



Design Review Commission Report

Meeting Date: Thursday, November 5, 2015

Subject: **240 SOUTH MAPLE DRIVE (PL1526899)**

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: Siavash Jazayeri – Sia Architectural Design

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

REPORT SUMMARY

The applicant is requesting review and 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 Contemporary; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The split forms and multiple colors of the proposed design create a disjointed aesthetic and introduce an overall tension to the project. Specifically, the use of color in relation to the forms breaks up the aesthetic and adversely impacts the internal compatibility of the design. Additionally, the window configuration, with differing shapes, forms, sizes, and mullion patterns, adds to the disjointed aesthetic and should be revised to a more appropriate to the proposed Contemporary style.

Project-specific conditions have not been proposed as part of this analysis; however, the Commission may wish to consider the comments during the course of their review and propose project-specific conditions deemed necessary to make the findings required for approval.

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. Public Comment
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

November 5, 2015

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 and the block face of the subject property 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, October 23, 2015; the site was posted on Friday, October 23, 2015. Staff has received public comment in general opposition to the project, which has been included in Attachment C of the staff report.



Design Review Commission Report

455 North Rexford Drive

November 5, 2015

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):

Contemporary. The massing and the lines of the projects are contemporary. The exterior textures are smooth stucco and reclaimed natural wood siding.

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 checked="" 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: 121.39' x 50.00' Lot Area (square feet): 6,069.87
 Adjacent Streets: Charleville Blvd. & 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 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:

Through the process of design review, the proposed project's information shall be mailed to the adjacent neighbors.

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:	24'-8 1/2"		24'-8 1/2"
Roof Plate Height:	22'-0"	21'-10 1/2"	21'-10 1/2"
Floor Area:	3,927.94 sq. ft.		3,902.29 sq. ft.
Rear Setbacks:	27.41'	8.2'	27.41'
Side Setbacks:	S/E 5.00'	S/E 8.00'	S/E 5.00'
	N/W 9.00'	N/W 3.1'	N/W 9.00'
Parking Spaces:	4	3	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: Smooth Stucco / Coral Fenang vintage wood
 Texture /Finish: Stucco Paint / Natural reclaimed wood
 Color / Transparency: Stucco in Dunn Edwards, Whisper Grey & Drifting

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

Material: Aluminum
 Texture /Finish: Paint
 Color / Transparency: Dunn Edwards, Black DEA 187

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

Material: Aluminum/ Glass
 Texture /Finish: Paint
 Color / Transparency: Dunn Edwards, Black DEA 187

PEDIMENTS

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

ROOF

Material: Built-Up Roofing
 Texture /Finish: Flintglas Cap Sheet Coolstar
 Color / Transparency:

CORBELS

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

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Tempered Glass
Texture /Finish: Clear
Color / Transparency: Clear

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Sheet Metal, Galvanized Iron, Concealed inside the wall
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: Hinkley Atlantis Titanium, 16" High
Texture /Finish: Titanium Finish
Color / Transparency:

PAVED SURFACES

Material: Concrete Pavers
Texture /Finish: Concrete
Color / Transparency:

FREESTANDING WALLS AND FENCES

Material: Walls, Smooth Stucco / Fences, Wrought Iron
Texture /Finish: Stucco, Paint / Fences, Paint
Color / Transparency: Stucco in Dunn Edwards, Whisper Grey / Fences in Dunn Edwards, Whisper Grey

OTHER DESIGN ELEMENTS

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

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

The proposed landscaping is simple, yet has a complimentary modern look with local drought-tolerant flora.

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 proposed design has clean contemporary lines and textures, as well as open spaces on the interior as well as the exterior.

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 massing of the building splits into various horizontal and vertical planes with different textures, which reduces the appearance of it’s scale. The proposed landscape design offers plants which improves and enhances the current conditions.

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

Most of the existing neighboring houses are about 50 years old and have an ad-hoc design. The proposed development exceeds the design quality of most of the adjacent structures.

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.

Since the block the proposed project is located at lacks continuity of any architectural style and has older design standards, the proposed development elevates the quality of the block through its design and in no way invades the privacy of the adjacent neighbors.

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 site lacks any prevailing design patterns and the proposed development utilizes natural building materials, color and textures, including natural reclaimed wood from local sources.



Design Review Commission Report

455 North Rexford Drive

November 5, 2015

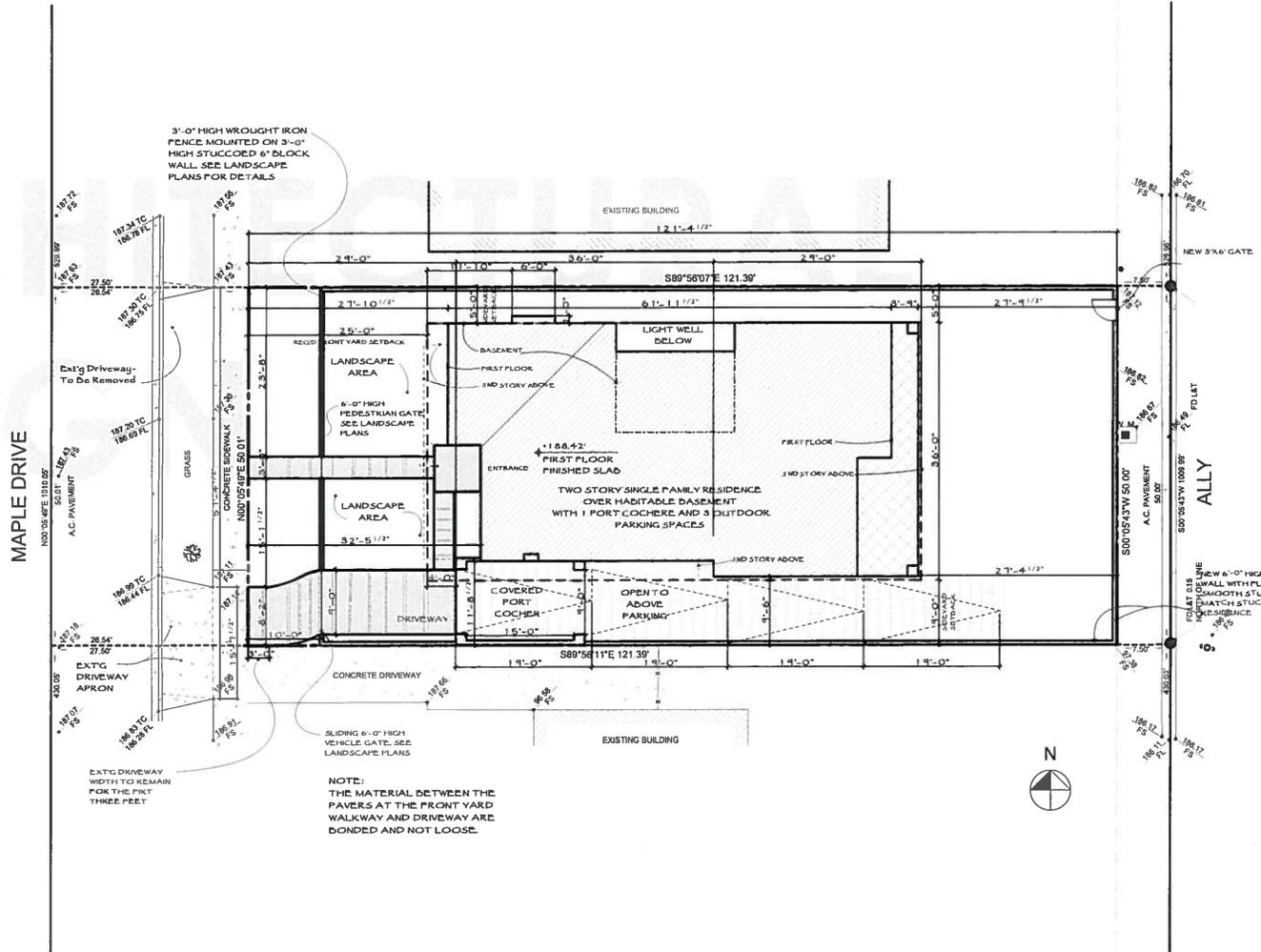
Attachment B
Project Design Plans

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.

NOTE:

- 1 - CURB AND GUTTER FRONTING THE PROPOSED PROJECT, IF DAMAGED DURING CONSTRUCTION, WILL NEED TO BE REMOVED AND REPLACED (ACCORDING TO CITY STANDARDS) AND SHALL BE PAID FOR BY THE APPLICANT.
<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/5621--Standard%20Drawings%201%20reduced%20REVISED%2012-6-2011.pdf>
- 2 - ALL SURVEY MONUMENTS, STREET LIGHTS, AND UNDERGROUND UTILITIES, AND ANY EXISTING OFF-SITE IMPROVEMENTS AFFECTED BY THE CONSTRUCTION SHALL BE RE-ESTABLISHED ACCORDING TO CITY STANDARDS, AND SHALL BE PAID FOR BY THE APPLICANT. NO PRIVATELY-OWNED STRUCTURES OR IMPROVEMENTS ARE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- 3 - DRIVEWAY APPROACH SHALL BE CONSTRUCTED PER CITY OF BEVERLY HILLS STANDARD DETAIL DH 101. SEPERATE PERMIT HAS TO BE OBTAINED FOR THE CONSTRUCTION OF THE DRIVEWAY APPROACH.
- 4 - CURB DRAINS SHALL BE CONSTRUCTED PER CITY OF BEVERLY HILLS STANDARD DETAIL DH 109. SEPERATE PERMIT HAS TO BE OBTAINED FOR THE CONSTRUCTION OF THE CURB DRAINS.

AVERAGE GRADE AROUND EXIST. HOUSE:	
188.7	
188.4	
187.85	
187.32	
187.6	
187.5	
187.10	
1,314.477' = 187.78'	



PROPOSED PROJECT AREA	
TOTAL BUILDING FLOOR AREA:	3,902.29 Sq. Ft.
MAX. ALLOWABLE FLOOR AREA PER BHM.C SECTION 10-3-100:	
1,500 Sq. Ft. + 40% OF LOT AREA	
1,500 Sq. Ft. + 40% (6,069.87) =	
1,500 Sq. Ft. + 2,421.94 =	3,921.94 Sq. Ft.

BUILDING SETBACKS	
FRONT SETBACK :	25.00 FEET
SOUTH SIDE SETBACK :	5.00 FEET
NORTH SIDE SETBACK :	9.00 FEET
REAR SETBACK :	LOT DEPTH X 30% - 9.00' = 121.39' X 30% - 9.00' = 21.41'

Permit Date

Project

Maple Drive

240 S. Maple Drive,
Beverly Hills, CA 90212

Owner

Ms. H. Taheri

240 S. Maple Drive,
Beverly Hills, CA 90212



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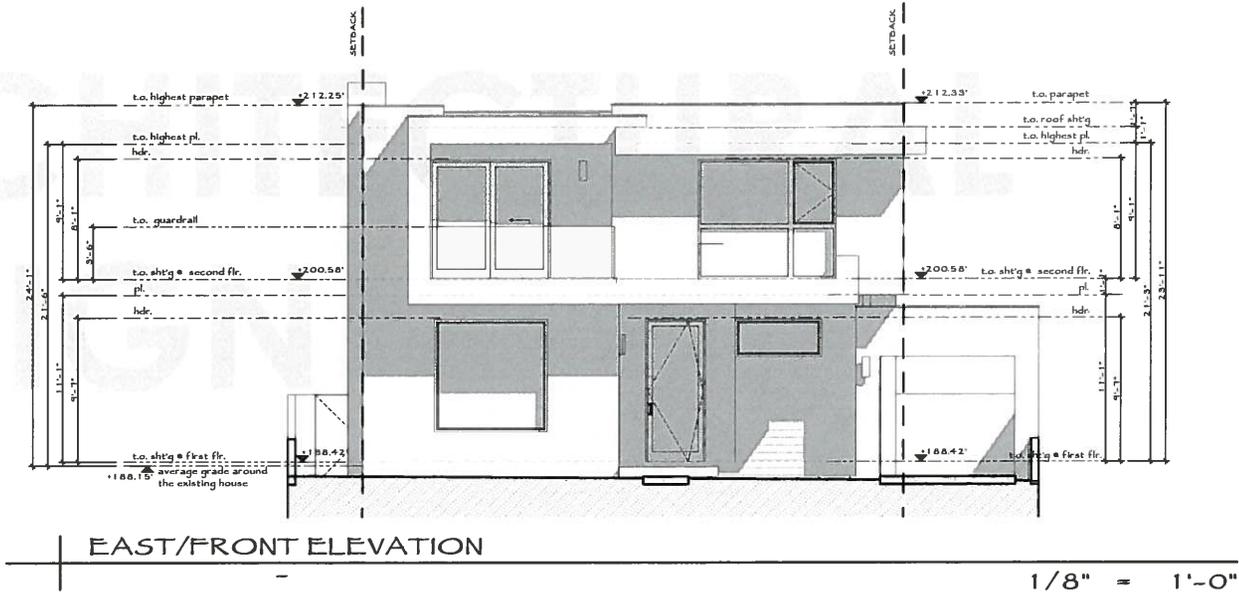
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SITE PLAN

9/14/2015
scale: 1/16" = 1'-0"
prepared by: M.D.
job #: 2015-220

A-0.0

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**EAST / FRONT
 ELEVATION**

9/14/2015

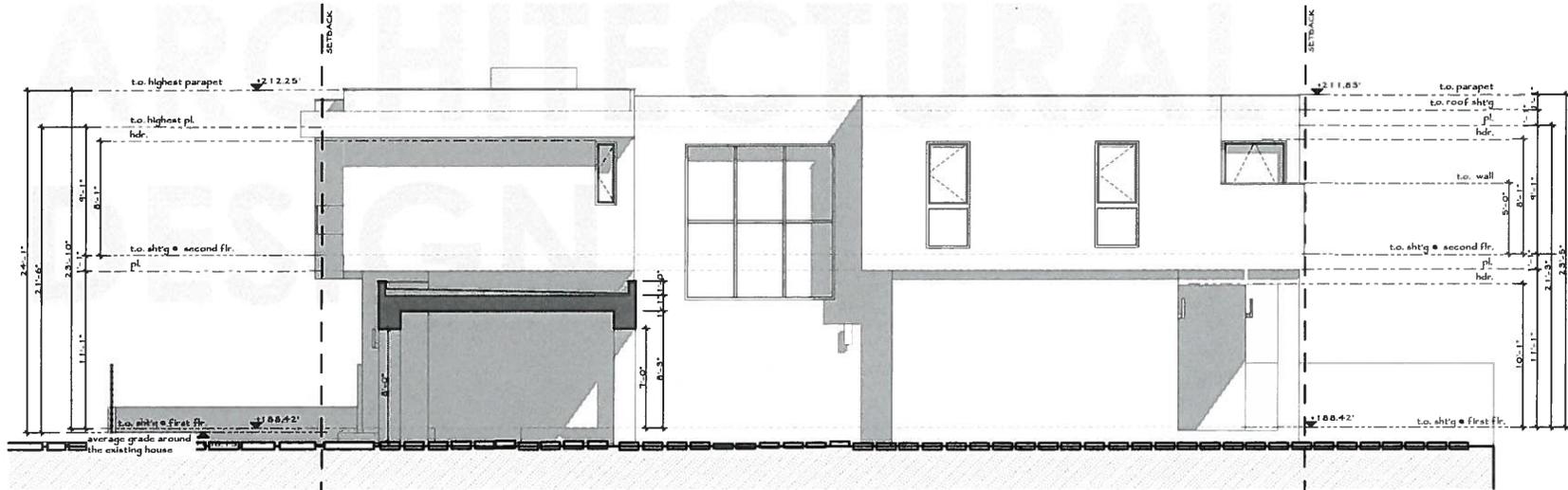
scale: 1/8" = 1'-0"

prepared by: M.D.

job #: 2015-220

A-2.1

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NORTH/RIGHT ELEVATION

1/8" = 1'-0"

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**NORTH / RIGHT
ELEVATION**

9/14/2015

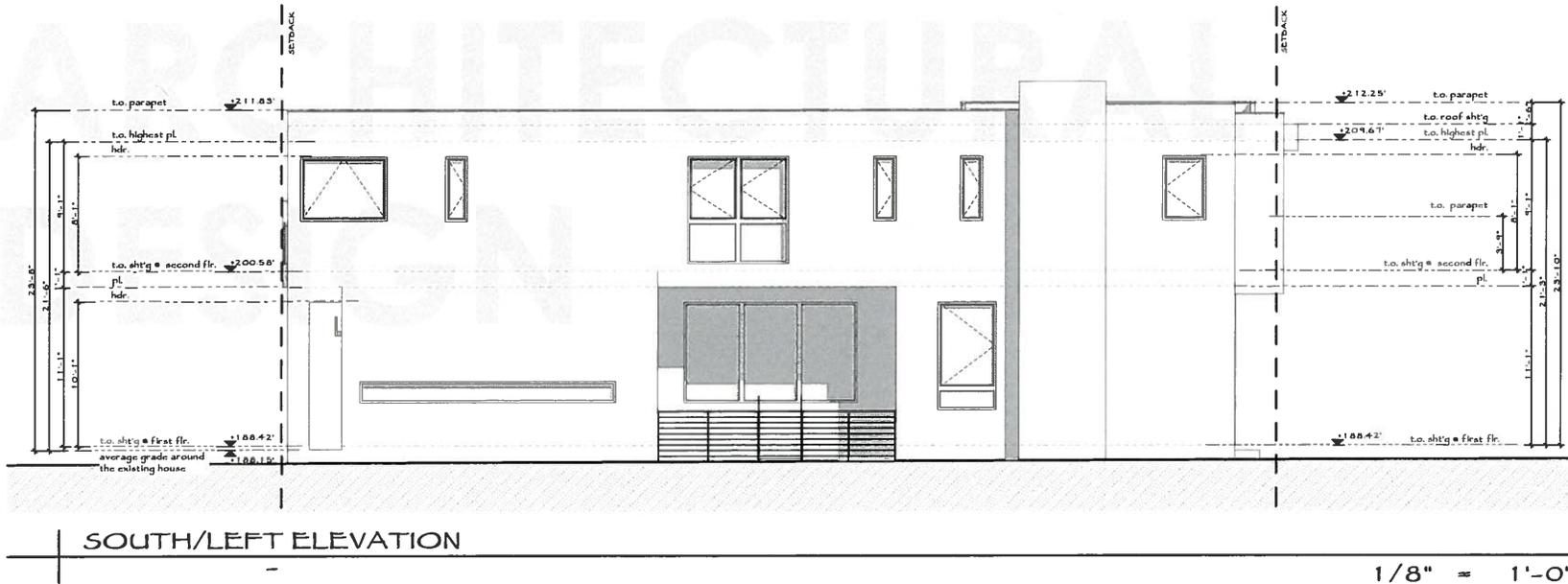
scale: 1/8" = 1'-0"

prepared by: M.D.

job #: 2015.220

A-2.3

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SOUTH/LEFT ELEVATION

1/8" = 1'-0"

Permit Date

Project

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**SOUTH / LEFT
 ELEVATION**

9/14/2015

scale: 1/8" = 1'-0"

prepared by: M.D.

job #: 2015.220

A-2.4

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SIA
ARCHITECTURAL
DESIGN



COLOR FRONT/EAST ELEVATION

1/8" = 1'-0"

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**COLOR FRONT/EAST
ELEVATION**

9/14/2015

scale: 1/8" = 1'-0"

prepared by: M.D.

job #: 2015-220

A-2.5

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EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW PHOTO MONTAGE

9/14/2015

scale:

prepared by: M.D.

job #: 2015 220

A-5.2

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COLOR RENDERINGS

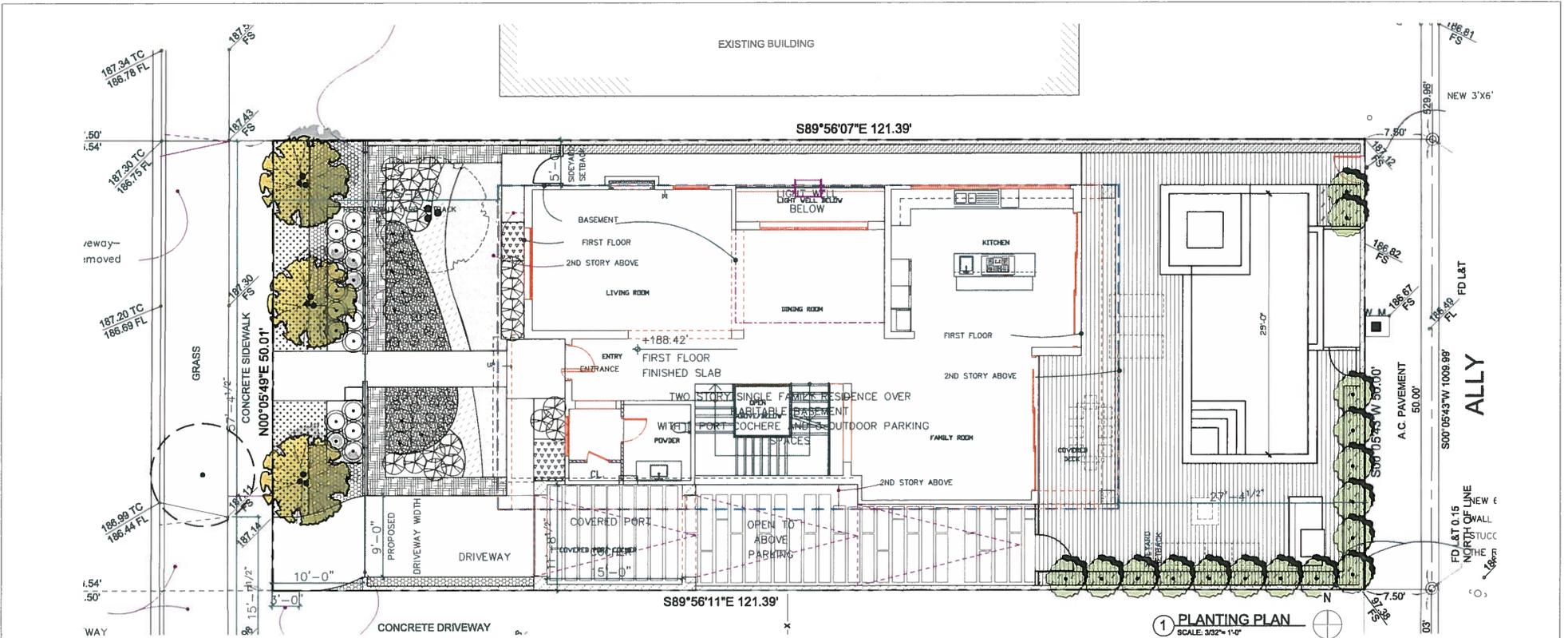
9/14/2015

scale:

prepared by: M.D.

job #: 2015 220

A-5.3



1 PLANTING PLAN
SCALE: 3/32" = 1'-0"

WATER BUDGET CALCULATION

CITY OF BEVERLY HILLS MAXIMUM APPLIED WATER ALLOWANCE
THE ETS REFERENCE FOR CITY OF BEVERLY HILLS IS 48.5 (INCHES PER YEAR)

PROJECT CALCULATIONS FROM WORKSHEET:

1. COUNTRY MAIL APPLIED WATER ALLOWANCE (MAXIMUM)
THIS IS THE WATER BUDGET FOR THE PROJECT.

TOTAL AREA TO BE LANDSCAPED IN SQUARE FEET INCLUDING SLAB(S) = 2,102 sq.ft.

(270) (8.02) (8.5) + (14) (8.5) + (8) (8.5)
(8.0) (8.5) (8.5) + (1.0) (8.5) (8.5) + (1.0)

2. ESTIMATED TOTAL WATER USE (ETWU)

THIS IS THE ESTIMATED AMOUNT OF WATER THE PROJECT WILL REQUIRE.

FORMULA: (ETW) (8.5) (8.5) + (H) (8.5) + (X) (8.5) (Y)

(44.8) (8.5) (8.5) + (1.0)

8.38

THE ETW IS 1.48 GALLONS PER YEAR LESS THAN MAXIMUM (21.786 GALLONS PER YEAR)
THE WATER BUDGET COMPLIES WITH MAXIMUM.

3. EFFECTIVE PRECIPITATION

ANNUAL PRECIPITATION OF CITY OF BEVERLY HILLS IS 17.28 (INCHES) OR 1.5 FEET

THE ESTIMATED AMOUNT OF WATER EXPECTED FROM EFFECTIVE PRECIPITATION
(SHALL NOT EXCEED 20% OF THE LOCAL ANNUAL MEAN PRECIPITATION
(AVERAGE RAINFALL)

2.108 = 1.5 x 0.26 = 0.391 (CALCULATION)

OR 0.217 (CALCULATION)

TOTAL ESTIMATED APPLIED WATER USE

(31.108) GALLONS (8.5) (CALCULATION)

31.108 (CALCULATION)

THIS LANDSCAPE DESIGN COMPLIES WITH MINIMUM WATER NEEDS TOGETHER WITH
DISTRICT REQUIREMENTS OF LOW WATER PLANTS.

DESIGN OF IRRIGATION SYSTEMS SHALL BE BASED ON BURNING BURNING AREAS
USE OF MAIN IRRIGATION SYSTEMS SHALL BE BASED ON BURNING BURNING AREAS
USE OF LOW FLOW COMPENSATING PERIPHERAL LINE
RELOCATED EXISTING IRRIGATION SYSTEMS

PLANTING LEGEND

TREES

CERCIDIODIUM HYBRID 'DESERT MUSEUM' HYBRID PALO VERDE

SIZE & QUAN. WUCOLS

24" BOX / 3 EA. LOW

PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL

15 GAL / 16 EA. MODERATE

RELOCATED EXISTING OLIVE TREE

EXISTING STREET TREE TO REMAIN

SHRUBS & GROUND COVERS

AGAVE ATTENUATA FOXTAIL AGAVE

5 GAL / 9 EA. LOW

ANAGOZANTHOS 'BIG RED' KANGAROO PAW

5 GAL / 21 EA. LOW

EUPHORBIA TIRUCALLI 'STICK ON FIRE' RED PENCIL TREE

5 GAL / 8 EA. LOW

ECHEVERIA 'AFTERGLOW' ECHEVERIA

1 GAL / 22 EA. LOW

SHRUBS & GROUND COVERS

DODONAEA VISCOSA HOPBUSH

SIZE & QUAN. WUCOLS

5 GAL. @ 36" O.C. / 10 EA. LOW

WESTRINGIA FRUTICOSA COAST ROSEMARY

5 GAL. @ 24" O.C. / 37 EA. LOW

NASSELLA TENUISSIMA MEXICAN FEATHER GRASS

5 GAL. @ 18" O.C. / 12 EA. LOW

LIBERTIA PEREGRINANS ORANGE LIBERTIA

1 GAL. @ 12" O.C. / 92 EA. MODERATE

ARMERIA MARITIMA COMMON SEATHRIFT

1 GAL. @ 12" O.C. / 115 EA. MODERATE

SENECIO MANDRALISCAE KLEINIA

1 GAL. @ 12" O.C. / 78 EA. LOW

FESTUCA OVINA 'GLAUKA' BLUE FESCUE

1 GAL. @ 12" O.C. / 68 EA. LOW

UC VERDE BUFFALO GRASS

PLUGS @ 12" O.C. / 284 EA. LOW

Underground Service Alert
Call TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG
SECTION 47 OF THE GOVERNMENT CODE REQUIRES A
DIG ALERT NOTIFICATION NUMBER BE ISSUED BEFORE A
PROJECT TO OCCUR WILL BE MAILED. FOR YOUR ALERTING
NUMBER CALL UNDERGROUND SERVICE ALERT
TOLL FREE 1-800-422-4133 CALL US WORKING DAYS
BEFORE YOU DIG

Revisions	
△	07-02-2015
△	
△	
△	

SQLA INC
Landscape Architects
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Tel: 310.352.2200 Fax: 310.352.2201

240 S. MAPLE DRIVE
BEVERLY HILLS, CA 90212

PLANTING PLAN

designer	proj. no.
AS SHOWN	21530
checked	drawing number
AS SHOWN	LP-1
date	08-30-2015

SQLA INC
Landscape Architects
3600 Maple Drive • 1st Floor • Beverly Hills, CA 90212
Tel: 310.352.2200 Fax: 310.352.2201





PRUNUS CAROLINIANA
CAROLINA CHERRY LAUREL



CERCIDIUM HYBRID
DESERT MUSEUM
DESERT MUSEUM PALO VERDE



AGAVE ATTENUATA
FOXTAIL AGAVE



WESTRINGIA FRUTICOSA
COAST ROSEMARY



ARMERIA MARITIMA
COMMON SEATHRIFT



EUPHORBIA TIRUCALLI
STICK ON FIRE
RED PENCIL TREE



AMIGOZANTHOS FLAVIDUS
BIG RED
KANGAROO PAW



DODONAEA VISCOSA
HOPBUSH



UC VERDE
BUFFALO GRASS



FESTUCA OVINA
GLAUCA
BLUE FESCUE



SENECIO MANDRALISCAE
KLEINIA



ECHEVERIA 'AFTERGLOW'
ECHEVERIA



LIBERTIA PEREGRINANS
ORANGE LIBERTIA



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Revisions	
△	07-02-2015
△	
△	
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SOLA INC
Landscape Architects
3811 CANAL STREET • 1 310 785 0800 (JANIS)
BEVERLY HILLS, CA 90210 • F 310 785 0800
SOLALAND.COM • WWW.SOLALAND.COM

240 S. MAPLE DRIVE
BEVERLY HILLS, CA. 90212

drawing title
PLANT PALETTE

designer	project number
drawn	21530
checked	scale
revised	drawing number
date	LP-1B
	09-30-2015

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Design Review Commission Report

455 North Rexford Drive

November 5, 2015

Attachment C
Public Comment

MARCUS, WATANABE, & ENOWITZ
LAWYERS

TELEPHONE:
(310) 473-0550

SUITE 500
11377 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA 90064

FACSIMILE:
(310) 478-2666

FILE NO.:

Ms. Cindy Millican
Community Development
City of Beverly Hills
455 N. Rexford Drive
Beverly Hills, CA 90210

RE: proposed project 240 S. Maple Drive

Dear Ms. Millican,

I am writing on behalf of my mother, Tobby Chomsky, the current owner and resident of 244 S. Maple Drive, Beverly Hills, CA 90212. My mother is the southern, adjacent neighbor to the proposed project at 240, owned by Ms. Homeira Taheri.

The homes on both 240 and 244 S. Maple Drive were built in or about 1928. They were built as identical homes in mirror images, with adjacent driveway between them. Each home was built with an 8 foot wide driveway running from the front of each property to garages in the rear.

My family moved into 244 in 1966, and my mother has lived there ever since. In or about 1971, we erected a wood fence entirely on our property, offset approximately 60 feet from the front of the property back to the garages. The boundary between the properties from this point forward continued without any significant division. There was and is no boundary wall or hedge, although the first 25 feet of the driveway at 244 is up to 9 inches lower in elevation than the driveway at 240. Each property owner required and used the other's land and/or air space to open car doors and enter or exit their respective vehicles. 244 currently has a gate across the driveway where this fence begins. 240 also has a gate across their driveway, although it is erected further away from the sidewalk.

When the Taheris moved in, they renovated their home, including erecting a car port over a portion of their driveway, forward of their current gate for one car length. Currently, there are no walls or barriers between the properties from the existing gates to the sidewalk, preventing or impairing either neighbor from opening their car door or exiting their vehicle. However, if the proposed wall is built where their car port now exists, my mother's driveway will have solid walls on both sides, at least forward of her existing gate to the front of her living room. If the Taheris build any wall forward of that point higher than the bottom of a car door, my mother will either not be able to open her car door, or if she can open it, stepping out will either be impossible or the wall will be a significant tripping hazard.

We are concerned that approving any plan that permits a wall along the southern boundary of 240 west of the existing gates, will either preclude parking vehicles in the 244 driveway and/or

create a serious safety hazard for anyone who attempts to park there. We object to permitting any wall with less than a 60 foot offset, that precludes or seriously impairs the normal use of the driveway at 244 for parking and then entering or exiting the parked vehicles.

There are 38 homes on south Maple Drive. Very few of the homes have boundary walls separating the adjacent properties, while a few have boundary hedges. Only 6 properties have adjacent driveways, and only one of those properties also has a boundary wall (between 243 and 245). This wall commences with an estimated 25 foot set-back and there is no boundary or elevation difference between those driveways for the first 25 feet.

The existing character and nature of the properties on this block is open. For the vast majority of the properties, the sight lines run from property to property without boundary, and there are no boundary walls that preclude or limit an owner from parking and then entering or exiting a car on his or her own driveway.

The lots on south Maple are not large. Allowing structures of more than 3,000 square feet changes the character of the community, from more open, where each property has some landscape that flows from lot to lot, to constructed box-style homes without landscape adjacent to another box-style home without any landscape. While the City population may not increase, the density of buildings increases as open space simultaneously decreases, changing the City's personality.

Up to this point, we have gotten along well with the Taheris, and we would like to remain good neighbors. It will be extremely difficult for my mother to live adjacent to a major construction, such as the Taheris' proposed project because my mother is house-bound and lives at home 24/7. Notwithstanding, the Taheris have the right to build a new home, and my mother will do the best she can to survive construction of the project. However, my mother is asking the Taheris to modify their plans so they do not impair or preclude my mother from using her driveway for parking up to three cars, i.e. to leave the first 60 feet of the common driveway without a wall or significant barrier, as is the current condition. My mother also asks the City to prevent the Taheris building a boundary wall or barrier that limits or precludes my mother from using her driveway for parking at least 3 automobiles. Any boundary wall along the first 25 feet greater than one inch high may preclude anyone from entering or exiting a vehicle parked in the driveway because the driveway at 244 is up to 9 inches lower than the adjacent driveway, at least for the first 25 feet. Thereafter, any boundary wall more than ten inches will significantly impair the use of the driveway because the bottom of many car doors require at least 10 inches of clearance to open.

Very truly yours,

Eric Chomsky

Eric Chomsky



Design Review Commission Report

455 North Rexford Drive

November 5, 2015

Attachment D

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 240 SOUTH MAPLE DRIVE.

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

Section 1. Siavash Jazayeri, Sia Architectural Design, architect, on behalf of Ms. H. Taheri, 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 240 South Maple 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 **November 5, 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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **November 5, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission