



Design Review Commission Report

Meeting Date: Thursday, May 3, 2012

Subject: **510 Alpine Drive (PL# 120 6056)**
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, AIA – Gabbay Architects

Recommendation: Conduct public hearing and provide the applicant with design direction. Specifically, the Commission may wish to discuss the overall massing of the building.

REPORT SUMMARY

The applicant is requesting approval of the construction of a new two-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.

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 April 23, 2012. 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

Report Author and Contact Information:
Shena Rojemann, Associate Planner
(310) 285-1192
srojemann@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

May 3, 2012

Attached A:

Detailed Design Description
and Materials (applicant prepared)

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):

The proposed home isn't true to any pure architectural style. It combines postmodern architecture with traditional elements of detailing.

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

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

D Site & Area Characteristics

Lot Dimensions: 80.02' x 153.95' Lot Area (square feet): 11,965 s.f.
 Adjacent Streets: Alpine Dr.

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 (continues on next page)

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

We have fulfilled the radius map and mailing label requirements to notify adjacent neighbors.

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:	28'-0"	~ 18'-0"	28'-0"
Roof Plate Height:			
Floor Area:	6,286 s.f.	2,895 s.f.	6,278 s.f.
Rear Setbacks:	37'-2"	50'-3"	39'-11"
Side Setbacks:	S/E 7.5'	S/E 15.58'	S/E 10'
	N/W 10.5'	N/W 4.33'	N/W 8'
Parking Spaces:	4	4	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: Stucco, Travertine
 Texture /Finish: Smooth
 Color / Transparency: Stucco - Tan, DE6205

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

Material: Wood, Glass, Precast Stone Trim
 Texture /Finish: Stained
 Color / Transparency: Dark Walnut

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

Material: Wood
 Texture /Finish: Stained
 Color / Transparency: Dark Walnut

PEDIMENTS

Material:
 Texture /Finish:
 Color / Transparency:

ROOF

Material: Elastomeric Membrane (low slope, not visible)
 Texture /Finish:
 Color / Transparency: White

CORBELS

Material:
 Texture /Finish:
 Color / Transparency:

CHIMNEY(S)

Material: Stucco
 Texture /Finish: Smooth
 Color / Transparency: Stucco - Tan, DE6205 , Travertine - Beige Earthtone

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

COLUMNS

Material: Precast Stone
Texture /Finish: Smooth
Color / Transparency: DARK BEIGE - DEC750

BALCONIES & RAILINGS

Material: Wrought Iron
Texture /Finish: Painted/Sealed
Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Copper
Texture /Finish: Weathered
Color / Transparency: Weathered Copper (brown)

EXTERIOR LIGHTING

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

PAVED SURFACES

Material: Stone
Texture /Finish: Smooth Cut
Color / Transparency: Alternating Grays

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: Stucco with Precast top
Texture /Finish: Smooth
Color / Transparency: Stucco - Tan, DE6205, Travertine - Beige Earthtone, Precast Dk Beige - DEC750

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

Plants that grow well in Southern California. This enhances the style of architecture as well as compliments the existing foliage of neighboring properties.

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.

By incorporating well recognized elements of design the proposed residence speaks the aesthetic language of the neighborhood and Beverly Hills in general. These elements create a beautiful home that isn't run of the mill but doesn't detract from the character of the neighborhood.

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.

Through modulation and setback of different elements within the facade the feeling of overall scale and mass is reduced. This is achieved by the stepping back of the entire south side of the facade and a projected element at the first floor with balcony above on the north side. Additionally, the entry element is separated from the overall volume of the home with a balcony above. To cut verticality, the facade has been broken with a continuous precast bands at the second floor and roof levels.

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

By replacing an existing home with a new, high caliber design that uses genuine materials and well known design cues the new residence will compliment the architecture of nearby homes.

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.

By concentrating the views from the second floor out the front and rear of the home the privacy of both the neighbors and homeowner are preserved. This is accomplished by having minimal windows on the sides of the home near property lines and instead, placing windows in the setback portions and on the front and rear.

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.

The location of the new residence on the site will follow the precedent set by the neighboring properties. The front setback will maintain at least 35' from the front property line and the proposed style of the new residence pulls from many aesthetic features already in place within the neighborhood. These include: Stone cladding, stone trim, light colored stucco and wrought iron.



Design Review Commission Report

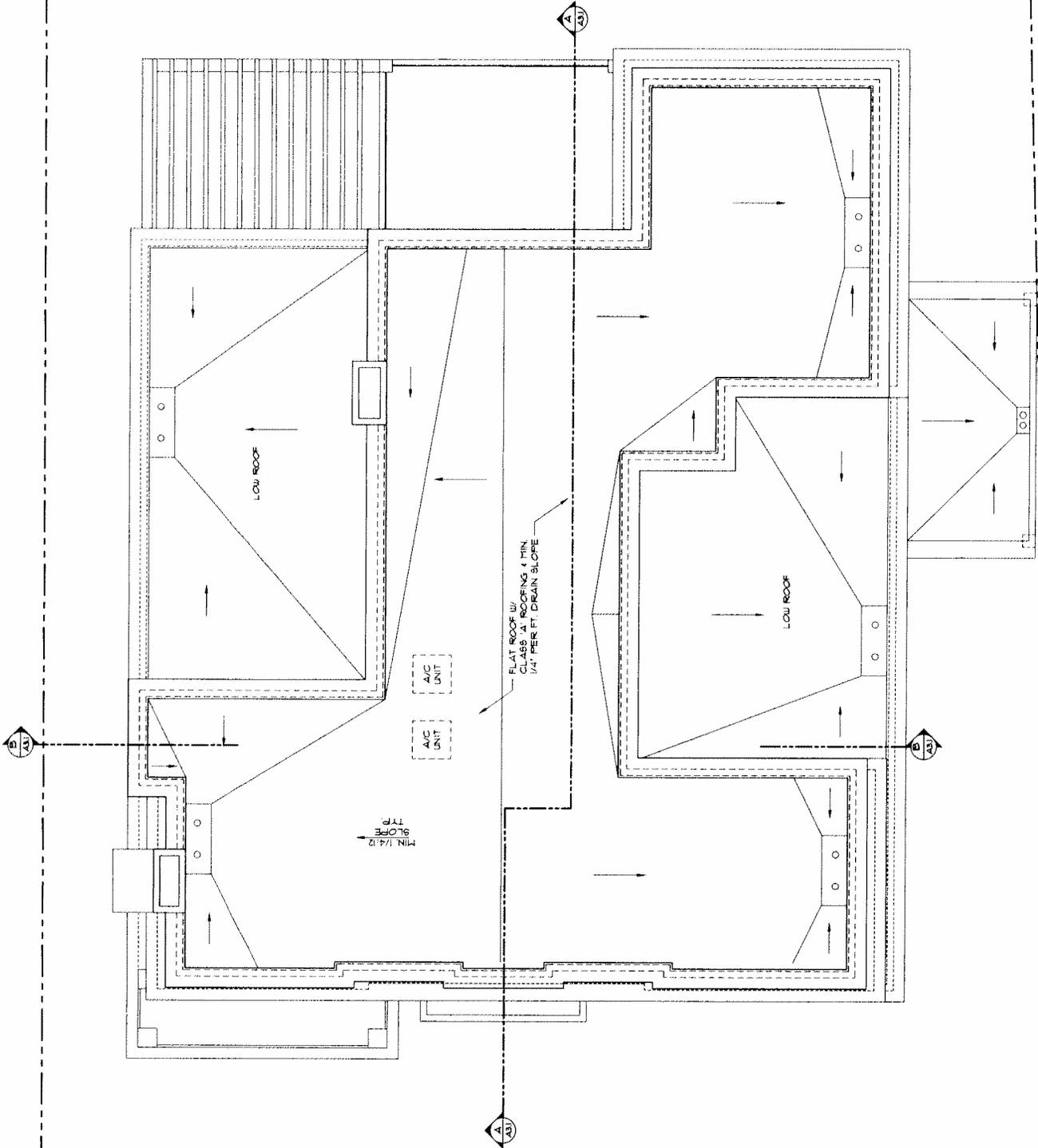
455 North Rexford Drive

May 3, 2012

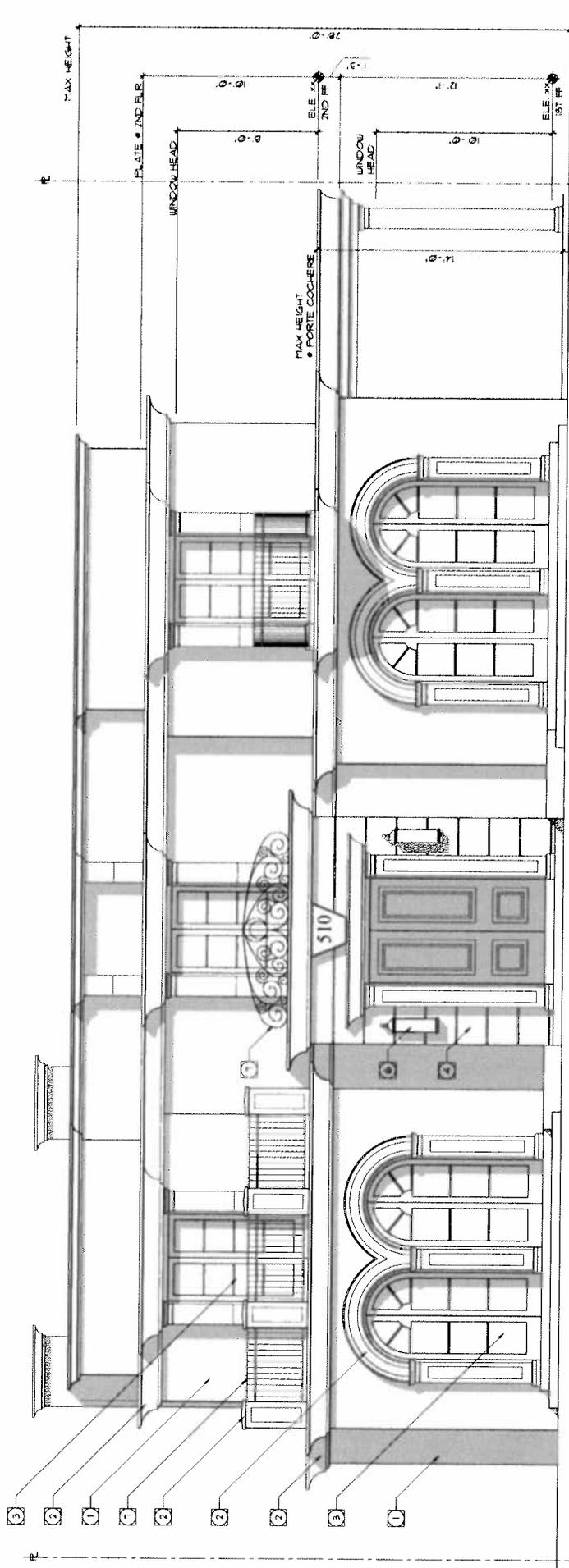
Attached B:

Design plans, cut sheets
and supporting elements

GABBAY ARCHITECTS		PROJECT NO. A2.3
PROJECT TITLE: HOLLAR RESIDENCE		DATE: 08/11/10
SHEET TITLE: ROOF PLAN		SCALE: AS SHOWN
SHEET NO. 1		DATE: 08/11/10
DRAWN BY: [Signature]		CHECKED BY: [Signature]
DESIGNED BY: [Signature]		DATE: 08/11/10



ROOF PLAN
SCALE: 3/16" = 1'-0"



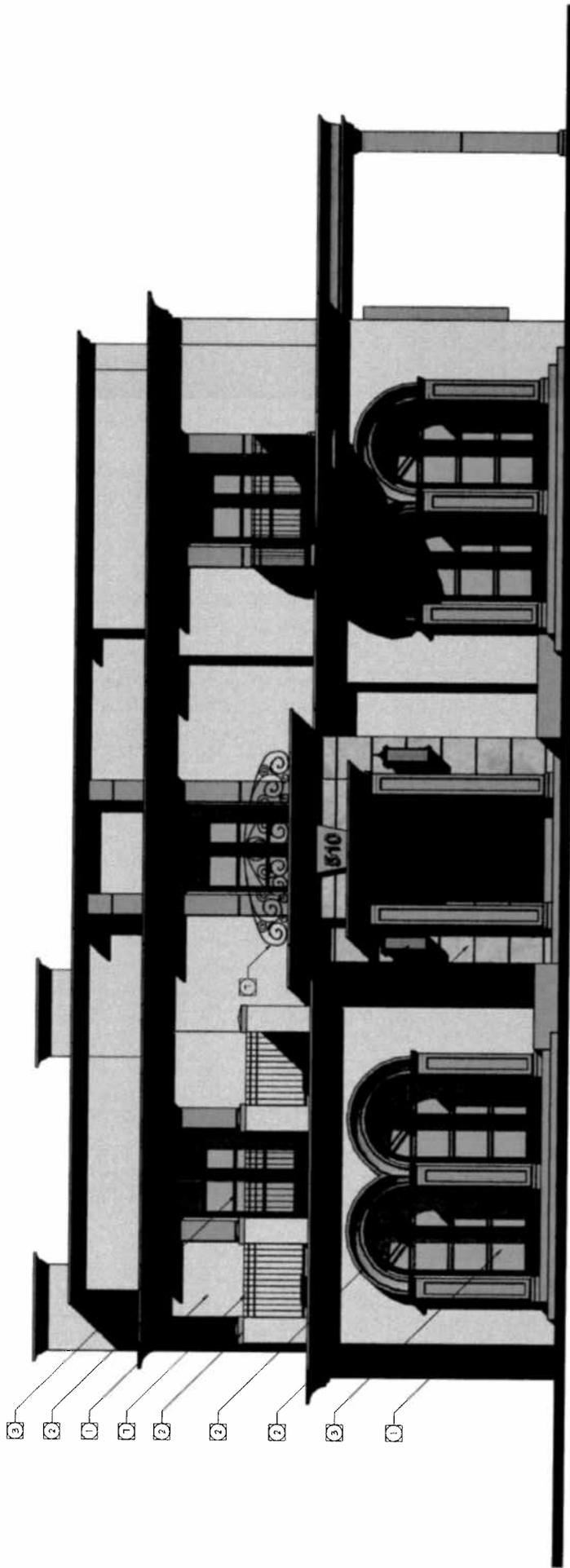
WEST ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING ELEVATIONS KEY NOTES

- 1 STUCCO - LAHABRA 800F 1/2 (LIGHT GRAY)
- 2 PRECAST CONCRETE MOLDING DARK GRAY
- 3 WOOD DOORS & WINDOWS PAINTED WHITE - DEW 363 OR SIMILAR
- 4 HONED TRAVERTINE GRAY
- 5 COPPER GUTTERS & DOWNSPOUTS WEATHERED COPPER FINISH
- 6 WALL SCOOCE - TROY LIGHTING FRENCH QUARTER OUTDOOR WALL SCOOCE - T. 182361 OR SIMILAR
- 7 WROUGHT IRON - BLACK

GABRAY ARCHITECTS

PROJECT TITLE: NAZAR RESIDENCE
 SHEET NO: A4.1
 DATE: 04/11/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT LOCATION: 180 N ALPINE DRIVE, BEVERLY HILLS, CA 90210



WEST ELEVATION
SCALE: 1/4" = 1'-0"

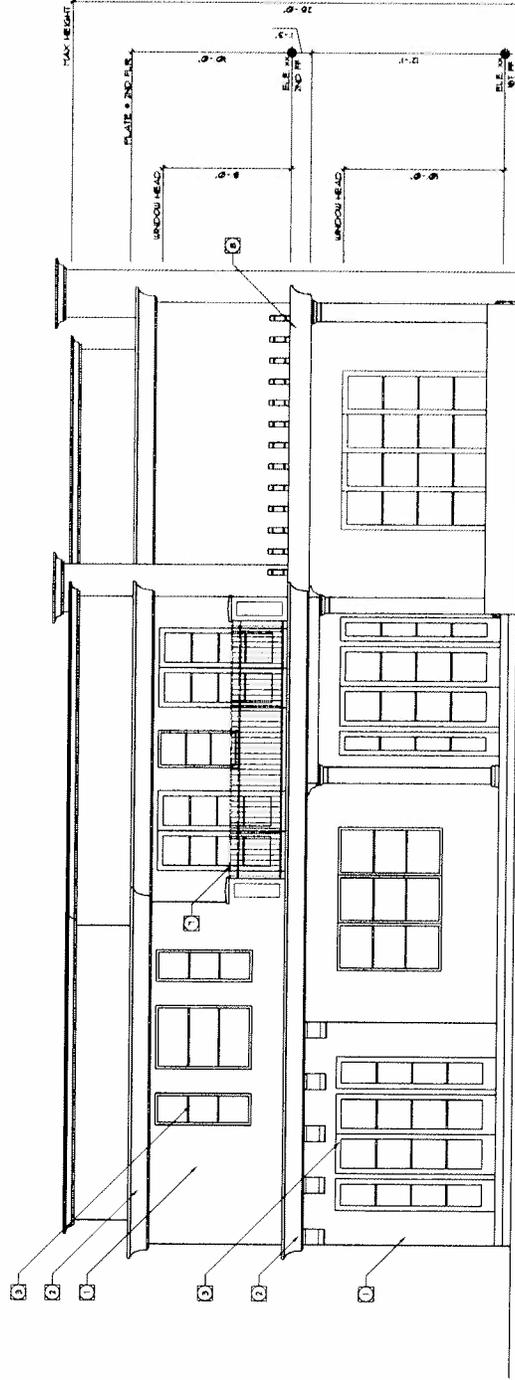
BUILDING ELEVATIONS KEY NOTES

- 1 STUCCO - LAHABRA SBFF 16 (LIGHT GRAY)
- 2 PRECAST CONCRETE MOLDING DARK GRAY
- 3 WOOD DOORS & WINDOWS PAINTED WHITE - DEU 383 OR SIMILAR
- 4 HONEY TRAVERTINE GRAY
- 5 COPPER GUTTERS & DOWNSPUTS LEATHERED COPPER FINISH
- 6 WALL SCOURCE - TROY LIGHTING FRENCH QUARTER OUTDOOR WALL SCOURCE - TL-B2361 OR SIMILAR
- 7 WROUGHT IRON - BLACK

DATE: _____		PROJECT NO: A41a
SCALE: 1/4" = 1'-0"		DATE: _____
PROJECT TITLE: WEST ELEVATION		DATE: _____
OWNER: NAZAR RESIDENCE		DATE: _____
PROJECT ADDRESS: 510 N. ALPINE DRIVE		DATE: _____
CITY: BERKELEY, CALIF. 94710		DATE: _____
ARCHITECT: GABBAY ARCHITECTS		DATE: _____

BUILDING ELEVATIONS KEY NOTES

- 1 BRICK - SANDWICH DEPT #
- 2 LIGHT GRAY
- 3 PRECAST CONCRETE HOLDING
- 4 BRICK - SANDWICH DEPT #
- 5 PAINTED WHITE - DEEP RED OR SPILLAR
- 6 HONEY TRAVERTINE GRAY
- 7 COPPER GUTTERS + DOWNSPUTS
- 8 BEAT-AND-CORNER FINISH
- 9 WALL SOURCE: METAL LIGHTING FIXTURE
- 10 WALL SOURCE: METAL LIGHTING FIXTURE
- 11 BRICK OR SPILLAR
- 12 WROUGHT IRON - BLACK
- 13 WOODEN TRELLIS - LIGHT GRAY OR WHITE



EAST ELEVATION
SCALE: 3/16" = 1'-0"

GABBAY ARCHITECTS

ARCHITECTS

1110 AVENUE 101, SUITE 100, SAN ANTONIO, TEXAS 78203

PHONE: 214.343.1111

FAX: 214.343.1112

WWW.GABBAYARCHITECTS.COM

DATE: 04.2014

PROJECT NO: A.4.2

SHEET NO: 04.001

DRAWN BY: [Name]

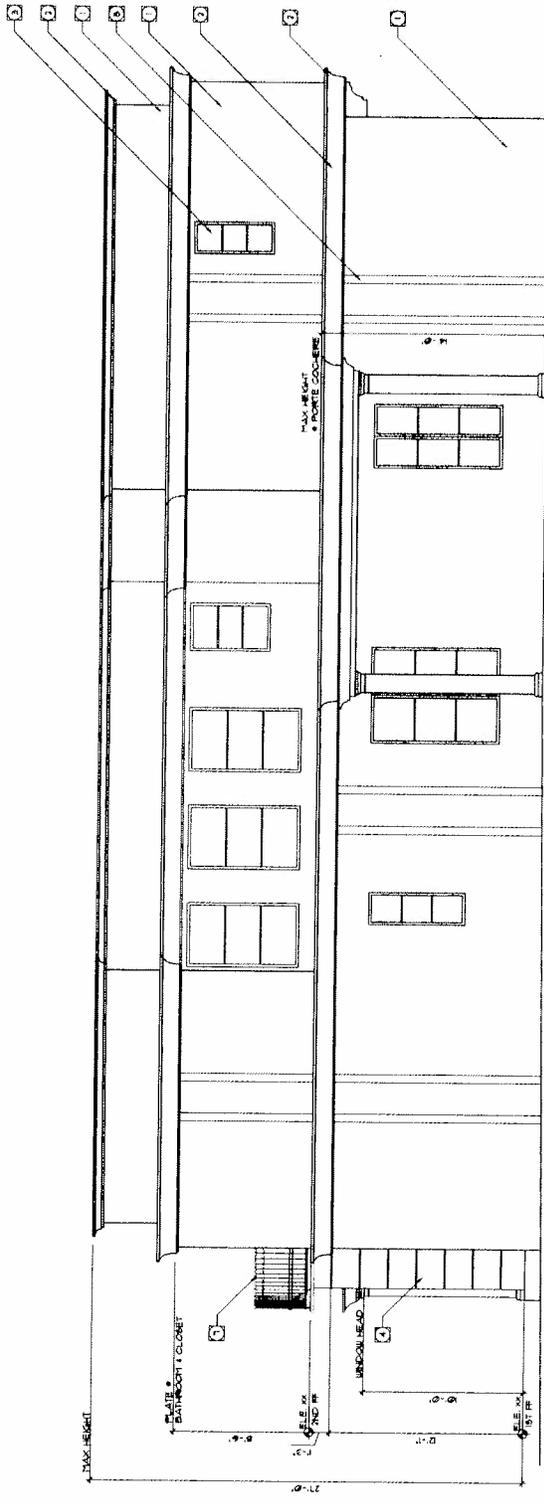
CHECKED BY: [Name]

SCALE: 3/16" = 1'-0"

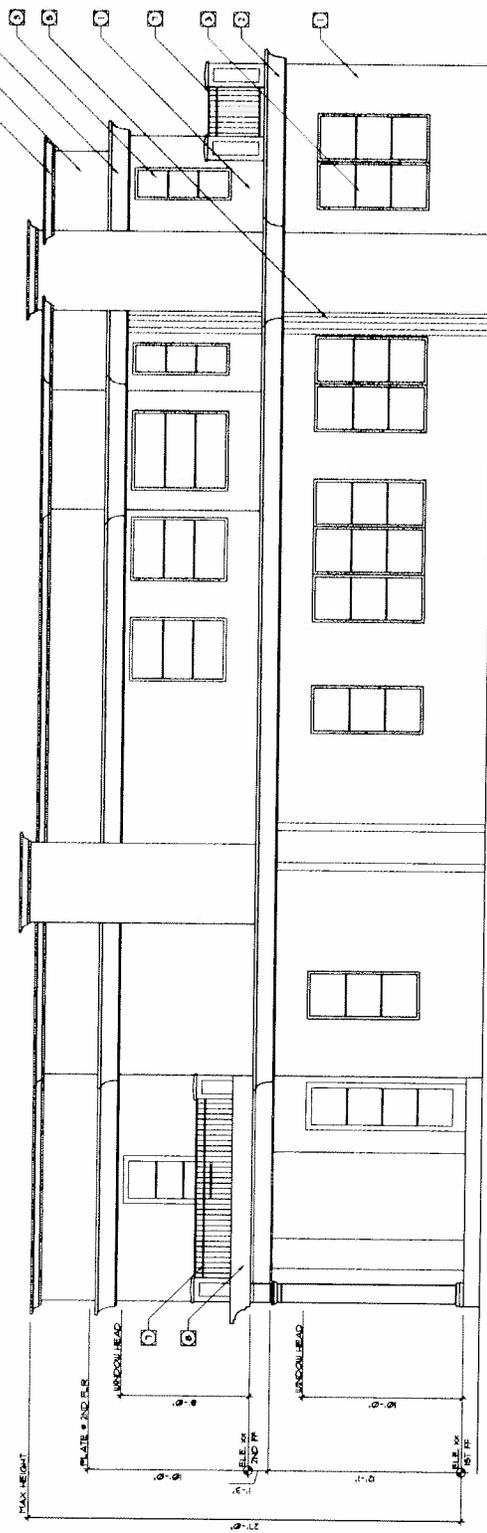
PROJECT: NAZAR RESIDENCE

1110 AVENUE 101, SUITE 100, SAN ANTONIO, TEXAS 78203

- BUILDING ELEVATIONS KEY NOTES**
- 1 STUCCO - SANDRA BUFF #6
 - 2 LIGHT GRAY
 - 3 PRECAST CONCRETE MOLDING
 - 4 STAINLESS STEEL
 - 5 WOOD GRASS - STAINLESS
 - 6 PAINTED WHITE - DRIP CAP OR SPILLAR
 - 7 HONEY TRAVERTINE GRAY
 - 8 COPPER GUTTERS & DOWNPOUTS
 - 9 WEATHERED COPPER FINISH
 - 10 WALL SOURCE LIGHTING FIXTURES
 - 11 TRIM - STAINLESS STEEL
 - 12 TRIM - BRASS OR BRASS
 - 13 UNPAINTED IRON - BLACK
 - 14 WOODEN TRILLS - LIGHT GRAY OR WHITE



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GABBY ARCHITECTS

ARCHITECTS

1000 N. ALPINE DRIVE
SUNNYVALE, CA 94089

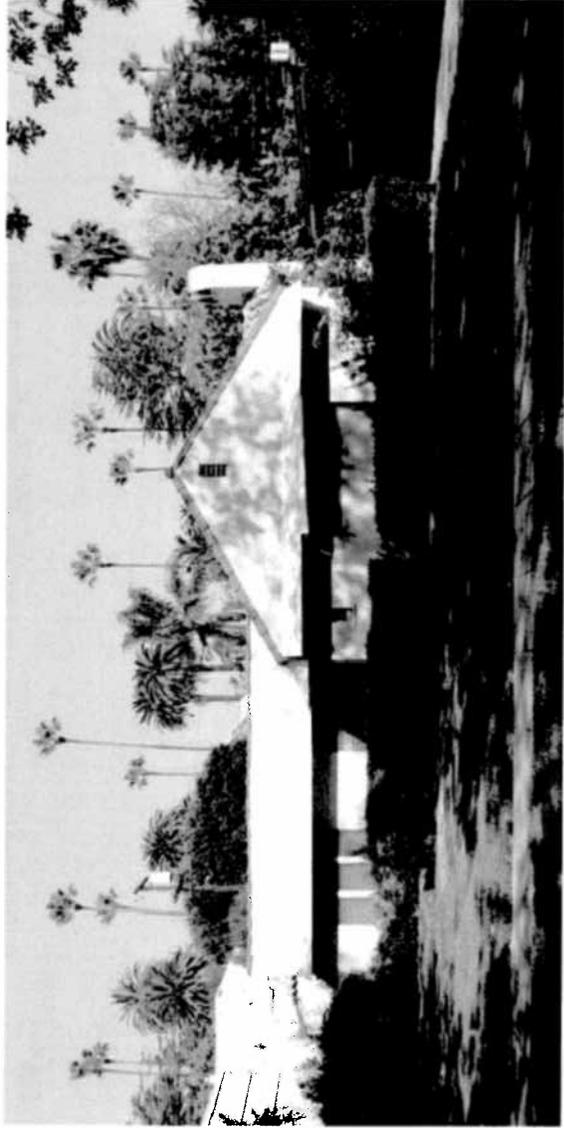
PHONE: (415) 351-1111
WWW.GABBYARCHITECTS.COM

PROJECT NO. NAZAR RESIDENCE
DATE: 11-14-18
DRAWING NO. A4.3

SCALE: 3/16" = 1'-0"



EXISTING STREETSCAPE



EXISTING RESIDENCE

GABBAY ARCHITECTS <small>1000 N. ALPINE DRIVE SUITE 100 BEVERLY HILLS, CA 90210</small>		PROJECT NO. R13 DATE: 1/13/11 DRAWN BY: PAUL CHECKED BY: PAUL
PROJECT TITLE: EXISTING STREETSCAPE	PROJECT LOCATION: NAZAR RESIDENCE 1000 N. ALPINE DRIVE BEVERLY HILLS, CA 90210	



PROPOSED STREETSCAPE WITH LANDSCAPING



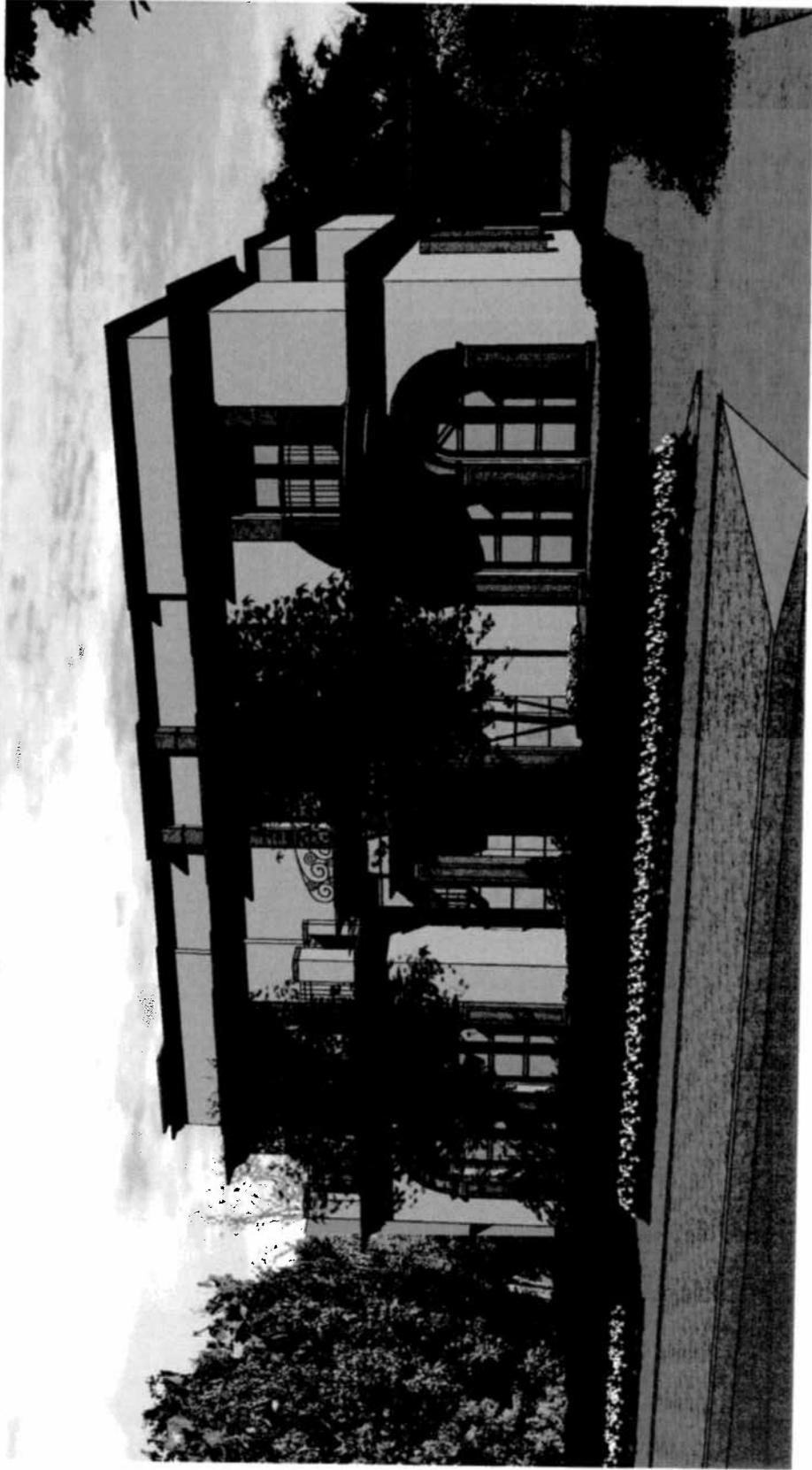
PROPOSED STREETSCAPE WITHOUT LANDSCAPING

GABBAY ARCHITECTS	
PROPOSED STREETSCAPE	PROJECT NO. 171
DATE: 10/1/10	SCALE: 1/8" = 1'-0"
DR. JIM NAJAR RESIDENCE	
100 N. ALPINE DRIVE	
BIRMINGHAM, AL 35202	



PERSPECTIVE RENDERING 1

GABBAY ARCHITECTS	
PROJECT TITLE	RENDERING
PROJECT NO.	R1.5
DATE	
NAZAR RESIDENCE 100 N. N. ST. DRIVE SUNNYVALE, CA 94086	



PERSPECTIVE RENDERING 2

GABBAY ARCHITECTS	
ARCHITECTS	REGISTERED ARCHITECTS
1000 N. GARDEN ST. SUITE 100 ANN ARBOR, MI 48106-1000 TEL: 734.769.1234 WWW.GABBAYARCHITECTS.COM	PROJECT NO. R1.6
PROJECT NAME KALLAR RESIDENCE	DATE 08/15/2010
SHEET NO. 01	
SHEET TOTAL 01	
DATE PLOTTED 08/15/2010 10:58 AM	
PLOTTER HP DesignJet T1100	