



# Design Review Commission Report

---

**Meeting Date:** Thursday, July 2, 2015

**Subject:** **1010 Lexington Road (PL1431038)**

A request for an R-1 Design Review Permit to allow revisions to the design of a previously approved 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 review and approval of revisions to the façade of a previously approved two-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard.

The project was previously approved with conditions by the Design Review Commission at its May 7, 2015 public hearing. The project specific conditions of approval were subject to review and approval by City staff and are as follows:

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.
2. The upper and lower windows on the façade shall be reduced in size, have light colored mullions, and add individual pediment treatments to the windows, subject to review and approval by City staff.
3. The applicant shall add double engaged columns to reflect the entry columns.

The Applicant revised the design to reflect the conditions of approval but was unhappy with the resulting design. They have further refined the design but as it does not meet the specific conditions of approval, the refined design is returning to the Design Review Commission for final approval (Applicant's written addendum included as Attachment A).

Attachment(s):

- A. Applicant's Written Response
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

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



### **DESIGN ANALYSIS**

Based on a review conducted by the Urban Design Team, the revised design represents a further refinement of the project and the addition of the balconies further adds to the residential character of the project. Staff is recommending that the Commission approve the revised project design.

### **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**

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, June 19, 2015; the site was posted on Friday, June 19, 2015.



**Design Review Commission Report**

455 North Rexford Drive

July 2, 2015

**Attachment A**

Applicant's Written Response

Taban Residence  
1010 Lexington Drive Beverly Hills CA

### **Addendum 3 to R-1 Design Review Application.**

The Commissioners approved the project with conditions during the last meeting. The front elevations were revised to meet the conditions of the approval and the revised drawing was submitted to the staff and the staff informed us that the revisions do meet the conditions and can be approved. The Owner was not happy with the result and the design team did some additional changes that have gone beyond the conditions of approval and therefore require the Commission's approval. The additional changes are as follows:

- 1- A New balcony has been added to the second floor French doors by recessing the doors further into the room. The balustrade/railing adds additional detail and reduces the appearance of the glazing on the façade.
- 2- On the two bays to the left side of the building, Double French doors have been replaced by single French doors to reduce the amount of glazing and make the stepped back volumes different from the main volumes on either sides of the entry door.
- 3- The double pilasters did not work and made the elements too cluttered therefore they are not included in the revised design.
- 4- The color of the window frames has been replaced by a light color and additional detail has been added around the openings and on top of the openings to meet the conditions of approval.



**Design Review Commission Report**

455 North Rexford Drive

July 2, 2015

**Attachment B**  
Project Design Plans



WEST ELEVATION  
 SUBMITTAL 3 - SINGLE PILASTER, TALL UPPER WINDOW WITH FIXED LOWER PANEL

**FARHAD  
 ASHOFTEH INC.**  
 ARCHITECTURE PLANNING

833 HINERFORD AVE. PACIFIC PALMSADES CA 90272  
 TEL: (310) 454-9995 FAX (310) 454-2266  
 FARHAD@AIP.NET

**1010 LEXINGTON RD.**

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 6/11/2015

SCALE: 1" = 10'-0"

DRAWING TITLE:  
 PROPOSED ELEVATION

**A3.2.0**



WEST ELEVATION

RESPONSE TO SUBMITTAL 3 COMMENTS - DOUBLE PILASTERS, SMALL UPPER WINDOW, EMBELLISHMENT OVER DOORS



## WEST ELEVATION

**FINAL PROPOSED ELEVATION** - SINGLE PILASTER, TALL UPPER DOORS WITH STONE JULIET BALCONIES AND BALUSTRADE AT UPPER LEVEL,  
BREAK REPETITIVE FENESTRATION ACROSS FACADE AND REDUCE WINDOWS AND DOOR OPENINGS

**FARHAD  
ASHOFTEH INC.**  
ARCHITECTURE PLANNING

833 HAVERFORD AVE. PACIFIC PALISADES CA 90272  
TEL: (310) 454-9995 FAX (310) 454-2266

FARHAD@A3.COM

**1010 LEXINGTON RD.**

1010 LEXINGTON RD. BEVERLY HILLS, CA 90210

DATE: 6/11/2015

SCALE: 1" = 10'-0"

DRAWING TITLE:  
PROPOSED ELEVATION

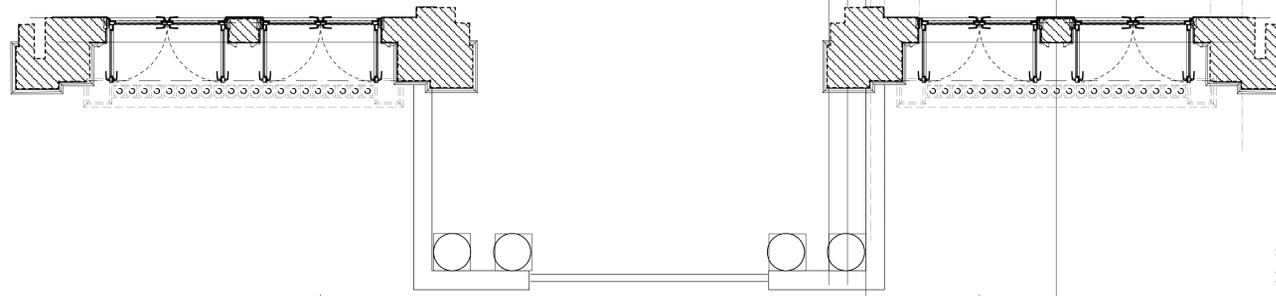
**A3.2.2**

# 1010 LEXINGTON

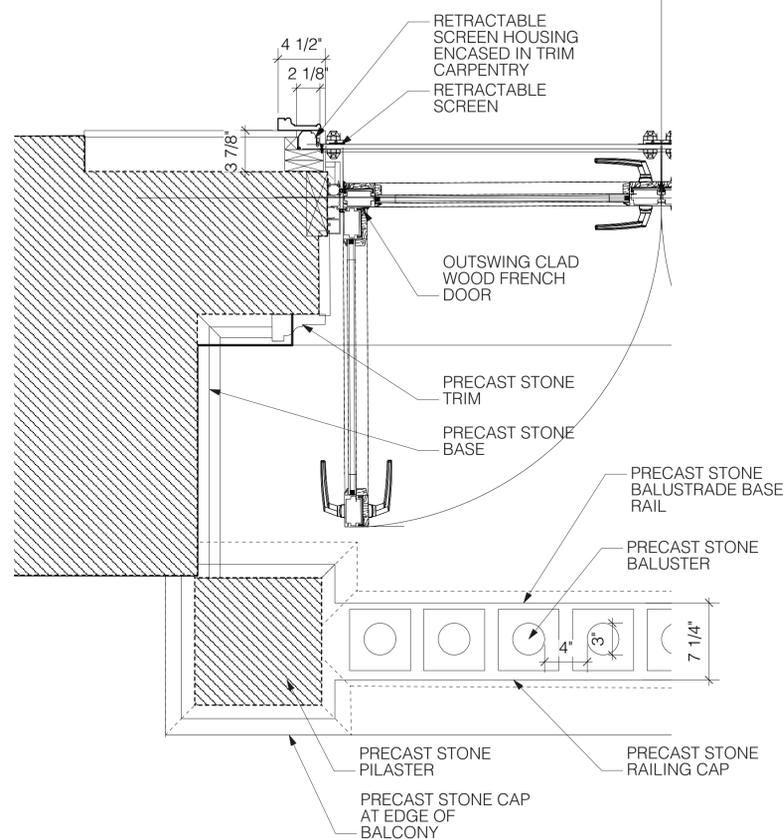
ELEVATION DETAIL  
6/5/2015



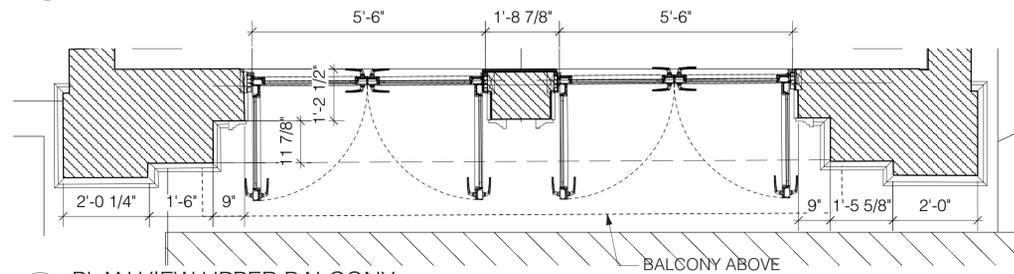
1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"



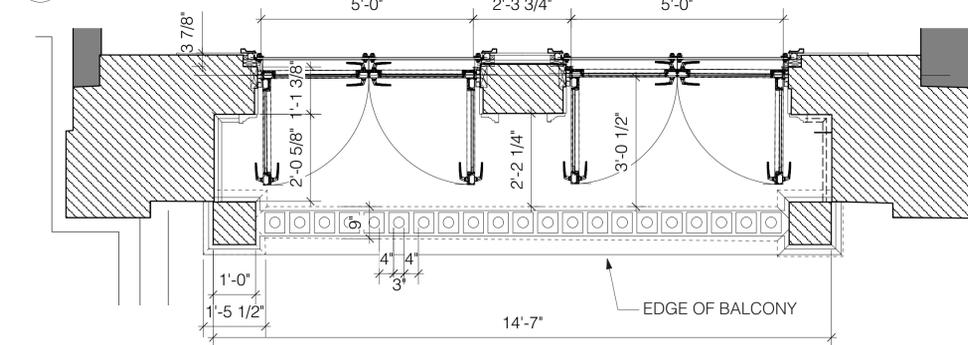
4 DETAIL UP UPPER BALCONY DOORS (TYPICAL)  
Scale: 1 1/2" = 1'-0"



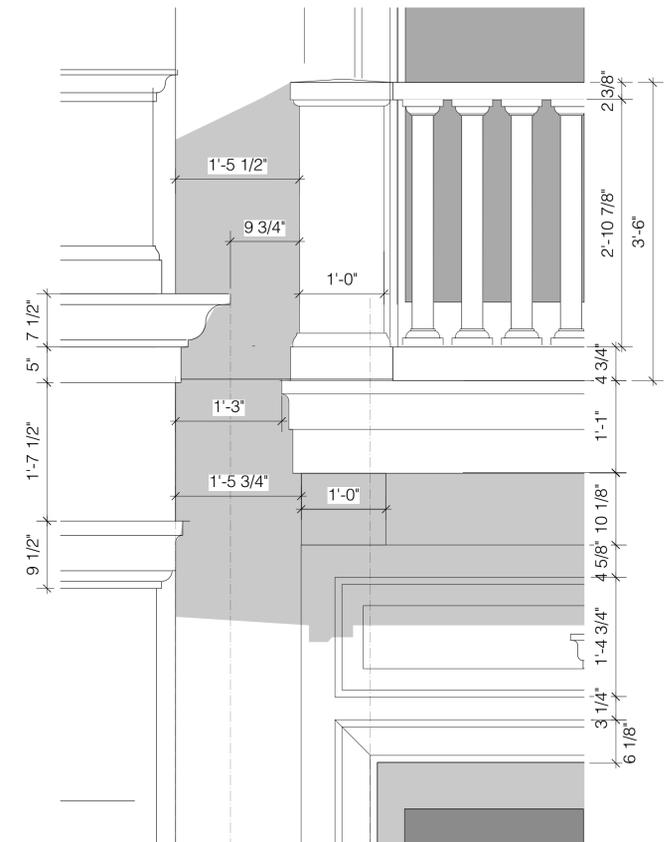
2 PLAN VIEW LOWER DOORS AT DINING  
Scale: 1/2" = 1'-0"

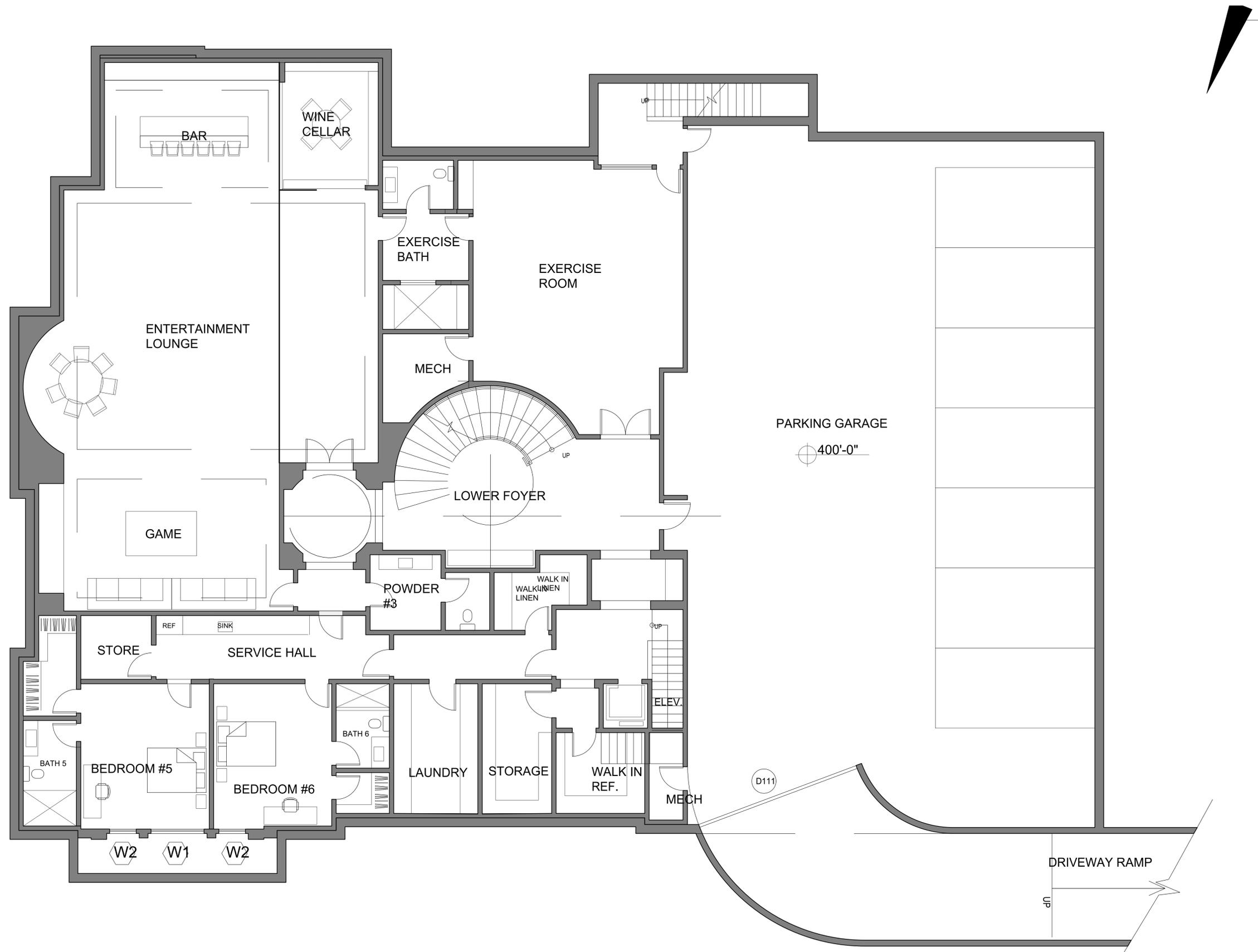


3 PLAN VIEW UPPER BALCONY  
Scale: 1/2" = 1'-0"



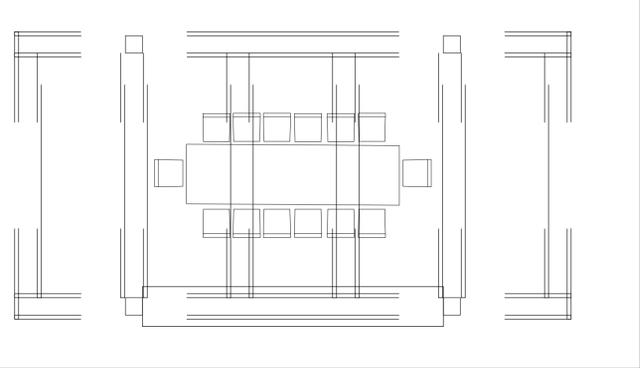
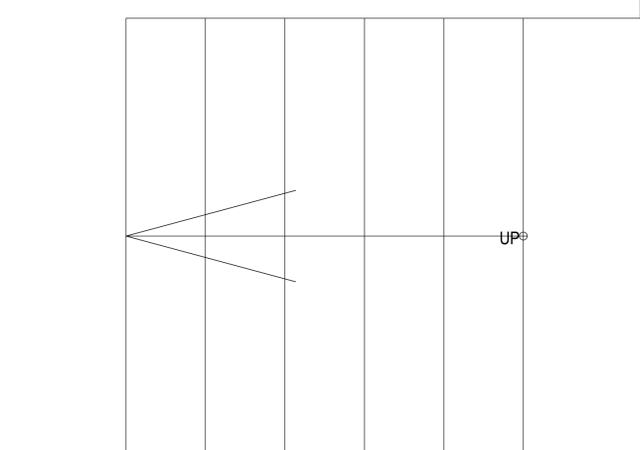
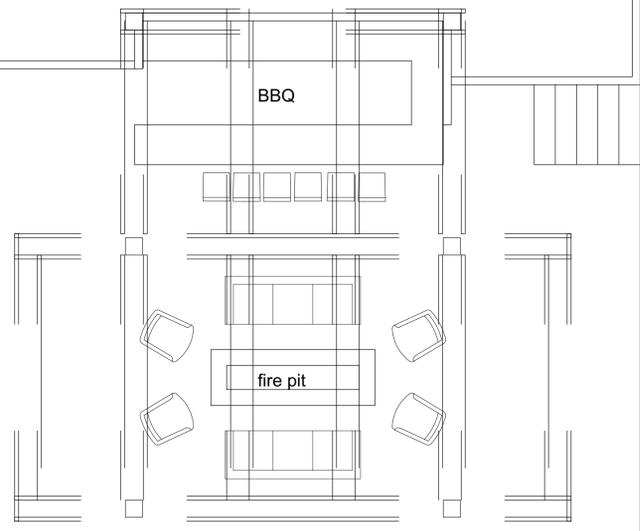
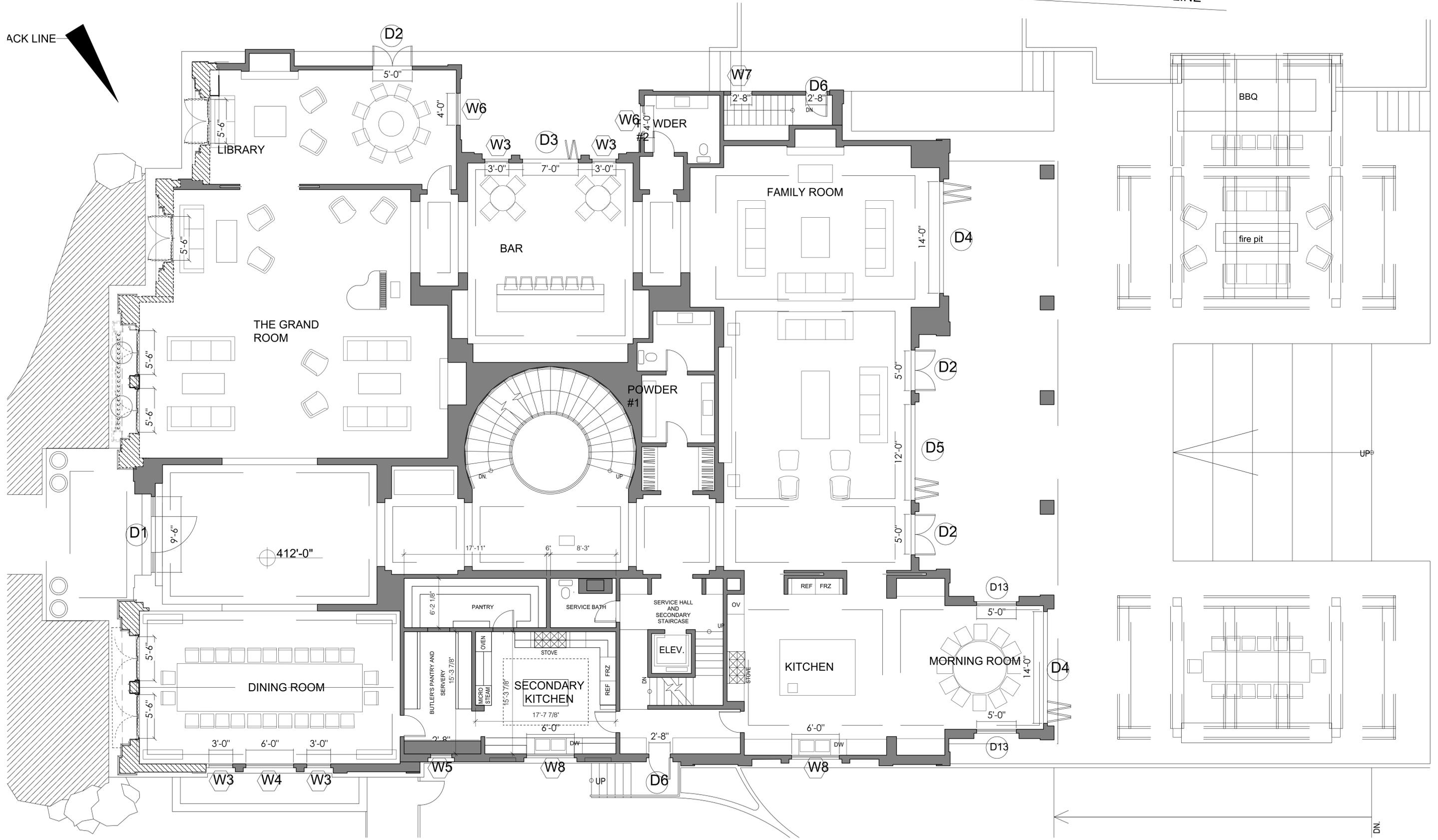
5 DETAIL AT BALCONY ELEVATION  
Scale: 1" = 1'-0"



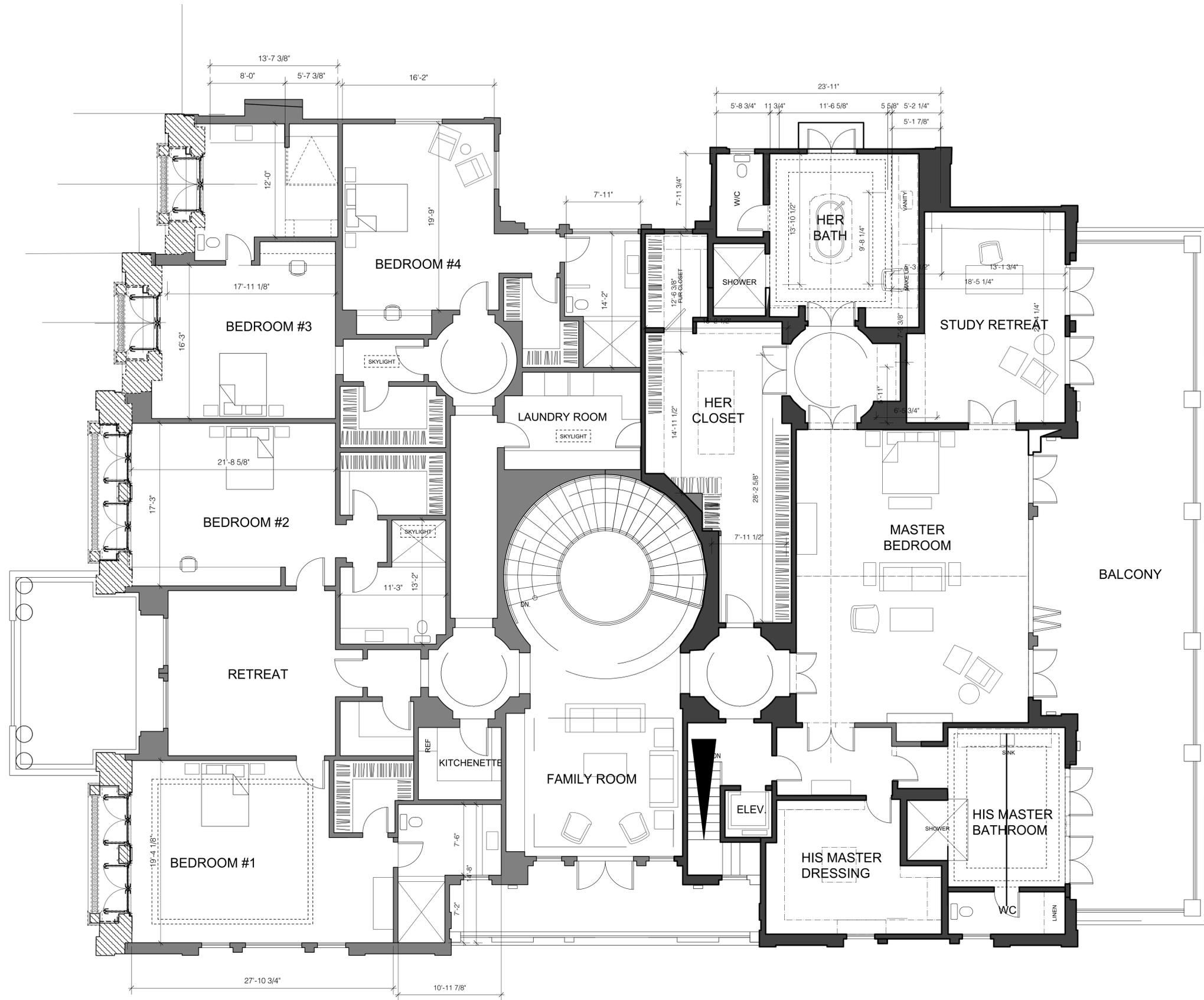


PROPERTY LINE

ACK LINE



DN.





**Design Review Commission Report**

455 North Rexford Drive

July 2, 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 REVISIONS TO A PREVIOUSLY APPROVED 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 July 2, 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. **Recordation.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development within 60 days of the Commission's decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be null and void and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day

time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

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.

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: July 2, 2015

---

Ryan Gohlich, Commission Secretary  
Community Development Department

---

Arline Pepp, Chairperson  
Design Review Commission