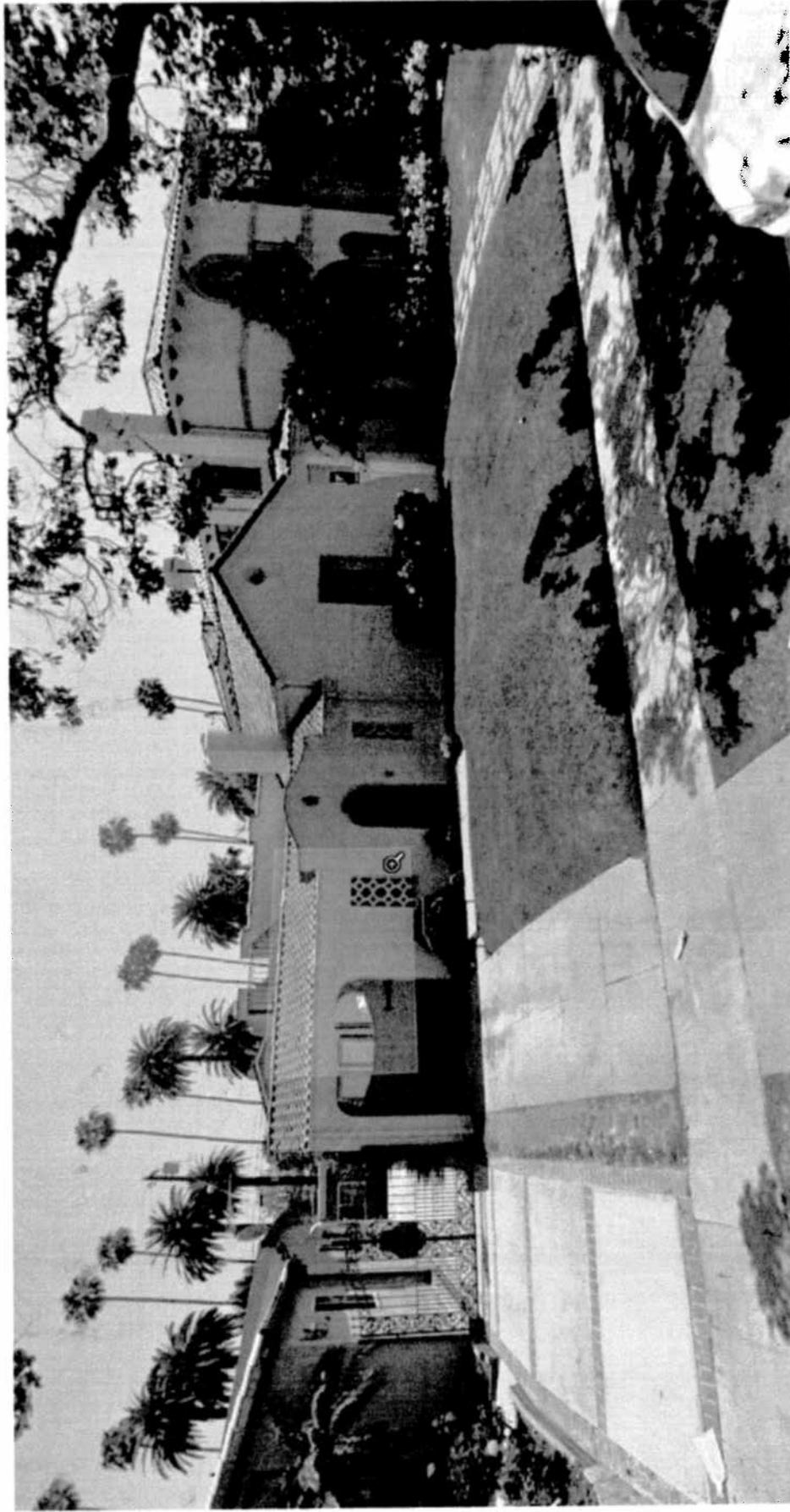




Design Review
Commission
February 3, 2011

220 South Maple Drive



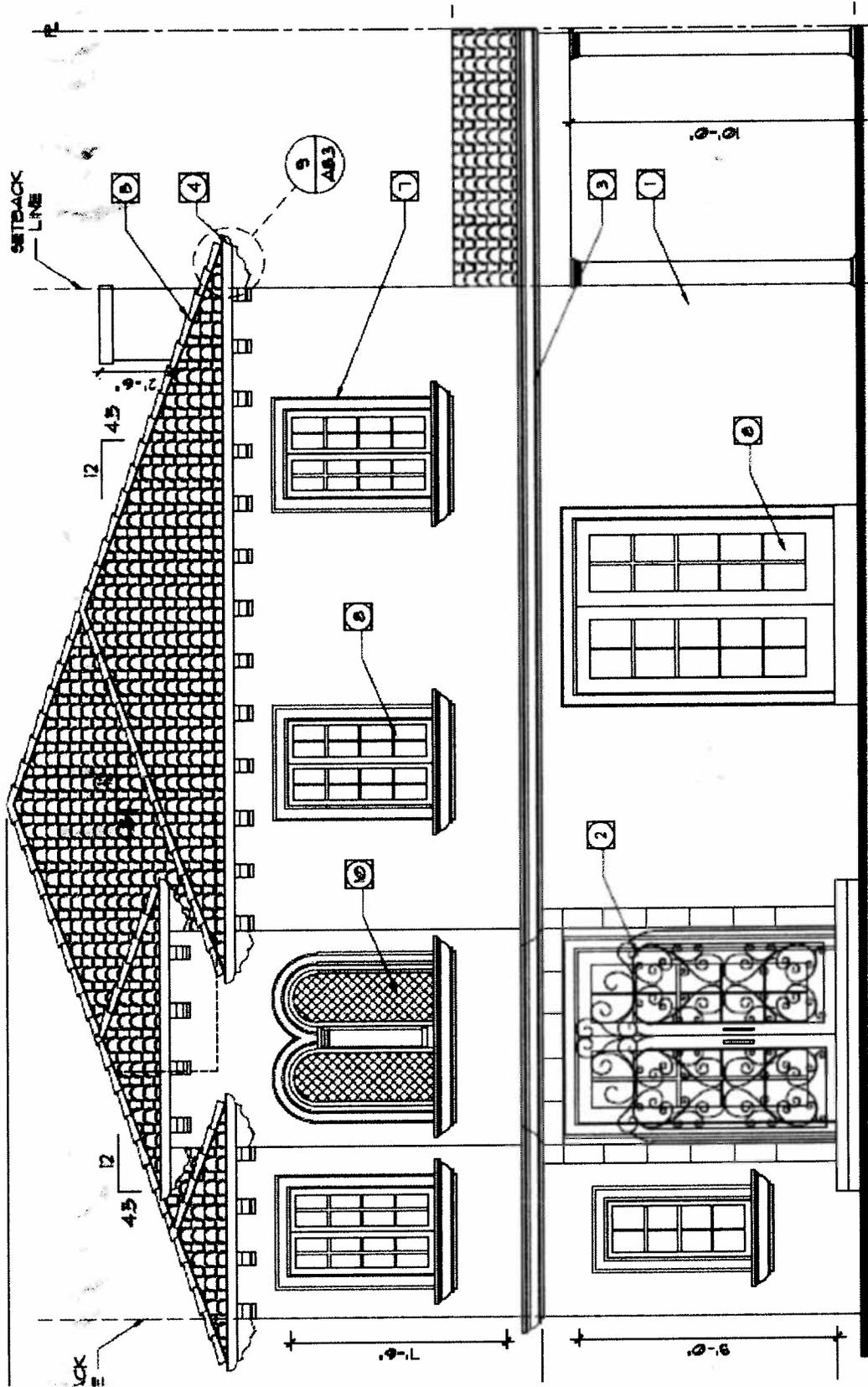
Existing



Design Review
Commission

February 3, 2011

220 South Maple Drive



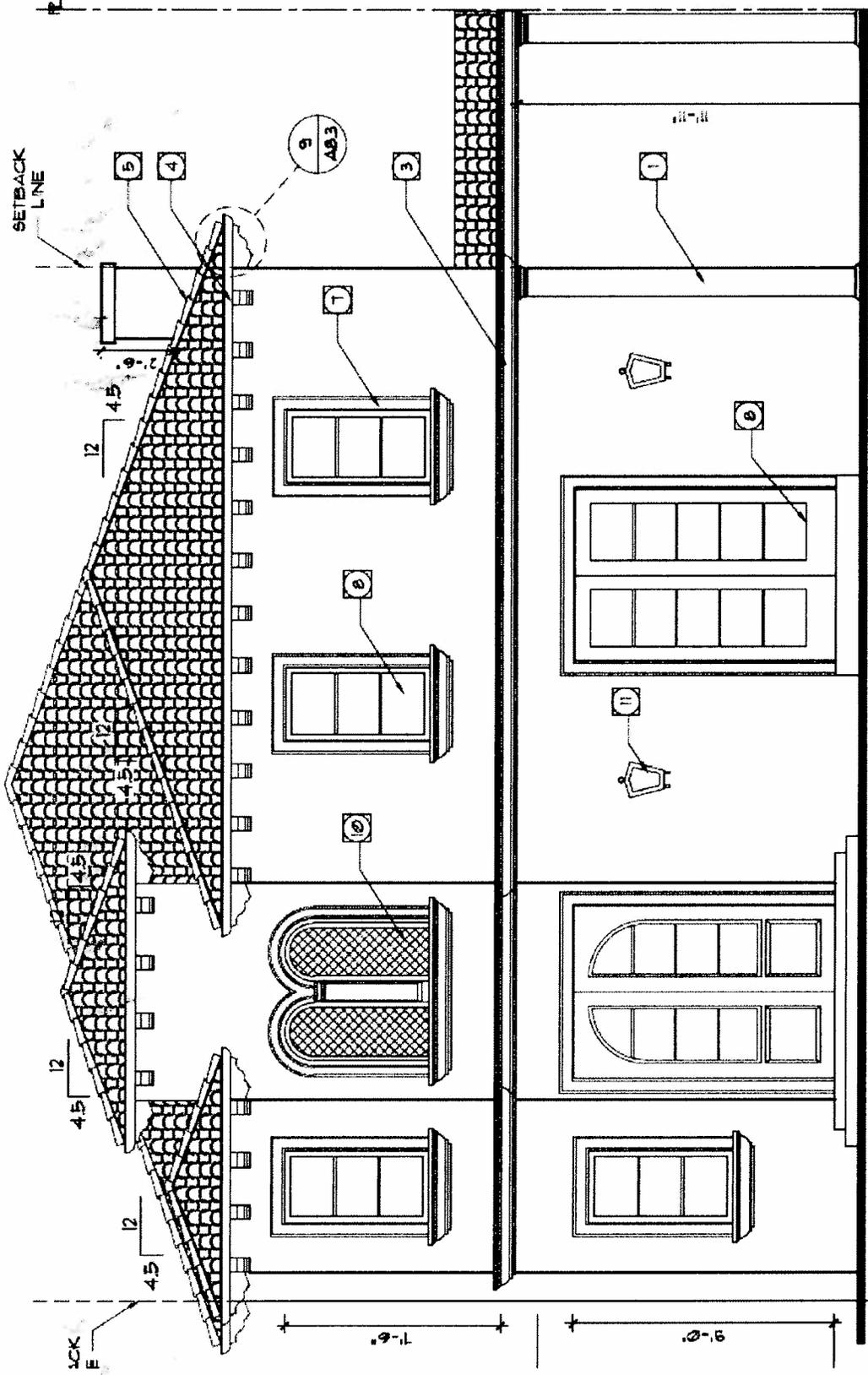
Front Elevation – 1/6/2011



Design Review
Commission

February 3, 2011

220 South Maple Drive



Proposed Elevation



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of February 3, 2011**

TO: Design Review Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: 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 at **220 South Maple Drive** (PL 103 8705).

Continued from the January 6, 2011 Design Review Commission meeting.

EXECUTIVE SUMMARY

Hamid Gabbay, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **220 South Maple Drive**.

This item was reviewed by the Commission its January 6, 2011 meeting. At the January 6, 2011 meeting, the Commission expressed concerns with the proportionality of the design and some design details. The Commission's comments were as follows:

Continued on the next page.

Design Review Commission Requests January 6, 2011 Meeting	Applicant's Response
1. Consider increasing the height of the tower element.	1. The applicant has increased the height of the tower element.
2. Consider decreasing the size of the double window above the entry or if the tower becomes increased, consider the addition of a round or square window.	2. The applicant has not made any changes to the proportions of the double window above the entry.
3. Consider increasing the setback along the north side of the property (from the front façade through the dining area) by 8" to 12" to allow for larger eaves and useful outdoor space.	3. The applicant has increased the north side setback by 12" between the front façade and the beginning of the dining room. The roof eaves remain at 18" around all sides of the residence. As a result of the additional setback, the entry and other portions of the façade have been shifted.
4. Consider downsizing the overall massing of the structure or increasing the front yard setback so as to create a more graceful design which feels less crowded on the lot.	4. The applicant has made some design changes, however the overall massing of the residence has remained the same. The front setback has not been increased from the previously proposed project, however the Commission may wish to take into consideration that the proposed setback is 26'-6" which is 1'-6" greater than the required front setback of 25'-0" for this property.
5. The proportions of the left portion of the façade appears to be too narrow.	5. The applicant has removed the entry gate and the concrete surround associated with the entry gate. As a result, the left portion of the facade now appears wider. In addition, the windows along the left portion of the facade have been redesigned which also contributes to the wider appearance.
6. Consider increasing the depth of the roof eaves.	6. The roof eave depth has not been changed. The proposed roof eaves are 18" in depth.
7. The ground floor design of the right portion of the facade appears to be too simple and design options should be considered to increase the 'importance' of this area.	7. The applicant has redesigned the French Doors in this area of the façade and has added exterior lighting fixtures.
8. The front façade appears to be mostly flat and additional planes of modulation should be considered.	8. The applicant has revised the project to now include four planes of modulation. These planes are defined by the recessed ground floor entry, the recessed portion of the façade above the entry, the left portion of the residence, which is on the same plane as the ground floor portion of the right half of the facade and the second floor of the right half of the facade.
9. The wrought iron gate and front entry door is excessive and simplification of these elements should be considered.	9. The applicant has removed the front wrought iron gate and has simplified the front entry door.

A revised material board will be presented at the meeting.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.


SHENA ROJEMANN
Associate Planner

Attachment(s)

Exhibit A – Staff Report – January 6, 2011

Exhibit B – DRC Findings

Exhibit C - Standard Conditions of Approval

Exhibit D - Resolution of Approval for the Commission's consideration

220 South Maple Drive
For the Design Review Commission Meeting of February 3, 2011

Exhibit A

Staff report – January 6, 2011



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of January 6, 2011

TO: Design Review Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: 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 at **220 South Maple Drive (PL 103 8705)**

EXECUTIVE SUMMARY

Hamid Gabbay, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **220 South Maple Drive**.

Reason for Review by the Commission

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, no single-family residence located in the 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 shall be the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style.

Although the proposed project was prepared by a licensed architect, the proposed residence may not conform to a single, pure architectural style, therefore, the proposal is brought before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

The project meets all required zoning standards such as height, setbacks, parking, and floor area requirements.

GENERAL INFORMATION	
Applicant	Hamid Gabbay
Project Owner	Manuel Bergher
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	6,073 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 50-feet wide by 121-feet long (lot average width and length), located on the east side of the 200 block of South Maple Drive between Charleville Blvd and Gregory Way. The lot is currently developed with a one-story residence and detached garage. The existing primary residence and detached garage would be demolished and replaced by a new two-story residence with a basement. Surrounding development consists of one- and two-story single-family homes.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed project is located on a 6,073 square foot lot and would contain 3,928 square feet of floor area, just under the maximum permitted by the Beverly Hills Municipal Code (3,929 square feet maximum permitted). As proposed the total height of the primary residence would be 30 feet to the highest point of the roof (30 feet maximum permitted for a sloped roof). The proposed project contains architectural elements sometimes found in the Italianate style of architecture. The main façade contains little modulation found only in the recessed entry tower-like feature. The remainder of the façade is flat.

Parking

A total of three parking spaces have been provided in a tandem configuration along the southern side of the residence, which meets the number of parking spaces required by the BHMC.

Design

The project architect has described containing features of Italianate architecture.

Materials

The materials proposed for the new structure are as follows:

- Wood windows and doors
- Smooth Portland cement plaster (façade)
- Wrought iron double door gate (at entry)
- Precast concrete moldings and window/door surrounds
- Leaded glass windows
- Copper gutter and downspouts
- Barrel tile roof

Paving:

The total amount of paving permitted within the front yard of the subject site is 400 square feet. The proposed project includes a total of 375 square feet of paving within the front yard, which allows for a walkway and driveway within the front setback. A 3-foot tall fence is proposed to be located 5 feet from the front property line.

Landscape Design:

The applicant is proposing box hedges, grass ground cover, impatiens (1 gal) and three olive trees (48" box).

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on December 22, 2010 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. As of the date this report was prepared, staff had not received any comments.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and the project is eligible for a Categorical Exemption of Class 2 (replacement of structures).

CRITERIA FOR REVIEW

Pursuant to BHC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the required 5 criteria. As presented, staff does not feel that the project meets the 5 required criteria (attached as Exhibit A). Staff has concerns with entry configuration/design as well as the overall refinement of the design. The Commission may wish to discuss the double door wrought iron gate design adjacent to the entry.

If the Commission chooses to approve the design, the findings found in Exhibit A must be made verbally at the meeting.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.


SHENA ROJEMANN
Associate Planner

Attachment:

- Exhibit A – DRC Findings
- Exhibit B - Standard Conditions of Approval

Exhibit B
DRC Findings

If the Commission finds that the project meets the criteria set forth below, the Commission shall make findings to approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the provisions of this article.

- 1. The proposed development's design exhibits an internally compatible design scheme.***
- 2. Appropriately minimizes the appearance of scale and mass, enhances the garden like quality of the city, and appropriately maximizes the use of required open space within the proposed architectural style.***
- 3. The 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.***
- 5. The proposed development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.***

Exhibit C
Standard Conditions
of Approval

1. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
2. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or to the Commission for review. Changes made without City approval may be required to be restored to match the City approved plans.
3. Final plans shall include spec sheets for windows to include manufacturer, size and shape.
4. Colored elevations for all construction visible from the street shall be provided with call-outs for each material proposed for verification in the field during construction.
5. A copy of the final conditions of approval per the approved Resolution shall be scanned onto the cover sheet of the final building plans.
6. The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.

220 South Maple Drive
For the Design Review Commission Meeting of February 3, 2011

Exhibit D

Resolution of Approval for
the Commission's consideration

RESOLUTION NO. DR

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 220 SOUTH MAPLE DRIVE

Hamid Gabbay, applicant on behalf of the property owner, has applied for an R-1 Design Review Permit to allow a new single-family residence on a single-family property located in the Central Area of the City. As conditioned, the Project meets all required zoning standards, including height, setbacks, parking, and floor area.

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

Section 1. Reviewing Authority.

Pursuant to Section 10-3-4408 of the Beverly Hills Municipal Code, 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 substantially conform to a pure architectural style, but has been designed by a licensed architect. Therefore, it has been determined that the Design Review Commission shall be the reviewing authority.

Pursuant to Section 10-3-4415 of the Beverly Hills Municipal code, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings as set forth in Section 4: Project Public Hearing/Approved Project Plans.

Section 2. Terms Defined.

The Following Terms	Shall Mean:
"Project Site"	220 South Maple Drive
"Agent"	Hamid Gabbay
"Property Owner"	Manuel Bergher
"Applicant"	Collectively, the property owner and agent.

Section 3. Project Description.

The lot is currently developed with a with a single-story residence and accessory structure. The existing primary residence and accessory structure would be demolished and replaced by a new two-story residence. Surrounding development consists of one- and two-story single-family homes.

Section 4. Project Public Hearing/Approved Project Plans

The Design Review Commission held a duly noticed public hearing to consider the application. Evidence, both written and oral, was presented and architectural plans addressing the conditions of approval were presented for the Commission's consideration in conjunction with this Resolution.

- A Public Hearing for this project was held on the following date(s):
 - January 6, 2011
 - February 3, 2011
- Architectural plans were conditionally approved by the Commission on February 3, 2011.

Section 5. Environmental Assessment

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 of a single-family residence) in accordance with the requirements of Section 15302 of the Guidelines. Therefore, no significant impacts to the environment are anticipated.

Section 6. Findings of the Design Review Commission.

Based upon the evidence presented at the hearing, including the staff report and architectural plans, the Design Review Commission made findings to approve the project as set forth in "Exhibit 1" to this Resolution.

Section 7. Conditions of Approval

Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review Permit for the Project subject to the conditions set forth in "Exhibit 2" to this Resolution.

Section 8. Certification.

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: February 3, 2011

Susan Strauss
Chair of the Design Review Commission of
the City of Beverly Hills, California

ATTEST:

Secretary

Approved as to content:

Jonathan Lait, AICP
City Planner

EXHIBIT 1 OF 2: FINDINGS

Based on its review of the application, documentation, and the testimony heard at the public hearing, the Design Review Commission determined that the proposed Project meets the following 5 criteria in accordance with Beverly Hills Municipal Code Section 10-3-4415:

1. The project includes high quality materials such as smooth stucco and concrete mouldings, two-piece mission roof tile, and wood windows and doors. The proposed materials and details are consistent throughout the project's design, thereby creating a uniform design scheme. Based on the project's balanced design and consistent use of materials, it appears to exhibit an internally compatible design scheme.

2. The project incorporates substantial modulation along the facades, contains recessed windows and doors, and contains a dynamic roofline. Because these elements help to reduce the appearance of mass and scale, it is therefore possible to make the required finding. The landscape plan utilizes a variety of landscaping features and mature-sized trees that will contribute to the garden quality of the city and help to soften the appearance of the project.

3. The project utilizes high quality building materials and design, which will help to enhance the appearance of the neighborhood. Additionally, the design follows a consistent, balanced theme, while maintaining an appropriate level of scale, mass, and modulation. Therefore, the project is expected to enhance the appearance of the neighborhood.

4. The project meets and in some areas exceeds the City's current side setback requirements along all property lines. Because the project meets all required setbacks the proposed project creates a balance between the reasonable expectation of development and the reasonable expectation of privacy of neighbors.

5. The project respects prevailing site design by following prevailing setbacks and building orientation found along the adjacent streetscape. Although the project is larger than some of the existing residences on the block, the design has been executed to ensure that scale and massing is controlled, and that the project will be consistent with the surrounding area. Based on its design, the project maximizes floor area without appearing unduly massive and bulky and would be a harmonious addition to the existing neighborhood.

EXHIBIT 2 OF 2: CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

4. Design Review: Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
5. Final Plans: The Applicant shall submit final working drawings to the Director of Community Development for review and approval prior to the issuance of a building permit. The Project shall be built in substantial compliance with the plans approved by the Design Review Commission on January 6, 2011 on file with the Department of Community Development.
6. Future Modifications: Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor changes only) or presented to the Commission for review. Changes made without City approval may be required to be restored to match the City approved plans.
7. Windows: Final plans shall include spec sheets for windows and include the name of the manufacturer, size, shape, color and material of each window.
8. Elevations – Material Call-Outs: Colored elevations for all construction visible from the street shall be provided with the final plans. Call-outs for each material shall be provided for verification in the field during construction.
9. Resolution Scanned on Plans: A copy of the approved Resolution (including the Findings and Conditions of Approval) shall be scanned onto the cover sheet of the approved building plans.
10. Water Efficient Landscaping: The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.
11. Construction Management Plan. 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.
12. Site Maintenance and Contact Information. 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.

13. Recordation of Covenant. 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 Covenant shall be recorded prior to issuance of a building permit.

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.

DRC Resolution No.: DR
220 South Maple Drive

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

I, JONATHAN LAIT, Secretary of the Design Review Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. DR duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on February 3, 2011 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:

JONATHAN LAIT, AICP
Secretary to the Design Review
Commission/City Planner
City of Beverly Hills, California