City of Beverly Hills
Planning Division
455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, January 5, 2012

Subject: **630 North Foothill Road (PL# 113 2309)**
A request for an R-1 Design Review Permit to allow the construction of a new one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project applicant: Michael Ball, AIA – Michael Ball Architects

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

REPORT SUMMARY

The applicant is requesting approval of the construction of a new one-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, the project is before the Commission for review. The Commission may wish to discuss the architectural style of the residence and the scale of the proposed entry feature.

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 ten (10) days prior to the hearing. The public notice for this project was mailed Tuesday, December 27, 2011. 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:
Shena Rojemann, Associate Planner
(310) 285-1192
srojemann@beverlyhills.org

Attached A:
Detailed Design Description
and Materials (applicant prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 630 N. Foothill Road

Legal Description: Lot 15 in block 92 City of Beverly Hills in Book 54, Pages 57 to 60 APN 4341-021-015

B Property Owner Information[1]

Name(s): John S. Hay Family Trust

Address: 630 N. Foothill Road

City: Beverly Hills State & Zip Code: CA 90210

Phone: 310-273-2595 Fax:

E-Mail johnhay45@gmail.com

C Applicant Information *[individual(s) or entity benefiting from the entitlement]*

Name(s): John S. Hay Family Trust

Address: see above

City: State & Zip Code:

Phone: Fax:

E-Mail

D Architect / Designer Information *[Employed or hired by Applicant]*

Name(s): Michael Ball Architects Registered Architect? Yes ☒ No ☐

Address: 4761 Halbrent Avenue

City: Sherman Oaks State & Zip Code: CA 91403

Phone: 818-783-8027 Fax: 817-783-8027

E-Mail mbarchitect@aol.com

E Landscape Designer Information *[Employed or hired by Applicant]*

Name(s): John Hanna & Associates

Address: 1753 Swallowtail Road

City: Encinitas State & Zip Code: CA 92024

Phone: 858-259-1967 x 110 Fax: 858-369-5656

E-Mail jhanna@jha-inc.com

F Agent *[Individual acting on behalf of the Applicant]* **NOTE**: All communication is made through the Agent.

Name(s):

Address:

City: State & Zip Code:

Phone: Fax:

E-Mail

G I hereby certify that I am the owner of the subject property, that the information provided is accurate to the best of my knowledge and the Agent is authorize to make decisions on my behalf[2]

John Hay

Property Owner's Name (PRINT) Property Owner's Signature & Date

[1] If the owner is a corporate entity, signatures from two corporate officers are required from each of the following Groups: Group A – chairperson or president of the board; Group B – board secretary or chief financial officer.

[2] A signed and dated authorization letter from the property owner is also acceptable.

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/civica/filebank/blobdload.asp?BlobID=3435.
- 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):

Contemporary architectural forms with flat roofs, smooth plaster walls, and deeply recessed windows wood windows. A simple, strong composition reinforced with some traditional pre-cast concrete detailing (around windows and along roof corniche).

C Identify the Project Zoning - City Zoning Map available online at http://gis.beverlyhills.org/UNITEGIS/.

☐ R-1 ☐ R-1.5X2 ☐ R-1.8X
☒ R-1X ☐ R-1.6X
☐ R-1.5X ☐ R-1.7X

D Site & Area Characteristics

Lot Dimensions: 82' x 180' Lot Area (square feet): 15,244

Adjacent Streets: Foothill Drive and Elevado Street

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

☒ Single-Story Residence ☐ Two-Story Residence
☐ Guest House ☒ Accessory Structure(s)
☐ Vacant ☐ 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:

	Quantity	Sizes	Reason for Removal
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/services/planning_division/advance_planning/default.asp)

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:

N.A.

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:	22' (front) 24' (rear)	18' +/-	22' (front) 24' (rear)
Roof Plate Height:		16'-6" a.f.f.	16'-6" a.f.f.
Floor Area:	7,597	2,800	4,496
Rear Setbacks:	45	67' +/-	54' +/-
Side Setbacks:	S/E 7'-6" min	S/E 9'-7"	S/E 9'-7"
	N/W 19'-6" combined	N/W 14' +/-	N/W 10'
Parking Spaces:	2 covered	2 covered / two open	2 covered / 2 open

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: Exterior plaster with pre-cast concrete window surrounds and corniche
Texture /Finish: Santa Barbara finish - smooth with minor inperfections
Color / Transparency: Integral color - wine

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

Material: Aluminum clad wood windows by Marvin
Texture /Finish: Factory finish baked enamel
Color / Transparency: Bahama Brown

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

Material: Mahogany decorative entry doors
Texture /Finish: Stained
Color / Transparency: Medium clear stain

PEDIMENTS

Material: n.a.
Texture /Finish:
Color / Transparency:

ROOF

Material: Built-up flat roof (not visible from street or below)
Texture /Finish:
Color / Transparency:

CORBELS

Material: n.a.
Texture /Finish:
Color / Transparency:

CHIMNEY(S)

Material: Exterior plaster to match walls with painted metal termination cap
Texture /Finish: Santa Barbara finish - smooth
Color / Transparency: To match walls

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

COLUMNS

Material: n.a.
Texture /Finish:
Color / Transparency:

BALCONIES & RAILINGS

Material: none visible from street pre-cast concrete ballastrades at rear yard
Texture /Finish:
Color / Transparency:

TRELLIS, AWNINGS, CANOPIES

Material: none visible from street canvas awnings at rear and side yards
Texture /Finish: sunbrella canvas
Color / Transparency: tbd

DOWNSPOUTS / GUTTERS

Material: Galvinized sheet metal conductor heads and downspouts
Texture /Finish: Painted
Color / Transparency: To match wall color (downspouts) or pre-cast color (conductor heads)

EXTERIOR LIGHTING

Material: Cast iron
Texture /Finish: Manufacturer
Color / Transparency: Black

PAVED SURFACES

Material: Integral pavers
Texture /Finish: Slight rough finish to match natural stone
Color / Transparency: french gray

FREESTANDING WALLS AND FENCES

Material: Exterior plaster with pre-cast concrete cap
Texture /Finish: Smooth to match house
Color / Transparency: Integral color to match house

OTHER DESIGN ELEMENTS

Material: Pre-cast concrete window surrounds and corniche
Texture /Finish: Smooth
Color / Transparency: Limestone beige

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

Clean low manicured shrubs and king palms enhance and reinforce the clean lines of the architecture. A crape myrtle tree and flowers add color and warmth to the front yard. The integral pavers, with a stone-like finish and color give a european favor to the circular driveway.

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.

A well integrated design in plan and elevation, balanced by a circular driveway. A two story entry archway announces the entry to the home and centers the elevation. The massing rises from two low wings embracing a higher central volume.

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.

A single story home, with the lower side wings surrounding a central volume minimizes its impact on the adjacent homes, yet is appropiate in scale to the neighborhood. A grand entry motorcourt is understated and inviting to guests. Simple traditional detailing gives interest to the simple forms and design.

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

A contemporary design with traditional, elegant details along with a well manicured entry and front yard will replace the dated existing home that had minimal landscaping and street appeal. The scale of this home and quality of construction is very consistent with the new homes on this street.

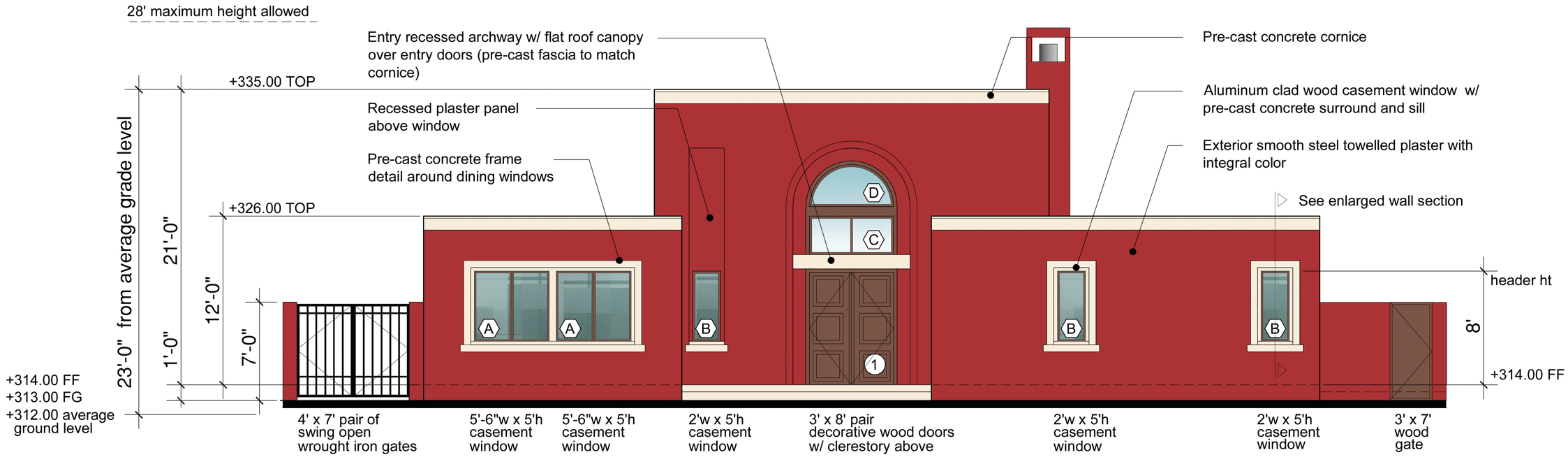
4. *Describe* how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

Building a single story home, to less than 60% of the maximum square footage allowed, gives more open space to yards, and more light and ventilation at the sideyards (positive impact on the adjacent neighbors). Privacy for both parties is provided by using new and existing sideyard fences, along with new hedges to reinforce this privacy. The high cleresotry windows in the central volume are for interior light only, as the floor is over 12 feet below.

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.

Again, the scale of this home is appropiate to its adjacent neighbors as well as the balance of the homes in this neighborhood. Its contemporary clean form speaks to the new, with some traditional detailing (at window surrounds, light fixtures, and wrought iron gates) speaks to the past.

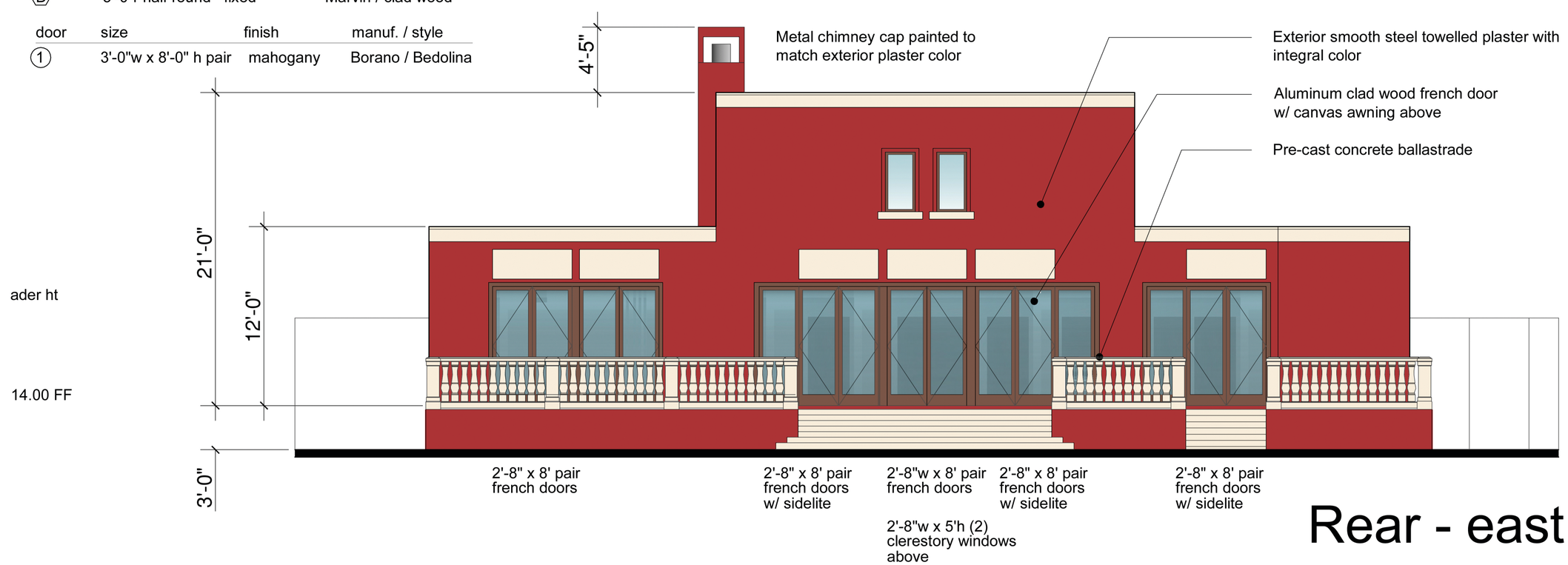
Attached B:
Design plans, cut sheets
and supporting elements



window	size	operation	manuf. / style
A	5'-6"w x 5'-0" h	casement	Marvin / clad wood
B	2'-0"w x 5'-0" h	casement	Marvin / clad wood
C	6'-0"w x 2'-6" h	fixed	Marvin / clad wood
D	3'-0"r half round	fixed	Marvin / clad wood

door	size	finish	manuf. / style
1	3'-0"w x 8'-0" h pair	mahogany	Borano / Bedolina

Foothill - west



Rear - east

Hay Residence

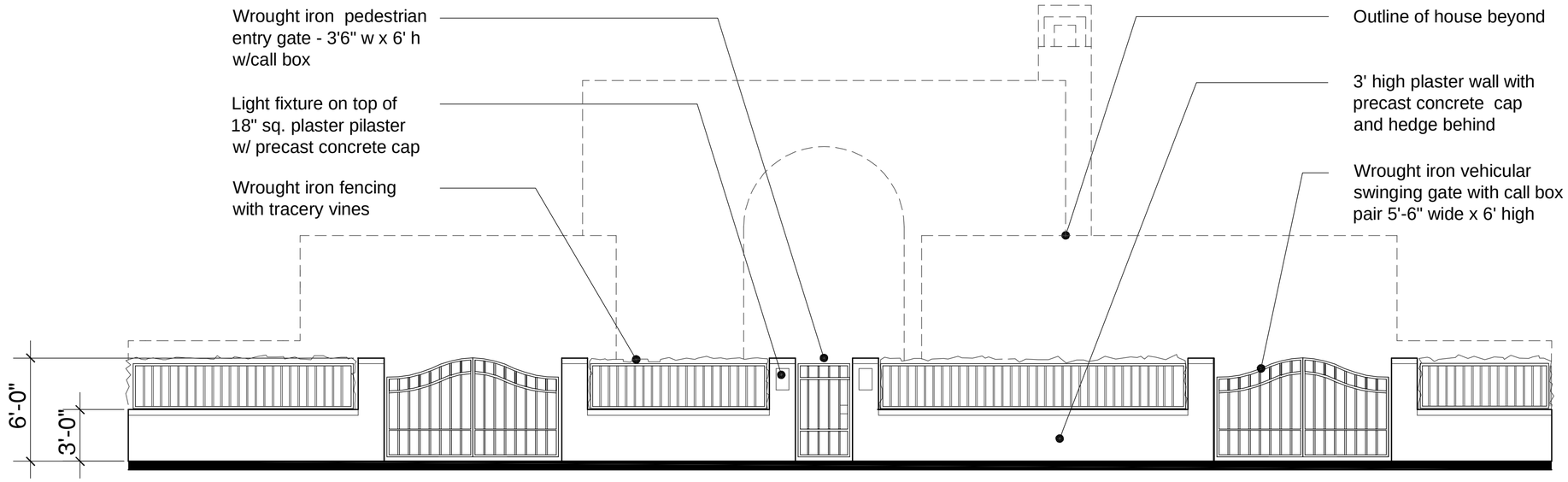
Elevations

MICHAEL BALL
Architects
4761 Halbrent Avenue Sherman Oaks, CA 91403

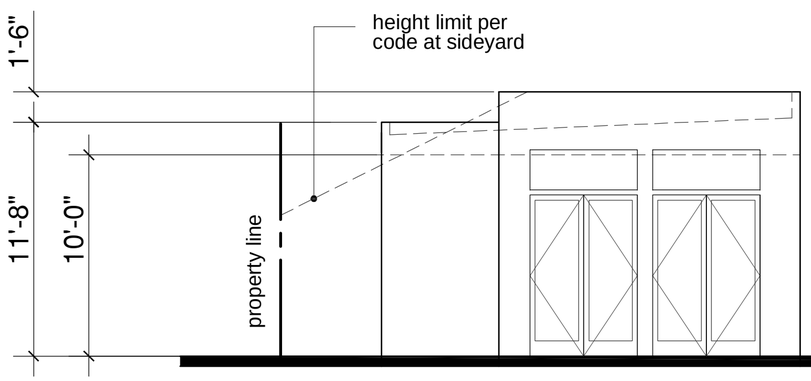
630 Foothill Road, Beverly Hills, CA

scale 3/16" = 1'-0"

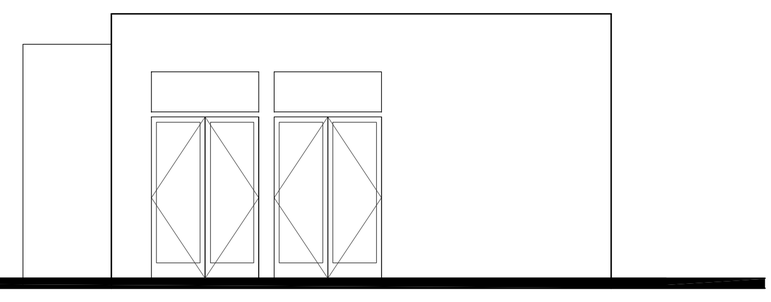
December 2011



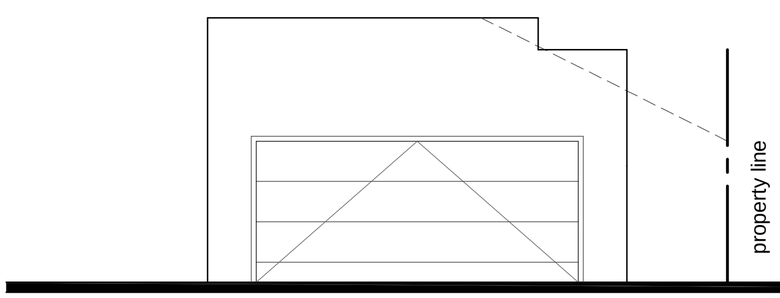
front entry walls



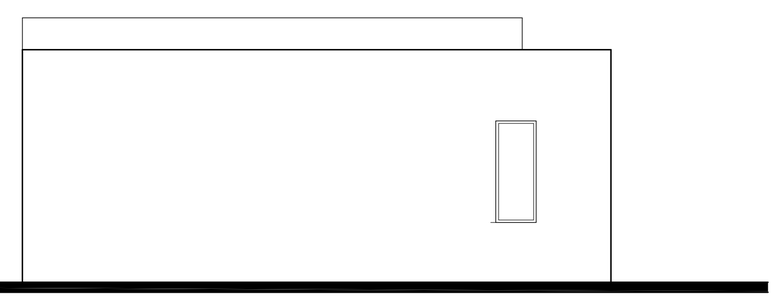
Garage west



south



east



north

Hay Residence

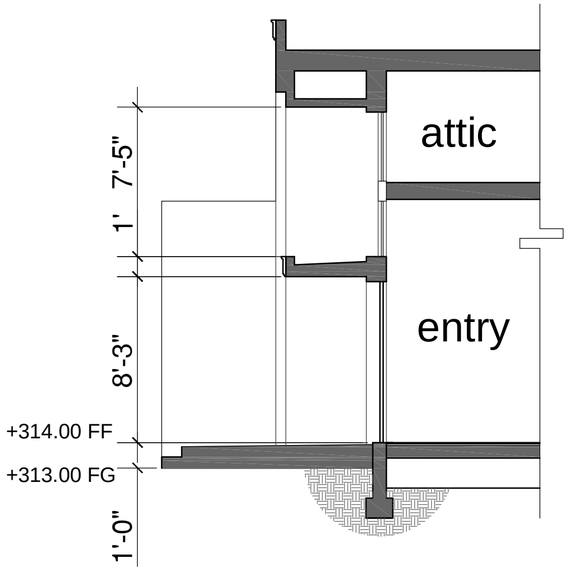
Front wall & garage

MICHAEL BALL
Architects
4761 Halbrent Avenue Sherman Oaks, CA 91403

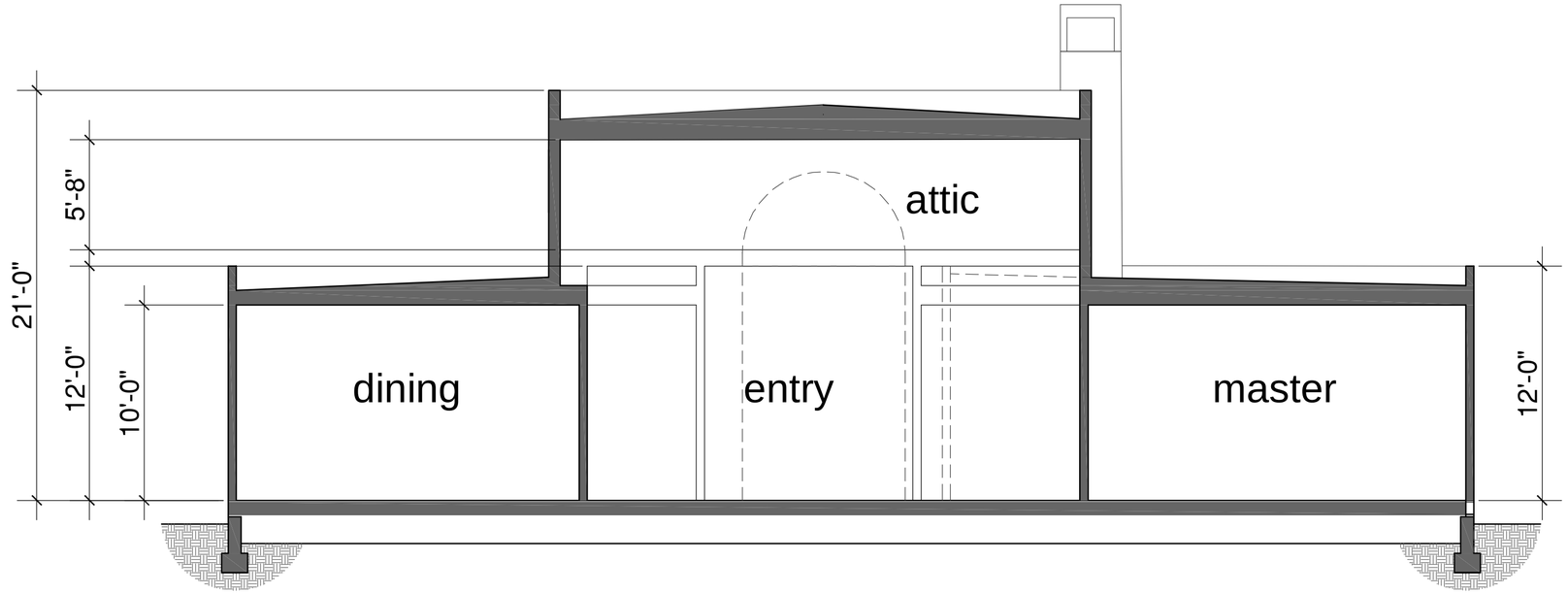
630 Foothill Road, Beverly Hills, CA

scale 3/16" = 1'-0"

December 2011



Section b



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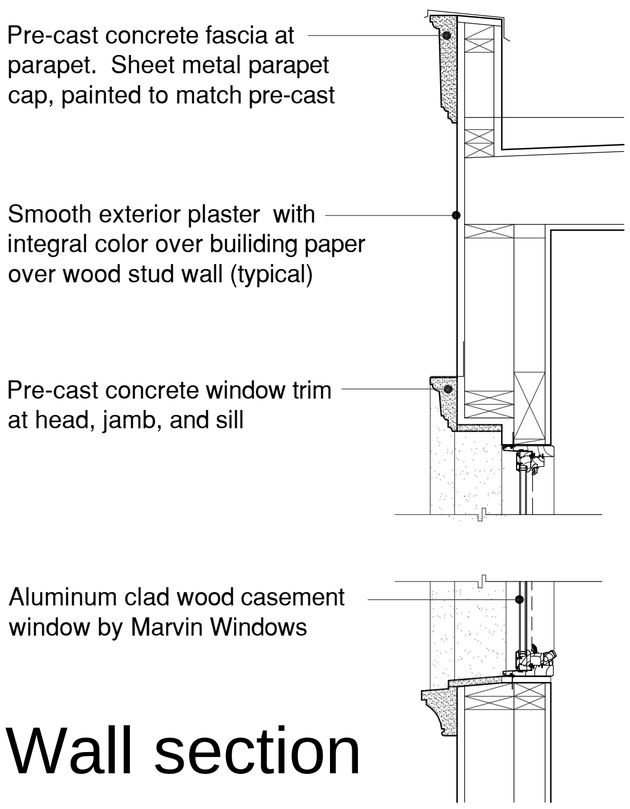
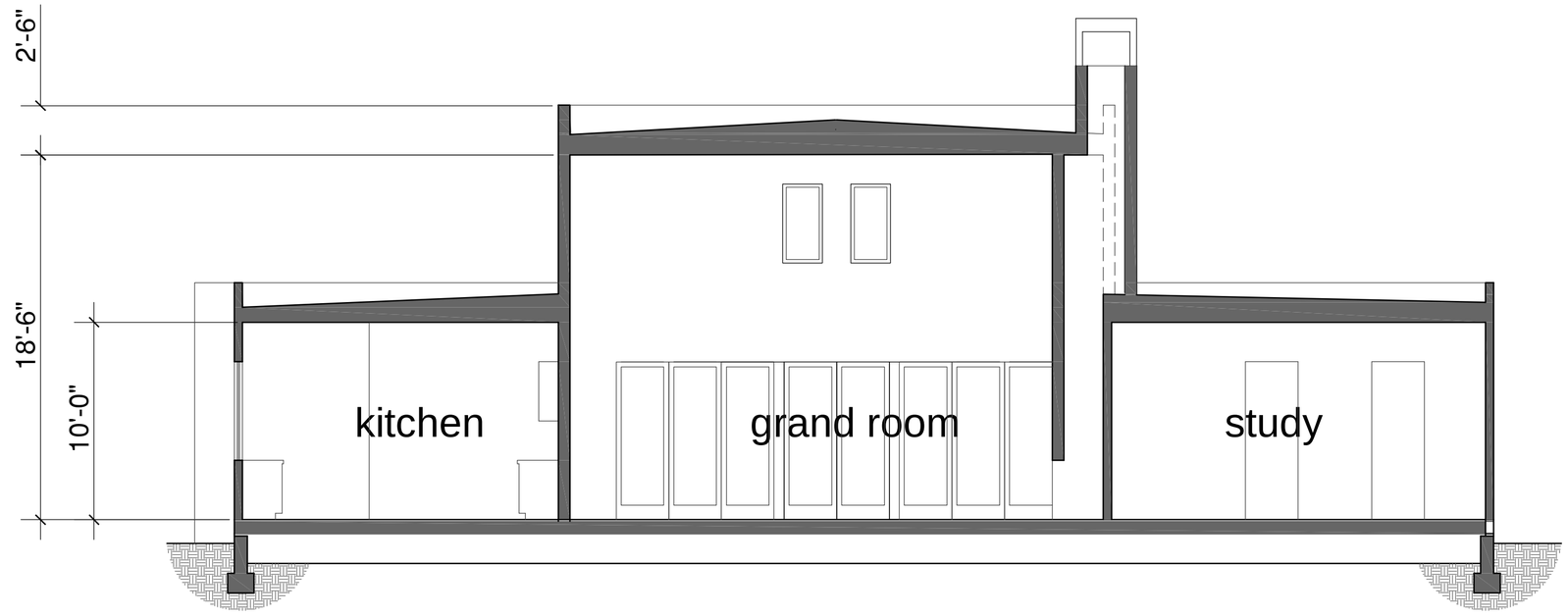


Wall section



Section c

Hay Residence

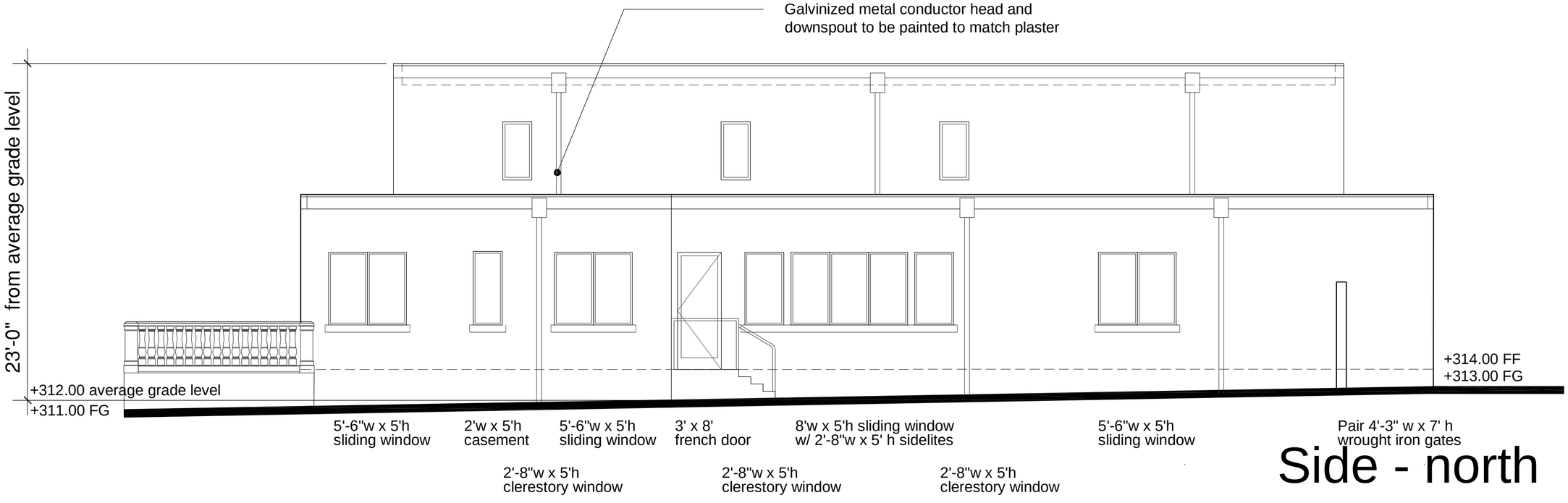
Sections

MICHAEL BALL
Architects
4761 Halbrent Avenue Sherman Oaks, CA 91403

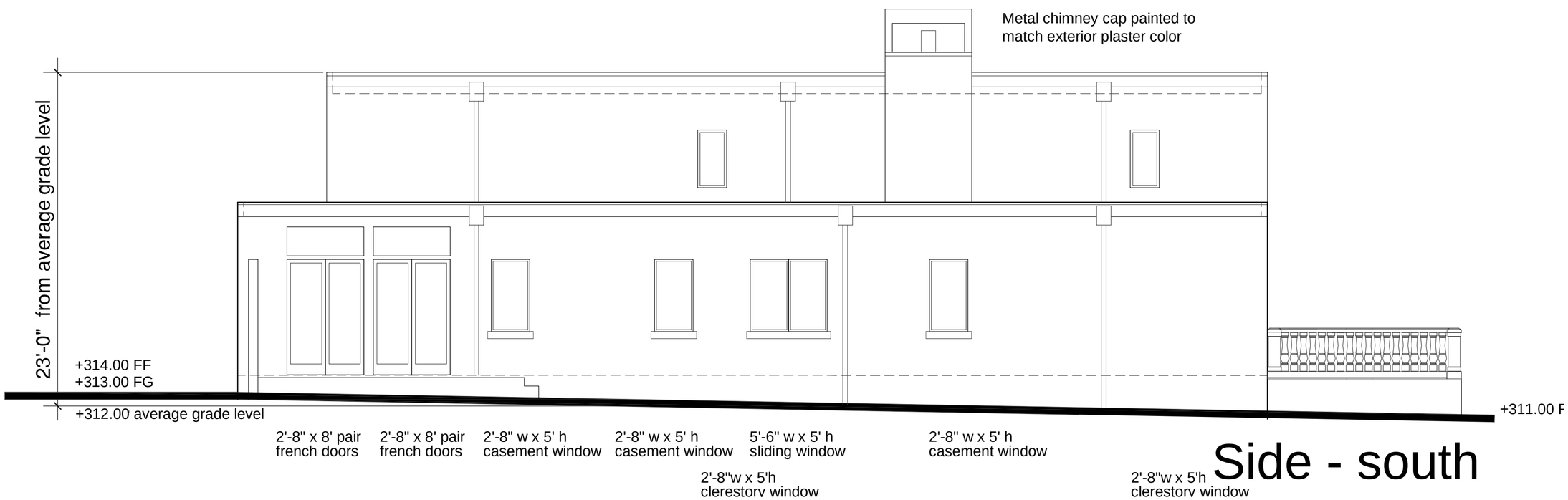
630 Foothill Road, Beverly Hills, CA

scale 3/16" = 1'-0"

December 2011



Side - north



Side - south

Hay Residence

Elevations

MICHAEL BALL

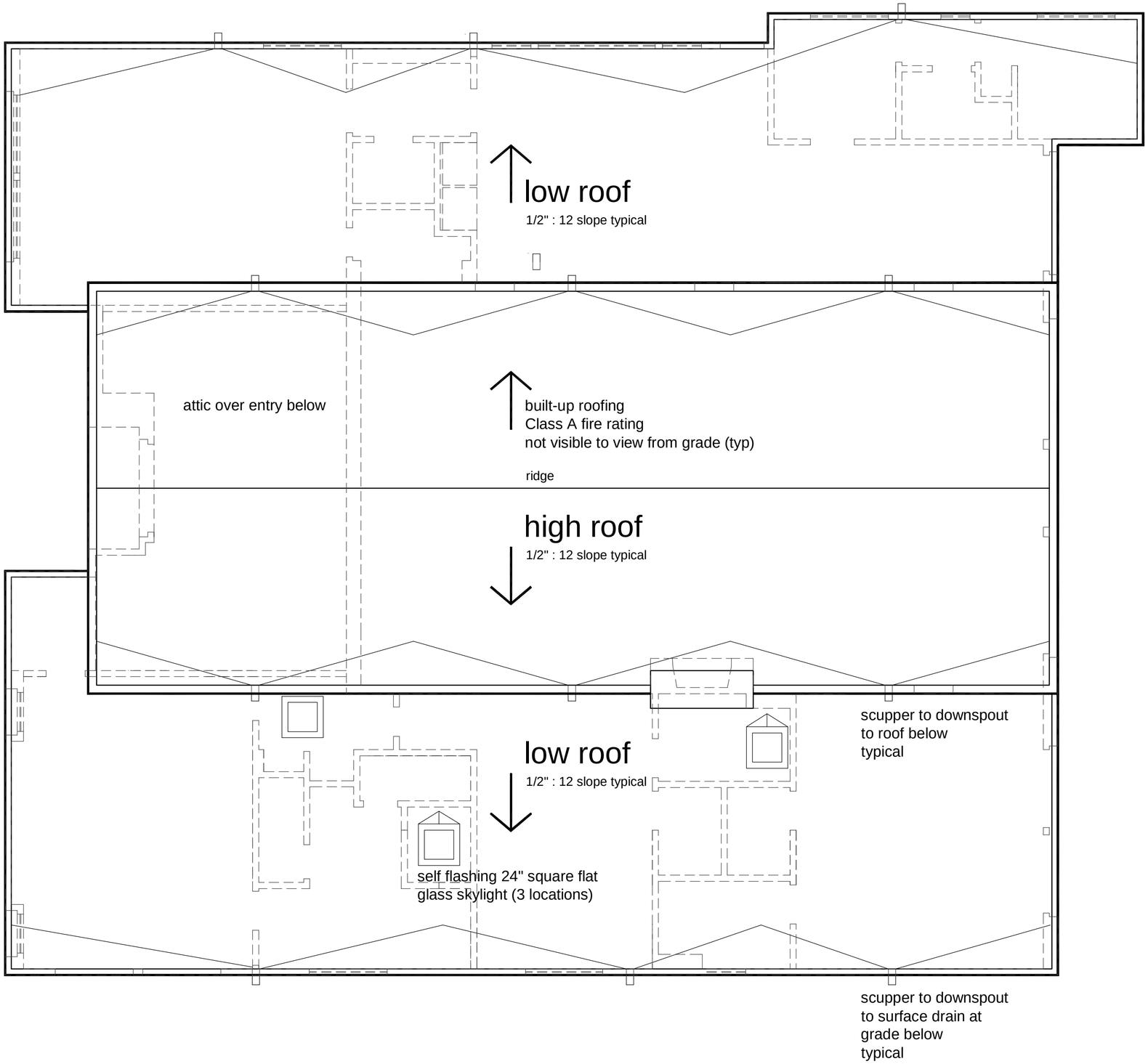
Architects

4761 Halbrent Avenue Sherman Oaks, CA 91403

630 Foothill Road, Beverly Hills, CA

scale 3/16" = 1'-0"

December 2011



Hay Residence

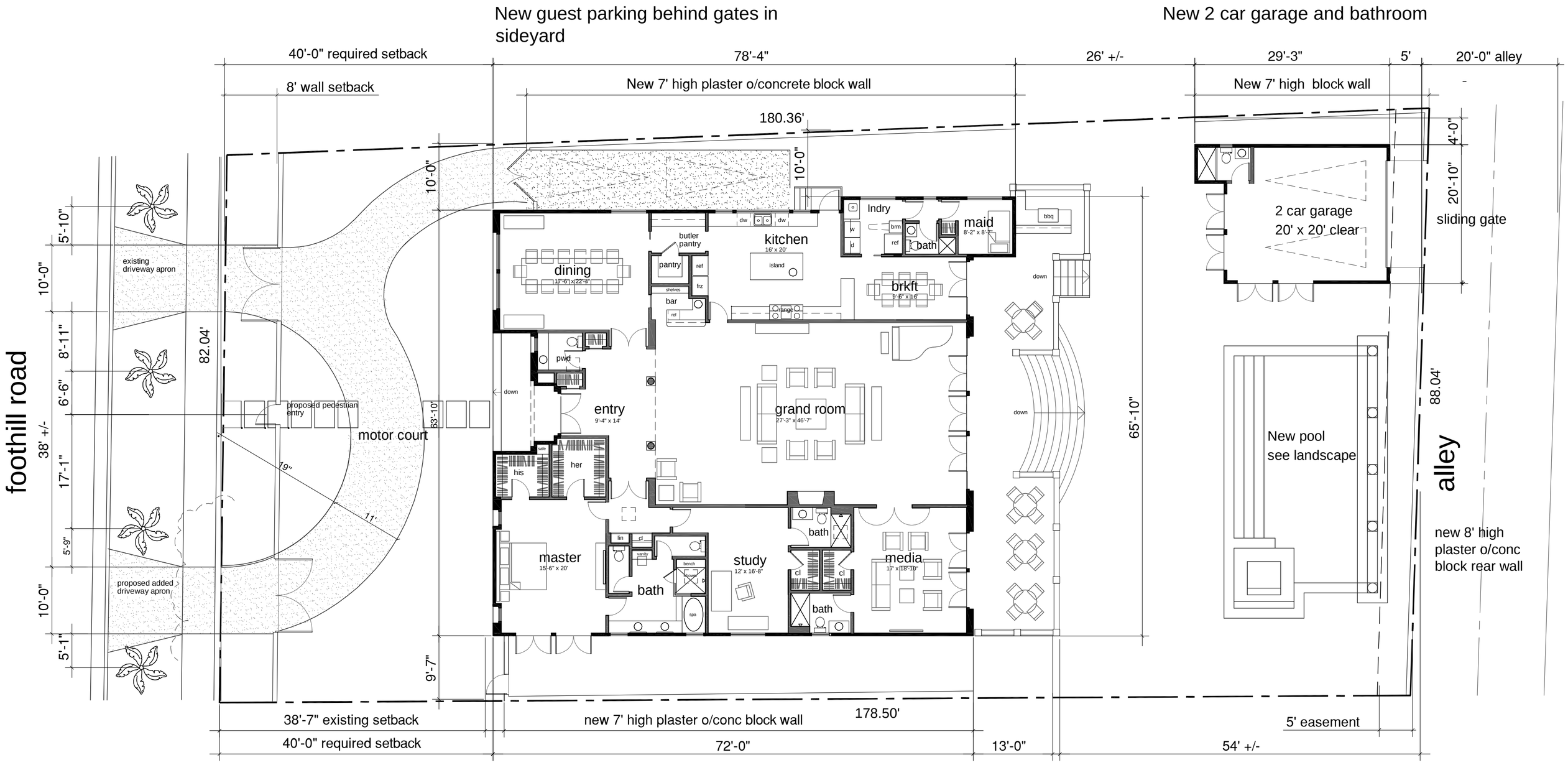
Roof plan

MICHAEL BALL
Architects
4761 Halbrent Avenue Sherman Oaks, CA 91403

630 Foothill Road, Beverly Hills, CA

scale 3/16" = 1'-0"

December 2011



New circular driveway, front walls, and vehicular and pedestrian gates

New single story house to be partially set on existing raised foundation, with new foundation and footings where required.

See landscape architecture drawings for additional site information, including hardscape calculations, and perimeter fencing

Project information

Floor area	
Main house	4,402 sf (net)
Garage	494 sf (net)
Total floor area	**4,496 sf**
(deducts first 400 sf of garage)	
Allowed floor area	7,597 sf
Lot area	15,244 sf (0.35 ac)
Lot coverage	32%

Hay Residence

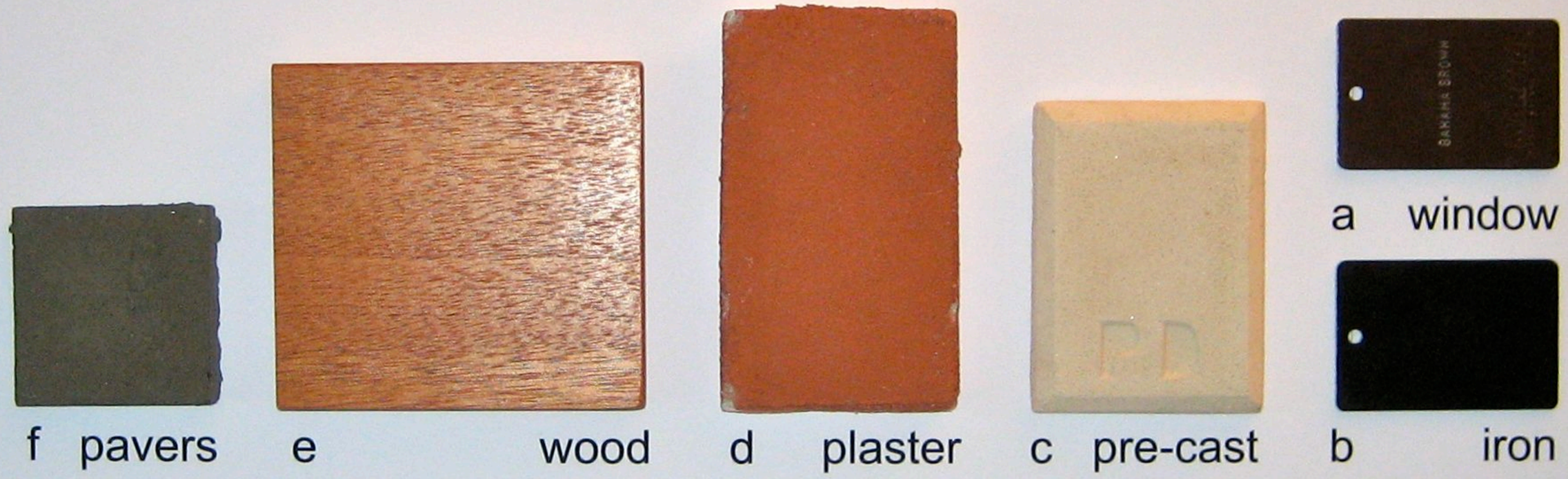
Site plan

630 Foothill Road, Beverly Hills, CA

scale 1" = 10'-0"

MICHAEL BALL
Architects
4761 Halbrent Avenue Sherman Oaks, CA 91403

December 2011



MICHAEL BALL
Architects
4761 Halbrent Avenue Sherman Oaks, CA 91403
December 2011

Hay Residence

630 Foothill Road, Beverly Hills, CA

Color / material board

Attached C:
Draft Approval Resolution

RESOLUTION NO. DR-01-12

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 630 NORTH FOOTHILL ROAD

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

Section 1. Michael Ball, AIA, applicant on behalf of the property owners, John S. Hay Family Trust (Collectively the "Applicant"), has applied for a R-1 Design Review Permit for design approval of a new one-story single-family residence for the property located at 630 North Foothill Road, 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 January 5, 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 special conditions have been imposed for this project.

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: January 5, 2012

Shena Rojemann, Commission Secretary
Community Development Department

Howard Szabo, Chairperson
Design Review Commission

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS.

CITY OF BEVERLY HILLS)

I, SHENA ROJEMANN, Secretary of the Design Review Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. DR-01-12 duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on January 5, 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:

_____

SHENA ROJEMANN
Secretary to the Design Review
Commission/Associate Planner
City of Beverly Hills, California