



Design Review Commission Report

Meeting Date: Thursday, March 1, 2012

Subject: **718 North Rodeo Drive (PL# 120 2668)**

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 north of Santa Monica Boulevard.

Project applicant: Hamid Gabbay, architect

Recommendation: Conduct public hearing and provide the applicant with design direction. Specifically, the Commission may wish to discuss the overall massing of the building, the lack of a hierarchy in the façade elements and potential privacy concerns resulting from the proposed wall of windows along the south building elevation.

REPORT SUMMARY

The applicant is requesting approval of the construction of a new two-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, the project is before the Commission for review.

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. 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 be mailed ten (10) days prior to the hearing. The public notice for this project was mailed Friday, February 17, 2012. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192

srojemann@beverlyhills.org



Design Review Commission Report

445 North Rexford Drive

March 1, 2012

Attached A:

Detailed Design Description
and Materials (applicant prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 718 N. Rodeo Dr.
Parcel Number: 4344-024-009

B Property Owner Information¹

Name(s): Farhad Rabbany
Address: 718 N. Rodeo Dr.
City: Beverly Hills State & Zip Code: CA 90210
Phone: Fax:
E-Mail: FRED@HOMEEXTRASINC.COM

C Applicant Information [individual(s) or entity benefiting from the entitlement]

Name(s): Gabbay Architects
Address: 9107 Wilshire Blvd. Suite 715
City: Beverly Hills State & Zip Code: CA 90210
Phone: 310-553-8866 Fax:
E-Mail: dominic@gabbayarchitects.com

D Architect / Designer Information [Employed or hired by Applicant]

Name(s): Hamid Gabbay Registered Architect? Yes No
Address: 9107 Wilshire Blvd. Suite 715
City: Beverly Hills State & Zip Code: CA 90210
Phone: 310-553-8866 Fax:
E-Mail:

E Landscape Designer Information [Employed or hired by Applicant]

Name(s): Yael Lir
Address: 1010 Sycamore Ave. Suite 313
City: South Pasadena State & Zip Code: CA 91030
Phone: 323-258-5222 Fax:
E-Mail: yael@yaellir.com

F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.

Name(s):
Address:
City: State & Zip Code:
Phone: Fax:
E-Mail:

G By selecting this box I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.²

Print Property Owner's Name & Date

Print Property Owner's Name & Date

¹ If the owner is a corporate entity, signatures from two corporate officers are required from each of the following Groups:
Group A – chairperson or president of the board; Group B – board secretary or chief financial officer.

² A signed and dated authorization letter from the property owner is also acceptable.

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/civica/filebank/blobdload.asp?BlobID=3435>.
 - 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 proposed architectural style is of Southern French origin. The geographic proximity of this area to Italy brings many Italian elements of design. The combination of steeply pitched roofs, copper gutters, dormers, decorative wrought iron railings with arches, stone cladding and precast stone trim give the residence a unique combination of design elements similar to the south of France.

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

- | | | |
|---|----------------------------------|---------------------------------|
| <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: ~220' x ~75' Lot Area (square feet): 16,961 s.f.
 Adjacent Streets: Rodeo Dr.

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input checked="" 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/services/planning_division/advance_planning/default.asp)

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:

We have fulfilled the radius map and mailing label requirements to notify 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:	32'	32'	32'
Roof Plate Height:			
Floor Area:	8,284 s.f.	5,750 s.f.	8,184 s.f.
Rear Setbacks:	57'	107'	79'
Side Setbacks:	S/E 10'	S/E 3'-6"	S/E 10'
	N/W 10'	N/W 10'-6"	N/W 10'
Parking Spaces:	4	4	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, Travertine
 Texture /Finish: Smooth
 Color / Transparency: Stucco - LaHabra SBMF 97 (Off White), Travertine - Medium Beige Earthtone

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

Material: Wood, Glass, Precast Stone Trim
 Texture /Finish: Smooth
 Color / Transparency: Wood - Painted White, Glass - Clear, Precast - Medium Gray

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

Material: Wood
 Texture /Finish: Smooth
 Color / Transparency: Wood - Painted White, Glass - Clear, Precast - Medium Gray

PEDIMENTS

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

ROOF

Material: Slate Tile
 Texture /Finish: Rough Cut
 Color / Transparency: Dark Green

CORBELS

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

CHIMNEY(S)

Material: Stucco
 Texture /Finish: Smooth
 Color / Transparency: Stucco - LaHabra SBMF 97 (Off White)

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

COLUMNS

Material: Precast Stone
Texture /Finish: Smooth
Color / Transparency: Medium Gray

BALCONIES & RAILINGS

Material: Wrought Iron
Texture /Finish: Painted/Sealed
Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Copper
Texture /Finish: Weathered
Color / Transparency: Weathered Copper (green)

EXTERIOR LIGHTING

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

PAVED SURFACES

Material: Stone
Texture /Finish: Rough Cut
Color / Transparency: Alternating Grays

FREESTANDING WALLS AND FENCES

Material: Travertine with Precast top
Texture /Finish: Smooth
Color / Transparency: Medium Beige Earthtone

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:

The landscape architect has selected many plants that grow well in both Southern California and Southern France. This enhances the French style of architecture as well as compliments the existing foliage of neighboring properties.

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.

By incorporating well recognized elements of design the proposed residence speaks the aesthetic language of the neighborhood and Beverly Hills in general. These elements create a beautiful home that isn't run of the mill but doesn't detract from the character of the neighborhood.

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.

Through modulation and setback of different elements within the facade the feeling of overall scale and mass is reduced. This is achieved by the stepping back of the entire south side of the facade and a portico element at the first floor with balcony above on the north side combined with a deep setback on this side at the second floor. The portico and arched openings in the entry tower as well as a skylight there add too the feeling of openness within the facade.

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

By replacing an existing home with a new, high caliber design that uses genuine materials and well known design cues the new residence will compliment the adjacent architecture.

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 new home will fulfill every expectation of the owner while simultaneously providing increased privacy to the neighbors by increasing the south side setback over the existing setback in place and pulling elements with large windows closer to the center of the site (further from neighboring properties).

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 location of the new residence on the site will follow the precedent set by the neighboring properties. The front setback will maintain at least 40' from the front property line and all accessory structures will not be visible from the street. The proposed style of the new residence pulls from many aesthetic features already in place within the neighborhood. These include: Stone cladding, stone trim, light colored stucco, arched doors/windows, dormers and wrought iron.



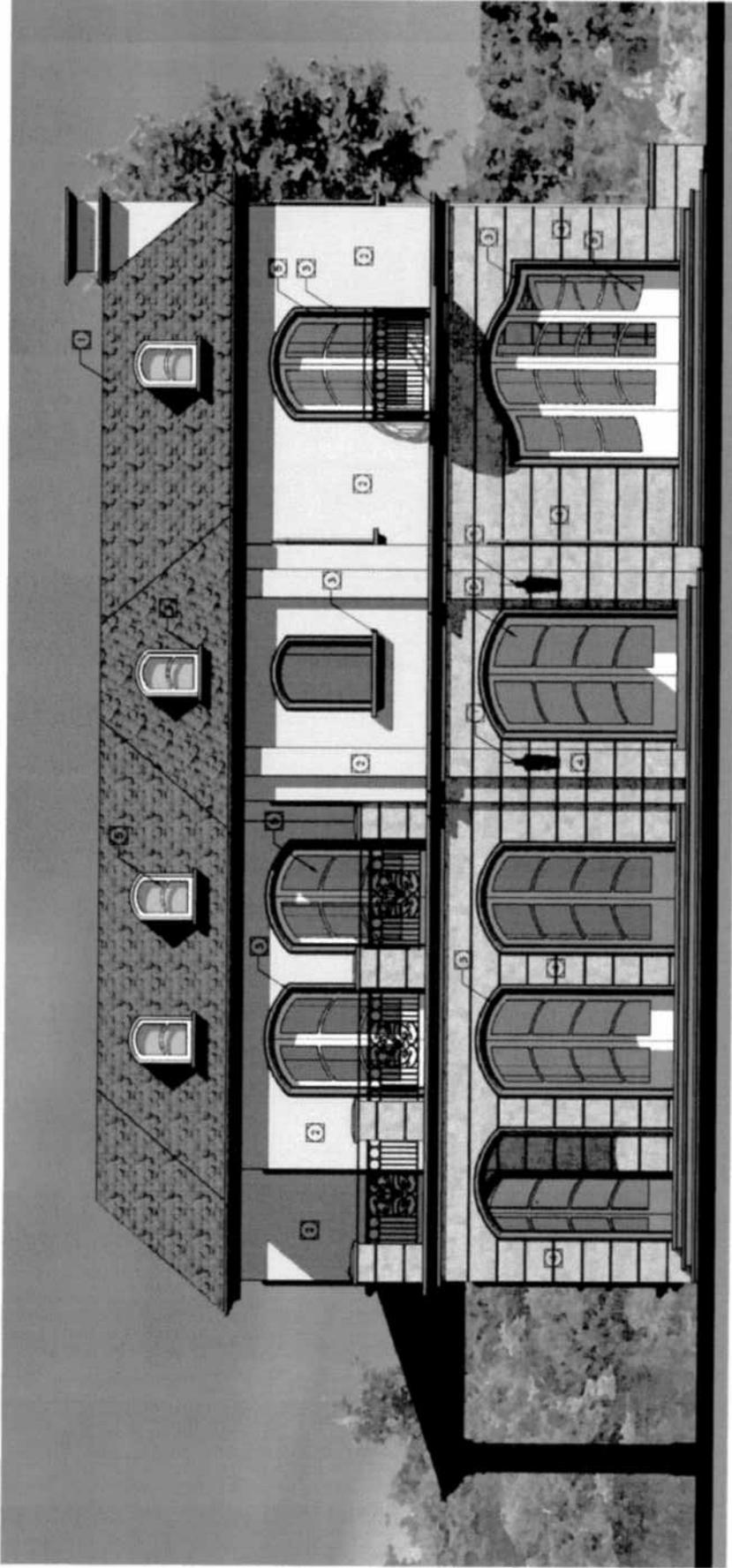
Design Review Commission Report

445 North Rexford Drive

March 1, 2012

Attached B:

Design plans, cut sheets
and supporting elements

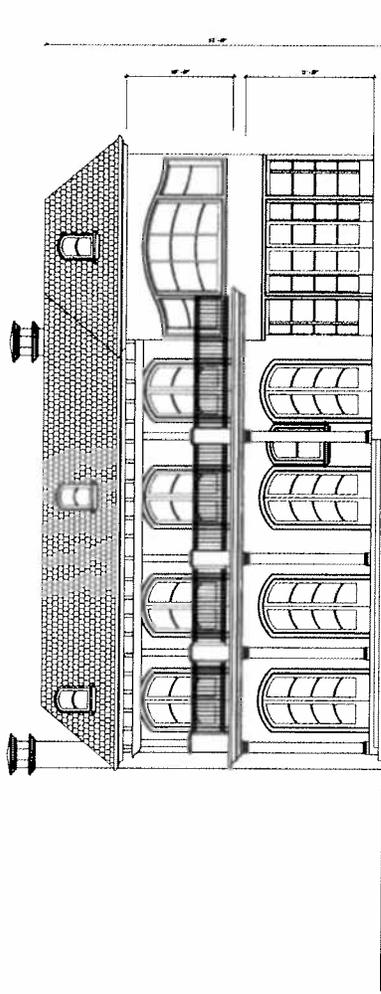


FRONT ELEVATION
SCALE 1/4" = 1'-0"

BUILDING ELEVATIONS KEY NOTES

- 1 GREEN SLATE TILE OR SIMILAR
- 2 STUCCO - LA HABRA SEMI-FINISH OR SIMILAR
- 3 PRECAST CONCRETE MOLDING DARK BEIGE
- 4 TRAVERTINE NOSE
- 5 WOOD DOORS & WINDOWS
- 6 PAINTED WHITE - DELI 385 OR SIMILAR
- 7 LEATHER GUTTERS & DOWNSPOUTS
- 8 WEATHER COPPER FINISH
- 9 BRASS SCOFFER FOOT LIGHTING

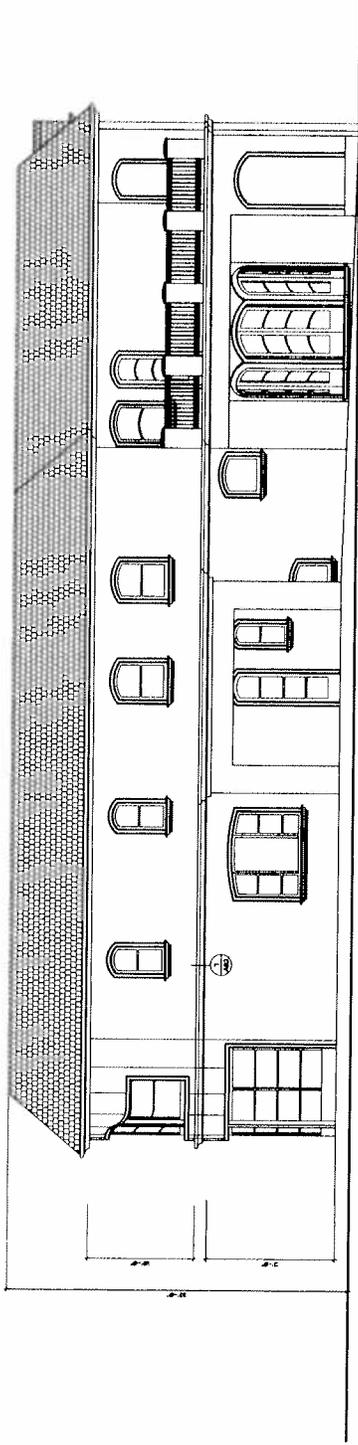
DATE	10/17/10
SCALE	AS SHOWN
TITLE	FRONT ELEVATION
PROJECT	PLANNING RESIDENCE 100 N. ROSSO DR. SUNNYVALE, CA 94086
ARCHITECT	GABBAY ARCHITECTS
PROJECT NO.	A41a



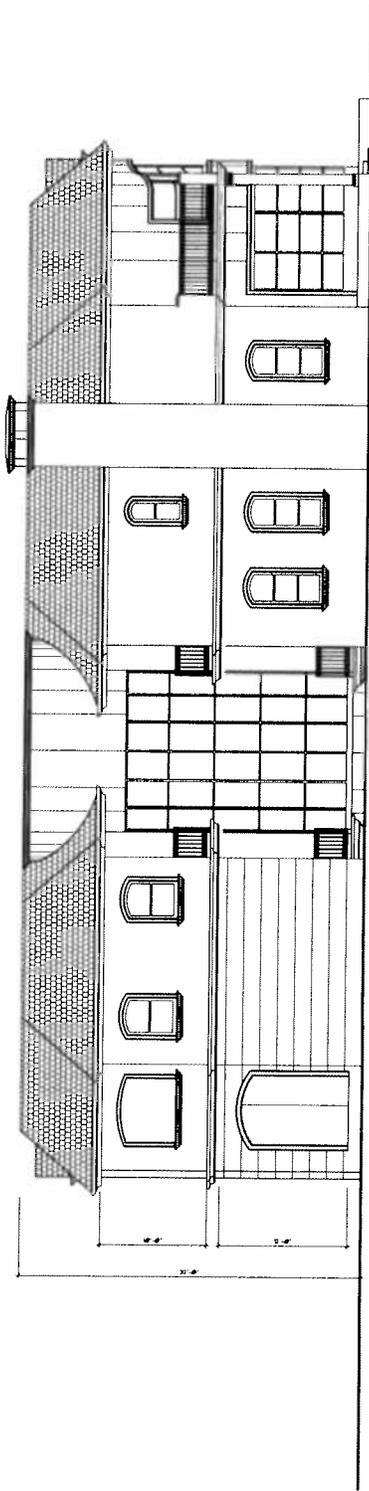
REAR ELEVATION
SCALE 1/8" = 1'-0"

GABBAY ARCHITECTS
 ARCHITECTS
 1011 WEST 107TH ST. SUITE 100
 BEVERLY HILLS, CALIFORNIA 90215
 TEL: (310) 277-1111 FAX: (310) 277-1112
 WWW.GABBAYARCHITECTS.COM

PROJECT NO. _____
 SHEET NO. **A4.2**
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT TITLE: **REAR ELEVATION**
 PROJECT ADDRESS: **PLACEMANT RESIDENCE**
 78 N. INDORO DR.
 BEVERLY HILLS, CA 90218



SIDE (NORTH) ELEVATION
SCALE 1/8" = 1'-0"



SIDE (SOUTH) ELEVATION
SCALE 1/8" = 1'-0"

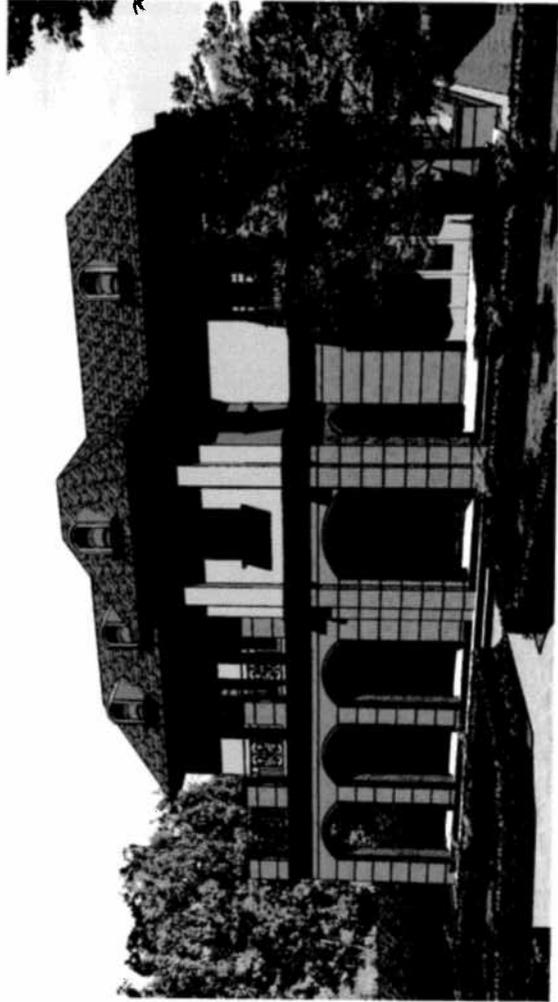
1100 WEST 10TH STREET, SUITE 100, BEVERLY HILLS, CA 90210
 TEL: 310.277.1100 FAX: 310.277.1101
 WWW.GABBAYARCHITECTS.COM

GABBAY ARCHITECTS

PROJECT TITLE: SIDE ELEVATIONS
 PROJECT NO: A4.3
 DATE: 08.10.10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT LOCATION: BEVERLY HILLS, CA



PROPOSED STREETSCAPE



PERSPECTIVE RENDERING

GABBAY ARCHITECTS ARCHITECTS		SHEET NO. R1.4
TITLE: PROPOSED STREETSCAPE	DATE: 6/13/16	DRAWN BY: REBECCA
PROJECT NO. 16-00000000	PROJECT NAME: 16-00000000	PROJECT LOCATION: 16-00000000
PROJECT ADDRESS: 16-00000000		

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



YVA
Yves Le Lannou Architect
1018 Serrano Ave, Suite 313
South Pasadena, CA 91089
Tel 323.298.3322
Fax 323.298.3333
yvala.com

BABYBAY RESIDENCE

PLANTING PLAN

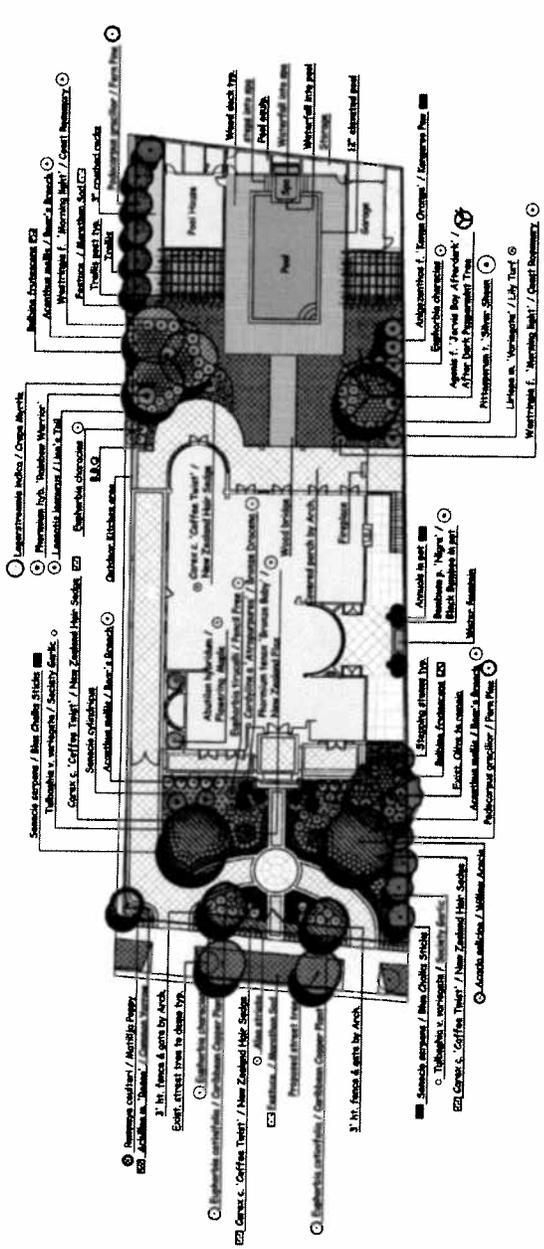


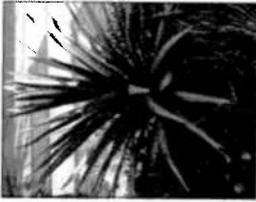
DATE: JAN. 21, 2019
SCALE: 1/8"=1'-0"
JOB NUMBER: 148311
SHEET NO.:

SYN	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
1	Acacia salicina	White Acacia	30" tree	2	
2	Agave f. 'Fossil Bay Affinity'	After Dark Agave	24" plant	1	
3	Epiphyllum ciliatum	Caribbean Copper Plant	24" plant	1	
4	Leptochloa setacea	Crop Plant	25" plant	3	
5	Polygonum gracile	Fern Plant	25" plant	12	
6	Monarda didyma	True Poppy	25" plant	1	

All trees to be planted with compressed root barriers.
All plants are to be installed by install layer of
National building board.
NOTE:
All landscape areas shown shall be 1" of 4" or greater
to have 2 layers of gravel. All 2" off-site
gravel shall be installed 2" below finished grade of
2" gravel back above to obtain good growth.

SYN	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
1	Flowering Maple	Flowering Maple	5-gal	2	
2	Red-Tipped Dogwood	Red-Tipped Dogwood	5-gal	2	
3	Common Nerve	Common Nerve	5-gal	2	
4	Empetrum nigrum	Empetrum nigrum	5-gal	2	
5	Black Bamboo	Black Bamboo	5-gal	2	
6	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	
7	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	
8	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	
9	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	
10	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	
11	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	
12	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	
13	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	
14	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	
15	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	
16	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	
17	New Zealand Hair Sedge	New Zealand Hair Sedge	5-gal	2	





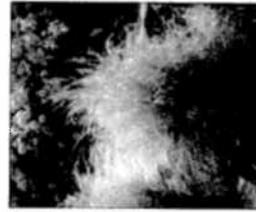
Condyline a. 'Atropurpurea' /
Bronze Dracena



Carex c. 'Coffee Twist' /
New Zealand Hair Sedge



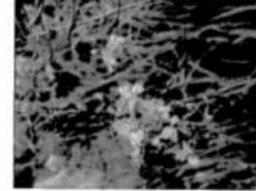
Euphorbia tirucalli /
Pencil Tree



Nassella pulchra /
Purple Needlegrass



Euphorbia characias



Bulbine frutescens



Aloa striata



Acanthus mollis /
Bear's Breech



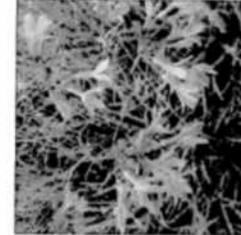
Achillea m. 'Rosea' /
Common Yarrow



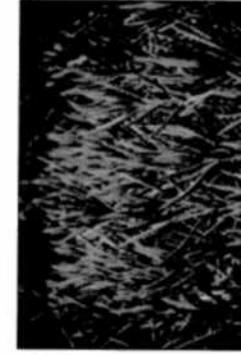
Phormium t. 'Bronze Baby' /
New Zealand Flax



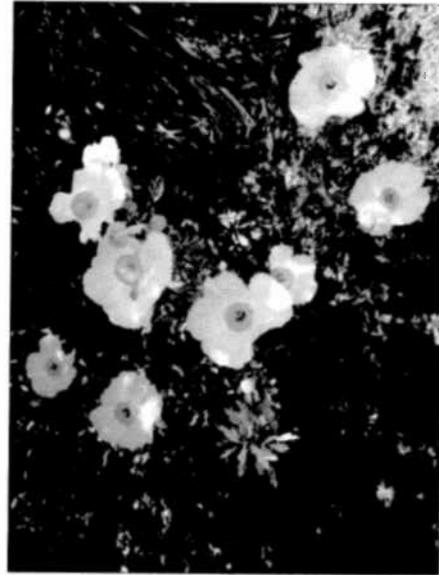
Podocarpus gracilior /
Fern Pine



Tulbaghia v. variegata /
Society Garlic



Senecio serpens / Blue Chalks Sticks



Romneya coulteri / Matilija Poppy



Euphorbia cotinifolia / Caribbean Copper Plant



Acacia salicina / Willow Acacia



REVISIONS	DATE
1	
2	
3	
4	
5	
6	
7	
8	



Yaeli Landscape Architects
1010 Sycamore Ave, Suite 313
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Tel 323.258.5222
Fax 323.258.5333
yaeli@yaeli.com

BARBANT RESIDENCE



DATE: JAN 23, 2012
SCALE: 1/16"=1'-0"
JOB NUMBER: 144511
DRAWN BY: