



Design Review Commission Report

Meeting Date: Thursday, September 3, 2015

Subject: **220 South Oakhurst Drive (PL1513267)**

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: Shahram Khazan – Property Owners

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

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The proposed style is identified by the applicant as Mannerist Traditional; 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 entry design is too heavy and overwhelms the house and in the opinion of staff could use to be restudied. In addition, the building could benefit from a precast base to anchor the ground floor. Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource.

Attachment(s):

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

Report Author and Contact Information:

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



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It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property, along with the block face, be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, August 21, 2015; the site was posted on Thursday, August 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):

Proposed mannerist traditional project is designed with following character defining features: Two Stories, low pitched roof, first and second symmetries, paired front doors, Arched top doors and windows, elaborate enframements brackets over doors and windows, terra cotta barrel tiled roof, eaves with decorative corbels beneath in quality wood, stucco and wood with cream / earth tone paint, paired windows, Proposed design, detailing and proportion will compliment street view. Project massing is reduced by setting back second floor in the front.

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

- | | | |
|---|-------------------------------|------------------------------|
| <input 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 checked="" type="radio"/> R-1.5X | <input type="radio"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 50'x121.02' Lot Area (square feet): 6051
 Adjacent Streets: Charleville Blvd and Gregory Way

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 checked="" 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:

According to the owner, he has discussed the project with adjacent neighbors and received positive feedback

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:	30 ft	12 ft	30 ft
Roof Plate Height:	22 ft - 8 ft - 22 ft		
Floor Area:	3920.4 SF	2780 SF	3616.11 SF
Rear Setbacks:	27.3	44 ft	30'-10"
Side Setbacks:	S/E 9' (S.)	S/E 11' (S.)	S/E 11' (S.)
	N/W 5' (N.)	N/W 4'-6" (N.)	N/W 5' (N.)
Parking Spaces:	4 required, 4 provided		

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 and precast
 Texture /Finish: Smooth
 Color / Transparency: Cream / earth tone - see materials board

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

Material: Aluminum clad
 Texture /Finish: Smooth
 Color / Transparency: Brown

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

Material: Aluminum clad
 Texture /Finish: Smooth
 Color / Transparency: Brown

PEDIMENTS

Material: Stucco and precast
 Texture /Finish: Smooth
 Color / Transparency: Cream / earth tone - see materials board

ROOF

Material: Clay Roofing Tile 2 Piece
 Texture /Finish: Smooth
 Color / Transparency: Brown (BURNT SIENNA by MCA)

CORBELS

Material: Wooden
 Texture /Finish: Paint-grade
 Color / Transparency: Dark Brown

CHIMNEY(S)

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

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

COLUMNS

Material: Precast
Texture /Finish: Smooth
Color / Transparency: Cream / Earth tone, see materials board

BALCONIES & RAILINGS

Material: Wrought iron
Texture /Finish: Paint-grade
Color / Transparency: Dark bronze

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Metal
Texture /Finish: Paint-grade
Color / Transparency: Dark Brown

EXTERIOR LIGHTING

Material: Metal
Texture /Finish: Paint
Color / Transparency: Black

PAVED SURFACES

Material: Travertine pavement - grasscrete driveway
Texture /Finish: Honed
Color / Transparency: Cream / Gray, see materials board

FREESTANDING WALLS AND FENCES

Material: Stucco Wrought Iron
Texture /Finish: Paint-grade
Color / Transparency: Cream Dark brown

OTHER DESIGN ELEMENTS

Material: Wrought Iron Gates
Texture /Finish: Paint-grade
Color / Transparency: Dark brown

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

The house is traditional and has a symmetrical, formal landscape to compliment the house. Similar to the architecture, the planting is not overly fussy, but restrained and streamlined. Two trees frame the house in lawn with clipped boxwood in a square pattern at the tree base. Carpet roses line the front walkway and evergreen azaleas are used as a foundation plant up against the house.

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.

Project is designed with following character defining features: low pitched roof, first and second symmetries, paired front doors, Arched top doors and windows, elaborate enframements brackets over doors and windows, terra cotta barrel tiled roof, eaves with decorative corbels beneath in quality wood, stucco and wood with cream / earth tone paint, paired windows, Proposed design, detailing compliments overall design.

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.

Proposed mass and scale and lot coverage, precast detailing, windows and doors proportion, roof and eaves detailing and formal front yard landscaping complements and enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

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

Proposed architecture and landscaping, use of high quality material, precast details, stepped front and entrance porch design, shadow lines, open railing and decorative balconies, elaborate eaves detailing and material will bring interest and enhance 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.

Small side windows with high sill height and limited front balconies with provide reasonable privacy of the neighbors while meeting owner's requirements.

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.

Proposed building location is located mostly over existing building on the site which respects prevailing site design pattern. Also landscaping featuring pool will reinforce harmony between old and new.

SUSAN HEALY KEENE, AICP | Director

RAJ PATEL | City Building Official

JONATHAN LAIT | City Planner



COMMUNITY DEVELOPMENT DEPARTMENT

455 North Rexford Drive, 1st Floor

Beverly Hills, CA 90210

tel. (310) 785 1141

www.beverlyhills.org

CERTIFICATE OF DESIGN COMPLIANCE

I certify that the design and documentation of the Water Efficient Landscape located at 220 SOAKHURST DRIVE complies with all the provisions of City of Beverly Hills, Water Efficient Landscaping, Ordinance Number 09-0-2574, as codified in Article 4, Section 4, of Title 9 of the City of Beverly Hills Municipal Code.

Anna Hoffman

Wet Signature of Licensed Landscape Designer

08.10.2015

Date

* PROJECT IS UNDER 2,500 SF
AND IS EXEMPT



SEE ATTACHED BY LANDSCAPE ARCHITECT



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Attachment B
Project Design Plans

New Single Family Residence



220 S. Oakhurst Drive

City of Beverly Hills

August 2015



KINGSTON DESIGN & CONSTRUCTION, INC. 11628 SANTA MONICA BLVD. LOS ANGELES, CA 90025 Tel: 310.386.4555 ArcDLA Inc. ARCHITECTURE & DESIGN Tel: 424.354.9494	NEW RESIDENCE - 220 S. OAKHURST DR. BEVERLY HILLS		REVISIONS △ - △ - △ -	DATE: AUG. 2015 SCALE: 1/4"=1'-0" DRAWN: - CAD:	SHEET # A6
	FRONT (WEST) ELEVATION				



KINGSTON DESIGN & CONSTRUCTION, INC. 11628 SANTA MONICA BLVD. LOS ANGELES, CA 90025 Tel: 310.386.4555 ArcDLA Inc. ARCHITECTURE & DESIGN Tel: 424.354.9494	NEW RESIDENCE - 220 S. OAKHURST DR. BEVERLY HILLS		REVISIONS	DATE: AUG. 2015	SHEET #
	<h1 style="text-align: center;">ELEVATIONS</h1>		△ -	SCALE: 1/8"=1'-0"	<h1 style="font-size: 2em;">A7</h1>
			△ -	DRAWN: -	
			△ -	CAD:	

New Single Family Residence



220 S. Oakhurst Drive

Streetscape Photo Montage

August 2015

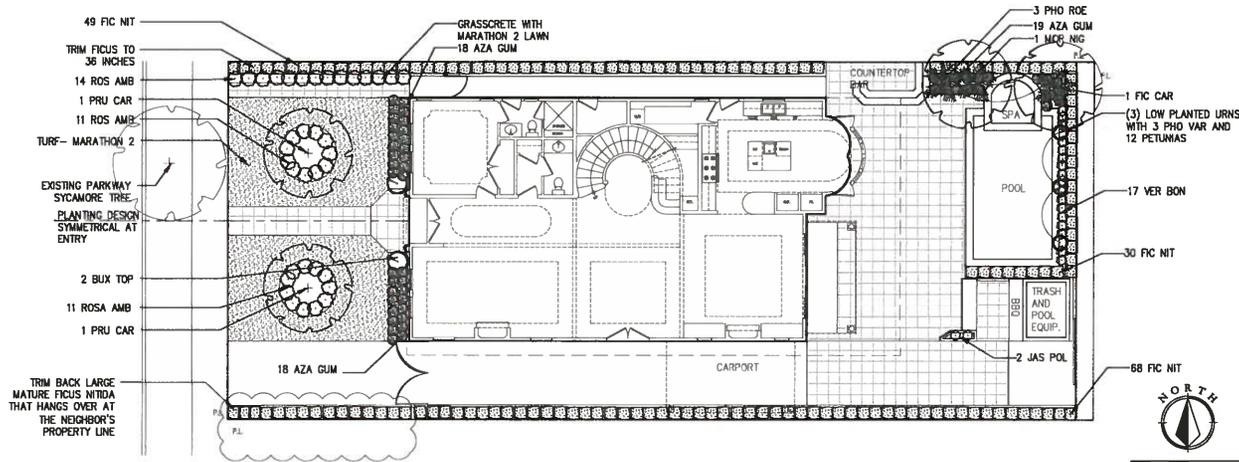
New Single Family Residence



220 S. Oakhurst Drive

Streetscape Photo Montage

August 2015



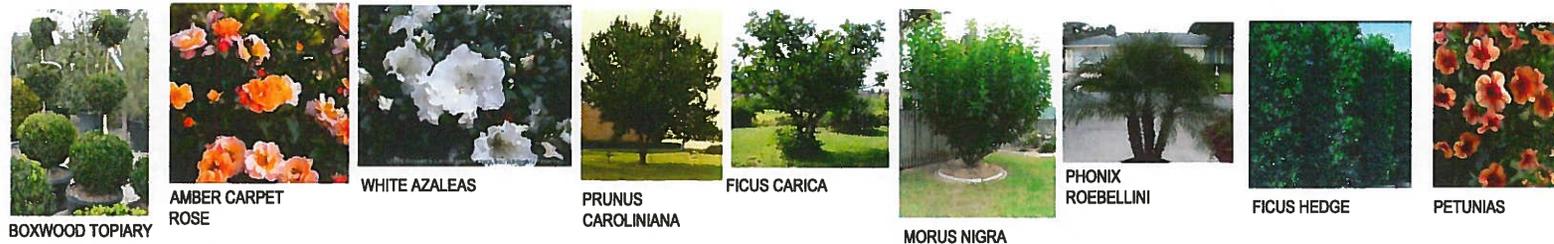
MATURE CYPRESS AT PROPERTY LINE ARE TALLER THAN SYCAMORE STREET TREES AND OUT OF SCALE WITH ONE AND TWO STORY HOMES IN THIS NEIGHBORHOOD, VERTICALLY TOWERING OVER THIS NARROW LOT. THE PLAN PROPOSES REMOVING THESE AND ALSO CUTTING BACK THE FICUS NITIDA LEANING OVER THE LOT AT THE OPPOSITE SIDE YARD PROPERTY LINE.



PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Trees/ Palms				
FIC CAR	1	FICUS CARICA	COMMON FIG	24" BOX
MOR NIG	1	MORUS NIGRA	BLACK MULBERRY	24" BOX
PRU CAR	2	PRUNUS CAROLINIANA	LAUREL CHERRY	48" BOX
PHO ROE	3	PHOENIX ROEBELINII	PYGMY DATE PALM	15 GAL
Shrubs				
AZA GUM	67	AZALEA 'GUMPO WHITE'	DWARF WHITE AZALEA	5 GAL
BUX TOP	2	BUXUS JAPONICA TOPIARY	BUXUS TOPIARY	15 GAL
FIC NIT	147	FICUS NITIDA	INDIAN LAUREL	15 GAL
ROSA	36	ROSA x 'NOA97400A' P.P.A.F.	FLOWER CARPET AMBER GROUNDCOVER ROSE	5 GAL
Vines				
JAS POL	2	JASMINIUM POLYANTHUM	PERSIAN JASMINE VARIETY	5 GAL
Perennials / Grasses				
PHO VAR	3	PHORMIUM 'VARIEGATUM'	VARIEGATED PHORMIUM	15 GAL
VER BON	17	VERBENA BONARIENSIS	TALL VERBENA	1 GAL
PETUNIAS	12	PETUNIAS	PEACH/ ORANGE PETUNIAS	4 INCH POTS
LAWN	573 SF	MARATHON 2	MARATHON 2 MIX TURF	TURF

PLANT IMAGES



Anna Hoffman
Landscape Architect
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MONTROSE, CA 94025
708.477.8488
a.hoffman@ahoffman.com



Project
Revisions
Issue PERMIT
Date 08.10.2015
Project OAKHURST
By AH
Scale 1/8" = 1'-0"
Sheet
PLANTING PLAN



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September 3, 2015

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-15

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 220 SOUTH OAKHURST DRIVE.

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

Section 1. Sam Azadi of Arc D.L.A. Inc, agent, on behalf of Shahram Khazan, 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 220 South Oakhurst 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 **September 3, 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: **September 3, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission