



Design Review Commission Report

Meeting Date: Thursday, February 7, 2013

Subject: **713 Arden Drive (PL1301156)**

A request for an R-1 Design Review Permit to allow a façade remodel to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project Applicant: 713 Arden LLC

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing two-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. The existing style of the single-family residence has been identified by staff as “Cape Cod”; however, the project applicant is introducing modern elements to the existing form of the building. Since the project does not adhere to a pure architectural style, it is before the Commission for review.

A Minor Accommodation Permit is required for the proposed height of the single-family residence, which is identified at 32’-0”. The Beverly Hills Municipal Code (BHMC) otherwise limits the height of buildings, north of Santa Monica Boulevard, to a maximum height of 28’-0”. Staff has expressed concern to the applicant regarding the overall height as it appears to increase the bulk and mass of the proposed home and breaks the strong horizontal roofline, typical of the existing Cape Code style. The applicant has submitted for the Minor Accommodation Permit; however, staff is looking for guidance from the Design Review Commission as to whether the height of the residence is appropriate for the architectural style.

Additionally, staff has provided the project applicant with preliminary design comments regarding creating a defined front entrance for the single-family residence and increasing the transparency between the building and the streetscape.

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.

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:

Cindy Gordon, Assistant Planner
(310) 285-1191
cgordon@beverlyhills.org



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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, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed and posted on January 28, 2013. To date staff has not received and comments in regards to the submitted project.



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Attachment 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/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - 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):

We are proposing a modern interpretation of American Vernacular Architecture. Examples for modern interpretations of the American Vernacular include American architects O'Neil Ford in the 1930s, William Wurster in the 1940s and the group of architects designing for the Seaside Township in the 1990s and early 2000s. Typical Materials in both the original style as well as the modern interpretations include horizontal wood siding, wood windows and standing seam metal roofs. Finishes used are white or light colored paint for the wood siding and windows and zinc or galvanized steel for the roofing. Proportions are based on simple geometries with few visible details, roofs are medium pitched and dormers are often without incorporated gables and decorative details.

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

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

D Site & Area Characteristics

Lot Dimensions: 226.66' X 110' Lot Area (square feet): 24,103.40 SF
 Adjacent Streets: SUNSET BLVD, ELEVADO AVE

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

- | | |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" 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:	<u>3</u>		<u>see attached tree report</u>
Native:	<u>2</u>		<u>will remain</u>
Urban Grove:	<u>0</u>		

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/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

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:

The owner will personally contact immediate neighbors. They will also leave behind a printed summary of the planned project requested entitlements.

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:	32'-0"	25'-2"	32'-0"
Roof Plate Height:			
Floor Area:	11,141 SF	4,504 SF	6,617 SF
Rear Setbacks:	57'-0"	86'1"	NO CHANGE
Side Setbacks:	S/E 16'-0" N/W 11'-0"	S/E 6'-0" N/W 4'-0"	S/E NO CHANGE N/W NO CHANGE
Parking Spaces:			

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: WOOD SIDING
 Texture /Finish: PAINT
 Color / Transparency: WHITE / OPAQUE

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

Material: SOLID WOOD FRAME, LOW-E DUAL GLAZING, METAL HARDWARE
 Texture /Finish: PAINT
 Color / Transparency: WHITE FRAMES, CLEAR GLASS

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

Material: WOOD PANEL
 Texture /Finish: PAINT
 Color / Transparency: WHITE / OPAQUE

PEDIMENTS

Material: N/A
 Texture /Finish:
 Color / Transparency:

ROOF

Material: STANDING SEAM ZINC PANEL, RHEINZINK
 Texture /Finish:
 Color / Transparency: GRAPHITE GRAY

CORBELS

Material: N/A
 Texture /Finish:
 Color / Transparency:

CHIMNEY(S)

Material: MASONRY
 Texture /Finish: PAINT
 Color / Transparency: WHITE / OPAQUE

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

COLUMNS

Material: WOOD OVER STEEL POST
Texture /Finish: PAINT
Color / Transparency: WHITE / OPAQUE

BALCONIES & RAILINGS

Material: N/A
Texture /Finish:
Color / Transparency:

TRELLIS, AWNINGS, CANOPIES

Material: WOOD
Texture /Finish: PAINT
Color / Transparency: WHITE

DOWNSPOUTS / GUTTERS

Material: RHEINZINK ZINC
Texture /Finish:
Color / Transparency: GRAPHITE GRAY

EXTERIOR LIGHTING

Material: RECESSED LED DOWNLIGHTS
Texture /Finish: METAL HOUSING
Color / Transparency: WHITE, OPAQUE TRIM

PAVED SURFACES

Material: STEPSTONE PRE-CAST CONCRETE PAVERS
Texture /Finish: SANDBLASTED
Color / Transparency: FRENCH GRAY (STONESTEP, 1804)

FREESTANDING WALLS AND FENCES

Material: WOOD SLATS TO MATCH DETAILING ON HOUSE FACADE
Texture /Finish: PAINTED
Color / Transparency: WHITE, 50% MIN TRANSPARENCY

OTHER DESIGN ELEMENTS

Material: STUCCO RETAINING WALL
Texture /Finish: SMOOTH TROWEL FINISH
Color / Transparency: WHITE

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

The proposed landscape design is intended to enhance and reinforce the architectural style of the renovated building. Geometries are unfolded from the architecture out into the landscape, underscoring the forms of the structure and reinforcing the simplicity of the American Vernacular style. A stark palette of concrete pavers, light wood, and white / green plant material arranged along an orthogonal grid further integrate the landscape and building.

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.

The residence's design consistently exhibits the proportions, materials and finishes of American Vernacular Architecture and its architectural interpretations. The residence features simple geometries, white painted wood siding and window frames and standing seam roofing. All details are precise, maintain the minimal vernacular style and avoid decorative detailing foreign to the style.

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.

American Vernacular Architecture is traditionally found in rural areas and is harmonious with landscaped settings. The residence's design does not alter the existing low massing of the facades facing Arden Drive and it maintains its current footprint to maximize harmony with and use of the open space. Front yard fences are avoided. Mature trees compliment the existing native Live Oaks in the front yard. Mature plant material will also be used for the hedges along the property lines.

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

The proposed design features simple elements, creates a light and airy space and maintains the low profile of the existing residence. It replaces an overgrown, incompatible landscape with healthy and mature plants and provides light and air around the existing Live Oaks. Mature trees and monochromatic blooming species complement the simple architecture while melding fluidity with lush, gardenesque surroundings.

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.

The residence's design does not alter the existing low massing of the facades facing Arden Drive and it maintains its current footprint. The design proposes a second story in the center of the property where it is little visible from, and will not cast shadows on neighboring properties. No changes are proposed to the existing low 1-story wing at the North side yard and low 1-story garage towards the South side yard. Mature single-stem ficus trees are proposed along the lines of the property, forming a green scrim for internal and external privacy.

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 residences at adjacent properties feature a wide variety of architectural styles and proportions. Maintaining the current low roof line of the existing building and minimizing hardscape visible from the public right-of-way emphasizes the overall garden like quality of Arden Drive, which is the unifying element between the residences of different architectural styles. Significant emphasis has been placed on creating a mature, understated landscape along Arden Drive; the design will complement both the home's architecture and the over-arching character of the neighborhood. +



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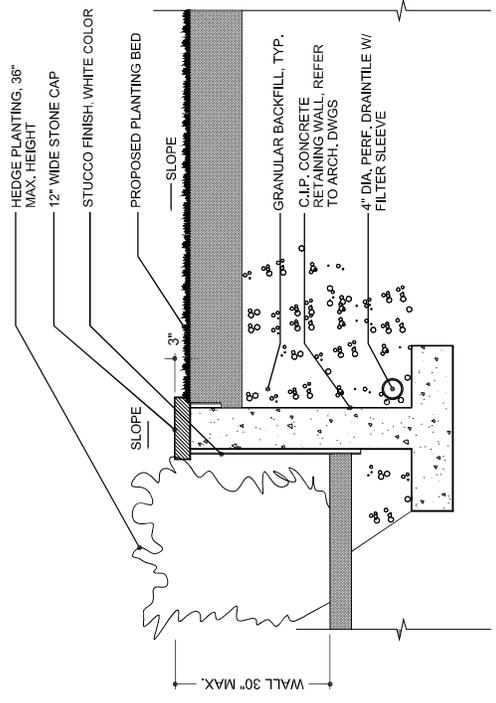
455 North Rexford Drive

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Attachment B

Design Plans, Cut Sheets
and Supporting Documents





STUCCO RETAINING WALL SECTION scale: 1/2" = 1'-0"

TREES



7. *Olea europaea*



8. *Malus* sp. espalier trees



9. *Citrus* sp. espalier trees



10. *Roystonea regia*



11. *Ficus* sp. single stem trees



PERENNIALS / GROUNDCOVER



12. Sod



13. *Cestacium*



14. *Saxifraga stolonifera*

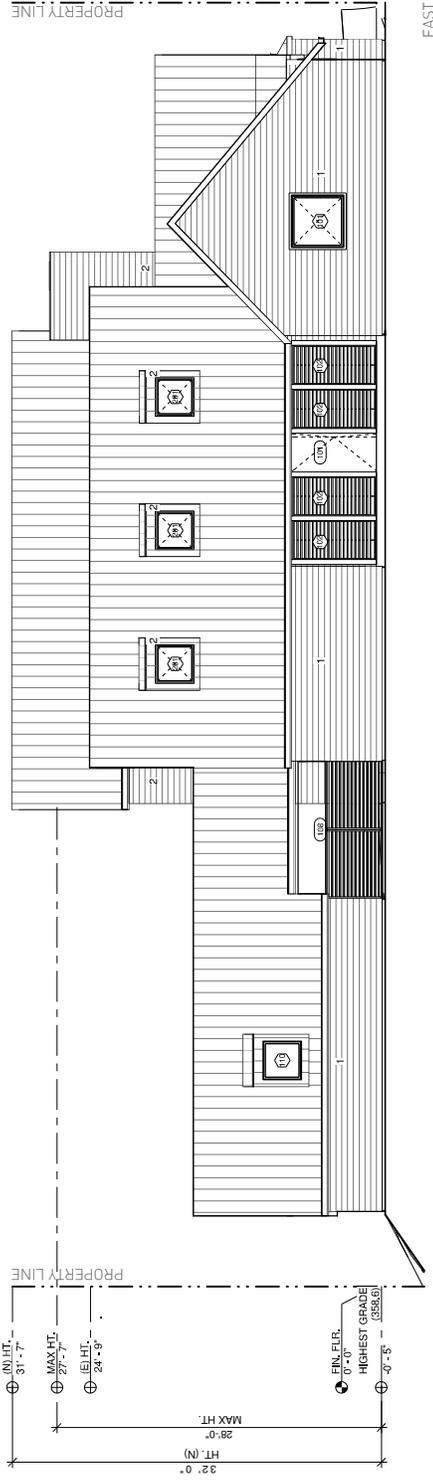


15. *Rosmarinus officinalis*

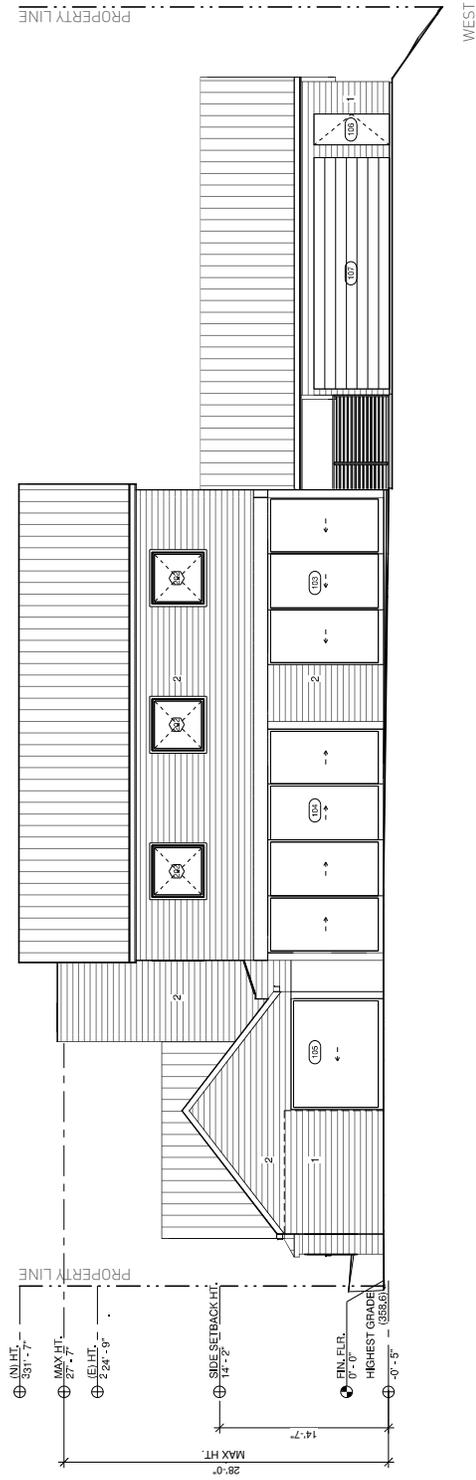
plant species

02.07.13

713 n. arden drive



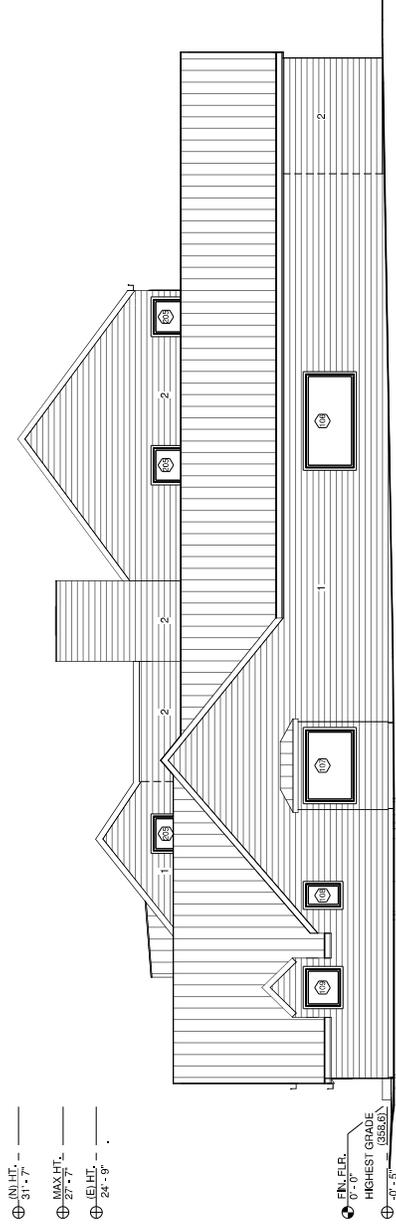
- WINDOWS
- 101: 4'-6" x 4'-6"
 - 102: 3'-4" x 7'-4"
 - 110: 3'-4" x 3'-4"
 - 201: 3'-4" x 3'-4"
- DOOR
- 101: 3'-4" x 7'-4"
 - 108: 11'-10" x 4'-11"



- WINDOWS
- 202: 4'-6" x 4'-6"
- DOORS
- 103: 14'-6" x 10'-0"
 - 104: 19'-4" x 10'-0"
 - 105: 9'-7" x 8'-0"
 - 106: 2'-8" x 6'-6"
 - 107: 20'-0" x 6'-6"

- LEGEND
- 1 EXISTING WALL
 - 2 PROPOSED ADDITION

- ⊕ (N) HT. - 31'-7"
- ⊕ MAX HT. - 27'-7"
- ⊕ (E) HT. - 24'-9"



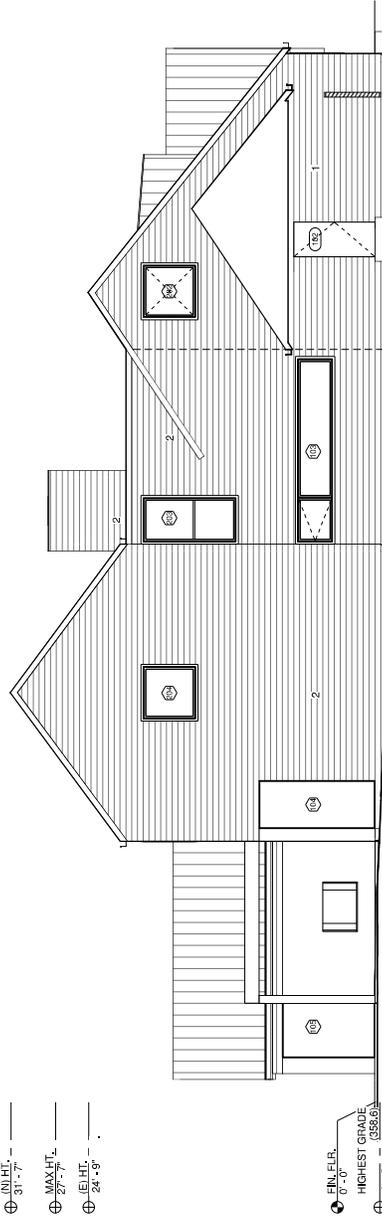
NORTH

- FIN. FLR. - 0'-0"
- HIGHEST GRADE (355.6)
- ⊕ -0'-5"

WINDOWS

- 106: 8'-1" x 4'-2"
- 107: 6'-2" x 4'-2"
- 108: 2'-0" x 3'-0"
- 109: 3'-3" x 3'-0"
- 205: 3'-0" x 4'-1"

- ⊕ (N) HT. - 31'-7"
- ⊕ MAX HT. - 27'-7"
- ⊕ (E) HT. - 24'-9"



SOUTH

- FIN. FLR. - 0'-0"
- HIGHEST GRADE (355.6)
- ⊕ -0'-5"

WINDOWS

- 103: 15'-9" x 3'-0"
- 104: 4'-2" x 10'-0"
- 105: 5'-4" x 8'-0"
- 202: 4'-6" x 4'-6"
- 203: 3'-9" x 8'-0"
- 204: 4'-6" x 4'-6"

DOOR

- 102: 3'-0" x 7'-0"

LEGEND

- 1 EXISTING WALL
- 2 PROPOSED ADDITION

exterior elevations

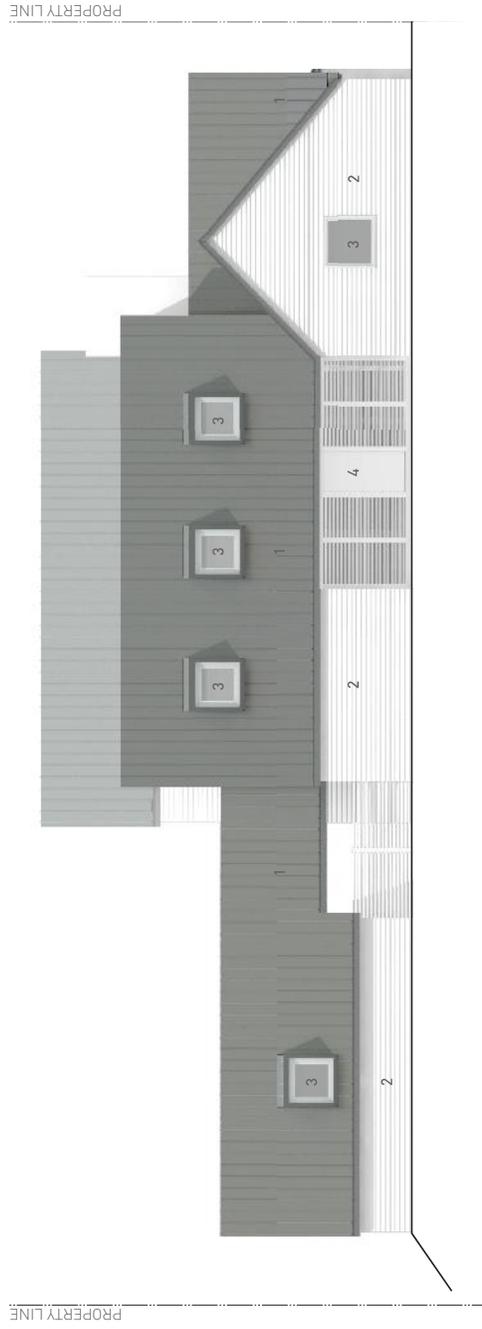
scale: 3/32" = 1'-0"

02.07.13

713 n. arden drive

STANDARD

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LEGEND

- 1 ZINC-STANDING SEAM ROOF
- 2 WHITE PAINTED WOOD SIDING
- 3 WHITE WOOD WINDOW FRAMES
- 4 WHITE WOOD PANEL DOOR

colored elevation

scale: 3/32" = 1'-0"

02.07.13

713 n. arden drive

standard

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material board photograph

02.07.13

713 n. arden drive





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Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-13

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A FAÇADE REMODEL TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 713 ARDEN DRIVE.

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

Section 1. Jeffrey Allsbrook, agent, on behalf of Arden 713 LLC, property owner (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a façade remodel to an existing two-story single-family residence for the property located at 713 Arden Drive which 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 **February 7, 2013** 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: February 7, 2013

William Crouch, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission

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

I, WILLIAM CROUCH, Secretary of the Design Review Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. **DR-XX-13** duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on **February 7, 2013** 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:

WILLIAM CROUCH
Secretary to the Design Review
Commission/Urban Designer
City of Beverly Hills, California