



Design Review Commission Report

Meeting Date: Thursday, June 2, 2016
(continued from Thursday, May 5, 2016)

Subject: **312 South Palm Drive (PL1603991)**
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: Mahsa Taj

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 project was previously reviewed by the Design Review Commission at its meeting on April 7, 2016 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to a date certain (May 5, 2016; the project was subsequently continued to the current meeting [June 2, 2016] as revised plans had not been submitted for the May meeting). The Commission's comments related primarily to current design appearing cluttered, too many competing elements, needs a redesign but the materials were good.

As a result of the Commission's comments, the applicant has modified the following elements:

- Reduced the two balconies on the façade to one;
- Removed the open canopy above the second floor balconies;
- Removed both the central windows.

An applicant-prepared *Response to the Commissioner's Comments* is included in Attachment B of this report.

The proposed Contemporary-style single-family residence with the various modifications recommended by staff and the Commission, has improved; however, further refinements, based

Attachment(s):

- A. April 7, 2016 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:
Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org



Design Review Commission Report

312 South Palm Drive

June 2, 2016

on the previous comments should be undertaken to better resolve the design overall. The modifications and additional detail information that are being requested are as follows:

- Consider recessing the porte-cochere back from the main façade of the building so as to disengage this feature with the architectural fixed awning element at the ground floor and to help visually reduce the mass of the structure as viewed from the street.
- Consider adding a complementary fixed architectural cantilevered awning element or eyebrow above the balcony area on the second floor of the façade (north side) to complement the proposed design and to add greater interest on this elevation.
- Provide the specification and location for reglets or expansion joints on the facade in conjunction with the smooth cement-plaster finish proposed, so as to prevent cracking. In addition, provide a detail for the treatment of the exterior corners of the applied materials and cap elements proposed.

It is recommended that the Design Review Commission approve the project with the condition that a revised design and final details be presented to the Urban Designer for final review and 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. Additionally, 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.

PUBLIC OUTREACH AND NOTIFICATION

As the project was continued to a date certain, no additional mailed notices are required. The posted notice at the site has been updated to reflect the continued hearing date of Thursday, June 2, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

312 South Palm Drive
June 2, 2016

Attachment A

April 7, 2016 DRC Staff Report
and Previously Proposed Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, April 7, 2016

Subject: **312 South Palm Drive (PL1603991)**

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: Mahsa Taj

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

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 proposed design expresses a Contemporary aesthetic through its material palette and overall massing; however the applicant should further demonstrate how the design is formed through a meaningful and rational expression of its geometry. Various modifications have been identified to strengthen the Contemporary style; such modifications include:

- Reviewing the incorporation of materials to better express the design intent for a Contemporary-styled residence as the materials currently appear to be surface applied treatments, as opposed to being integral to the design. Recommended modifications include a wrapping of the materials to the side elevations as they generally terminate at the front façade. Additionally, it appears that the use of reglets and/or expansion joints has been incorporated into the cement-plaster finish but such elements are surface treatments without the building responding to a particular geometry in a more integrated manner and should be revised accordingly.
- Reconfiguring and/or reducing the balconies on the front façade to create a configuration which is better integrated with the overall design and style. It is recommended that the balcony on the northern portion of the front façade be removed and that the balcony on the southern portion of the front façade be revised so that it wraps the corner adjacent to the driveway to create a more three-dimensional expression (note: this may require increasing the side setback on a portion of that elevation to accommodate the balcony).

Attachment(s):

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

Report Author and Contact Information:

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



Design Review Commission Report

341 South Canon Drive

April 7, 2016

- Reviewing the open canopy features in conjunction with a continued refinement of the balconies on the upper level of the façade to help create a more streamlined design element. A sun/shade study may also assist in creating awning features which are integrated with the architecture that will ultimately help to create a more sustainable design.
- Reviewing the specification for the two centrally located window units on the second floor of the façade to propose a specialty glazing for these units as they are located within the closet spaces for the bedroom units within the interior space.

It is recommended that the Design Review Commission consider such comments during the course of its review and direct the applicant to restudy the design and prepare a revised design for a future meeting.

ENVIRONMENTAL ASSESSMENT

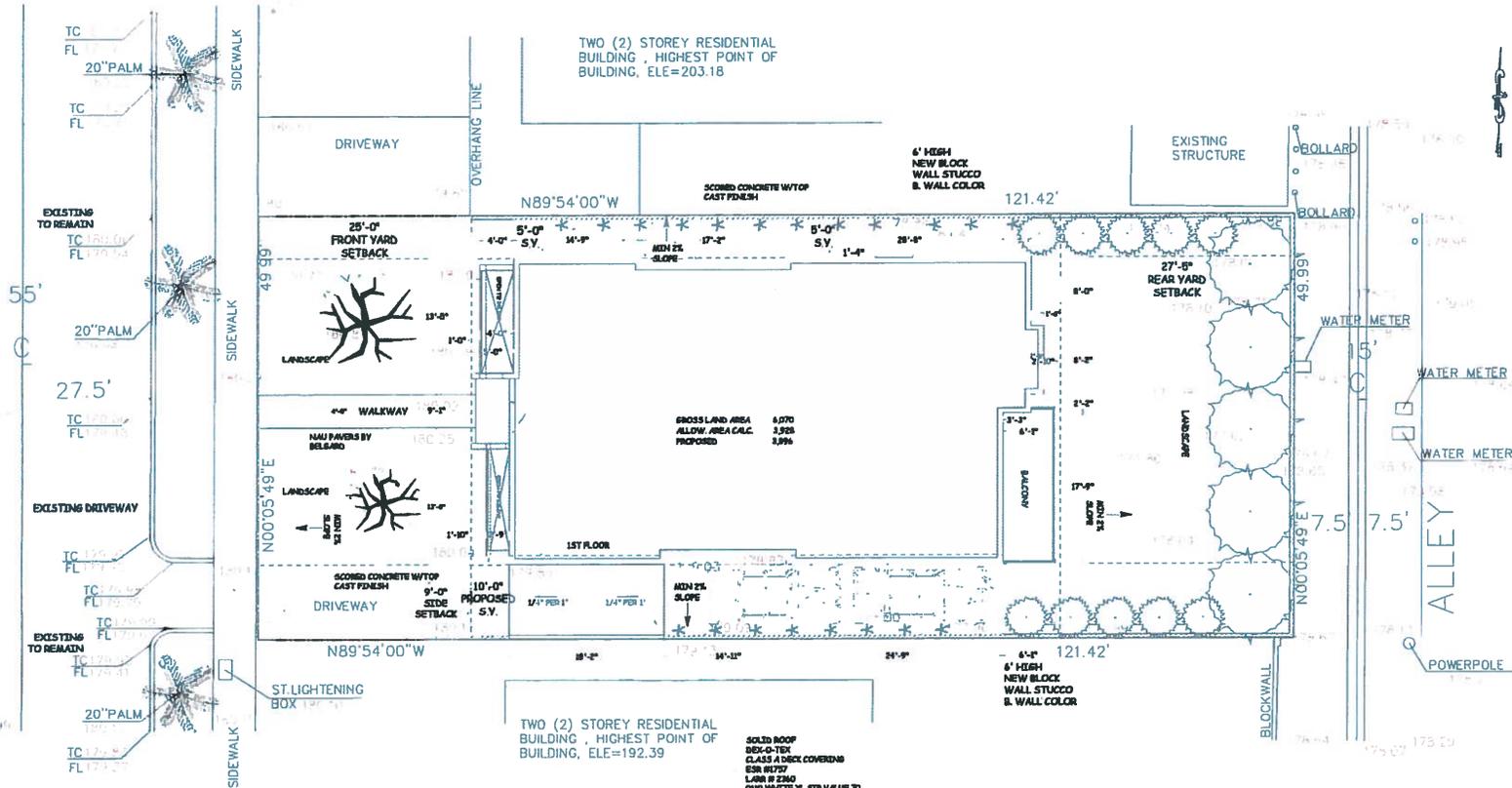
The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Additionally, 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.

PUBLIC OUTREACH AND NOTIFICATION

The project requires 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, March 25, 2016; the site was posted on Sunday, March 27, 2016. To date staff has not received comments in regards to the submitted project.

PALM DRIVE

27.5'



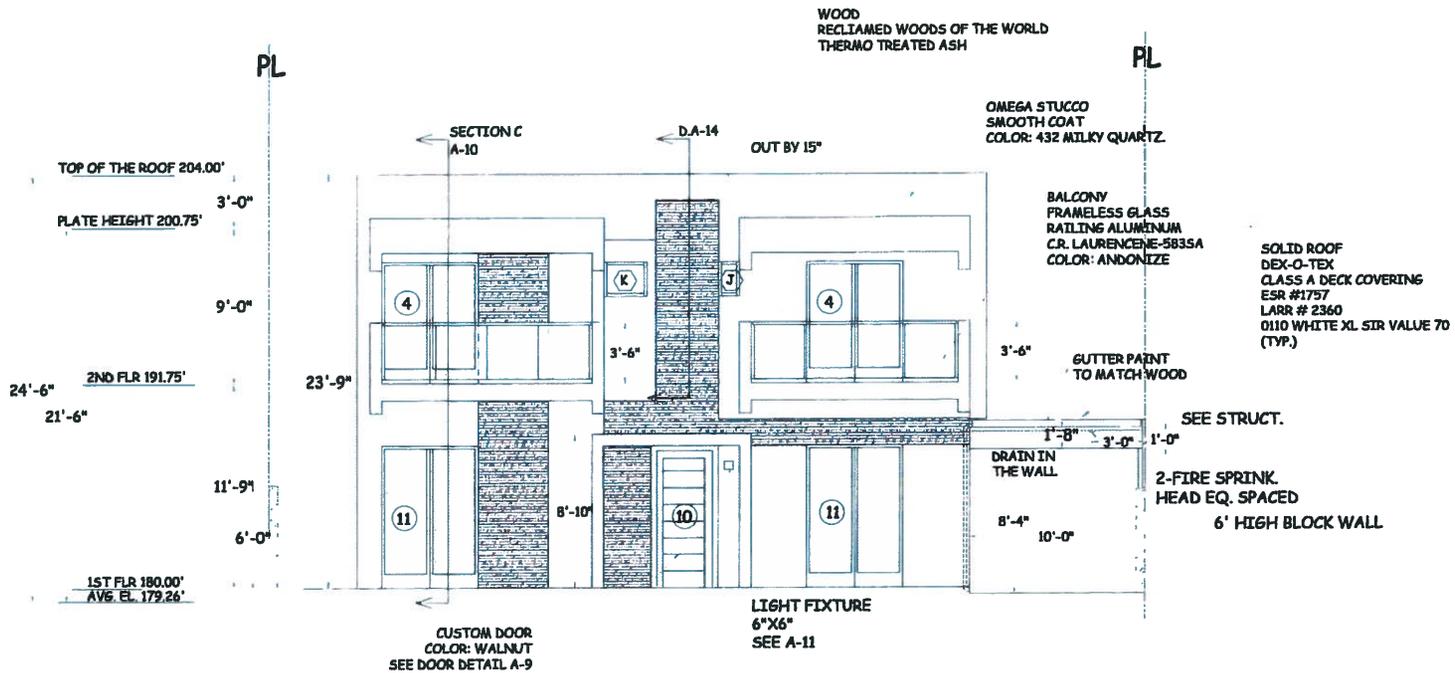
SITE PLAN
SCALE: 3/16"=1'-0"

NO.	DATE	BY	REVISION

B. RAJEN
CONSULTANT ENGINEER, INC.
11008 WASHINGTON BLVD. SUITE 100, LOS ANGELES, CA 90024
TEL: 310.224.2400
FAX: 310.224.2401



SINGLE FAMILY RESIDENCE
312 S PALM DRIVE
BEVERLY HILLS, CA 90212



WEST ELEVATION

SCALE: 3/8"=1'-0"

NO.	DATE	REVISIONS BY

B. RAJEEN
 CONSULTANT ENGINEER, INC.
 8146 SANTA MONICA BLVD. SUITE 300 LOS ANGELES, CA 90048
 TEL: (310) 201-2344
 FAX: (310) 201-2344



SINGLE FAMILY RESIDENCE
 312 S PALM DRIVE
 BEVERLY HILLS, CA 90212

A-6



WEST ELEVATION

REVISIONS BY

B. RAJEEN
 CONSULTANT ENGINEER, INC.
 11440 SANTA MONICA BLVD. SUITE 200 LAS ANGELES, CA 90025
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SINGLE FAMILY RESIDENCE
 312 S PALM DRIVE
 BEVERLY HILLS, CA 90212

A-16



Design Review Commission Report

312 South Palm Drive
June 2, 2016

Attachment B

Applicant's Written Response
to Commission's Comments

We got some comments from The Design Review Commission, But the main comment was Redesign the building, We did change the design based on your comments.

Here is the Response to your requested:

- ❖ No surface treatment has been applied. All the treatment is the raise surface.
- ❖ Two front balconies have been reduced to one balcony.
- ❖ The open canopy above second floor balconies has been removed completely.
- ❖ Both of central windows have been removed.

Mahsa Taj

05.18.16



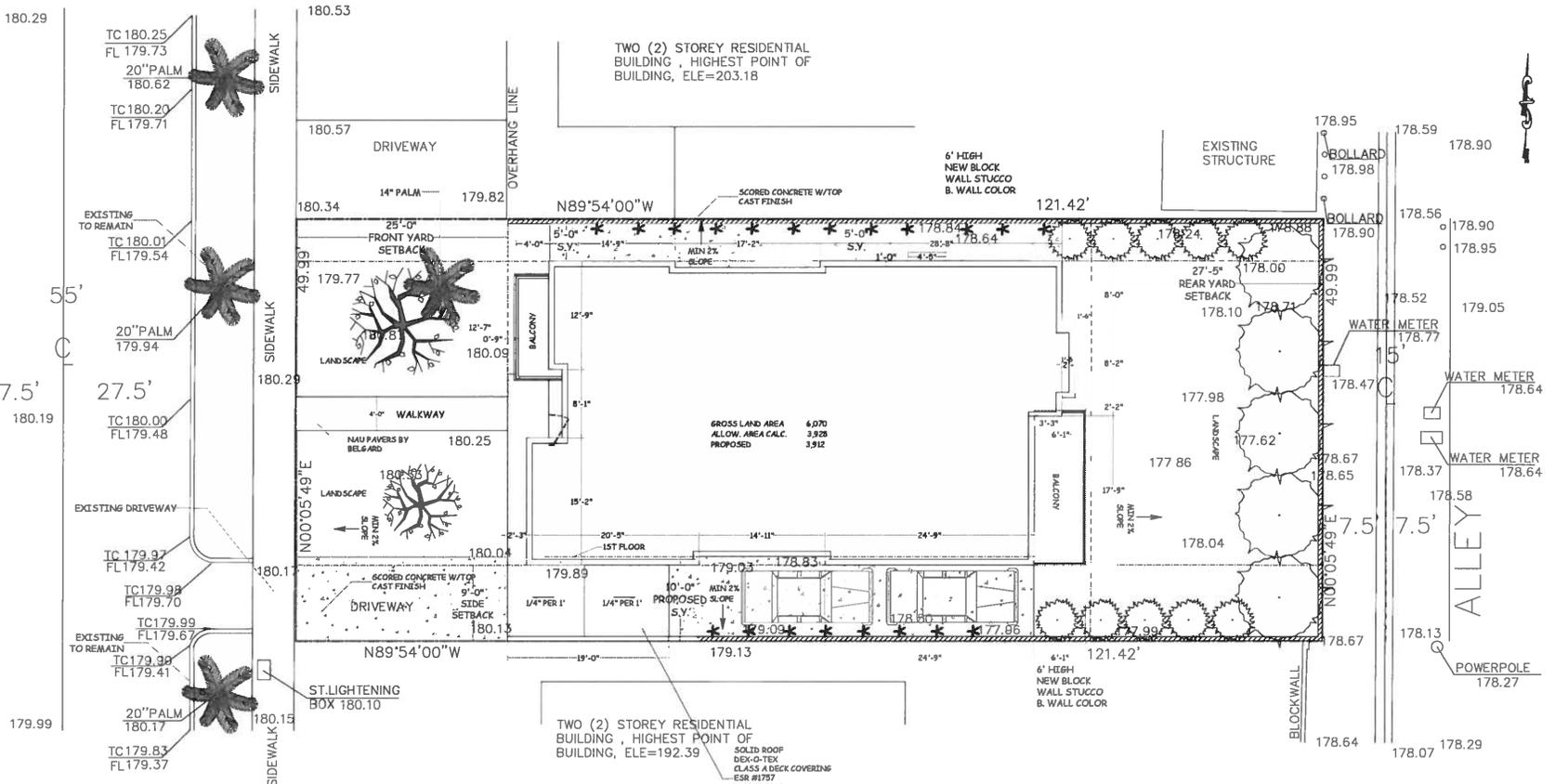
Design Review Commission Report

312 South Palm Drive

June 2, 2016

Attachment C Project Design Plans

PALM DRIVE



SITE PLAN

SCALE: 3/16"=1'-0"

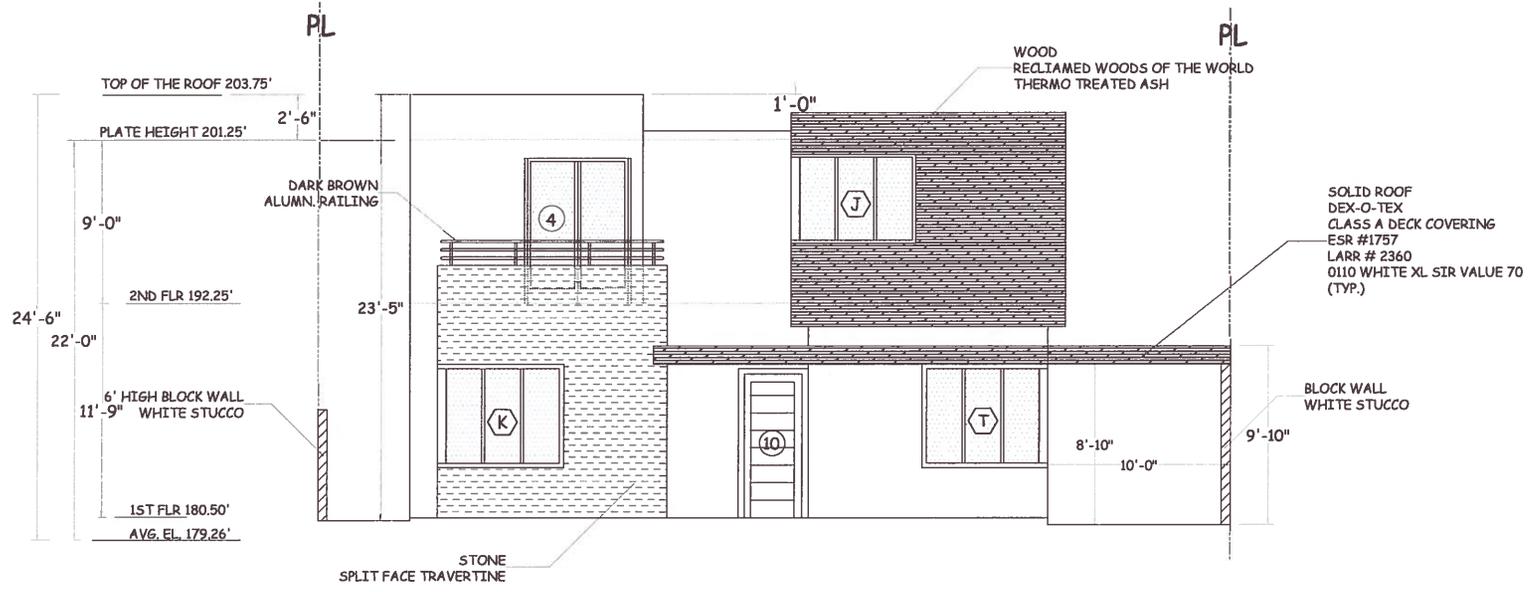
REVISIONS	BY

B. RAEN
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11448 SANTA MONICA BLVD. SUITE 200, LOS ANGELES, CA 90025
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FAX: (310) 552-7444
www.braen.com



SINGLE FAMILY RESIDENCE
312 S PALM DRIVE,
BEVERLY HILLS, CA 90212

Drawn: _____
Checked: _____
Date: _____
Sheet: **A-1**



WEST ELEVATION

SCALE: 3/8"=1'-0"

NO.	DATE	BY	REVISIONS

B. RAEEN
 CONSULTANT ENGINEER, INC.,
 1144 SANTA MONICA BLVD. SUITE 201, LOS ANGELES, CALIF. 90025
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 www.braeen.com



SINGLE FAMILY RESIDENCE
 312 S PALM DRIVE,
 BEVERLY HILLS, CA 90212

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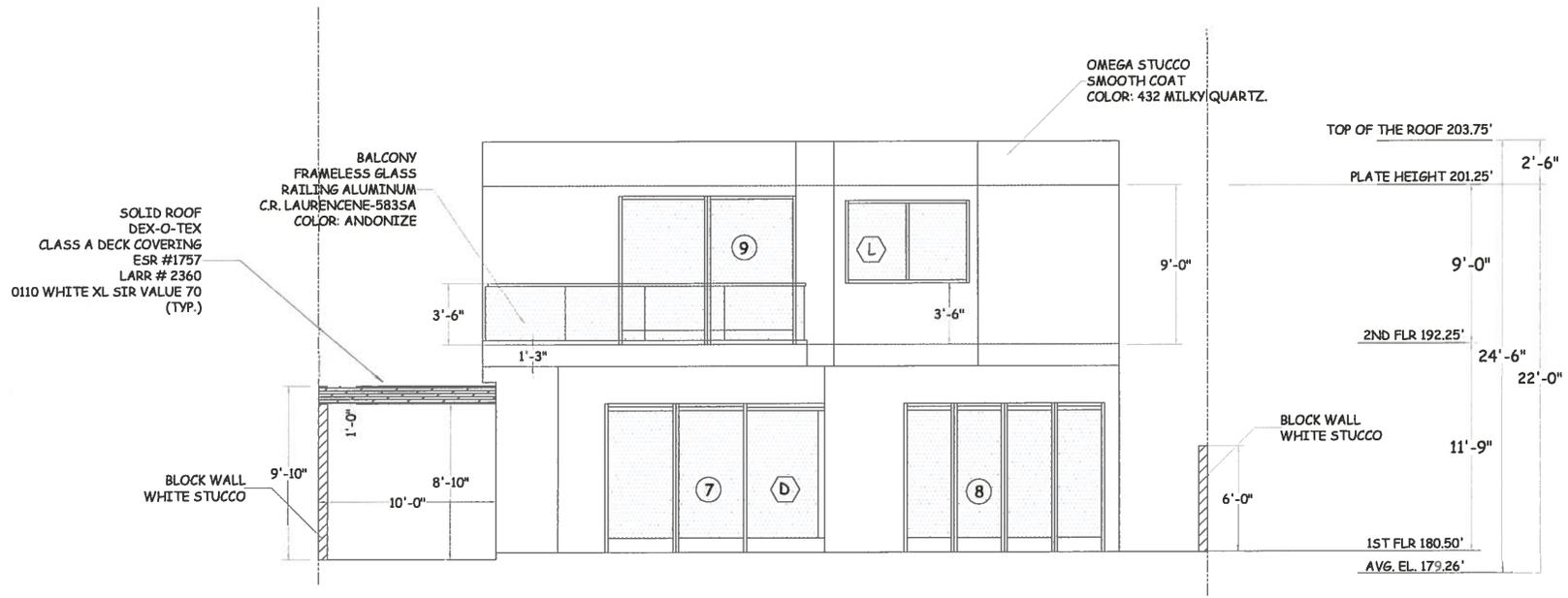
DATE: 11/10/2014
 PROJECT: 14-0001
 SHEET: 14-0001-01

B. RAËEN
 CONSULTANT ENGINEER, INC.
 11444 SANTA MONICA BLVD., SUITE 514, LOS ANGELES, CA 90045



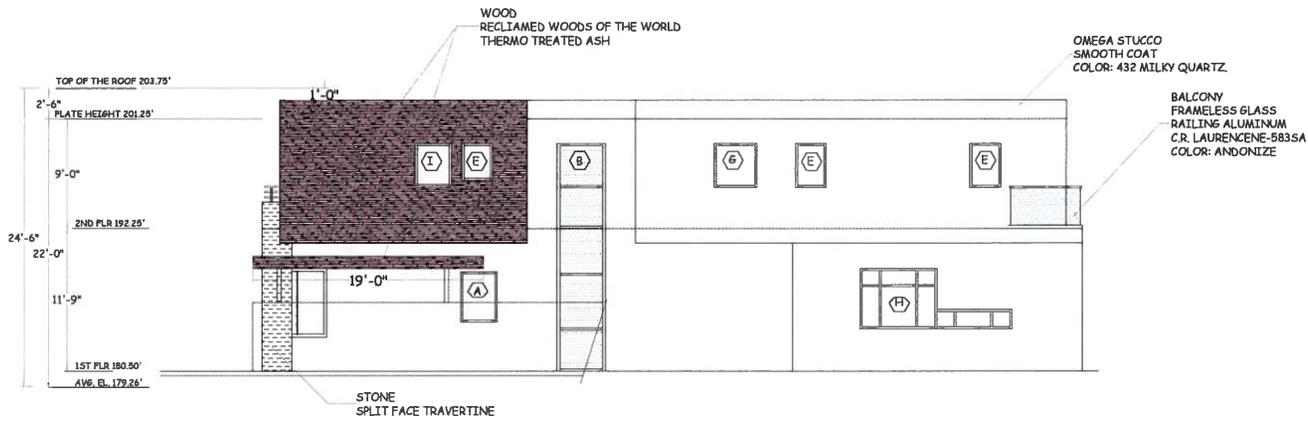
SINGLE FAMILY RESIDENCE
 312 S PALM DRIVE
 BEVERLY HILLS, CA 90212

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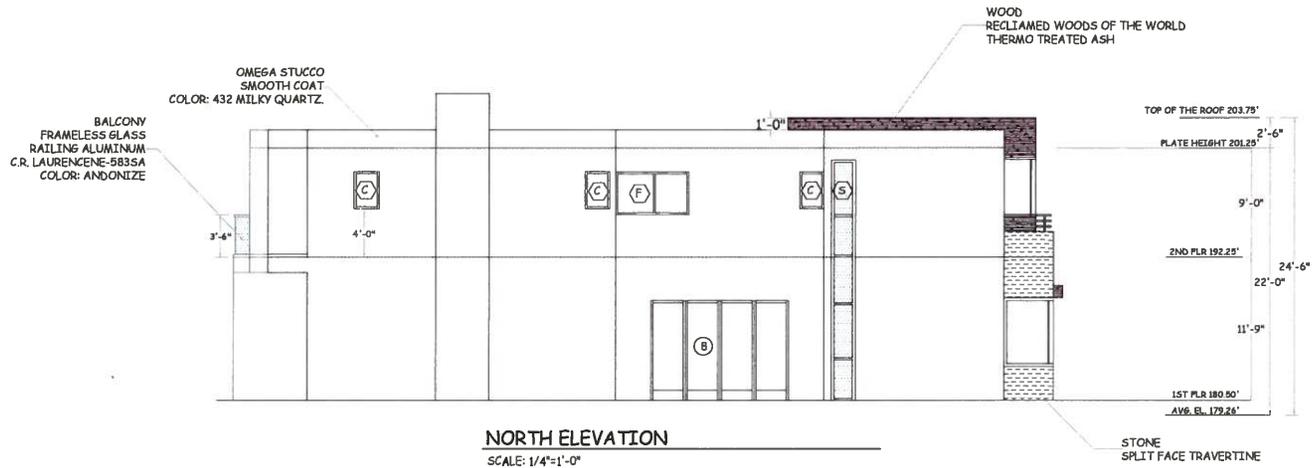
EAST ELEVATION

SCALE: 3/8"=1'-0"



SOUTH ELEVATION

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



NORTH ELEVATION

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

REVISIONS BY

NO.	DATE	BY	REVISION

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SINGLE FAMILY RESIDENCE
312 S PALM DRIVE,
BEVERLY HILLS, CA 90212

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Design Review Commission Report

312 South Palm Drive
June 2, 2016

Attachment D

DRAFT Approval Resolution

RESOLUTION NO. DR **XX-16**

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 **312 SOUTH PALM DRIVE**.

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

Section 1. **Mahsa Taj, agent**, on behalf of **Said Bral**, 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 **312 South Palm 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. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. Additionally, 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 **April 7, 2016, and June 2, 2016** 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 are proposed.

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: June 2, 2016

Mark Odell, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission