



## Design Review Commission Report

**Meeting Date:** Thursday, December 6, 2012

**Subject:** 704 North Palm Drive (PL1230200)

A request for an R-1 Design Review Permit to allow a façade remodel of an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

**Project applicant:** Seth and Emily Wilen

**Recommendation:** Conduct public hearing and provide the applicant with a project approval.

### REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing two-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. The façade remodel consists primarily of a new entryway, replacement doors on the first floor, and reconfiguration of the second floor windows into French doors with Juliette balconies. 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, 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 and posted on November 26, 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
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner  
(310) 285-1191

[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



**Design Review Commission Report**

455 North Rexford Drive

December 6, 2012

**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 proposed architectural style is Spanish Colonial Revival, a style largely created by renowned Architect, George Washington Smith. The existing relatively flat front facade lends itself to this style. The style is known for its simplicity which we will achieve with smooth white stucco walls, existing red clay tile roofing to remain with matching clay roof tile brought in for the areas of addition. A new stone entry door surround has been proposed in keeping with this style. The proportions of the doors and windows have been carefully chosen to achieve the desired style. We will be adding wrought iron guardrails also in keeping with the Spanish Colonial Revival style.

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

- |  |                                  |                                 |
|--|----------------------------------|---------------------------------|
| <input type="checkbox"/> R-1             | <input type="checkbox"/> R-1.5X2 | <input type="checkbox"/> R-1.8X |
| <input checked="" 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: 90' x 199.21' Lot Area (square feet): 18,460  
 Adjacent Streets: Elevado Street and Sunset Blvd

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

- |   |  |
|---|--|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence    |
| <input type="checkbox"/> Guest House            | <input 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:**

The owners personally attempted to contacted the neighbors on either side but they were unavailable.

**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:	28'	25'	28'
Roof Plate Height:		20'-6"	20'-6"
Floor Area:	8884	6254	8880
Rear Setbacks:	50'	65'-6"	61'-6"
Side Setbacks:	S/E	S/E 4'-8"	S/E 4'-8"
	N/W	N/W 10'-9"	N/W
Parking Spaces:	4 spaces in garage		

**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:* La Habra Stucco  
*Texture /Finish:* Santa Barbara mission finish, smooth  
*Color / Transparency:* Crystal white

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

*Material:* Aluminum clad wood frames by Marvin  
*Texture /Finish:* Smooth  
*Color / Transparency:* Black (Ebony)

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

*Material:* Front door - solid alder wood, all other doors - aluminum clad wood  
*Texture /Finish:* Front door - panelled, smooth, all other doors smooth  
*Color / Transparency:* Black (Ebony) all doors

**PEDIMENTS**

*Material:* None  
*Texture /Finish:*  
*Color / Transparency:*

**ROOF**

*Material:* Clay tile  
*Texture /Finish:* Smooth  
*Color / Transparency:* Brick red (Existing roof tile to remain and be matched on new roof portions)

**CORBELS**

*Material:* Wood  
*Texture /Finish:* Smooth  
*Color / Transparency:* Black walnut

**CHIMNEY(S)**

*Material:* Chimney - stucco, chimney cap - painted sheet metal  
*Texture /Finish:* Chimney - Santa Barbara mission finish, smooth, chimney cap - smooth  
*Color / Transparency:* Chimney - Crystal white, chimney cap - black walnut

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

**COLUMNS**

*Material:* None  
*Texture /Finish:*  
*Color / Transparency:*

**BALCONIES & RAILINGS**

*Material:* Wrought iron  
*Texture /Finish:* Smooth  
*Color / Transparency:* Black

**TRELLIS, AWNINGS, CANOPIES**

*Material:* None  
*Texture /Finish:*  
*Color / Transparency:*

**DOWNSPOUTS / GUTTERS**

*Material:* Aluminum  
*Texture /Finish:* Smooth  
*Color / Transparency:* Black walnut

**EXTERIOR LIGHTING**

*Material:* Metal  
*Texture /Finish:* Smooth  
*Color / Transparency:* Black

**PAVED SURFACES**

*Material:* Travertine  
*Texture /Finish:* Rough  
*Color / Transparency:* Off-white

**FREESTANDING WALLS AND FENCES**

*Material:* None  
*Texture /Finish:*  
*Color / Transparency:*

**OTHER DESIGN ELEMENTS**

*Material:* Door surround - reconstructed stone  
*Texture /Finish:* Smooth  
*Color / Transparency:* Natural gray

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

The proposed landscape theme intends to further expand the property as a single clean statement that when viewed as a whole becomes more than each individual aspect, yet remains refined and elegant in detail. The simplicity of the design then becomes the grand picture of elegance and luxury. This simplistic and balanced approach is easy on the eye and harmonious with its surroundings thereby complementing the Spanish Colonial Revival style of 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.**

Please see attached.

- 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.**

Please see attached.

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

Please see attached.

- 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.**

Please see attached.

- 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.**

Please see attached.

1. **Describe how the proposed development's design exhibits an internally compatible design scheme.**

The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, massing, color and materials are representative of the architectural style and design scheme chosen for the building – Spanish Colonial Revival style. These design elements including existing and proposed landscaping, paving and perimeter fencing and walls are internally compatible and consistent with the 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.**

The existing house is in the Italianate style and has a relatively flat façade. The proposed style is Spanish Colonial Revival, a style largely created by renowned Architect George Washington Smith. This particular style lends itself to the existing relatively flat front facade of the house. We have captured the simplicity of Smith's designs but at the same time utilizing generous proportions in regards the fenestration to create articulation that the existing house lacks. The massing is very similar, if not identical to the original house which leaves the entire front open space free for landscaping.

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

The existing house dates from the 1920s and is in the Italianate style. No major improvements or renovations have been made in the ensuing years and the house is now in a state of slight disrepair. The proposed development will enhance the appearance of the neighborhood by restoring the house as well as upgrading the façade which has been carefully designed to harmonize with the other architectural styles of houses in the neighborhood. Some examples of surrounding architectural styles are Colonial, Spanish and English Tudor. With a broad mix of styles, the Spanish Colonial Revival style will fit in well. In addition, the house remains at a compatible height and with the same front yard setback as neighboring homes.

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.**

Very little has changed with the design compared with the existing home that would affect the privacy of neighbors. Most of the work being done including the addition and new balcony generally faces the inside of the lot. The addition to the accessory building is all one story with fenestration only facing the inside of the lot and the alley behind.

The north (side) elevation has changed very little. The length of the elevation remains the same with the exception of the new balcony. The balcony was designed to generally face the interior of the lot to increase privacy. Three windows have been added at the 2<sup>nd</sup> floor, but these windows are located in a section of the house that is beyond the extent of the neighboring house, therefore the windows do not look into the neighbor's house. Existing tall landscaping at the property line also provides almost complete privacy along the entire length of the north side elevation of the house extending all the way to the rear property line.

The south (side) elevation also has had changed very little. One high level window has been added and the new balcony also extends to this side. However, the adjacent property to the south is a 1 story house with a flat roof which extends well beyond the house on this side, thereby eliminating overlooking into the neighboring house or rear yard from the new window or balcony.

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 both the site pattern of the existing house as well as prevailing site patterns of surrounding houses. The addition and new balcony follow the site pattern of the existing home and do not extensively increase the footprint or massing of the existing home. The site design follows the prevailing pattern of existing homes by not extending the home well beyond the extent of neighboring homes to the north and south. The site design at the front of the property remains as is existing now, providing a generous front open space which is typical along the entire block.



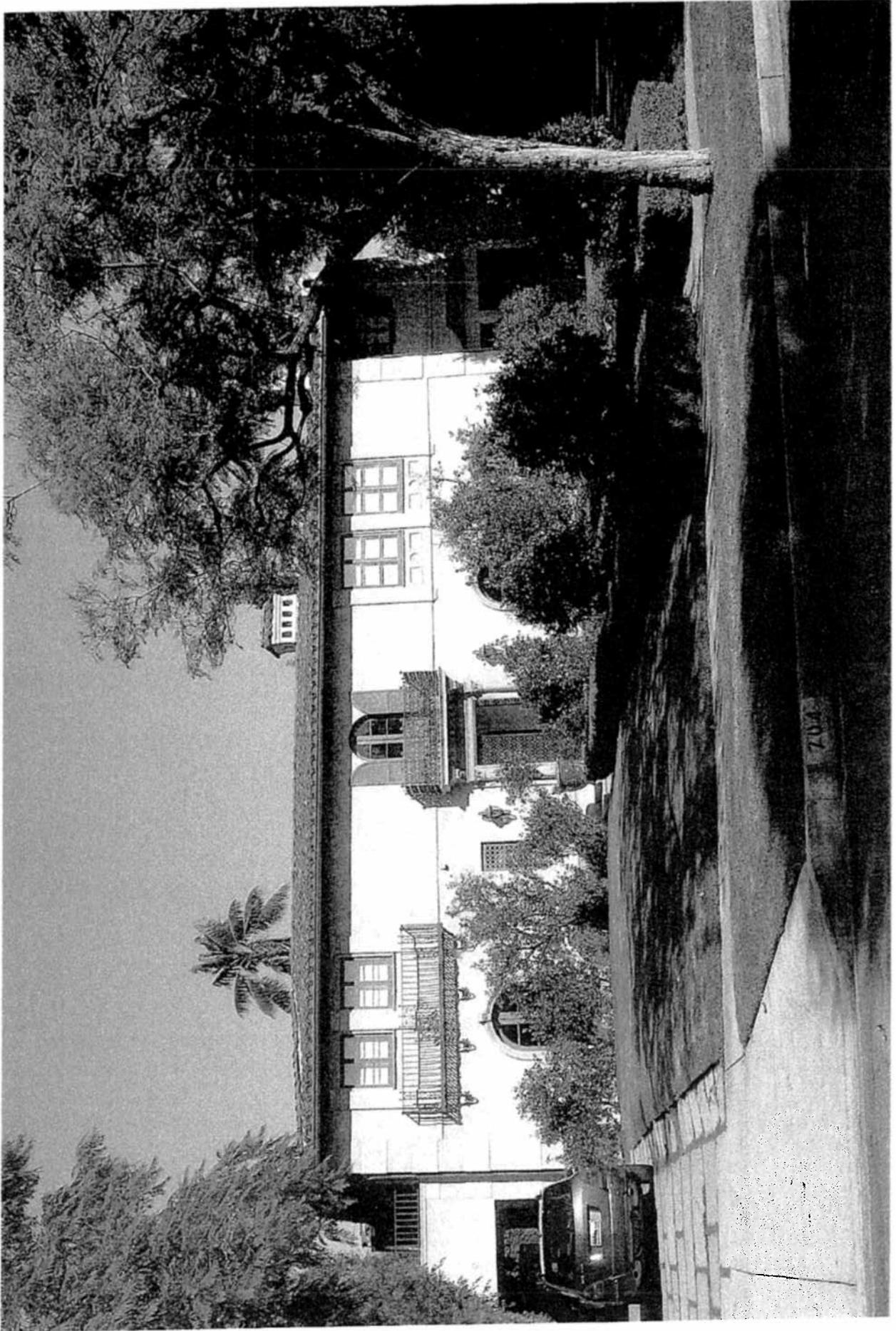
**Design Review Commission Report**

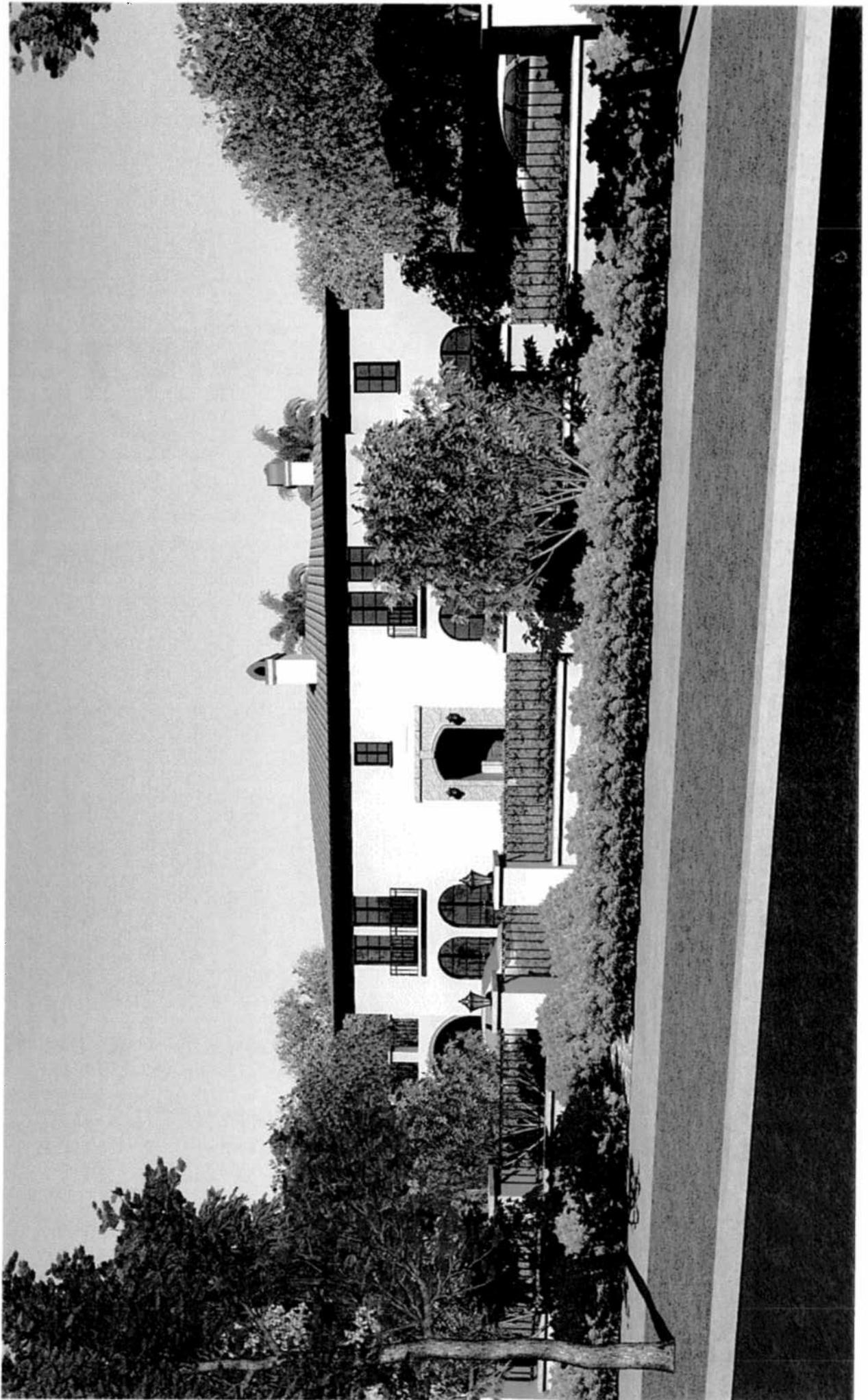
455 North Rexford Drive

December 6, 2012

**Attachment B**

Design Plans, Cut Sheets  
and Supporting Documents







REVISIONS	BY

LAWRENCE A. WOODCRAFT AIA  
 ARCHITECT LICENSE # C-29651  
 20242 ELKWOOD STREET  
 WINNETKA, CALIFORNIA 91306  
 (818) 701-7752

PROPOSED EXTERIOR  
 ELEVATIONS

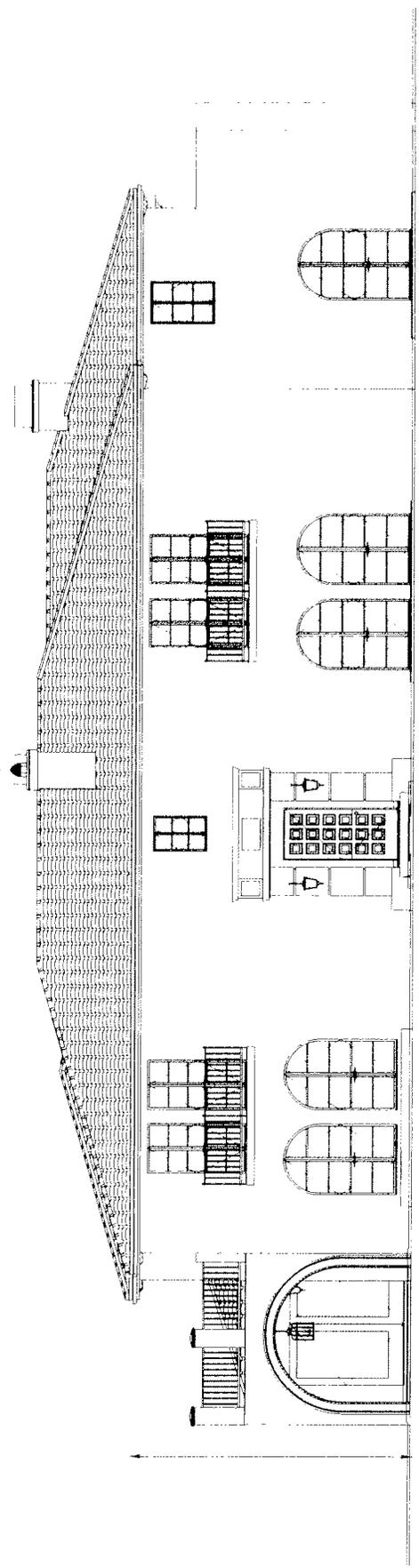
When RESIDENCE  
 704 PALM DRIVE  
 BEVERLY HILLS, CA

NEW ADDITION TO  
 SINGLE FAMILY  
 DWELLING FOR

Date: 07/12  
 Scale: AS NOTED  
 Drawn: R M C  
 JPC STEVART  
 PILEN  
 Show

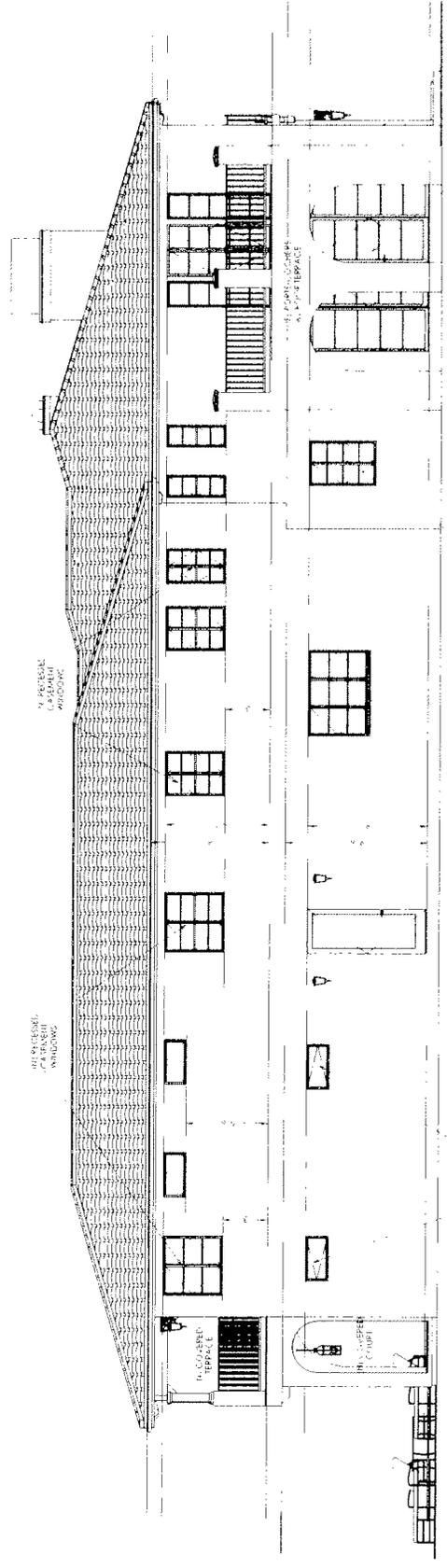
A-10  
 Sheet

PROPOSED FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"

PROPOSED SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"



PROPOSED SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"

NOT TO SCALE  
 NOT TO SCALE  
 NOT TO SCALE

REVISIONS BY

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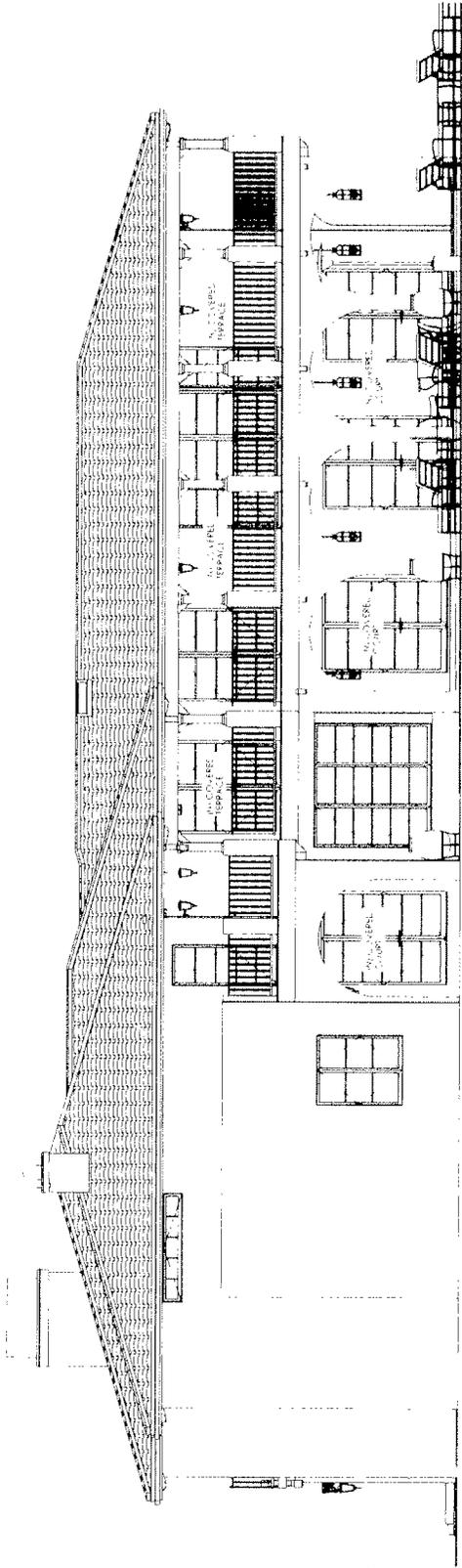
PROPOSED EXTERIOR  
ELEVATIONS

When RESIDENCE  
704 PALM DRIVE  
BEVERLY HILLS, CA

NEW ADDITION TO  
SINGLE FAMILY  
DWELLING FOR

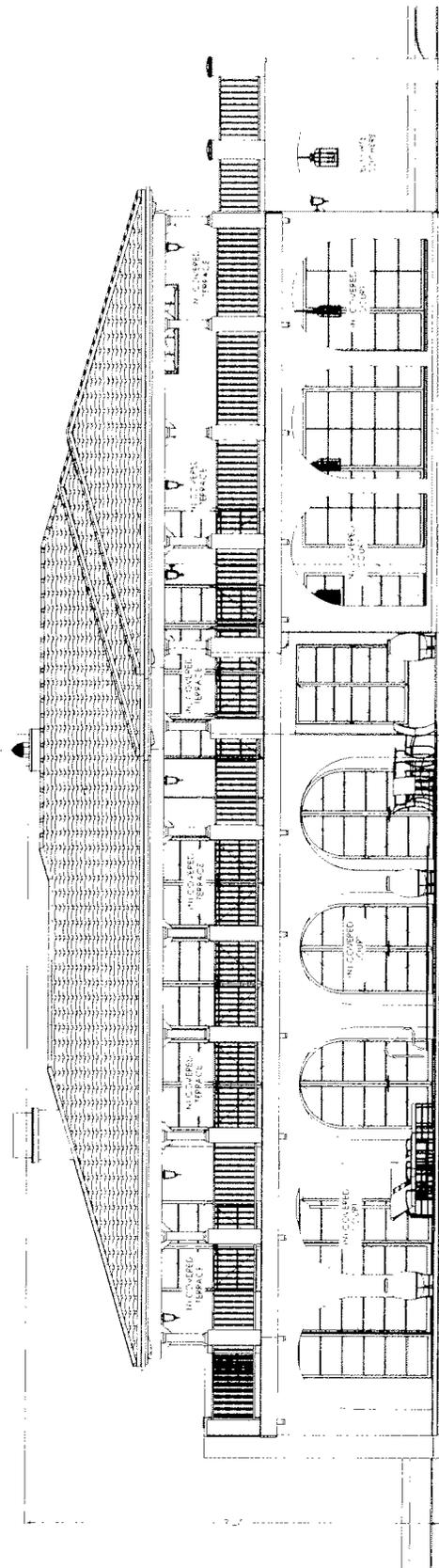
Date: 07/12  
Scale: AS NOTED  
Drawn: R H C  
Job: STEPHEN  
PALEN  
Sheet

A-11  
37  
Sheets



PROPOSED SIDE ELEVATION

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



PROPOSED REAR ELEVATION

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





**Design Review Commission Report**

455 North Rexford Drive

December 6, 2012

**Attachment C**

DRAFT Approval Resolution

RESOLUTION NO. DR 15-12

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A FAÇADE REMODEL OF AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 704 NORTH PALM DRIVE.

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

Section 1. Lawrence Woodcraft, architect, on behalf of the property owners, Seth and Emily Wilen (Collectively the "Applicant"), has applied for an R-1 Design Review Permit for design approval of a façade remodel of an existing two-story single-family residence for the property located at 704 North Palm Drive, and 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on December 6, 2012 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:

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.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the community development department or submit an application along with applicable fees to the development for covenant preparation and filing.
  
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.

Special Conditions

10. No project specific conditions are proposed.

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: December 6, 2012

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William Crouch, Commission Secretary  
Community Development Department

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Arline Pepp, Chairperson  
Design Review Commission

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            )     SS.  
CITY OF BEVERLY HILLS                )

I, WILLIAM CROUCH, Secretary of the Design Review Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. DR-15-12 duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on December 6, 2012 and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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WILLIAM CROUCH  
Secretary to the Design Review  
Commission/Urban Designer  
City of Beverly Hills, California