



STAFF REPORT  
CITY OF BEVERLY HILLS

For the Design Review  
Commission Meeting of  
November 6, 2008  
PL0825265

**TO:** Design Review Commission

**FROM:** Shena Rojemann, Assistant Planner

**SUBJECT:** A request for an R-1 Design Review Permit to allow new front yard fencing, paving and a façade remodel of an existing two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 714 North Palm Drive.

**SUMMARY**

At its August 7, 2008 and September 4, 2008 meetings, the Design Review Commission initially reviewed the proposed façade remodel. At both meetings, the Commission heard presentations from staff and the applicant and the Commission recommended the design be re-studied and returned to the October 2, 2008 meeting addressing the following concerns:

- The roofline above the entryway should be a mansard roof consistent with the rest of the façade;
- The entryway portions of the facade needs to be restudied and simplified;
- The low walls between the wrought iron railings at the second story balconies should be removed;
- Simplify the overall design of the façade.

At the October 2, 2008 meeting the applicant provided revised elevation plans pursuant to the Commission's direction which addressed the Commission's concerns by making the following changes:

- The applicant added the mansard roof above the entryway portion of the façade;

- The applicant made the following changes to the entryway portion of the façade:
  - The pilasters (columns) have been removed;
  - The stone eave detail has been removed;
  - The mansard roof and corbels have been added above the entryway;
  - The carved travertine detail has been removed from above the doorway and two smaller carved travertine details have been added at the sides of the doorway;
  - The cast belly band has been carried across the entryway portion of the façade;
  - A concrete surround has been added around the doorway.
  
- The applicant removed the low walls between the wrought iron railings at the second story balconies.
  
- The applicant simplified the overall design of the façade by making these additional changes:
  - Removing the 1'-4" projections with the small roof caps at the second floor windows at each side of the façade;
  - Removing precast columns and walls have been removed around the balconies eliminating the loggias;
  - Increasing the depth of the belly band and adding corbels below the belly band;
  - Adding the stone surround around the garage doorways;
  - The mullions in the windows at the second story have been simplified and made more consistent with the other windows on the façade;
  - Chimney caps have been added.

At the October 2, 2008 meeting the Commission approved the proposed façade remodel as presented. Staff recommends that the attached resolution, be approved as presented.



Shena Rojemann  
Assistant Planner

**Attachments:**  
Resolution

RESOLUTION NO.

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW NEW FRONT YARD PAVING, NEW FRONT YARD FENCING, AND A FAÇADE REMODEL OF AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE ON THE PROPERTY LOCATED AT 714 NORTH PALM DRIVE.

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

Section 1. Dan Lang and Ali Kia, on behalf of Jamie Sohachesky, property owner (the “Applicant”), has applied for an R-1 Design Review Permit to allow new front yard paving, new front yard fencing and a façade remodel of an existing two-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard, at 714 North Palm Drive (the “Project”). As proposed, the Project is an existing house and no changes are proposed to the height, setbacks or floor area and all proposed changes meet all required zoning standards.

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, no single-family residence located in a Central R-1 Zone shall be erected, constructed, altered or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission is the reviewing authority if it has first been determined that the design does not otherwise qualify for a staff-level review of the proposed Project. The architectural style of the Project has been called out by the Applicant as Italian Renaissance Revival, however staff has determined it does not substantially adhere to a pure architectural style as outlined by the Style Catalogue. Therefore, it has been determined that the Design Review Commission shall be the reviewing authority.

Pursuant to Beverly Hills Municipal Code Section 10-3-4415, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings.

Section 2. The proposed Project is called out as the architectural style known as Italian Renaissance Revival, and the design provides many architectural elements that are common to this style as described in the City’s Residential Design Style Catalogue

The Project site averages 103-feet wide by 230-feet long, and is located on the east side of the 700 block of North Palm Drive between Elevado Avenue and Sunset Boulevard. The lot is currently developed with a two-story residence and attached three-car garage. The current residence and garage are to remain and shall undergo a façade remodel. New front yard paving and a new wrought iron fence shall be added to the front yard. Surrounding development consists of one- and two-story single-family homes.

The façade remodel will not affect the floor plans or the footprint of the existing residence. The existing front yard setback which varies between 54 feet 10 inches (54'-10") at the entryway and 56 feet 4 inches (56'-4") along the remainder of the front façade (BHMC requires 55 feet) will not be altered. The façade remodel incorporates the change from a flat roof to a low-pitched hipped roof finished with terra cotta barrel roof tiles and overhanging eaves carried by wooden corbels. The new roof style will not change the existing height of the structure, which shall remain at 28 feet (28'). The existing balconies shall remain and will have wrought iron railings. Travertine pilasters will be incorporated onto the entryway façade, in addition to a decorative travertine grill, an ornamental wrought iron window, and an elaborate wrought iron and glass door. The new façade integrates new windows, moldings and smooth stucco walls.

The project includes a new wall along the front yard. The wall is approximately 5 feet high. The top 3 feet is open to public view and decorated with wrought iron fencing. The wall contains electric wrought iron gates for auto ingress and egress to the site.

A detailed landscaping plan for the project was been prepared, which proposes to install new landscaping.

This Project came before the Design Review Commission at its meetings of August 7, 2008, September 4, 2008 and October 2, 2008. At its meetings of August 7<sup>th</sup>, 2008 and September 4, 2008 the Commission requested numerous design changes and that the Project be returned for restudy. At the meeting of October 2, 2008, the Applicant returned with revised plans that incorporated design changes requested by the Commission, and the Commission approved the Project as presented.

Section 3. The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq*, hereafter the "Guidelines"), and the City's environmental guidelines. The City has determined that the Project qualifies for a Class 2 Categorical Exemption (Replacement or

Reconstruction) in accordance with the requirements of Section 15302 of the Guidelines because the Project involves the demolition of an existing single family residence, and reconstruction of a new single family residence on the same site and which will have substantially the same purpose and capacity as the structure replaced. Therefore, no significant impacts to the environment are anticipated.

Section 4. On August 7, 2008 the Design Review Commission held a duly noticed public hearing to consider the application. Evidence, both written and oral, was presented at said hearing, and the hearing was closed. On September 4, 2008, revised plans addressing the Commission's concerns were presented for the Commission's review. On October 2, 2008, further revised plans were submitted for the Commission's review and the Commission approved the project as presented. This resolution was presented to the Commission on November 6, 2008.

Section 5. In reviewing the application and pursuant to Beverly Hills Municipal Code Section 10-3-4415, the Design Review Commission considered whether the proposed Project meets the following criteria:

1. The proposed development's design exhibits an internally compatible design scheme;
2. 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;
3. The proposed development will enhance the appearance of the neighborhood;
4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and
5. 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 homes.

Section 6. Based upon the evidence presented at the hearing, including the staff report, the Design Review Commission hereby finds:

1. As conditioned, the design is simplified and is more consistent with the “Italian” style of architecture as defined under the Principal Category of Period Revival, in the City of Beverly Hills Residential Design Style Catalogue. The Applicant has incorporated design elements that are internally compatible.

2. As conditioned, the design appropriately minimizes the appearance of scale and mass. The addition of the mansard roof above the entryway portion of the façade reduces the vertical appearance of the proposed residence. In addition, the deep overhangs and the deep bellyband reduce the vertical appearance by adding horizontal elements. The applicant has also submitted a full landscaping plan, which contains large existing trees, a variety of ground cover, shrubs, and trees in a variety of sizes and quantities which will enhance the garden-like quality of the City.

3. As conditioned, the existing mature trees and the lush proposed landscaping shall help enhance the appearance of the neighborhood. Additionally, as stated in items one (1) and two (2) above, the revised design is more consistent with the “Italian” style of architecture and has more of a horizontal appearance. As proposed, the design will enhance the appearance of the neighborhood.

4. As conditioned, the existing side yard, front yard and rear yard setbacks shall not change and the window, door and balcony openings shall remain in the existing locations, thus having no effect on the existing privacy of the neighbors. Also, the addition of lush landscaping and maintaining the existing large trees shall help to enhance the privacy of the property owner and the neighbors, thus an adverse impact on the neighbor’s privacy is not anticipated.

5. As conditioned, the project is consistent with the prevailing design patterns of the surrounding neighborhood. The design patterns are characterized by items such as a circular driveway, a driveway leading from the circular drive to a garage and/or a porte cochere and a walkway leading from the circular drive to the entryway of the residence. Also common in the design pattern is a wall or fence along the front lot line and the residence is set back from the front lot line a distance comparable to the neighboring properties. The revised design has the same footprint and height but has more of a horizontal orientation and appears to be more compatible in scale and mass with the existing surrounding residences. Thus, having design patterns consistent with those of the neighboring properties and similar scale and mass will ensure harmony between old and new homes in the surrounding area.

Section 7. Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review Permit for the Project, subject to the following conditions:

1. The Project as submitted shall be built in substantial compliance with the plans submitted for the October 2, 2008, Design Review Commission meeting, on file with the Department of Community Development. The Director of Community Development shall approve any modifications to the plans prior to any work being done on the Project; however, if corrections of building or zoning code issues result in a greatly altered design, the Design Review Commission must approve the revised design.

Standard Conditions:

2. Prior to the issuance of building permits, the Applicant shall prepare a construction management plan for review and approval by the Department of Community Development. The plan shall include the location of construction parking, loading and hauling routes and locations, and number of construction employees anticipated on site. All construction-related parking, staging and hauling shall conform to the construction parking and hauling plan submitted to and approved by the Building Official and the City Engineer.

3. The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including, but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the site, dust suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of Community Development and the Building Official. In addition, the Applicant shall post the name and telephone number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development.

4. These conditions of approval shall run with the land and shall remain in full force and effect for the duration of the life of this approval. This resolution approving the 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 this resolution as an exhibit.

The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Design Review 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 R-1 Design Review **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 R-1 Design Review.

Section 8. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Design review Commission of the City.

Adopted:

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Howard Szabo  
Chair of the Design Review  
Commission of the City of Beverly Hills,  
California

Attest:

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Secretary

Approved as to form:

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David M. Snow  
Assistant City Attorney

Approved as to content:

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Jonathan Lait, AICP  
City Planner