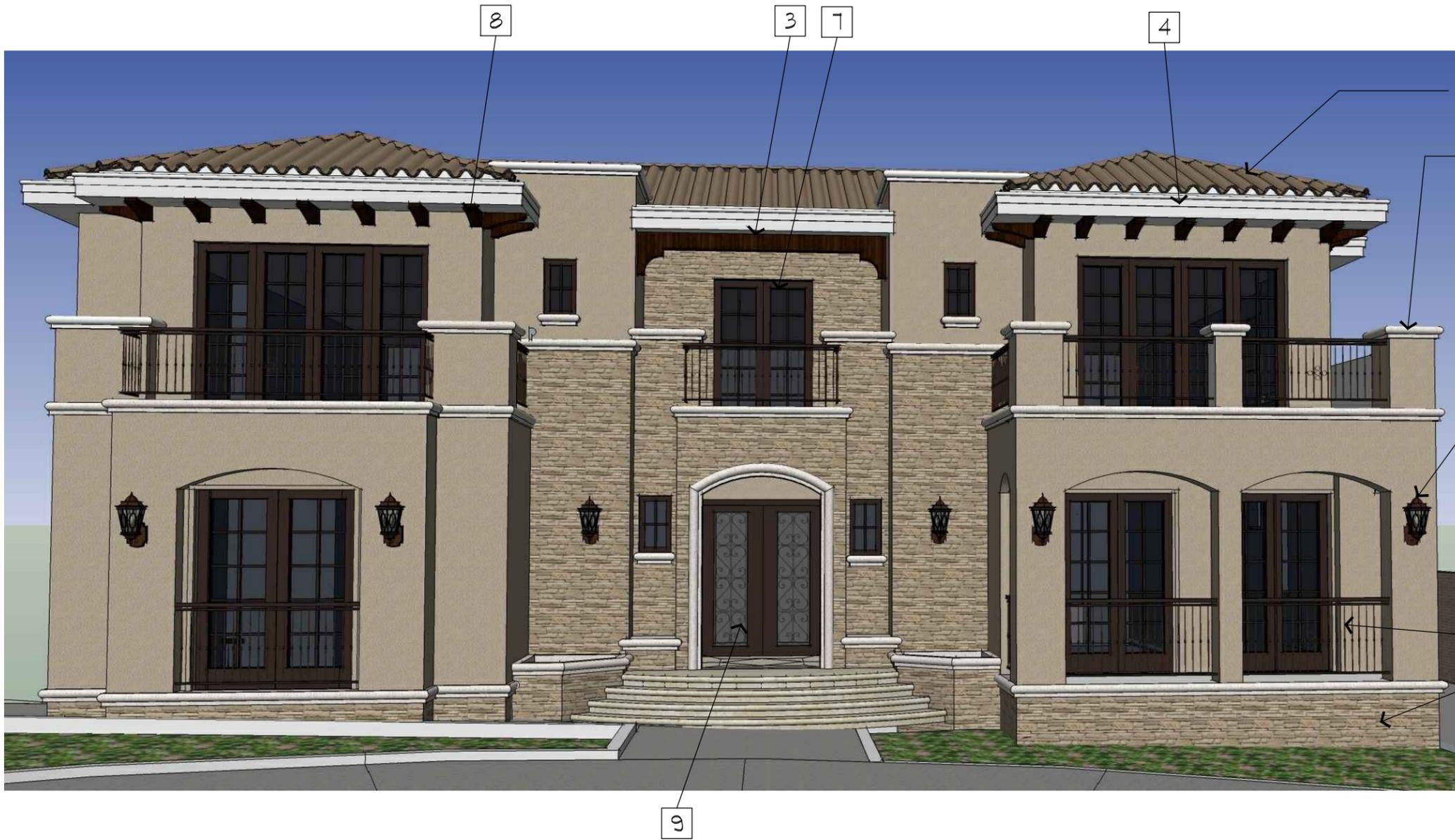
VIGEN PEZESHKIAN, ARCHITECT

16150 LAHEY STREET, GRANADA HILLS, CA 91344
Telephone 818 378-5694

Project Name & Address
RESIDENCE FOR MR. & MRS. HAMID YOUNESI
511 N. ELM DR. BEVERLY HILLS, CA 90211

Drawing Title
EAST & WEST ELEVATION

Project No. _____
Scale _____
Date _____
Designed _____
Drawn _____
Drawing No.
A2.01



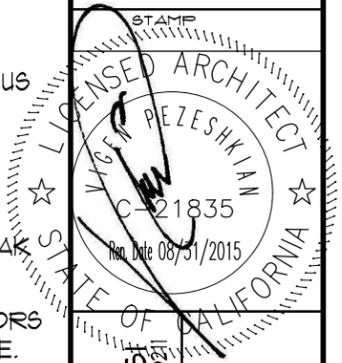
LEGEND

- 1 MCA 2-PIECE CLAY ROOF TILE
B317-R TAUPE SMOKE BLEND
- 2 PRECAST CONC. MOLDING
SANDSTONE DESIGN INC, WHITE WC
- 3 DECORATIVE STAINED REDWOOD SUPPORT,
DARK BROWN
- 4 RAIN GUTTER PAINT TO MATCH PRECAST CONC.
MOLDINGS
- 5 SMOOTH STUCCO, LA HABRA 278 TRABUCO (42)
BASE 200
- 6 EXTERIOR LIGHT FIXTURE BY LAMP PLUS
- 7 ALUMINUM CLAD WOOD WINDOWS BY
ANDERSON, DARK BRONZE ANODIZE
- 8 STAINED RED WOOD RAFTER TAILS TEAK
FINISH DARK BROWN
- 9 ENTRY DOOR BY HUBBARD IRON DOORS
DELUXE ELITE SERIES, DOUBLE NICOLE.
- 10 WROUGHT IRON RAILING PAINT TO MATCH
WINDOWS
- 11 STONE VENEER, STRIP STONE, FAUN BY
CORONADO STONES

COLOR ELEVATION
N.T.S.

VIGEN PEZESHKIAN, ARCHITECT

16750 LAHEY STREET, GRANADA HILLS, CA 91344
Telephone 818 378-5694



Project Name & Address
**RESIDENCE FOR
MR. & MRS. HAMID YOUNESI
511 N. ELM DR.
BEVERLY HILLS, CA 90211**

Drawing Title

**COLOR
ELEVATION**

Project No

Scale

Date

Designed

Drawn

Drawing No

A2.03



PERSPECTIVE RENDERING

		<p>VIGEN PEZESHKIAN, ARCHITECT</p> <p>16750 LAHEY STREET, GRANADA HILLS, CA 91344 Telephone 818 378-5694</p>
<p>Project Name & Address RESIDENCE FOR MR. & MRS. HAMID YOUNESI 5111 N. ELM DR. BEVERLY HILLS, CA 90211</p>	<p>Drawing Title PERPECTIVE RENDERING</p>	
Project No		
Scale		
Date		
Designed		
Drawn		
Drawing No		PR.01



Design Review Commission Report

455 North Rexford Drive

March 5, 2015

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-15

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 511 NORTH ELM DRIVE.

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

Section 1. Hamid and Katy Younesi, 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 511 North Elm 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 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **March 5, 2015** 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. **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.
3. **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.
4. **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.
5. **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.

6. **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.

7. **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.

8. **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.

9. **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.

10. **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: **March 5, 2015**

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chairperson
Design Review Commission