City of Beverly Hills
Planning Division
455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, May 7, 2015
(continued from April 2, 2015)

Subject: **1010 Lexington Road (PL1431038)**
A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Albert Taban

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

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant Neo-Classical; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

The project was previously reviewed and returned for restudy by the Design Review Commission at its meetings on Thursday, December 4, 2014 and Wednesday, January 7, 2015 (Attachment A). At the January 7, 2015 meeting, the Commission felt the design had improved from the original submittal but felt it still warranted further review and directed for the applicant to restudy the project. The comments related primarily to the entry of the building, overall area and size of glazing, and horizontal bands did not seem to work well with the building. The Commission appointed an Ad Hoc Committee consisting of Chair Wyka and Commissioner Nathan to provide further guidance to the Applicant. The Ad Hoc Committee met, reviewed, and commented on various design options and provided the Applicant with guidance for the redesign.

As a result of the Commission's comments, the applicant has modified the design, as follows:

- Redesigned the entry element;
- Centered the entry element within the façade;
- Redesigned details of the façade to be proportional and coherent.

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

Attachment(s):
A. January 7, 2015 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:
Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org

DESIGN ANALYSIS
The Applicants met with the Ad Hoc Committee and have incorporated the comments and suggestions received at the meeting from the Committee members and staff. The design submitted is a product of the input received and is returning to the full Design Review Commission for review.

It should be noted that the previous landscape plan indicated the removal of various heritage trees within the front yard. This request would have required review and approval by the Planning Commission under the Tree Removal Permit process. The Applicant has subsequently revised the landscape plan to show the protected trees being maintained on the site. However, if any protected trees are proposed for removal, a Tree Removal Permit issued by the Planning Commission will be required PRIOR to removal of the trees and a revised landscaping plan will need to return to the Design Review Commission for review and approval.

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 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. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Buff & Hensman) is identified as the architect for a substantial remodel and addition to the existing single-family residence (1975). However, based on the Urban Designer's review, subsequent remodels have caused the existing single-family residence to lose its historic integrity and it is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

PUBLIC OUTREACH AND NOTIFICATION
As the project was continued to a date certain, no additional mailing notices are required. The posted notice at the site has been updated as to the continued hearing date of May 7, 2015.

Attachment A

January 7, 2015 DRC Staff Report and Previously Proposed Plans

City of Beverly Hills
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TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Wednesday, January 7, 2015
(continued from December 4, 2014)

Subject: **1010 Lexington Road (PL1431038)**
A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

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The project was previously reviewed by the Design Review Commission at its meeting on Thursday, December 4, 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 bulk and mass, façade fenestration, a lack of design organization, placement of the house on the lot, and neighborhood compatibility.

As a result of the Commission's comments, the applicant has modified the design, as follows:

- Revised façade fenestration to reduce the number of window/door openings;
- Reconfigured entry element to an angled roof and realigned so that it is centered on the front door;
- Removal of the chimney from the front façade;
- Greater use of stucco on the façade, as opposed to all limestone veneer, and;
- Recessed second floor with balconies.

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

Attachment(s):
A. December 4, 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:
Georgana Millican, Associate Planner
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DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the revised façade materials and fenestration greatly reduce the appearance of bulk and mass while maintaining the highly symbolic design intent. The modifications present a design that presents greater internal compatibility and will more appropriately integrate into the surrounding neighborhood. However, the applicant may wish to consider a rounded roof on the entry element, as opposed to the front facing gable, to further reduce the impact of this element. No project-specific conditions have been proposed as a result of this analysis but the Commission may wish to consider it during the course of their review.

It should be noted that the landscape plan indicates the removal of various heritage trees within the front yard. This request requires review and approval by the Planning Commission for a Tree Removal Permit; however, this does not preclude the Design Review Commission from reviewing, and potentially approving, the currently proposed landscape plan as part of the overall project. In the event that the Planning Commission is unable to make the findings for such a permit, a revised landscape plan will need to return to the Design Review Commission for review and approval. A project-specific condition has been added to the draft approval resolution (Attachment D) regarding this recommended requirement.

ZONING CODE COMPLIANCE

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ENVIRONMENTAL ASSESSMENT

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PUBLIC OUTREACH AND NOTIFICATION

As the project was continued to a date certain, no additional mailing notices are required. The posted notice at the site has been updated as to the continued hearing date of January 7, 2015.

Attachment A

December 4, 2014 DRC Staff Report and Previously Proposed Plans

City of Beverly Hills
Planning Division
455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, December 4, 2014

Subject: **1010 Lexington Road (PL1431038)**
A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Albert Taban

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DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the architect has produced a highly symbolic design with a light palate that serves to visually reduce some of the bulk and mass. The juxtaposition of the round portico with the heavy chimney seems to be heavy and out of balance with the overall design and distracts from the sense of arrival. 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.

It should be noted that the landscape plan indicates the removal of various heritage trees within the front yard. This request requires review and approval by the Planning Commission for a Tree Removal Permit; however, this does not preclude the Design Review Commission from reviewing, and potentially approving, the currently proposed landscape plan as part of the overall project. In the event that the Planning Commission is unable to make the findings for such a permit, a revised landscape plan will need to return to the Design Review Commission for review and approval. A project-specific condition has been added to the draft approval resolution (Attachment D) regarding this recommended requirement.

ZONING CODE COMPLIANCE

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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

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 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. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Buff & Hensman) is identified as the architect for a substantial remodel and addition to the existing single-family residence (1975). However, based on the Urban Designer's review, subsequent remodels have caused the existing single-family residence to lose its historic integrity and it is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

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, November 21, 2014; the site was posted on Monday, November 24, 2014. To date staff has not received comments in regards to the submitted project.

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FARHAD@ATT.NET

TABAN RESIDENCE

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

SCALE:

DRAWING TITLE:
COVER SHEET

C 2

KEY NOTE:

1– LIME STONE VENEER
2– LIME STONE MOLDING
3– SMOOTH STUCCO
4– ALUMINUM CLAD WINDOW
5– ALUMINUM CLAD DOOR
6– STEEL AND GLASS ENTRY DOOR
7– 42" HIGH BRONZE RAILING
8– STANDING SEAM COPPER ROOF
9– SOLID LIME STONE MOLDING
10– COPPER CHIMNEY CAP

WEST ELEVATION

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TABAN RESIDENCE

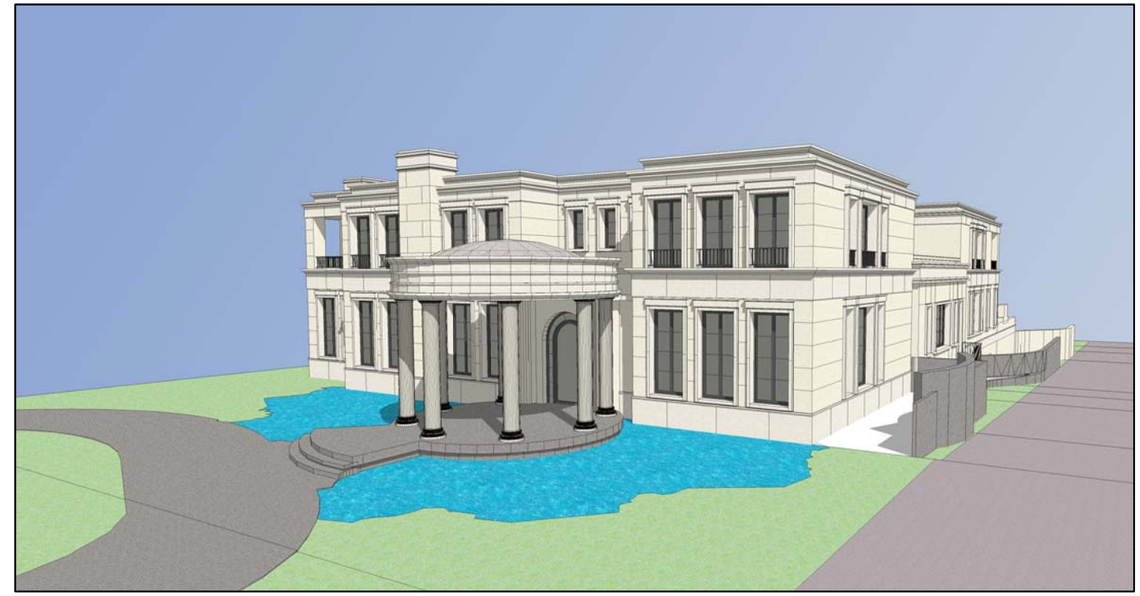
1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

SCALE: 1" = 10'-0"

DRAWING TITLE:
PROPOSED ELEVATION

A3.1



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TABAN RESIDENCE

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 11/11/2014

SCALE:

DRAWING TITLE:
3D VIEWS

A7.1

FARHAD
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1010 LEXINGTON RD.

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 12/20/2014

SCALE:

DRAWING TITLE:
3D RENDERING

C 2

KEY NOTE:

1- LIME STONE VENEER
2- LIME STONE MOLDING
3- SMOOTH STUCCO
4- ALUMINUM CLAD WINDOW
5- ALUMINUM CLAD DOOR
6- STEEL AND GLASS ENTRY DOOR
7- 42" HIGH BRONZE RAILING
8- COPPER CHIMNEY CAP
9- SOLID LIME STONE MOLDING

WEST ELEVATION

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1010 LEXINGTON RD.

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 12/20/2014

SCALE: 1" = 10'-0"

DRAWING TITLE:
PROPOSED ELEVATION

A3.1

WEST ELEVATION

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1010 LEXINGTON RD.

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 12/20/2014

SCALE: 1" = 10'-0"

DRAWING TITLE:
PROPOSED ELEVATION

A3.2

FARHAD
ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-9995 FAX (310) 454-2266
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1010 LEXINGTON RD.

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 12/20/2014

SCALE:

DRAWING TITLE:
3D VIEWS

A7.1

Attachment B

Applicant's Written Response to Commissioner's Comments

Taban Residence
1010 Lexington Drive Beverly Hills CA

Addendum 3 to R-1 Design Review Application.

Response ARC and Staff Comments from submittal number 2:

The Major Points that were brought up by the commissioners during the second submittal:

1- The commissioner felt the overall area and sizes the glazing was still too much.
2- The commissioners believed that the changes from submittal number 1 helped improve the building, but the building still appeared too institutional.
3- Various elements of the building seamed organized, but the building lacked coherency since the main entrance was placed off center and appeared out of balance.
4- The horizontal bands that were carried around the building did not seem to work well with the design.
5- The commissioner believed the building design needed to be reworked and due to the lack of time during the meeting, it was decided that the ad hoc committee to be formed to further provide the guidance to the applicant.

Ad hoc committee meeting (Tuesday January, 13th 2015) with applicant and related comments:

The applicants had a meeting on January, 13th 2015 with the ad hoc committee and the staff to review the design and provide the guidance. During the meeting the applicants provided alternative designs.

Submittal Number 2

The applicants also presented various pictures of neo-classical buildings that they liked to use as reference and one in particular was preferred by the commissioners.

The major change from the submittal number 2 design was the placement of two perfectly symmetrical elements on both sides of the main entrance and then stepping back the remaining portions of the building in order to create a main formal and symmetrical building volume. The variations included different shapes of fenestration and articulation.

The commissioners seemed to reject combining arched and rectangular fenestrations and preferred a more uniform rectangular grouping of windows. The commissioners believed that by making each individual volume read more vertical, the building will be more elegant and balance. They suggested by introducing two story pilasters at the corners and eliminating the continues horizontal band between the first and the second floor. The commissioners also liked the roof detail of the building referenced above and liked the grouping of the windows.

In Response to the above comments and the commissioners' comments the building has been redesigned as follows:

1- The building entrance is placed at the center of two perfectly symmetrical volumes. Each volume framed by pilasters at the corners and the group of four deep recessed windows at the center. The volume is capped with the over-hanged cornice and a recessed top series of walls and balustrades.
2- The entry element has been redesigned to include double square columns and entablature detail that a similar inform to the roof cornice, and the pediment has been eliminated and been replaced by balustrades.
3- The volumes to the left are stepping back from the main façade in exactly equal steps and exactly equal width. Various details have been redesigned carefully to be proportional and coherence.
4- The alley façade has also been redesigned to incorporate two double-story symmetrical volumes separated by a one-story section that is also symmetrical within itself.
5- All other building facades have been redesigned to be consistent with this design direction

Submittal Number 2

Submittal Number 3

Submittal Number 2

Submittal Number 3

Submittal Number 2

Submittal Number 3

Attachment C

Project Design Plans

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1010 LEXINGTON RD.

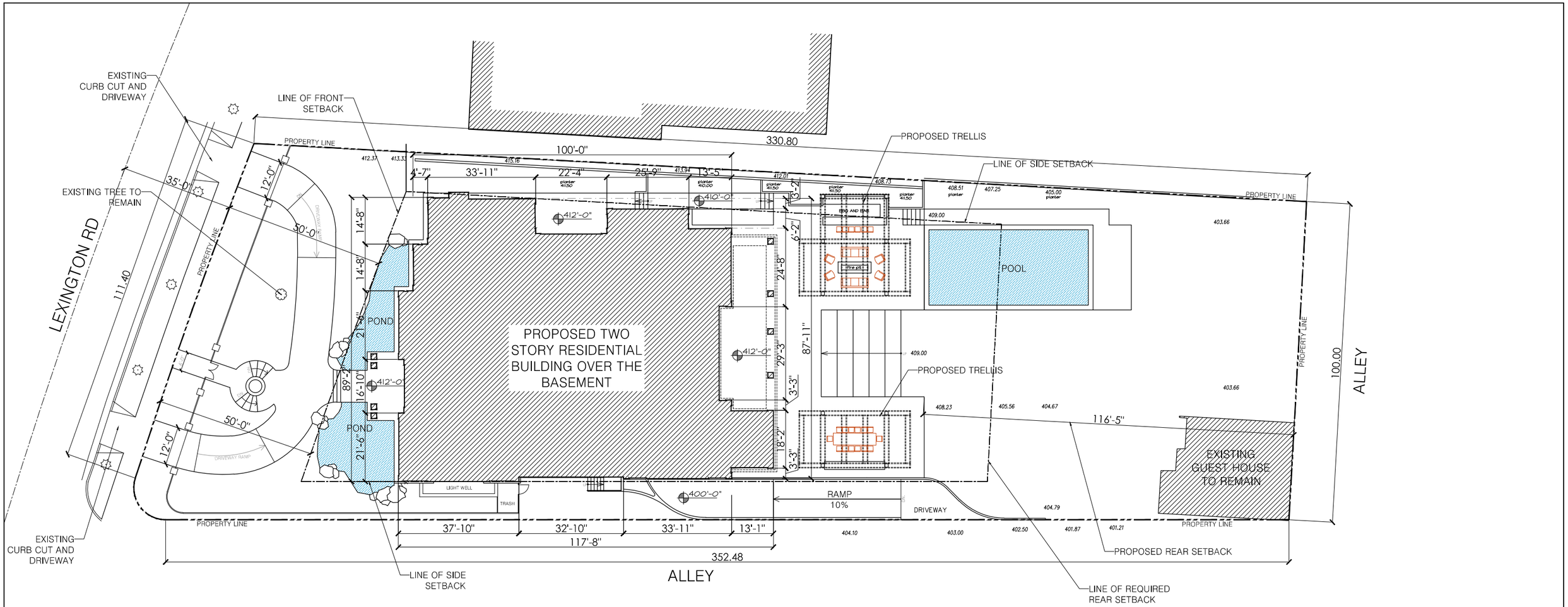
1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

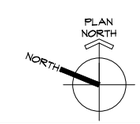
DATE: 04/18/2015

SCALE:

DRAWING TITLE:
3D RENDERING

C 2





PROPOSED SITE PLAN

FARHAD ASHOFTEH INC.
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833 HAVERFORD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-9995 FAX (310) 454-2266
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1010 LEXINGTON RD.

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 04/18/2015

SCALE: 1" = 30'-0"

DRAWING TITLE:
PROPOSED SITE PLAN

A1.4

NORTH

EXISTING AERIAL PHOTOGRAPH

NORTH

PROPOSED AERIAL PHOTOGRAPH

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1010 LEXINGTON RD.

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 04/18/2015

SCALE:

DRAWING TITLE:
EXISTING AND PROPOSED
AERIAL PHOTOGRAPH

A1.5

KEY NOTE:

1- SMOOTH STUCCO, COLOR: X-215, MESA VERDE, BY LAHABRA
2- SMOOTH STUCCO, COLOR: X-81, OATMEAL , BY LAHABRA
3- PRECAST LIME STONE, COLOR: SOFT WHITE, BY PRECAST INNOVATION, INC.
4- PRECAST BALUSTRADE, COLOR: SOFT WHITE, BY PRECAST INNOVATION, INC.
5- ALUMINUM CLAD WINDOW
6- ALUMINUM CLAD DOOR
7- STEEL AND GLASS ENTRY DOOR
8- 42" HIGH BRONZE RAILING
9- COPPER CHIMNEY CAP
10- GARAGE DOOR
11- AQUA PESO 54 OUTDOOR WALL SCONE, LIGHT FIXTURE TYPE 1/A6.8

WEST ELEVATION

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1010 LEXINGTON RD.

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DATE: 04/18/2015

SCALE: 1" = 10'-0"

DRAWING TITLE:
PROPOSED ELEVATION

A3.1

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DATE: 04/18/2015

SCALE: 1" = 10'-0"

DRAWING TITLE:
PROPOSED ELEVATION

A3.2

KEY NOTE:

1- SMOOTH STUCCO, COLOR: X-215, MESA VERDE, BY LAHABRA
2- SMOOTH STUCCO, COLOR: X-81, OATMEAL , BY LAHABRA
3- PRECAST LIME STONE, COLOR: SOFT WHITE, BY PRECAST INNOVATION, INC.
4- PRECAST BALUSTRADE, COLOR: SOFT WHITE, BY PRECAST INNOVATION, INC.
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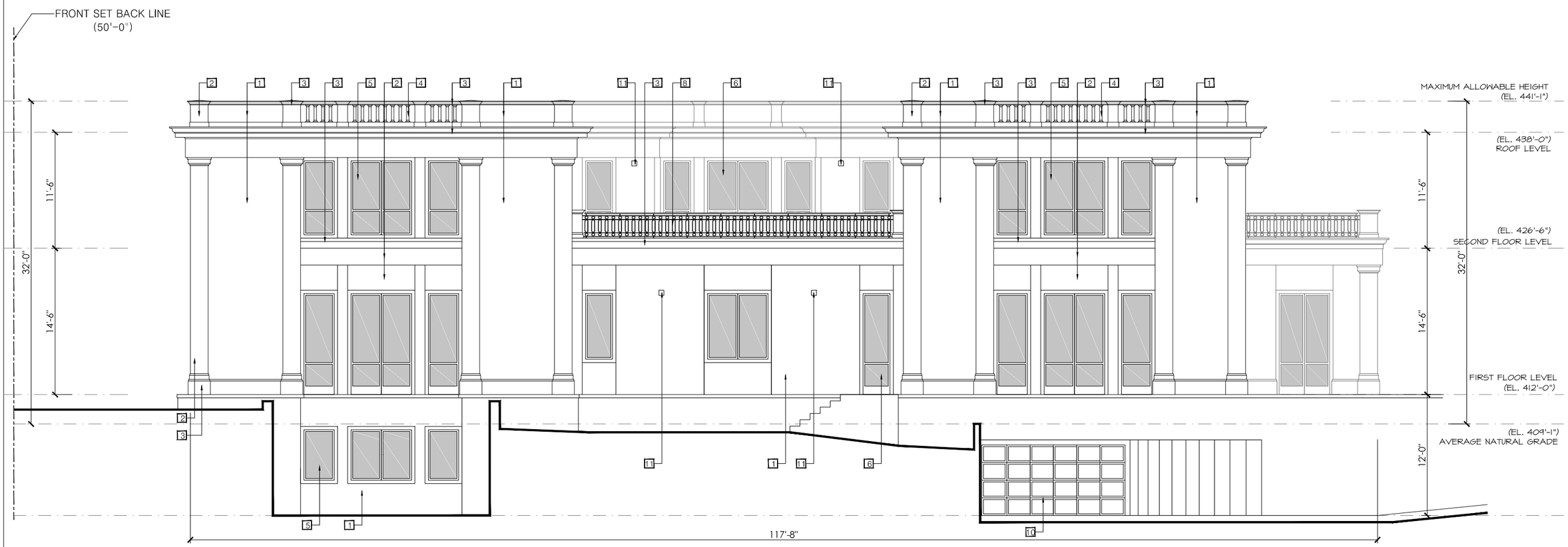
9- COPPER CHIMNEY CAP
10- GARAGE DOOR
11- AQUA PESO 54 OUTDOOR WALL SCONE, LIGHT FIXTURE TYPE 1/A6.8



SOUTH ELEVATION

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DATE: 04/18/2015

SCALE: 1" = 10'-0"

DRAWING TITLE:
PROPOSED ELEVATION

A3.3

FARHAD
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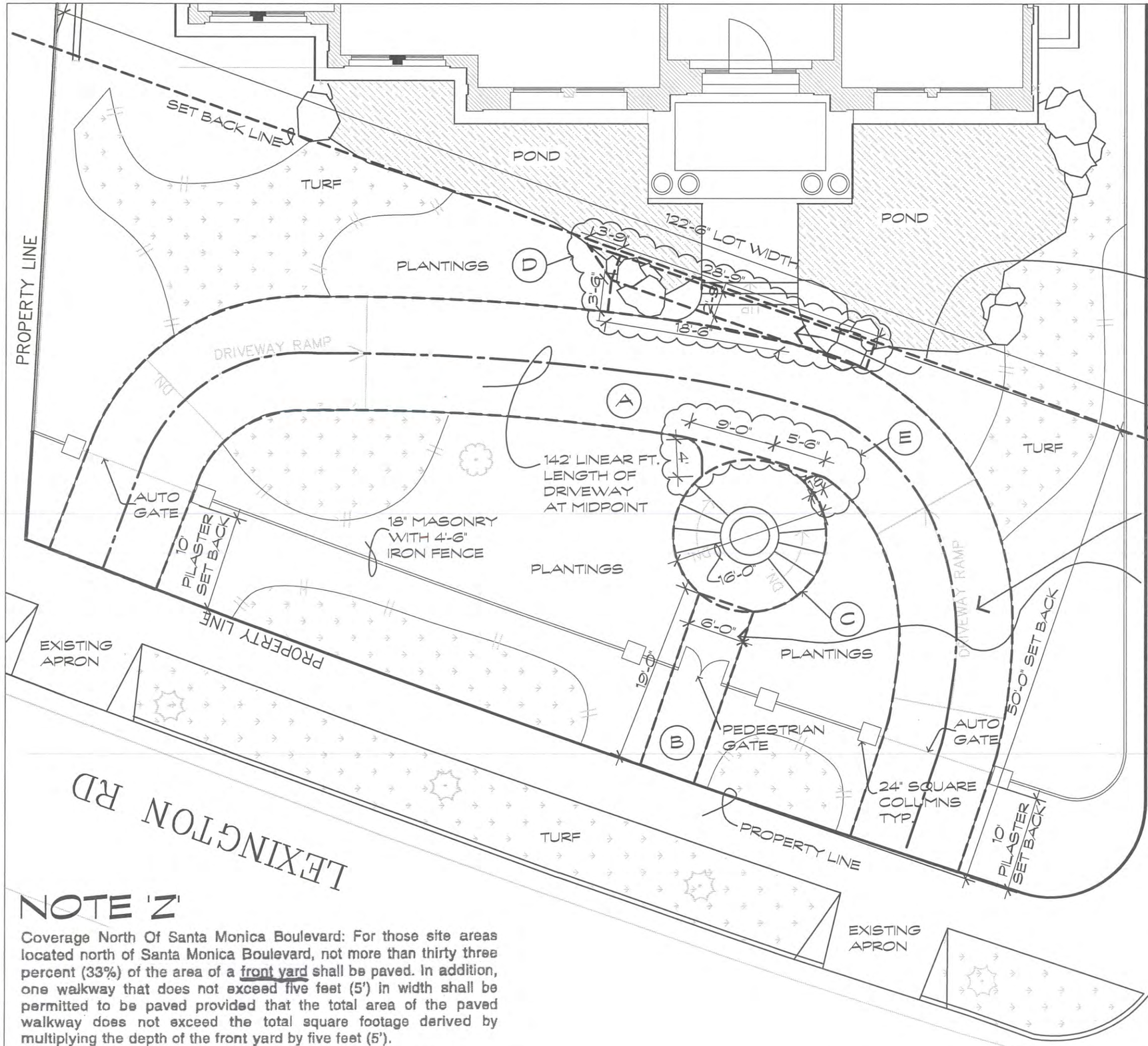
DATE: 04/18/2015

SCALE:

DRAWING TITLE:
3D VIEWS

A7.1



SEE SHEET L1.5 FOR FRONT YARD ELEVATION

DRIVEWAY TO BE PAVED WITH GREY BROWN BASALT COBBLESTONE

WALKWAYS TO BE PAVED WITH HONED LIME STONE

NOTE 'Z'

Coverage North Of Santa Monica Boulevard: For those site areas located north of Santa Monica Boulevard, not more than thirty three percent (33%) of the area of a front yard shall be paved. In addition, one walkway that does not exceed five feet (5') in width shall be permitted to be paved provided that the total area of the paved walkway does not exceed the total square footage derived by multiplying the depth of the front yard by five feet (5').

SEE NOTE 'Z', THIS SHEET

PAVING CALCS

FRONT YARD SETBACK =	50'-0"
FRONT YARD SQ. FT.: 50 x 122.5 = 6,125	
ALLOWED SQ. FT. OF PAVING (6,125 x .33) =	2,021 SQ. FT.
PLUS 5' WALKWAY ALLOWED x 50' =	250 SQ. FT.
TOTAL ALLOWED PAVED AREA =	2,271
AREA A (DRIVEWAY 142' x 12') =	1,704 SQ. FT.
AREA B (6' X 19')	114 SQ. FT.
AREA C (16' DIA.)	203 SQ. FT.
AREA D (28' X 2.75') + (3.75' X 2.75' /2) + (18.5 X 3.5 /2) =	116.37 SQ. FT.
AREA E (9' X 4' /2) + (5.5' X 1.5' /2) =	22.12 SQ. FT.
TOTAL PROPOSED PAVING:	2,159.49 SQ. FT.

PILASTER SETBACK: 20% OF FRONT YARD SETBACK (50') = 10'

DW/LA

Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2084
Fax: 310-827-4634

REGISTERED LANDSCAPE ARCHITECT
DANIEL WEEDON
No. 1849
SIGNATURE
DATE
STATE OF CALIFORNIA

Project Name

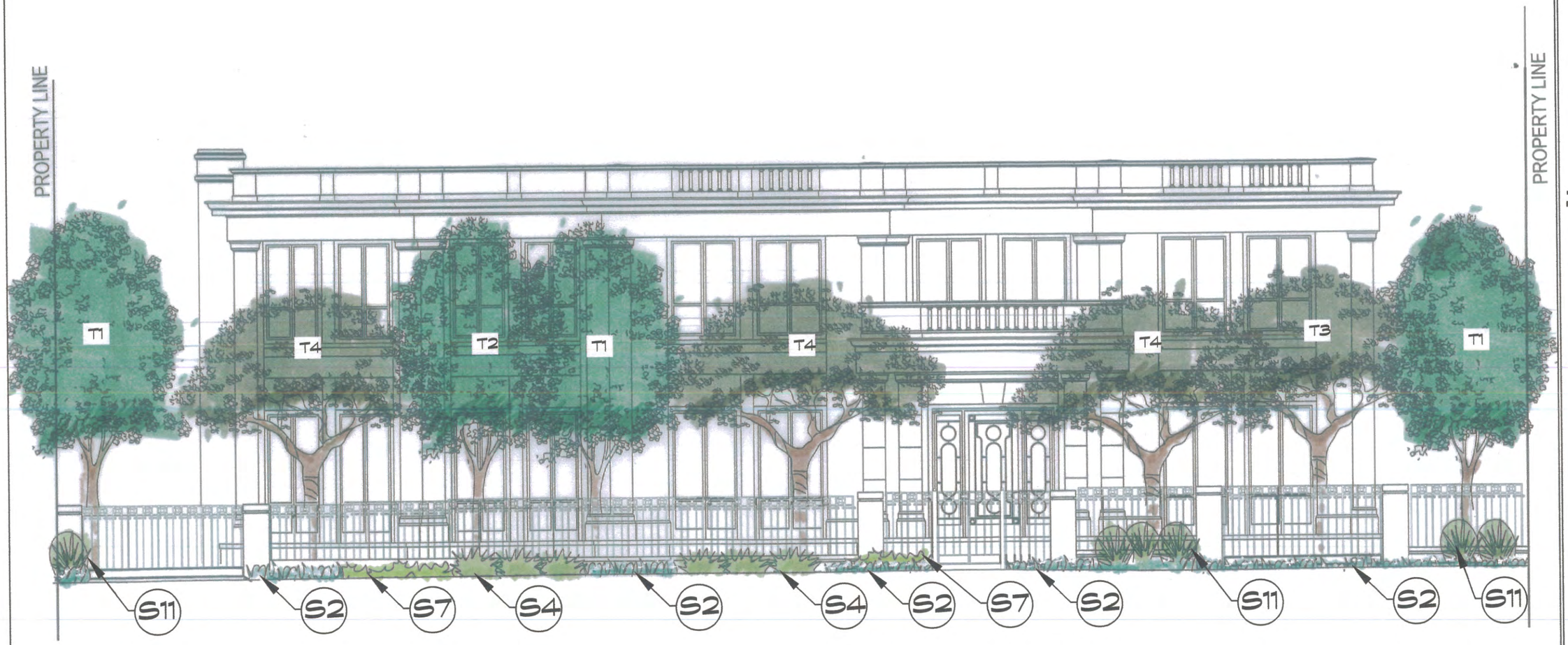
PAVING CALCULATIONS & PAVING MATERIALS

TABAN RESIDNECE
1010 LEXINGTON
BEVERLY HILLS, CA 90210

Date:	4/17/2015
Project No.	445
Drawn By:	GD
Checked By:	DW
Scale:	3/32" = 1'-0"

Sheet No.

L0.1



FRONT YARD ELEVATION

DW/LA
Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2084
Fax: 310-827-4634

REGISTERED LANDSCAPE ARCHITECT
DANIEL WESDOW
No. 1849
SIGNATURE
DATE
STATE OF CALIFORNIA

Project Name

FRONT ELEVATION

TABAN RESIDNECE
1010 LEXINGTON
BEVERLY HILLS, CA 90210

Date:	4/17/2015
Project No.	445
Drawn By:	GD
Checked By:	DW
Scale:	N/A

Sheet No.

L1.6

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 1010 LEXINGTON ROAD (PL1431038).

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

Section 1. Farhad Ashofteh, agent, on behalf of Albert Taban, 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 1010 Lexington Road 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. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Buff & Hensman) is identified as the architect for a substantial remodel and addition to the existing single-family residence (1975). However, based on the Urban Designer's review, subsequent remodels have caused the existing single-family residence to lose its historic integrity and it is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

Section 4. The Design Review Commission conducted a duly noticed public hearing on December 4, 2014, January 7, 2015, and May 7, 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. If any protected trees are proposed for removal, a Tree Removal Permit issued by the Planning Commission will be required PRIOR to removal of the trees and a revised landscaping plan will need to return to the Design Review Commission for review and approval.

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: May 7, 2015

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chairperson
Design Review Commission