



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, August 6, 2015

Subject: 455 Beverwil Drive (PL1510573)

A request for an R-1 Design Review Permit to allow the construction of a second story addition to an existing one-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: Ramin Dardashti – Property Owner

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel of an existing one-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 Spanish Revival Style; 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 roof line of the proposed second floor addition appears disjointed. The design of the fenestration needs some additional refinement as well with the upper windows having what appear to be too many mullions. Additionally sheet DR-10 is inconsistent with DR-11. 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

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
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gmillican@beverlyhills.org



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has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property, 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, July 24, 2015; the site was posted on Friday, July 24, 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):

The Existing & New Architectural Style Is:

- Spanish or Spanish Revival, this style was very popular in the United States from 1915 to 1945. The Spanish style has a stucco exterior, a clay-tile roof, exposed beams, wrought-iron details and repeated arches around an entry walkway. Front doors are of heavy carved wood and porches sometimes feature spiral columns. Walls and floors are often covered with patterned tiles. The floor plan may also include an enclosed courtyard. Building Components: Stucco exterior, Low-pitched tile roof, Little or no overhanging eaves, Arches above doors, porch entries and windows.

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

- | | | |
|---|----------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input type="checkbox"/> R-1.8X |
| <input 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: _____ Lot Area (square feet): _____
 Adjacent Streets: _____

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:

City Yard Sign Posted in front yard as required by the City of Beverly Hills.

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:	32'-0"		32'-0"
Roof Plate Height:	22'-0"		
Floor Area:	Added Floor area = 1,392		
Rear Setbacks:	0		
Side Setbacks:	S/E 5 ft. sideyard	S/E 5 ft. sideyard	S/E _____
	N/W 24'-8" front	N/W _____	N/W _____
Parking Spaces:	2- existing covered		

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 to match existing - La Habra #X97 Pacific Sand
Texture /Finish: Sand Finish
Color / Transparency: Color to match existing #X97 Pacific Sand

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

Material: Fiberglass Exterior
Texture /Finish: Smooth to match existing
Color / Transparency: Color to match existing - white

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

Material: Wood
Texture /Finish: Smooth to match existing
Color / Transparency: color to match existing - Green - No change proposed

PEDIMENTS

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

ROOF

Material: Spanish C - Style
Texture /Finish: Smooth to match existing
Color / Transparency: Color to match existing - No change proposed

CORBELS

Material: Wood
Texture /Finish: Smooth to match existing
Color / Transparency: Color to match existing - No change proposed

CHIMNEY(S)

Material: N/A Existing Stucco (No New Work)
Texture /Finish: _____
Color / Transparency: _____

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

COLUMNS

Material: N/A Existing (No New Work)
Texture /Finish: _____
Color / Transparency: _____

BALCONIES & RAILINGS

Material: None
Texture /Finish: _____
Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

Material: N/A-None
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: N/A-None
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: N/A None proposed
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: N/A-Existing Concrete
Texture /Finish: Smooth Finish
Color / Transparency: Natural

FREESTANDING WALLS AND FENCES

Material: CMU
Texture /Finish: N/A- Existing Stucco
Color / Transparency: To match existing

OTHER DESIGN ELEMENTS

Material: All Trim and window styles to match existing.
Texture /Finish: _____
Color / Transparency: _____

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

N/A All landscape is existing.
The existing landscape has a natural Spanish characteristic of grass lawn sensory that is naturally refreshing. It provides, coolness that adjusts to the existing climate. This type of garden style landscape complements the architecture and is compatible with the California climate of sun and heat.

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.

This design exhibits an internally compatible design scheme in the projects Proportion, form, fenestration, scale, mass, color and materials are representative of the Spanish revival style of this project. The existing landscape, paving and perimeter wall are also compatible.

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 developments 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 complies with applicable provisions of the municipal code that regulate overall height, building size, scale and mass. It also uses appropriate building modulation and window design components that minimize the visual bulk and mass.

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

The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance , mass, scale of adjacent 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.

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 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.

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 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 is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape.



Design Review Commission Report

455 North Rexford Drive

August 6, 2015

Attachment B
Project Design Plans



ENGLISH IVY



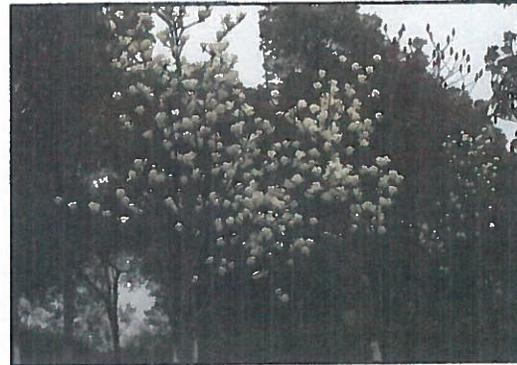
Pink Knockout Rose Bush



CRANESBILL GERANIUM



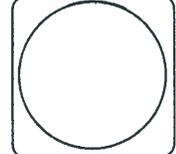
CRANESBILL GERANIUM



DECIDUOUS MAGNOLIAS

DR-6.1

RJ ENGINEERING INC.
 STRUCTURAL ENGINEERING SERVICES
 23777 VENTURA BLVD. #235
 WOODLAND HILLS, CA 91364
 TEL: (818) 704-7874
 FAX: (818) 704-7874
 E-MAIL: rljeng@rcjeng.com



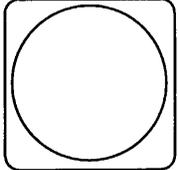
PROJECT NAME AND ADDRESS
 OWNER:
 DR. RAJESH BARDAGHATTI
 455 S. BEVERLY DRIVE
 BEVERLY HILLS, CA 90212

DR-8



NEW NORTH ELEVATION
SCALE: 1/4"=1'-0"

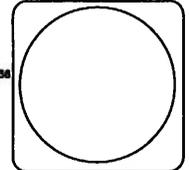
ENGINEERING INC.
STRUCTURAL ENGINEERING SERVICES
21777 VENTURA BLVD. #235
WOODLAND HILLS, CA 91364
TEL: (818) 704-7899
FAX: (818) 704-7899
E-MAIL: info@enginc.com



PROJECT NAME AND ADDRESS
OWNER:
Mr. RAMIN DARDASHTI
455 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212

DR-9

ENGINEERING INC.
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TEL: (818) 704-7817
FAX: (818) 704-7817
E-MAIL: frp@ehsglobal.net

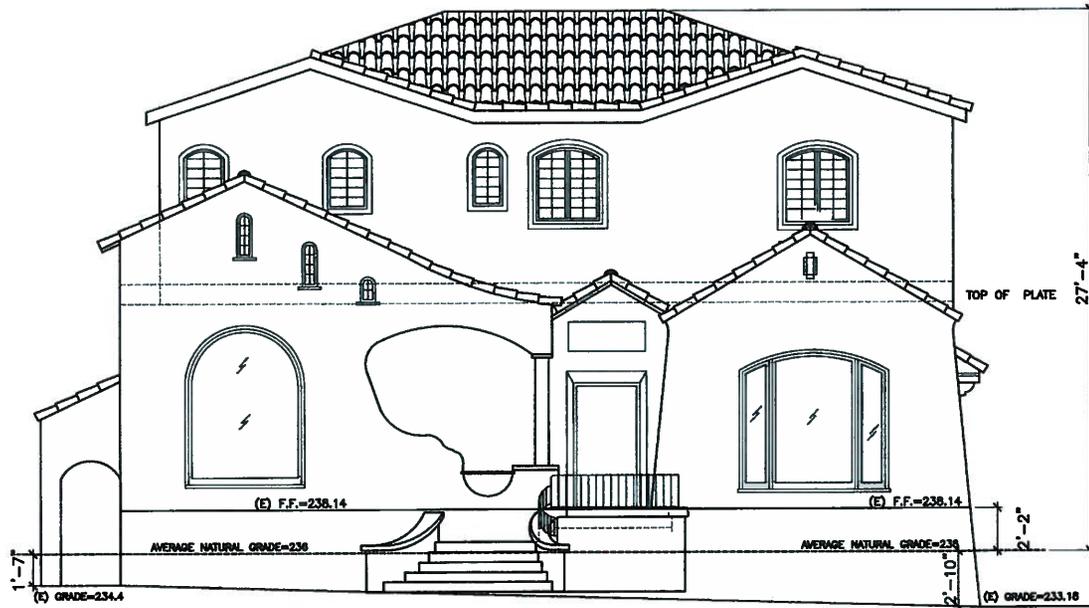


PROJECT NAME AND ADDRESS
OWNER:
Mr. RAMIN DARDASHTI
455 S. BEVERWIL DRIVE
BEVERLY HILLS, CA 90212



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

DR-10



EAST ELEVATION

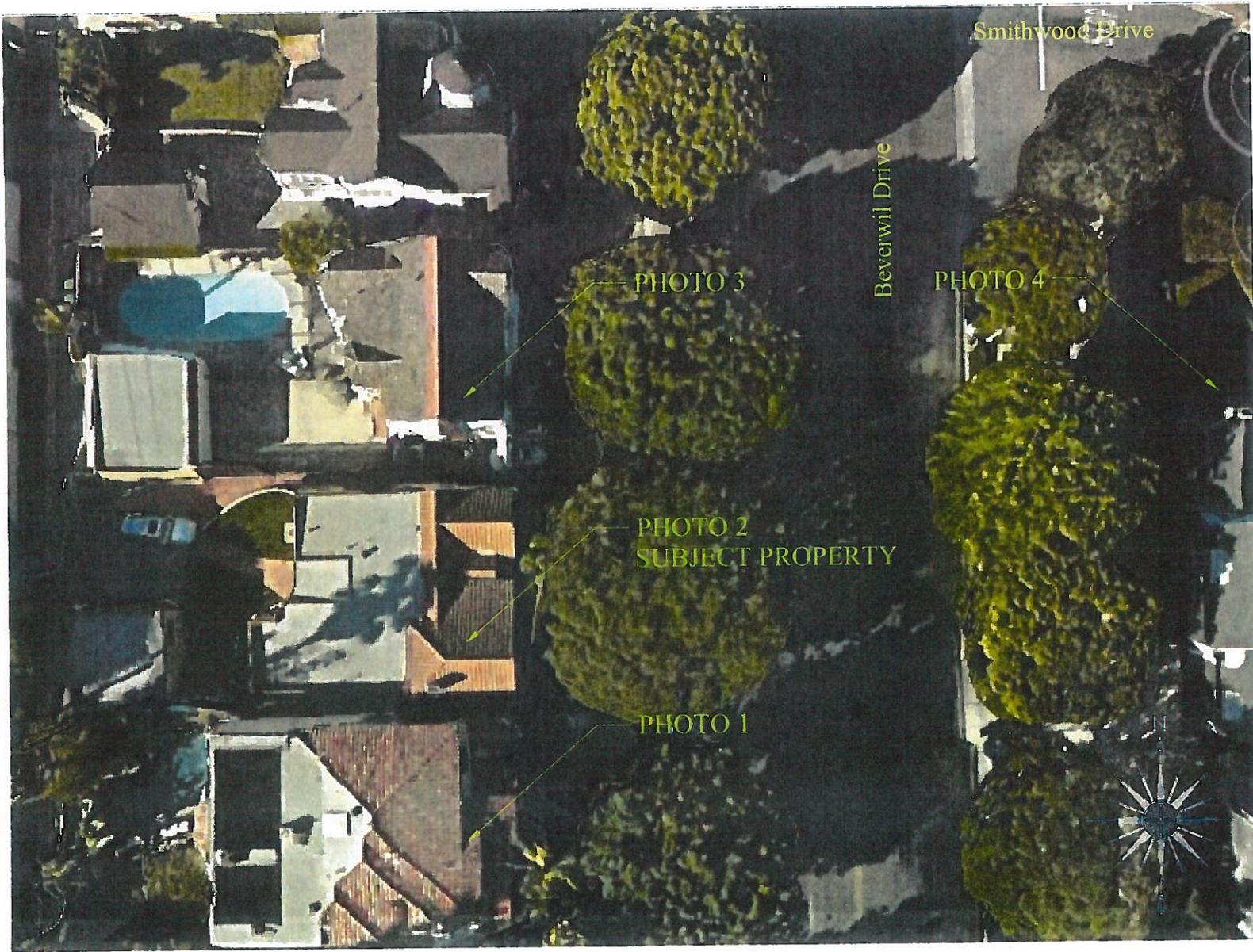
SCALE: 1/4"=1'-0"

ENGINEERING INC.
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WOODLAND HILLS, CA 91364
Tel: (818) 704-7944
Fax: (818) 704-7911
E-Mail: eng@enginc.com

PROJECT NAME AND ADDRESS

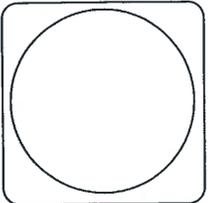
OWNER:
Mr. RAMIN DARDASHTI

455 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212

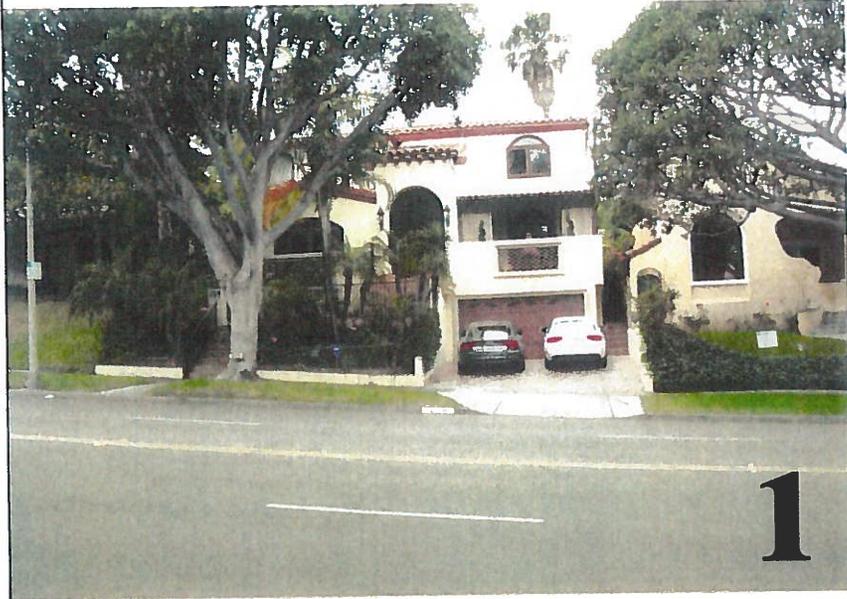


DR-12

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 Tel. (818) 704-7844
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 E-MAIL rjengr@abc-globol.net



PROJECT NAME AND ADDRESS
OWNER:
MR. RAMIN DARDASHTI
 455 S. BEVERWIL DRIVE
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DR-12-1

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PROJECT NAME AND ADDRESS

**OWNER:
MT. RAMIN DARDASHTI**

455 S. BEVERWIL DRIVE
BEVERLY HILLS, CA 90212

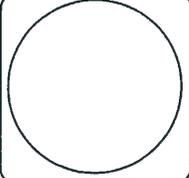


455 S. Beverwil Drive
Beverly Hills, CA 90212



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PROJECT NAME AND ADDRESS
OWNER:
Mr. RAMIN DARDASHTI

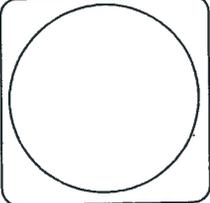
455 S. BEVERWIL DRIVE
BEVERLY HILLS, CA 90212

DR-15



Drawn by
James A. Pincus

 **ENGINEERING INC.**
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PROJECT NAME AND ADDRESS
OWNER:
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BEVERLY HILLS, CA 90212



Design Review Commission Report

455 North Rexford Drive

August 6, 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 **A SECOND STORY ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **455 BEVERWIL DRIVE (PL1510573)**.

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

Section 1. **RJ Engineering Inc.**, agent, on behalf of **Ramin Dardashti**, property owner (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of **a second story addition to an existing one-story single-family residence** for the property located at **455 Beverwil 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 has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the

subject activity could result in a significant effect on the environment. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **August 6, 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

No project specific conditions.

Standard Conditions

1. **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.
2. **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.
3. **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.

4. **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.
5. **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.
6. **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.
7. **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.

8. **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.

9. **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: **August 6, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission