



Design Review Commission Report

Meeting Date: Thursday, March 1, 2012

Subject: **137 North Rexford Drive (PL# 120 2491)**

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 north of Santa Monica Boulevard.

Project applicant: Hamid Gabbay, architect

Recommendation: Conduct public hearing and provide the applicant with design direction. Specifically, the Commission may wish to discuss the zoning issues, the massing of the project and the lack of hierarchy in the façade elements.

REPORT SUMMARY

The request is for approval of the construction of a new two-story single-family residence located in the Central Area of the City. While the applicant completed application (see Attachment A) has described the project as a remodel, it is staff's professional opinion that with the extensive amount of modifications that will need to be made in order to support the proposed second story addition, the maximum 50% demolition threshold will be surpassed. When surpassing the 50% demolition threshold, the project must be brought into compliance with the current zoning standards. As proposed, the project does contain a non-conforming setback along the north property line, which, when adjusted will have some impact on the building façade design. In addition to this, the Commission may wish to discuss the lack of an identifiably architectural style and the overall massing of the project.

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.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:

Shena Rojemann, Associate Planner

(310) 285-1192

srojemann@beverlyhills.org



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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 Friday, February 17, 2012. To date staff has not received and comments in regards to the submitted project.



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Attached A:

Detailed Design Description
and Materials (applicant prepared)

SECTION 1 - AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 137 N Rexford Drive Beverly Hills CA 90210

Parcel Number: Lot 20 Block 14 Beverly Hills Trac

B Property Owner Information¹

Name(s): Wiseman DAwoody

Address: 137 N Rexford Dr

City: Beverly Hills

State & Zip Code: CA 90210

Phone: 310-739-6206

Fax: 310-999-6585

E-Mail wisemandawoody@yahoo.com

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

Name(s): Wiseman Dawoody

Address: 137 N Rexford Dr

City: Beverly Hills

State & Zip Code: CA 90210

Phone: 310-739-6206

Fax: 310-999-6585

E-Mail wisemandawoody@yahoo.com

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

Name(s): Omrani Group Inc

Registered Architect? Yes No

Address: 9244 Wilshire BLVD Suite 202

City: Beverly Hills

State & Zip Code: CA 90212

Phone: 310-560-6161

Fax: _____

E-Mail omranihamid@aol.com

E Landscape Designer Information [Employed or hired by Applicant]

Name(s): Steve Hug

Address: 19162 - 1 Index Street

City: Norridge

State & Zip Code: CA 91626

Phone: 818-360-7206

Fax: _____

E-Mail _____

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

Name(s): Hamid Omrani

Address: 9244 Wilshire BLVD

City: Beverly Hills

State & Zip Code: CA 90212

Phone: 310-560-6161

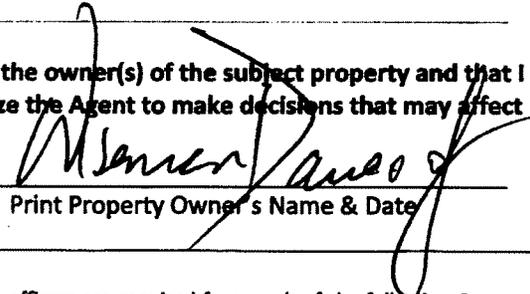
Fax: _____

E-Mail omranihamid@aol.com

G By selecting this box I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.²

Wiseman Dawoody

Print Property Owner's Name & Date


Print Property Owner's Name & 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):

Italianate style/Single Entry Door/Low Pitch Roof/Rectangular Arch/ Recessed Doors and Windows/Different Front Set Back/ Central Tower/Widely Over Hang/

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

- | | | |
|---|----------------------------------|--|
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input checked="" type="checkbox"/> R-1.8X |
| <input type="checkbox"/> R-1X | <input type="checkbox"/> R-1.6X | |
| <input type="checkbox"/> R-1.5X | <input type="checkbox"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 50.04x151.02 Lot Area (square feet): 7557.04
Adjacent Streets: North of Wilshire South of Clifton

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> 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:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
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

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

Adjacent property owners are very friendly and supportive about my project.

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:	30	18	30
Roof Plate Height:	22	22	22
Floor Area:	4522.81	2507	4519
Rear Setbacks:	36.3	46.4	46.4
Side Setbacks:	S/E _____ N/W 5	S/E _____ N/W 4.5	S/E _____ N/W 4.5
Parking Spaces:	2	2	3

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: Stucco
 Texture /Finish: Smooth
 Color / Transparency: Light Beige

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

Material: Metal Clad
 Texture /Finish: Flat Paint
 Color / Transparency: Dark Brown

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

Material: Wood
 Texture /Finish: Flat Varnish
 Color / Transparency: Mahogany

PEDIMENTS

Material: Concrete
 Texture /Finish: Smooth
 Color / Transparency: Dark Beige

ROOF

Material: Tiles
 Texture /Finish: Clay
 Color / Transparency: Dark Brown

CORBELS

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

CHIMNEY(S)

Material: _____
 Texture /Finish: _____
 Color / Transparency: _____

SECTION 3 PROJECT DETAILS AND MATERIALS

COLUMNS

Material: Precast
Texture /Finish: Smooth
Color / Transparency: Dark Beige

BALCONIES & RAILINGS

Material: Metal
Texture /Finish: Flat Paint
Color / Transparency: Dark Brown

TRELLIS, AWNINGS, CANOPIES

Material: Wood
Texture /Finish: Smooth
Color / Transparency: Dark Brown

DOWNSPOUTS / GUTTERS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: _____
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: Concrete
Texture /Finish: Smooth
Color / Transparency: Dark Beige

FREESTANDING WALLS AND FENCES

Material: Stucco
Texture /Finish: Smooth
Color / Transparency: Light Beige

OTHER DESIGN ELEMENTS

Material: Precast Concrete Moldings
Texture /Finish: Smooth
Color / Transparency: Dark Beige

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

Combination of various landscape of the neighborhood

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.

Followed the design guidelines from city of Beverly Hills Planning Commission

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.

Various Modulations with setback. Large Second floor front Balconies covered by trellis . Various front yard setback

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

Followed all the existing city of beverly hills planning commission guidelines.

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.

Trees at side yards

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.

Combination of the volume and detailings of the old and new



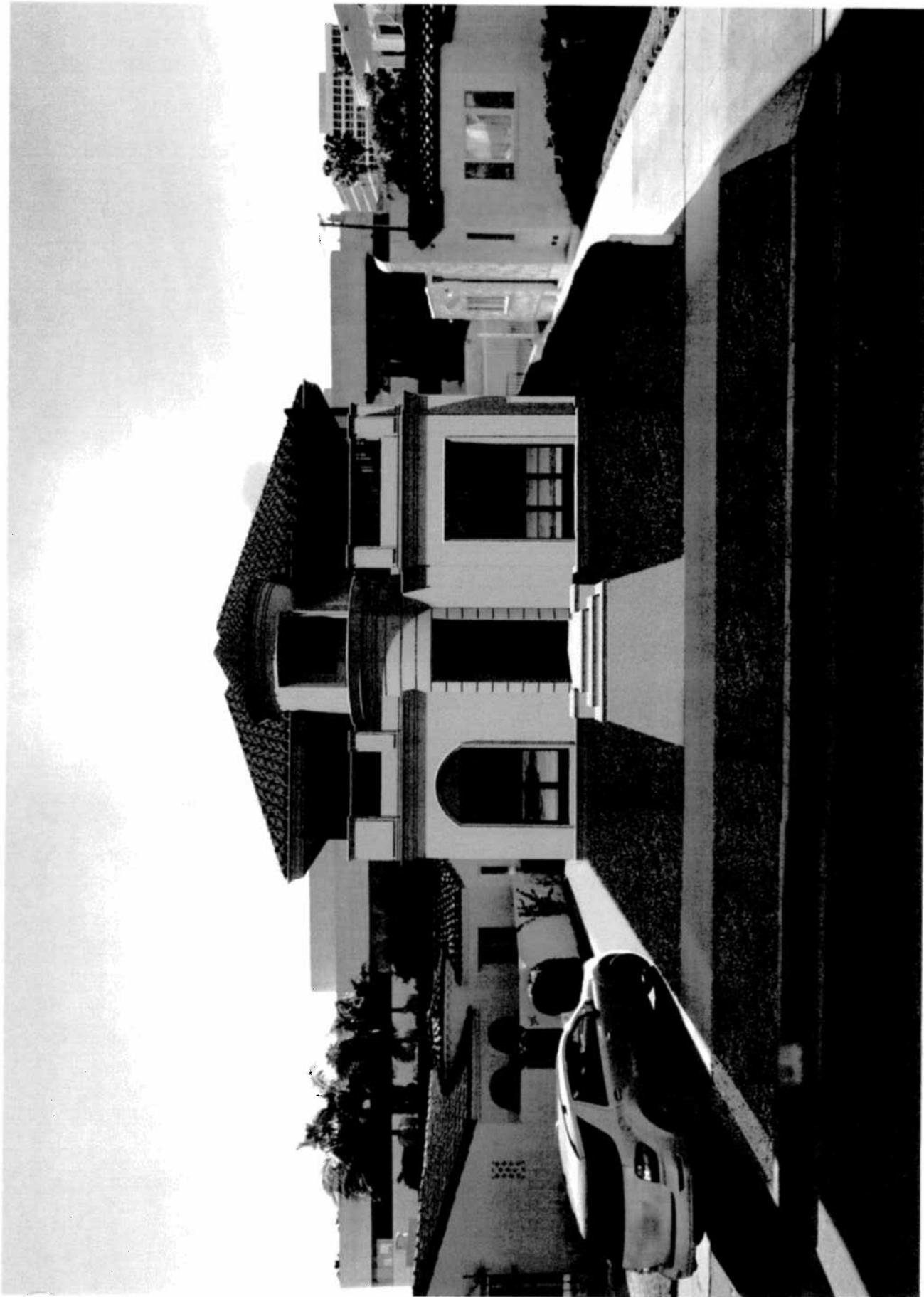
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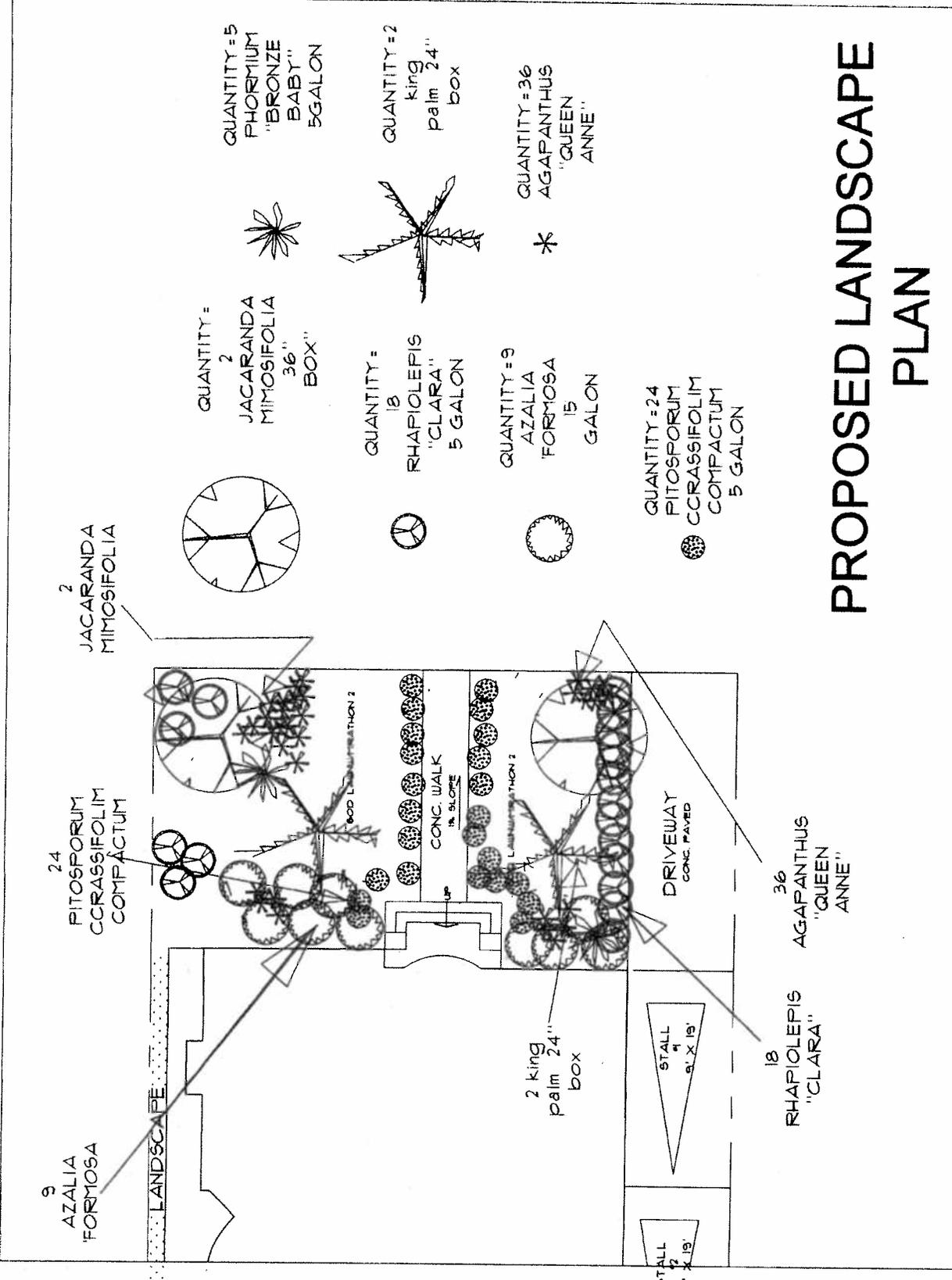
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Attached B:

Design plans, cut sheets
and supporting elements

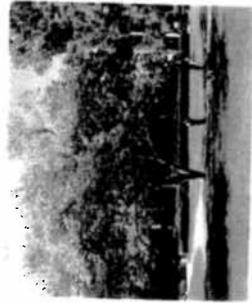




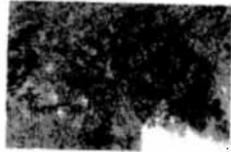


PROPOSED LANDSCAPE PLAN

L-1.01



MAGNOLIA GRANDIFOLIA



AZALEA INDICA
IN THE TERRACE



MAGNOLIA GRANDIFOLIA
IN THE TERRACE



MAGNOLIA GRANDIFOLIA
IN THE TERRACE



MAGNOLIA GRANDIFOLIA
IN THE TERRACE



PHOENIX PALM
IN THE COURTYARD



MAGNOLIA GRANDIFOLIA
IN THE TERRACE



MAGNOLIA GRANDIFOLIA
IN THE TERRACE

PLANTING ILLUSTRATION

L-3.01