



## Design Review Commission Report

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**Meeting Date:** Thursday, June 2, 2016

**Subject:** **336 South La Peer (PL1606966)**  
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:** Bruce Tucker Design Studio

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

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### 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 and is not designed by a licensed architect, the project is before the Commission for review.

### URBAN DESIGN ANALYSIS

The close study of the proposed Contemporary-style single-family residence in conjunction with the various modifications recommended by staff, will serve as a positive enhancement to the streetscape. The modifications and additional architectural details are being requested as follows:

- Provide further justification for the design concept or architectural thesis in conjunction with the building modulation and in response to the existing urban streetscape and neighborhood. The architecture should meaningfully respond to its site and the urban environment and this study should demonstrate and help refine the building's response to the surrounding neighborhood. In addition, review the interior programming to further engage the façade in conjunction with the glazing and the placement of more public rooms at the ground floor along the front elevation.
- Consider removing the sunken garden proposed at the front of the building at the ground plane and consider placing landscaping at grade at this location to help further soften the building facade. Additionally, study the inclusion of green screens to engage the architecture in conjunction with architectural features proposed and to help soften the facades.

#### Attachment(s):

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

Report Author and Contact Information:  
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- Consider further the material selections specified, especially the “Ledger Stone” and the exterior tile cladding to ensure these products appropriately complement each other. In addition, review the hardscape proposed in response to the other materials specified to ensure they are compatible and blend appropriately with the architectural design overall.
- Provide a rationale for the inclusion of the louver elements proposed on the main building facades to demonstrate how these features help to create an important design component that responds meaningfully to the architectural resolution 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**

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, May 20, 2016; the site was posted on Thursday, May 20, 2016. As of the date of this staff report, staff has received an email from a neighbor expressing concern that the proposed design is not in keeping with the existing streetscape which is comprised of homes of an early California design.



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### **Attachment A**

Detailed Design Description  
and Materials (applicant-prepared)

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## SECTION 2 – PROJECT DESCR

### A Indicate Requested A



#### Track 1 Application

- Project must a
- Design Style C
- <http://www.be>
- [Residential%20](http://www.be)

- Plans must be
- Three (3) sets



#### Track 2 Application

- Eight (8) sets
- Public Notice

### B Briefly describe the a materials, finishes an

This project is a clean, sta

**SECTION 3 – PROJECT DETAILS AND MATERIALS** (continues on next page)

**A Describe your public outreach efforts to adjacent neighbors and property owners:**

Property Owner has spoken to neighbor to the immediate south (340 La Peer) with whom he shares a curb/cut driveway apron. That neighbor is happy that our property is being developed. Other neighbors have

**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:	Varies but 24'-9" Max.	14.17 ft.	Varies but 24'-9" Max.
Roof Plate Height:	22 ft.	Varies but 21'-5" Max.	Varies but 21'-5" Max.
Floor Area:	3,896.4 sq. ft.	1,865 sq. ft.	3,754 sq. ft. + basement
Rear Setbacks:	26.97 ft.	33.8 ft.	27'-0"/23'-9" @5% encro
Side Setbacks:	S/E 9'-0"	S/E 9'-11"	S/E 9'-0" /11'-8"
	N/W 5'-0"	N/W 3'-11"	N/W 5'-0"
Parking Spaces:	4	1	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:* Painted Plaster, Porcelain Tile, Eldorado Stone, Aluminum railing  
*Texture /Finish:* Smooth Finish /Arizona Tile in Ivory Basaltina "Stack"/ Eldorado Stone (European)  
*Color / Transparency:* Sherwin Williams "Egret" and "Porposie" Flat.

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

*Material:* Thermally-broken Reynaers Aluminum with dual-glazed clear Solar Ban 60 glass  
*Texture /Finish:* Kynar 500 in "Champagne"  
*Color / Transparency:* Champagne frames /clear glass

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

*Material:* Thermally-broken Reynaers Aluminum with dual glazed Solar Ban 60 glass  
*Texture /Finish:* Kynar 500 in Champagne  
*Color / Transparency:* Champagne frames /Clear glass (Except entry door is White Laminate Glass)

**PEDIMENTS**

*Material:* none. Parape caps match the material of the facade where they occur  
*Texture /Finish:*  
*Color / Transparency:*

**ROOF**

*Material:* Not visible from street.  
*Texture /Finish:* GAF TPO type nominal flat roofs  
*Color / Transparency:* White

**CORBELS**

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

**CHIMNEY(S)**

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

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## SECTION 3 – PROJECT DETAIL

### COLUMNS

*Material:*

*Texture /Finish:*

*Color / Transparency:*

### BALCONIES & RAILINGS

*Material:*

*Texture /Finish:*

*Color / Transparency:*

### TRELLIS, AWNINGS, CAN

*Material:*

*Texture /Finish:*

*Color / Transparency:*

### DOWNSPOLTS / GUTTERS

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS**

A. Clearly identify how your subject adheres to each of the required findings of the Design Review Commission:

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Describe how the proposed development's design satisfies an aesthetically competitive design

Each exterior volume of the proposed development shall have a minimum height of eight (8) feet above ground level. The height of the roof shall be at least three (3) feet above the finished ground level and the roof shall be a minimum of eight (8) feet above the finished ground level.

## SECTION 4 – DESIGN ANALYSIS

### A. Clearly identify how Review Commission:

1. Describe how the project scheme.

Each exterior volume of the [the Stair Tower]. These va

2. Describe how the project scale and mass, how the maximizes the use of

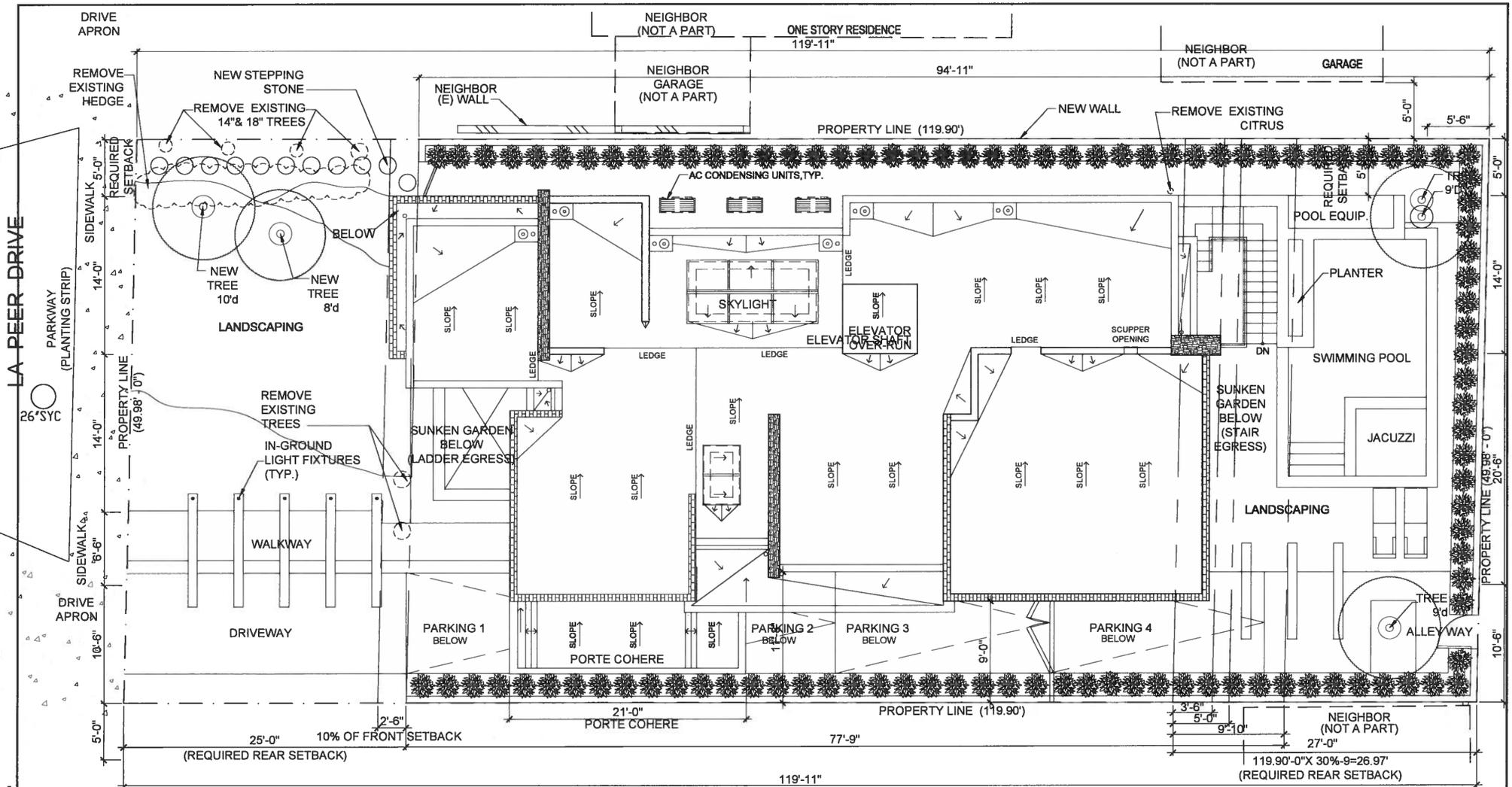


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**Attachment B**  
Project Design Plans



**PROPOSED PLOT PLAN**

**1**

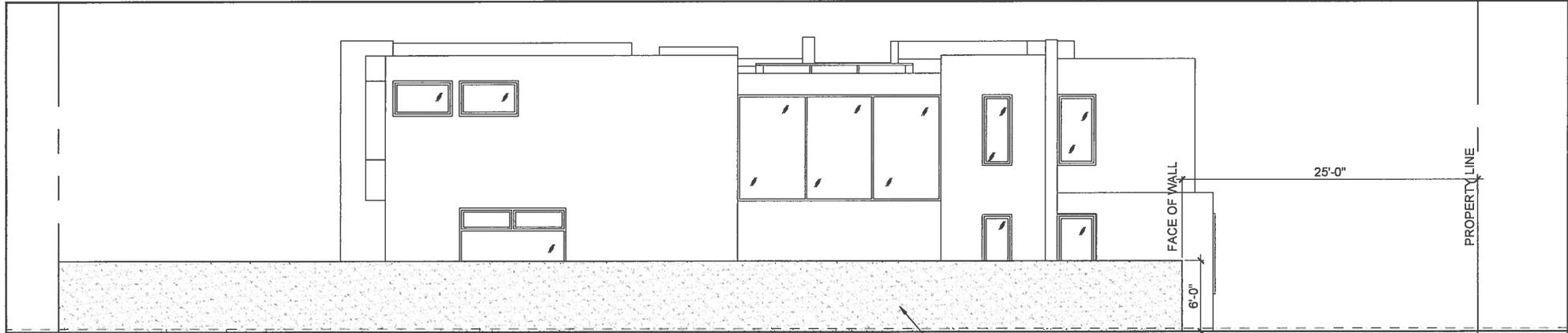


**PROPOSED NEW RESIDENCE AT 336 S LA PEER DRIVE BEVERLY HILLS, CA 90211**

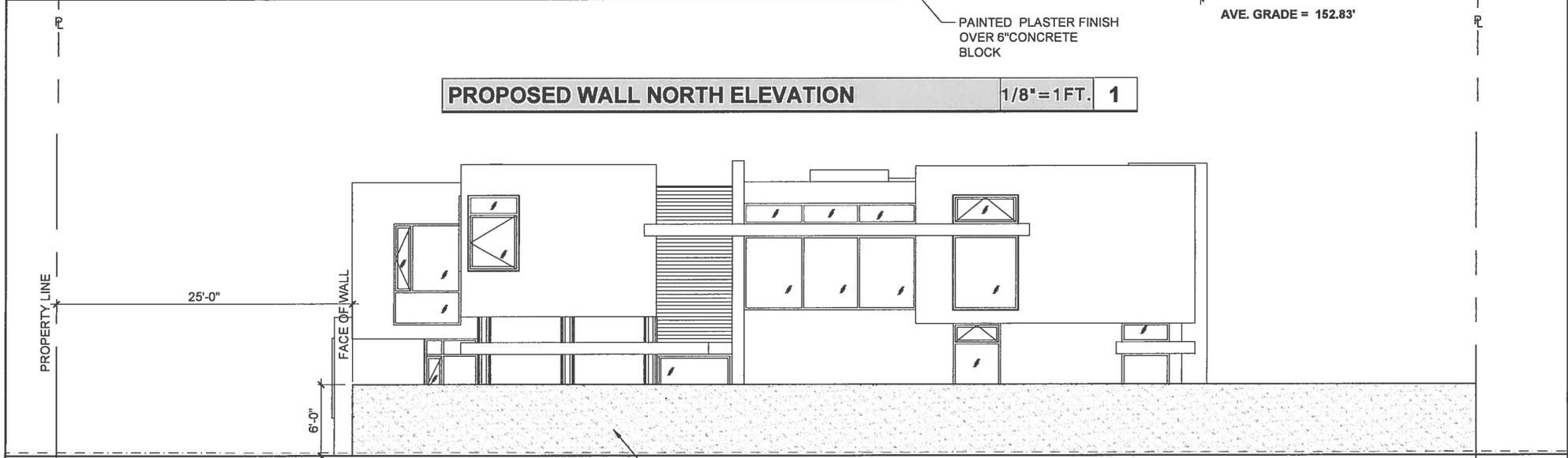
SUBMITTED: MAY 16, 2016

**BRUCE TUCKER DESIGN STUDIO** 101 S. SWEETZER AVE. #205, LOS ANGELES, CA 90048 ■ tel: 323.377.6404 ■ brucemtucker@earthlink.net

**A001**



**PROPOSED WALL NORTH ELEVATION** 1/8" = 1 FT. 1



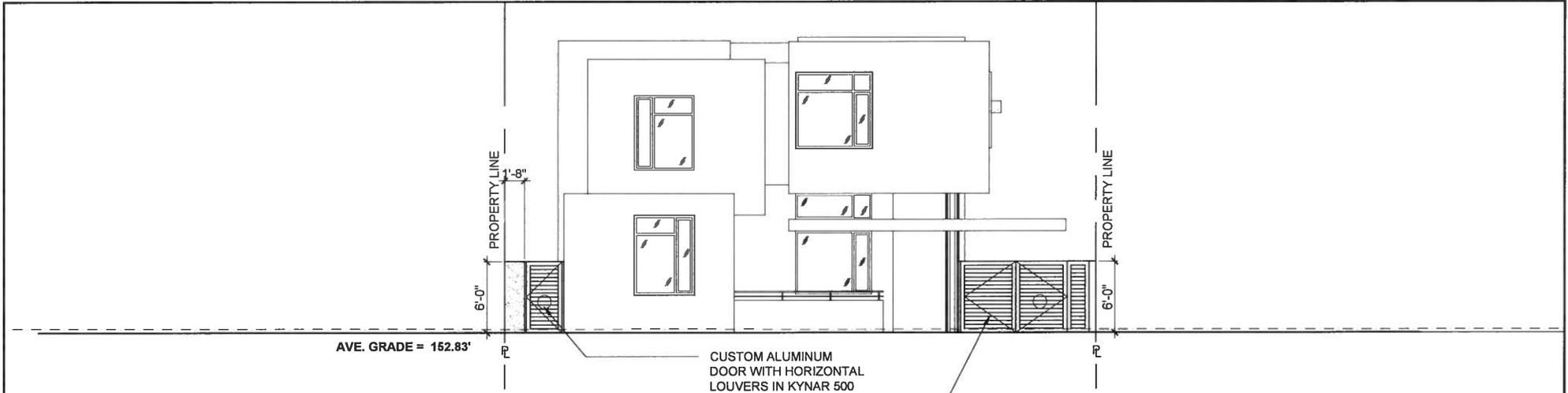
**PROPOSED WALL SOUTH ELEVATION** 1/8" = 1 FT. 1

**PROPOSED NEW RESIDENCE AT 336 S LA PEER DRIVE BEVERLY HILLS, CA 90211**  
**BRUCE TUCKER DESIGN STUDIO** 101 S. SWEETZER AVE. #205, LOS ANGELES, CA 90048 ■ tel: 323.377.6404 ■ bruce@earthlink.net

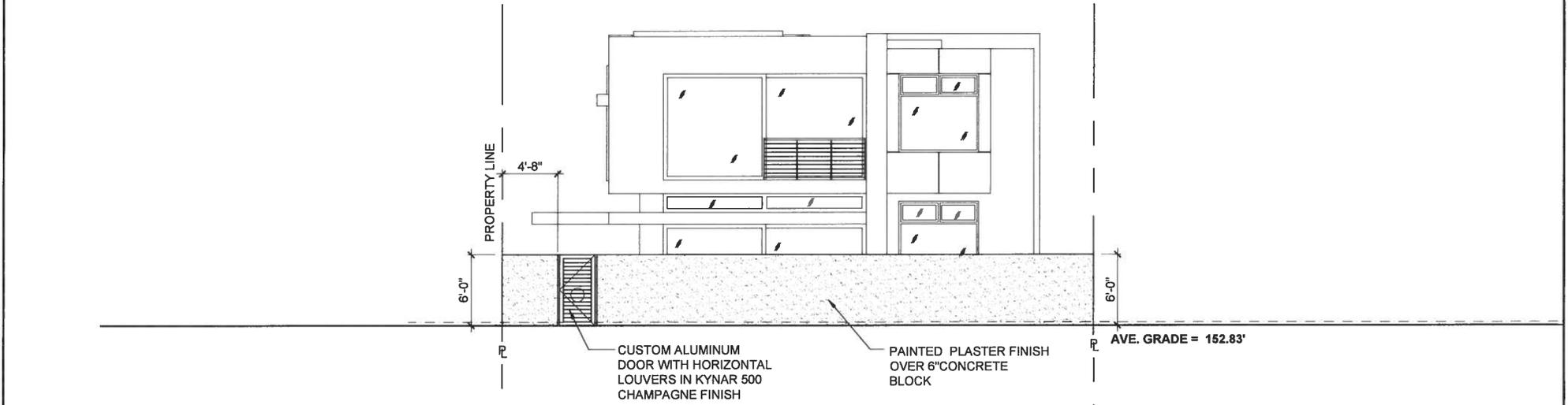
SUBMITTED: MAY 16, 2016

**A010**

4000-A010 SHEETS ELEVATIONS.LIT17.dwg 3-15-16 10:48:31 AM



**PROPOSED WALL NORTH ELEVATION** 1/8" = 1 FT. 1



**PROPOSED WALL SOUTH ELEVATION** 1/8" = 1 FT. 1

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KEY	MATERIAL / FINISH
1	STUCCO FINISH SHERWIN-WILLIAMS PAINT -PORPOISE SW7047
2	STUCCO FINISH SHERWIN-WILLIAMS PAINT -EGRET WHITE SW7570
3	ARIZONA TILE -BASALTINA IVORY "STACK"
4	EL DORADO STONE -EUROPEAN LEDGE "COTTONWOOD"
5	CLEAR SOLARBAN 60 DUAL GLAZED
6	ALUMINUM WINDOW FRAME KYNAR 500 CHAMPAGNE
7	CUSTOM ALUMINUM RAILING KYNAR 500 CHAMPAGNE
8	PIVOT DOOR AT MAIN ENTRANCE WITH WHITE LAMINATED GLASS
9	CUSTOM FIXED ALUMINUM LOUVERS COATED W/ KYNAR 500 CHAMPAGNE TO MATCH WINDOWS
10	ALUMINUM METAL PANEL KYNAR 500 CHAMPAGNE
11	FROSTED SOLARBAN 60 DUAL GLAZED
12	SLIDING ALUMINUM DOOR KYNAR 500 CHAMPAGNE WITH TEMPERED GLASS

**FRONT ELEVATION**      N T S      1

PROPOSED NEW RESIDENCE AT 336 S LA PEER DRIVE BEVERLY HILLS, CA 90211

BRUCE TUCKER DESIGN STUDIO 101 S. SWEETZER AVE. #205, LOS ANGELES, CA 90048 ■ tel: 323.377.6404 ■ brucemtucker@earthlink.net

SUBMITTED: MAY 16, 2016

**A016**



STREET VIEW WITHOUT PARKWAY TREE

NTS

1

PROPOSED NEW RESIDENCE AT 336 S LA PEER DRIVE BEVERLY HILLS, CA 90211

BRUCE TUCKER DESIGN STUDIO

101 S. SWEETZER AVE. #205, LOS ANGELES, CA 90048 ■ tel: 323.377.6404 ■ [brucemtucker@earthlink.net](mailto:brucemtucker@earthlink.net)

SUBMITTED: MAY 16, 2016

**A029**



**Design Review Commission Report**

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**Attachment C**

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 336 SOUTH LA PEER DRIVE.

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

Section 1. Bruce Tucker Design Studio, agent, on behalf of 336 La Peer LLC, 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 336 South La Peer 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 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 filling 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

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Mark Odell, Commission Secretary  
Community Development Department

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Arline Pepp, Chairperson  
Design Review Commission