



Design Review Commission Report

Meeting Date: Thursday, July 2, 2015

Subject: **140 North Stanley Drive (PL1508721)**

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: Daniel Shakibkhou – Property Owner

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 located in the Central Area of the City south of Santa Monica Boulevard. The proposed style is identified by the applicant as Modern; 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 presents a coherent architectural theme that is a well-articulated expression of contemporary design. The proposed project is internally compatible in its configuration and use of forms and materials and will serve as a positive enhancement to the streetscape of North Stanley Drive.

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:

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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, June 19, 2015; the site was posted on Saturday, June 20, 2015. To date, staff has not received any comments in writing 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):

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

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

D Site & Area Characteristics

Lot Dimensions: 50.00' x 129.93' Lot Area (square feet): 6496 sq ft
 Adjacent Streets: North Stanley

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

- | | |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" 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:
 None.

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:	25'	N/A	25'
Roof Plate Height:	22'	22'	22'
Floor Area:	4098.4 sq ft	N/A	4038.0 sq ft
Rear Setbacks:	29.98'	N/A	29.98'
Side Setbacks:	S/E 5'	S/E N/A	S/E 9'
	N/W 5'	N/W N/A	N/W 5'
Parking Spaces:	4	N/A	4

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: Stucco (LA HABRA - Base 200 SBMF) - Wood (TIMBAKOTE - Timber Pro)
Texture /Finish: Smooth - Smooth and Matte
Color / Transparency: 81 Oatmeal - Cedar (Medium Brown)

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

Material: Fibrex (ANDERSON - 100 Series)
Texture /Finish: Smooth
Color / Transparency: Sandtone

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

Material: Wood (BORANO - Rosa)
Texture /Finish: Base Coat
Color / Transparency: Mahagony

PEDIMENTS

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

ROOF

Material: Dex-o-tex (Class A Deck Covering)
Texture /Finish: Smooth
Color / Transparency: White 0110

CORBELS

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

CHIMNEY(S)

Material: Stone (FRENCH LIMESTONE - Livorno Chateau Lime)
Texture /Finish: Brushed Finish
Color / Transparency: Cream And Gold

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Frameless Glass - Railing Aluminum (C.R. LAURECENE- 583SA)- Glass
Texture /Finish: Stain - Clear
Color / Transparency: Andonize - Colorless

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

Material: Extruded Aluminum (HINKLEY LIGHTING - Kube series SKU 1767TT)
Texture /Finish: Matte
Color / Transparency: Titanium

PAVED SURFACES

Material: Mexican Pebble mix and ECOFLO Epoxy- Coral Pebble 1/2"
Texture /Finish: -
Color / Transparency: Gold

FREESTANDING WALLS AND FENCES

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

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:

Proposed Landscape has abstract and elegant design which completes simplicity of the architecture.

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.

The modern design of the house shows harmony and compatibility by using natural materials such as wood and stone in simple volumes.

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.

To minimize the appearance of the scale minimal volumes has been applied and materials with light color has

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

By applying good quality materials.

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.

To maintain the privacy of the neighbors, the use of windows and openings in the sides facade has been avoided. Also side of the balcony in second floor has been covered by a decorative wall.

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.

To respect prevailing site design patterns the location of the driveway and walkway, measurements and

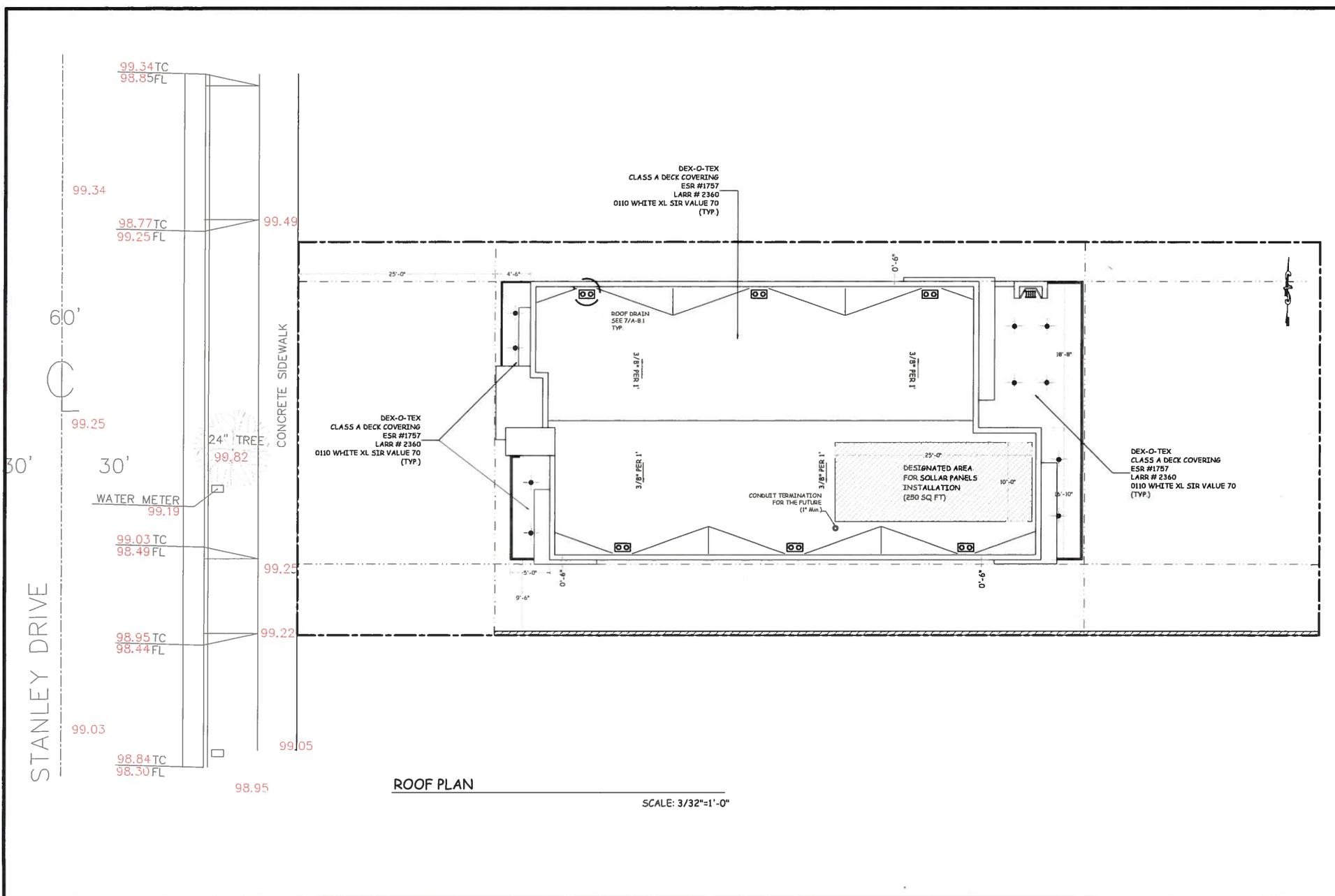


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Attachment B
Project Design Plans



NO.	DATE	REVISIONS	BY

BAHRAM RAEEN
 CONSULTANT ENGINEER
 1144 SANTA MONICA BLVD., SUITE 304, LOS ANGELES, CA 90025

SINGLE FAMILY RESIDENCE
 140 N. STANLEY DR.
 BEVERLY HILLS, CA 90211

A-4



REVISIONS BY

NO.	DATE	BY	DESCRIPTION

BAHRAM RAEEN
CONSULTANT ENGINEER
1880 SANTA MONICA BLVD. SUITE 310, BEVERLY HILLS, CALIFORNIA 90210
TEL: (310) 470-2000
FAX: (310) 470-2001
WWW.BRAEEN.COM



SINGLE FAMILY RESIDENCE
140 N. STANLEY DR.
BEVERLY HILLS, CA 90211

DATE: 10/20/2023
SCALE: AS SHOWN
PROJECT: 23-00000000-0000
SHEET: A-20



FRONT ELEVATION

TREE LEGEND

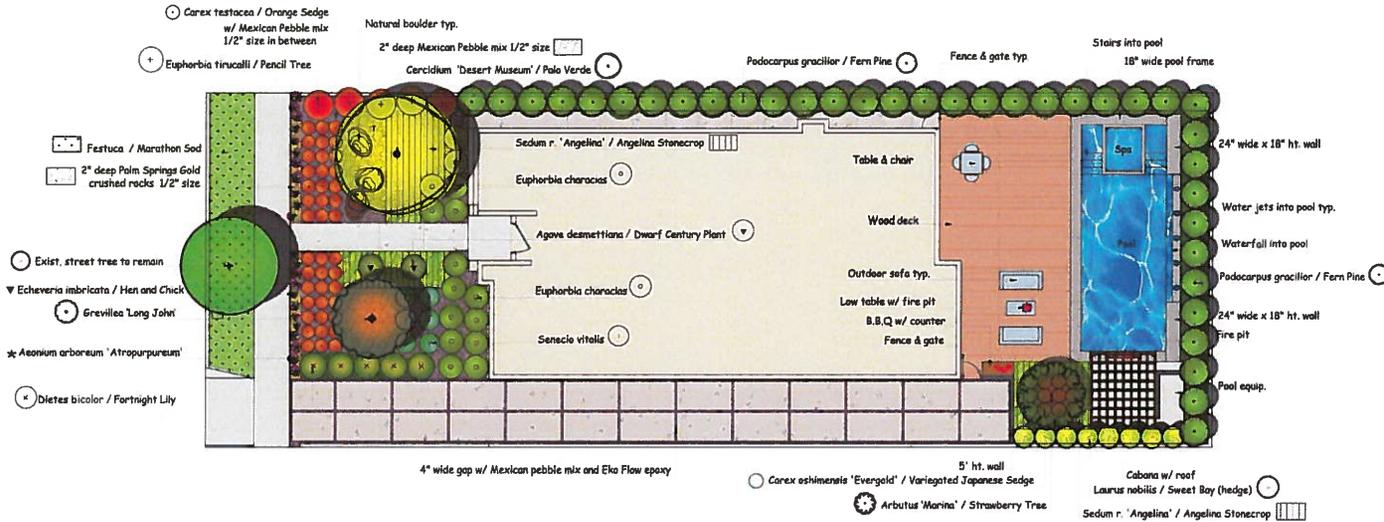
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
⊙	<i>Arbutus 'Marina'</i>	Strawberry Tree	24"box	1	
⊙	<i>Cercidium 'Desert Museum'</i>	Palo Verde	48"box	1	
⊙	<i>Laurus nobilis</i>	Sweet Bay	15-gal	8	
⊙	<i>Podocarpus gracilior</i>	Fern Pine	15-gal	36	

- ⊞ 2" deep Mexican Pebble mix 1/2" size. All trees to be planted with commercial root barriers. 2" deep shredded Cedar bark to spread between plants.
 - ⊞ 2" deep Palm Springs Gold crushed rocks 1/2" size.
- 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.

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
★	<i>Aeonium arboreum 'Atropurpureum'</i>	Dwarf Century Plant	5-gal	11	
⊙	<i>Agave desmettiana</i>	Variegated Japanese Sedge	5-gal	3	
⊙	<i>Carex oshimensis 'Evergold'</i>	Orange Sedge	5-gal	12	
⊙	<i>Carex testacea</i>	Fortnight Lily	5-gal	42	
⊙	<i>Dietsa bicolor</i>	Hen and Chick	5-gal	6	
⊙	<i>Echeveria imbricata</i>	Pencil Tree	5-gal	12	
⊙	<i>Euphorbia characias</i>		5-gal	16	
⊙	<i>Euphorbia tirucalli</i>		5-gal	5	
⊙	<i>Grevillea Long Johni</i>		15-gal	1	
⊞	<i>Sedum r. 'Angelina'</i>	Angelina Stonecrop	1-gal	12'oc	
⊙	<i>Senecio vitalis</i>		5-gal	6	

STANLEY DRIVE



REVISIONS	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	



ASLA
Yael Lir Landscape Architects
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South Pasadena, CA 91030
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Fax 323.258.5333
yael@yaelir.com

SINGLE FAMILY RESIDENCE
140 N. STANLEY RD.
BEVERLY HILLS, CA 90211

PLANTING PLAN

NO PART OF THE CONTENTS OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED OR ALTERED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF Yael Lir Landscape Architects.



DATE: MAY 21, 2015
SCALE: 1/8"=1'-0"
JOB NUMBER: STAN
DRAWN BY:





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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 140 NORTH STANLEY DRIVE.

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

Section 1. Daniel Shakibkhou, 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 140 North Stanley 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 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. 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.** 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 Planning Commission 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.

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: **July 2, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission