



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: Monday, September 9, 2013

Subject: **144 South Almont Drive (PL1318426)**

A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Persai Behara

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and direct the project to be returned to a future meeting.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Spanish Colonial; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review. The façade is articulated by the following architectural elements:

- Smooth stucco façade finish;
- Spanish roof tile in "Terra Nova" coloring;
- Wrought iron railing details;
- Precast stone moldings;
- Wood doors and windows;
- Iron door with wrought iron details, and;
- Bronze-finished exterior lighting.

DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the proposed design lacks authenticity in style and composition as it lacks the typical Spanish Colonial characteristics. The design is an inappropriate fenestration of design aesthetic and details, particularly in the spacing of windows in relation to the overall façade and the lack of human scale. The window choices do not complement the purported style. Additionally the eaves and roof pitch are not appropriate for a Spanish Colonial residence.

As such, it is recommended that the Design Review Commission consider the design concerns and direct the project to be returned to a future meeting so the design aesthetic and details can be redesigned.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans

Report Author and Contact Information:

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



Design Review Commission Report

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September 9, 2013

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. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. 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 on Friday, August 30, 2013; the site was posted on Tuesday, August 20, 2013. To date staff has not received and comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

September 9, 2013

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):

The style is of Spanish Colonial with large volumetric pieces around functional rooms, visible rounded curves, several arch windows. Entry court yard is walled in stucco. Roof is made of Red (Terra Nova) barrel tiles. Also includes decorative W. Iron work at balconies.

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

- | | | |
|---|----------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input 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: 117.64' x 50.0' Lot Area (square feet): 5,878.79
 Adjacent Streets: Charleville

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/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:
 Gathering with neighbors and discussing the 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 | | 30 |
| Roof Plate Height: | 22 | | |
| Floor Area: | 3851 | | 3850 |
| Rear Setbacks: | 26'-3" | | 28'-2" |
| Side Setbacks: | S/E 9 / 5 | S/E | S/E 9.5 / 5 |
| | N/W 5 | N/W | N/W 5 |
| Parking Spaces: | 3 | | 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: Shamrock Stucco, 186 Heritage A-100

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

Material: Wood (Custom)
 Texture /Finish: Stain
 Color / Transparency: Walnut

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

Material: Front Entry is W. Iron/Glass other doors are made of Wood (Custom)
 Texture /Finish: None Stain
 Color / Transparency: Black/Bronze Walnut

PEDIMENTS

Material: Precast Stone
 Texture /Finish: Natural
 Color / Transparency: Natural

ROOF

Material: Spanish Tile
 Texture /Finish: Natural
 Color / Transparency: Red (Terra Nova)

CORBELS

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

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

Material: W. Iron Railing
Texture /Finish: Natural
Color / Transparency: Bronze

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Internal
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: Casa Marseille Lantern Wall Light
Texture /Finish: Bronze
Color / Transparency: Valencia Bronze

PAVED SURFACES

Material: Travertine
Texture /Finish: Versail
Color / Transparency: Gold

FREESTANDING WALLS AND FENCES

Material: Stucco/W. Iron
Texture /Finish: Smooth
Color / Transparency: Bronze

OTHER DESIGN ELEMENTS

Material:
Texture /Finish:
Color / Transparency:

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

Mediterranean Style which is the theme used mostly in 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.

The design will protect the distinguished architectural character and identity which prevails in 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.

The absence of porte cochere and elaborate landscape will minimize the appearance of mass and scale.

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

The new building will replace the previous old rundown existing building. This will increase the value of the neighborhood properties.

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 privacy of the neighbors have been considered while designing the building, large windows and balconies have not been utilized toward the adjacent properties.

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 prevailing design pattern of the neighborhood is Spanish style and that is the design style used.

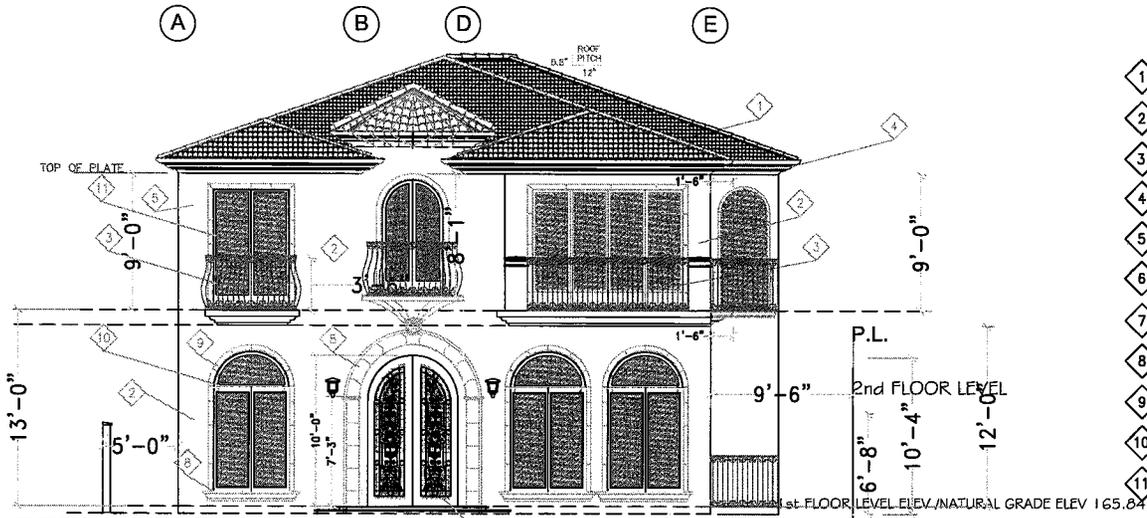


Design Review Commission Report

455 North Rexford Drive

September 9, 2013

Attachment B
Project Design Plans



FRONT ELEVATION
SCALE: 1/8" = 1'

ELEVATION KEY NOTES:

- 1 SPANISH ROOF TILE COLOR TERRA NOVA
- 2 SMOOTH STUCCO(Shamrock Stucco, 186 Heritage A-100)
- 3 W. IRON RAILING
- 4 MOLDING
- 5 DECORATIVE EXT. LIGHTING
CASA MARSEILLE outdoor wall lantern in valencia Bronze Finish
- 6 42" HIGH PARAPET WALL
- 7 CUSTOM IRON DOOR
(ZM100 BY Zerons Metal Designers Inc.)
- 8 PRECAST CONC. FACADE
- 9 PRECAST CONC. MOLDING
- 10 CUSTOM WOOD WINDOW
- 11 CUSTOM WOOD DOOR



ZM100
CUSTOM IRON DOOR



SOUTH ELEVATION
SCALE: 1/8" = 1'

PROJECT
TWO STORY RESIDENTIAL
144 S. ALMONT
BEVERLY HILLS, CALIFORNIA

OWNER
Everest Trust

CONSULTANTS

| |
|-----------------------|
| ARCHITECT |
| STRUCTURAL ENGINEER |
| CIVIL ENGINEER |
| MECHANICAL ENGINEER |
| ELECTRICAL ENGINEER |
| MECHANICAL CONTRACTOR |

ISSUED FOR

| DATE | NUMBER | DESCRIPTION |
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REVISIONS

| DATE | NUMBER | DESCRIPTION |
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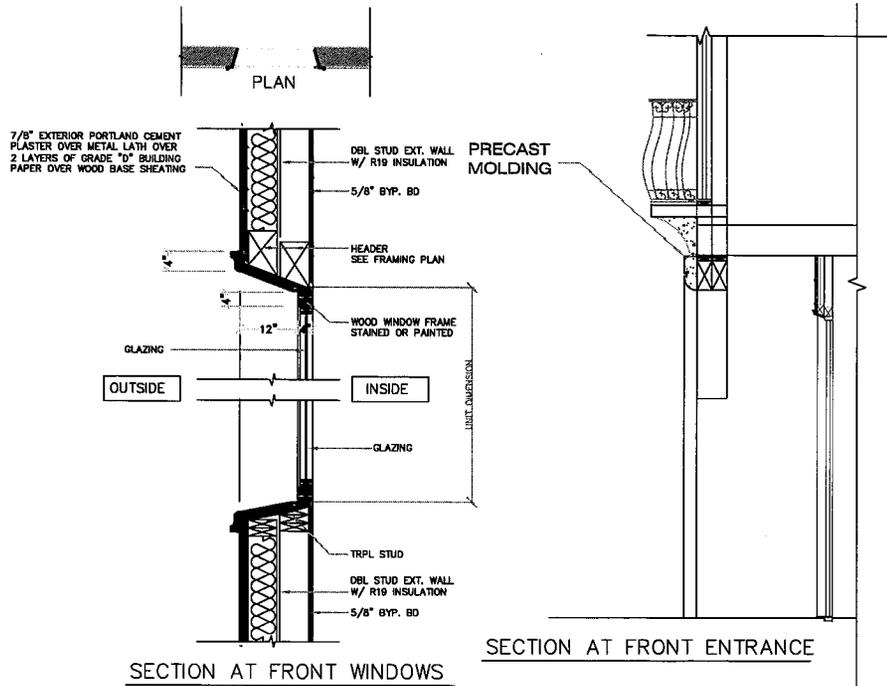
KEY PLAN

SHEET TITLE
FRONT & SOUTH ELEVATIONS

| | | | |
|-------|-----------|----------------------|------------|
| Date | 7/6/13 | DWG. NO./REV. NUMBER | 144-ALMONT |
| Scale | 1/8" = 1' | Sheet | A-4 |

Drawn P.S.

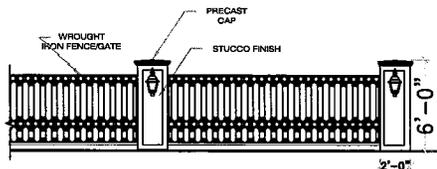
Job 144, ALMONT



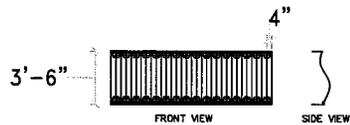
| WINDOW SCHEDULE | | | | | | | | | |
|---------------------|----|------------------|-------|--------|--------|--------|-------------------------|------|----------|
| | NO | TYPE | WIDTH | HEIGHT | SCREEN | FINISH | MAT | FRM | HARDWARE |
| STAIRS | ① | PICTURE | 30 | 60 | NO | BROWN | GLASS DUAL GLAZED | WOOD | N/A |
| STAIRS | ①a | PICTURE | 30 | 108 | NO | BROWN | GLASS DUAL GLAZED | WOOD | N/A |
| STAIRS | ①b | PICTURE | 30 | 150 | NO | BROWN | GLASS DUAL GLAZED | WOOD | N/A |
| BED RM. | ② | CSMT | 36 | 54 | YES | BROWN | GLASS DUAL GLAZED | WOOD | BRONZE |
| BATHRM. | ③ | CSMT | 48 | 48 | YES | BROWN | TEMP. GLASS DUAL GLAZED | WOOD | BRONZE |
| MASTER BATH | ④ | PICTURE | 108 | 54 | NO | BROWN | TEMP. GLASS DUAL GLAZED | WOOD | N/A |
| MASTER BATH | ④a | PICTURE | 46 | 54 | NO | BROWN | TEMP. GLASS DUAL GLAZED | WOOD | N/A |
| BASEMENT BED RM | ⑤ | CSMT | 72 | 42 | YES | BROWN | GLASS DUAL GLAZED | WOOD | BRONZE |
| NOOK | ⑥ | CSMT | 72 | 120 | YES | BROWN | GLASS | WOOD | BRONZE |
| NOOK | ⑦ | PICTURE | 72 | 120 | YES | BROWN | GLASS | WOOD | BRONZE |
| KITCHEN | ⑧ | SLIDING | 60 | 48 | YES | BROWN | GLASS DUAL GLAZED | WOOD | BRONZE |
| BED RM. | ⑨ | ARCH PICTURE | 30 | 66 | YES | BROWN | GLASS DUAL GLAZED | WOOD | BRONZE |
| LIVING RM FAMILY RM | ⑩ | ARCH DOUBLE CSMT | 60 | 84 | NO | BROWN | GLASS DUAL GLAZED | WOOD | N/A |
| BATHRM. | ⑪ | CSMT | 36 | 54 | YES | BROWN | TEMP. GLASS DUAL GLAZED | WOOD | BRONZE |
| TOP OF ENTRY | ⑫ | CSMT | 48 | 96 | NO | BROWN | GLASS DUAL GLAZED | WOOD | N/A |

| DOOR SCHEDULE | | | | | | | | | |
|---------------|---------------|-------|--------|--------|---------------------------|-------------|--------------|-----------------------|--|
| NO | TYPE | WIDTH | HEIGHT | SCREEN | FINISH | MAT | FRM | HARDWARE | |
| ① | FRENCH PD-2 | 60 | 96 | NO | BROWN | TEMP. GLASS | WOOD | HANDLE ACTIVATED BOLT | |
| ② | FOLDING DOOR | 192 | 120 | NO | BROWN | TEMP. GLASS | WOOD | HANDLE ACTIVATED BOLT | |
| ③ | FOLDING DOOR | 154 | 96 | NO | BROWN | TEMP. GLASS | WOOD | HANDLE ACTIVATED BOLT | |
| ④ | FOLDING DOOR | 120 | 96 | NO | BROWN | TEMP. GLASS | WOOD | HANDLE ACTIVATED BOLT | |
| ⑤ | DOUBLE DOOR | 72 | 120 | NO | Black Brnz/Brush Gold TBD | TEMP. GLASS | WROUGHT IRON | OIL RUBBED BRONZE | |
| ⑥ | INTERIOR DOOR | 36 | 96 | N/A | N/A | WOOD | WOOD | OIL RUBBED BRONZE | |
| ⑦ | EXTERIOR DOOR | 36 | 96 | N/A | TBD | WOOD | WOOD | OIL RUBBED BRONZE | |
| ⑧ | SHOWER DOOR | 36 | 96 | N/A | N/A | TEMP. GLASS | NONE | OIL RUBBED BRONZE | |

**ALL DOORS AND WINDOWS ARE CUSTOM
MADE AFRICAN MAHOGANY WOOD MATERIAL**



FRONT YARD FENCE/GATE DETAIL



BALCONY RAILING DETAIL

Emergency Egress: In all bedroom and playroom, provide one openable *escape window* or door meeting all of the following :

- A. An openable area of not less than 5.7 sq. ft.;
- B. A minimum clear 24" height and 20" width; and
- C. A sill height not over 44" above the floor.

| | | |
|--|------------|--------------------|
| PROJECT | | |
| TWO STORY RESIDENTIAL | | |
| 144 S. ALMONT BEVERLY HILLS, CALIFORNIA | | |
| OWNER Everest Trust | | |
| CONSULTANTS | | |
| ISSUED FOR | | |
| DATE | NUMBER | DESCRIPTION |
| | | |
| | | |
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| REVISIONS | | |
| DATE | NUMBER | DESCRIPTION |
| | | |
| | | |
| KEY PLAN | | |
| | | |
| SHEET TITLE | | |
| WINDOW/DOOR SCH. | | |
| Date | 7/20/13 | 0901-010 File Name |
| Scale | N.T.S. | 144-ALMONT |
| Drawn | P.S. | Sheet |
| Job | 144-ALMONT | A-7 |
| | | Of |



PROJECT

TWO STORY RESIDENTIAL
144 S. ALMONT
BEVERLY HILLS, CALIFORNIA

OWNER
Everest Trust

CONSULTANTS

ENGINEER
ARCHITECT: NUMBER
CIVIL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
LANDSCAPE ARCHITECT

ISSUED FOR

| DATE | NUMBER | DESCRIPTION |
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REVISIONS

| DATE | NUMBER | DESCRIPTION |
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| | | |

KEY PLAN

SHEET TITLE
STREET SCAPE

| | |
|---------------|---------------------------------|
| 7/28/13 | DWG CAD File Name 144-ALMONT |
| N.T.S. | Sheet |
| Drawn P.S. | A10 |
| 144_ALMONT | Of |

FRONTYARD HYDROZONES

L= LOW = 126 sq.ft = 16%
 M= MEDIUM = 660 sq.ft = 84%
 H= HIGH = 0 sq.ft. = 0%

Total Landscaped area= 786 sq.ft.

Maximum applied water allowance (MAWA)
 786 sq.ft. x 25 g/sq.ft./yr = 19650 gal/yr

Estimated applied water usage (EAWU)
 low= 126sq.ft x 15 gal /sq.ft./yr = 1890 gal/yr
 medium= 660 sq.ft. x 25 gal/sq.ft./yr = 16500 gal/yr
 high= 0 sq.ft. x 25gal/sq.ft./yr = 0 gal/yr

total= 18390 gal/yr

MAWA-EAWU= 1260 gal/yr

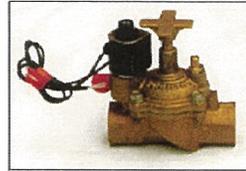
PERMEABLE SURFACES (FRONTYARD)

total frontyard area=1180 sq.ft.
 req. permeable area= 786 sq.ft. = 67%

non permeable paving= 394 sq.ft. = 33%
 planting area = 786 sq.ft. = 67%

HARDSCAPE CALC.

| | |
|-------------|--------|
| DRIVEWAY | 225 SF |
| STAIRWAY | 56 SF |
| WALK WAY | 86 SF |
| STEP STONES | 27 SF |
| Total: | 394 SF |

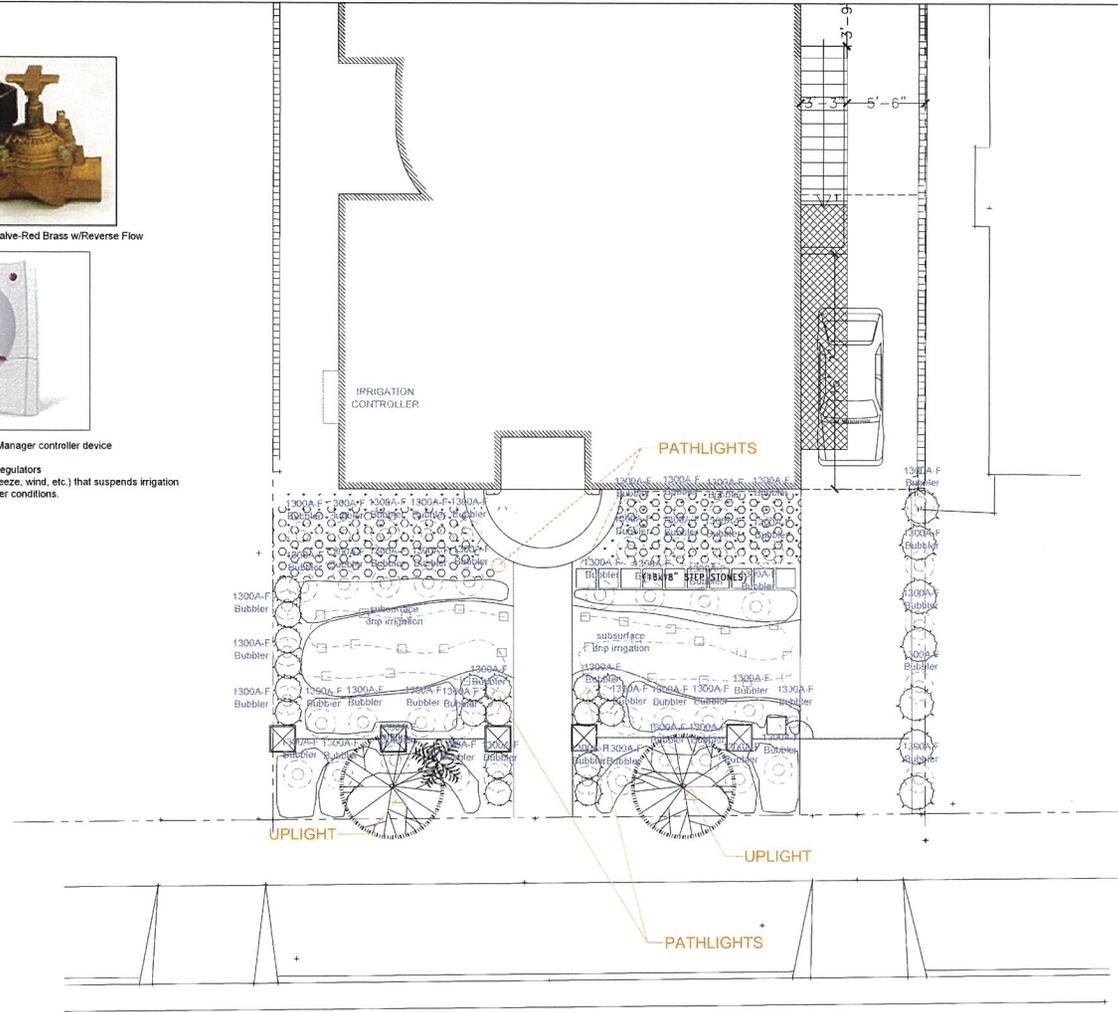


1-1/4in Auto Inline Globe Valve-Red Brass w/Reverse Flow



RAINBIRD ETMI Irrigation Manager controller device

PROVIDE Water pressure regulators
 PROVIDE a sensor (rain, freeze, wind, etc.) that suspends irrigation operation during bad weather conditions.



Luminaire Uplight MU-35



Luminaire FX uplight model CC LED light Brass finish



Luminaire Transformer PX-600



Luminaire FX pathlight model BD LED light Copper finish

| COMMON NAME | SCIENTIFIC NAME | SCIENTIFIC NAME | WATER REQ. | % |
|--------------------------|-----------------------------|-----------------|------------|----|
| STAR JASMINE | TRACHELOSPERMUM JASMINOIDES | 1 GAL 10" O.C. | M | 25 |
| INDIAN HAWTHORNE 'CLARA' | RHAPIOLEPIS INDICA | 5 GAL 40 | M | 8 |
| FORTNIGHT LILY | DIETES BICOLOR | 5 GAL 45 | M | 8 |
| BULBINE FRUTESCENS | BULBINE FRUTESCENS | 5 GAL 20 | L | 8 |
| COPPER PLANT | EUPHORBIA COTINIFOLIA | 15 GAL 1 | M | 5 |
| WISTRINGIA | WISTRINGIA CRASSIFOLIA | 5 GAL 20 | M | 15 |
| ENGLISH LAVENDER | LAVANDULA 'BLUE CUSHION' | 1 GAL 65 | L | 8 |
| JACARANDA | JACARANDA MIMOSIFOLIA | 2 | M | 5 |
| LAWN - BUFFALO GRASS | BUFFALO GRASS | | M | 18 |



Ruby Bequia Design
 10000 Paisley Way M332 Marina Del Rey, CA 90292
 Phone 310 383 5249 Fax 310 577 0040

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Irrigation and Lighting

Rev: 08/16/13

144 S. Almont
 Beverly Hills, CA 90210

L2

Scale: 1/4"=1'-0"
 Date: 08/16/13



1 153 Almont



5 145 Almont



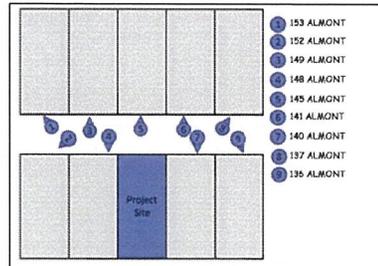
6 141 Almont



7 140 Almont



2 152 Almont



8 137 Almont



3 149 Almont



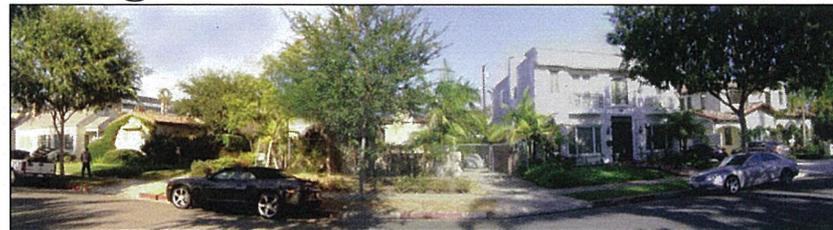
144 Almont
SUBJECT PROPERTY



9 136 Almont



4 148 Almont



144 Almont EXISTING PANORAMA VIEW
SUBJECT PROPERTY