



Design Review Commission Report

Meeting Date: Thursday, February 6, 2014

Subject: 308 South Almont Drive (PL1400870)

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 south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Hamid Gabbay

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

REPORT SUMMARY

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

URBAN DESIGN ANALYSIS

The proposed single-family residence consists of an awkward combination of traditional and modern architectural elements. The façade aesthetic lacks a clear design statement, does not provide internal compatibility, and does not positively enhance the streetscape. As the style identified by the applicant is Modern, the single-family residence should be redesigned in a way that more appropriately incorporates the architectural elements indicative of Modern architecture.

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.

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

455 North Rexford Drive

February 6, 2014

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 January 27, 2014; the site was posted on January 16, 2014. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

February 6, 2014

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 design of the proposed house is contemporary and by the use of materials such as wood and travertine it has a more urban look and feel.

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 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: _____ Lot Area (square feet): _____
 Adjacent Streets: _____

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

- | | |
|---|---|
| <input 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:

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'-0"	15'-0"	27'-7 3/4"
Roof Plate Height:	22'-0"	10'-0"	22'-0"
Floor Area:	3,900 S.F.	2,187 S.F.	3,789 S.F.
Rear Setbacks:	22'-0"	34'-1"	28'-9 3/4"
Side Setbacks:	(S)E 9'-0" (N)W 5'-0"	S/E 8'-3" N/W 3'-0"	S/E 9'-0" N/W 5'-0"
Parking Spaces:	3	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: WARM GRAY

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

Material: ANODIZED ALUMINUM
 Texture /Finish: SMOOTH
 Color / Transparency: WHITE

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

Material: ANODIZED ALUMINUM
 Texture /Finish: SMOOTH
 Color / Transparency: WHITE

PEDIMENTS

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

ROOF

Material: ARTIFICIAL SLATE
 Texture /Finish: SEMI SMOOTH
 Color / Transparency: GREEN GRAY

CORBELS

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

CHIMNEY(S)

Material: STUCCO
 Texture /Finish: SMOOTH
 Color / Transparency: WARM GRAY

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

COLUMNS

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

BALCONIES & RAILINGS

Material: ANODIZED ALUMINUM W/ STAINLESS STEEL CABLES
Texture /Finish: SMOOTH
Color / Transparency: SILVER

TRELLIS, AWNINGS, CANOPIES

Material: EXT. GRAPE WOOD FINISH
Texture /Finish: SMOOTH
Color / Transparency: GREY - BROWN

DOWNSPOUTS / GUTTERS

Material: METAL
Texture /Finish: SMOOTH
Color / Transparency: WARM GRAY

EXTERIOR LIGHTING

Material: ALUMINUM
Texture /Finish: SMOOTH
Color / Transparency: WHITE

PAVED SURFACES

Material: STONE
Texture /Finish: HONED
Color / Transparency: DARK GRAY

FREESTANDING WALLS AND FENCES

Material: STUCCO POST - STAINLESS STEEL CABLES
Texture /Finish: SMOOTH
Color / Transparency: SILVER

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:

SIMPLE, MINIMUM, SEE LANDSCAPE DRAWINGS

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.

SEE ATTACHED DESCRIPTIVE PAGE

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.

SEE ATTACHED DESCRIPTIVE PAGE

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

SEE ATTACHED DESCRIPTIVE PAGE

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.

SEE ATTACHED DESCRIPTIVE PAGE

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.

SEE ATTACHED DESCRIPTIVE PAGE



- 1 + 2. The contemporary design of the house is simple and somehow transparent with curved surfaces to have a minimum impact.
3. The modulation of the façade and use of materials such as stucco, wood and travertine soften the look of the contemporary design, therefore enhancing the appearance of the neighborhood.
4. After long periods of design and design development, the owner is very satisfied with the internal and external design of the house, at the same time, the number of side windows has been reduced to a minimum and the opening has been designed to be toward the front and back of the house in order to provide privacy to the adjacent neighbors.
5. Although most of the houses on the block are one story, by minimizing the height of the house, using a low pitch roof, major modulation and curved surfaces, the proposed design is not offensive and harmonizes with the other homes. Furthermore, the strong horizontal wood element in the façade minimizes the appearance of a two story house.

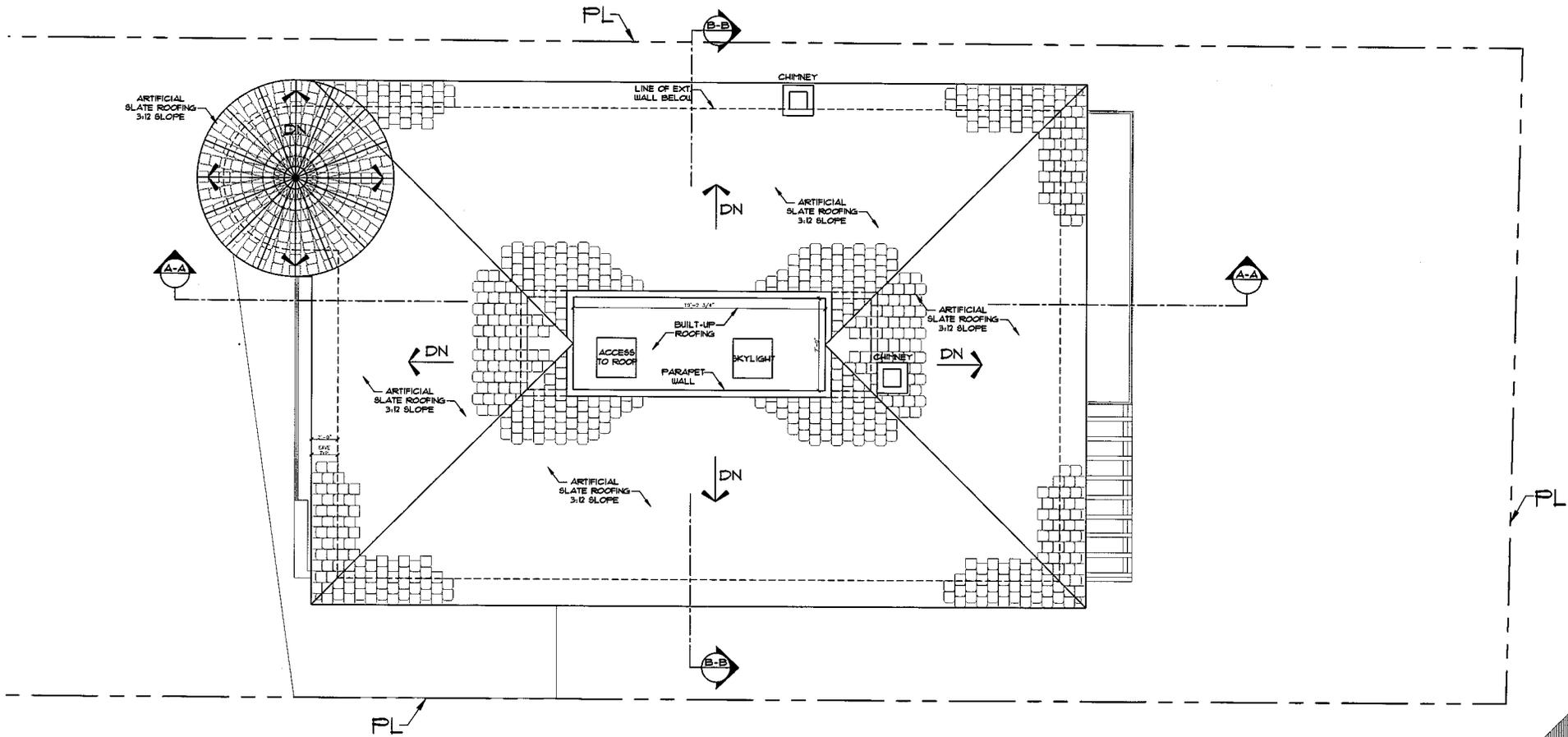


Design Review Commission Report

455 North Rexford Drive

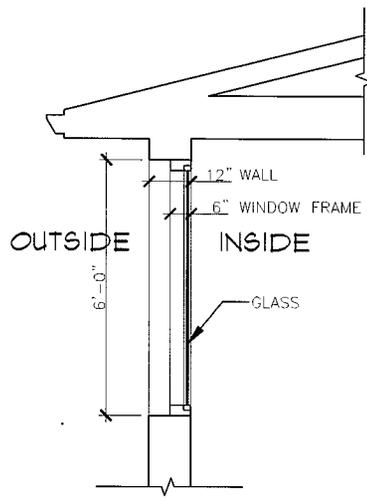
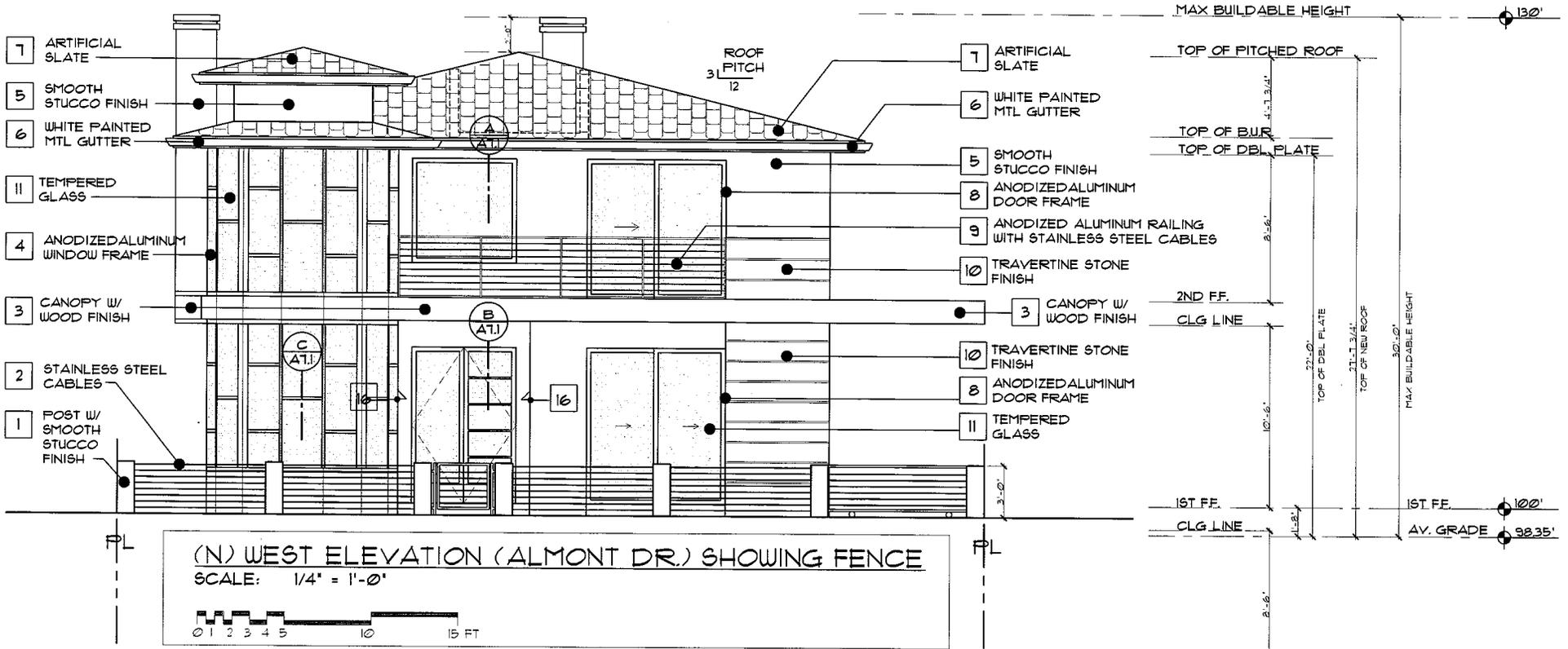
February 6, 2014

Attachment B
Project Design Plans

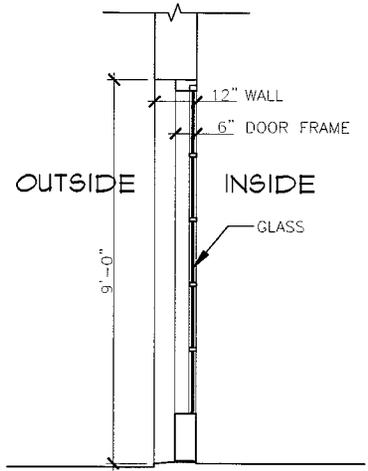


(N) ROOF PLAN
 SCALE: 3/16" = 1'-0"
 0 1 2 3 4 5 10 15 FT

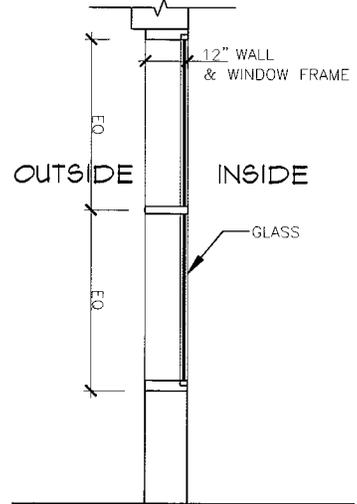
<p>GABBAY ARCHITECTS <small>8107 WILSHIRE BLVD., SUITE 718, BEVERLY HILLS, CA 90212 TEL: 310.658.8888</small></p>		<p>SHEET TITLE: (N) ROOF PLAN</p>	<p>REVISION: _____ _____ _____</p>
		<p>PROJECT TITLE: 308 S. ALMONT DR. BEVERLY HILLS, CA 90211</p>	<p>DRAWN: GM. SCALE: DATE: 01-13-14 PROJECT NO.</p>
		<p>SHEET NO. A3.3</p>	<p>308 S. ALMONT DR.</p>



WINDOW DETAIL A
SCALE: 1/2" = 1'-0"



DOOR DETAIL B
SCALE: 1/2" = 1'-0"



WINDOW DETAIL C
SCALE: 1/2" = 1'-0"

GABBAY ARCHITECTS
1107 WILSHIRE BLVD. SUITE 710, BEVERLY HILLS, CA 90210
TEL: 310.888.8888

SHEET TITLE:
END FRONT ELEVATION (ALMONT DR.) SHOWING FENCE / DOOR AND WINDOW DETAILS

REVISION:

PROJECT TITLE:
308 S. ALMONT DR. BEVERLY HILLS, CA 90211

DRAWN: G.M.
SCALE:

DATE:
01-13-14

PROJECT NO.:

SHEET NO.
A7.1



**GABBAY
ARCHITECTS**

8107 WILSHIRE BLVD. SUITE 718, BEVERLY HILLS, CA
PALM SPRING, CA
TEL. 310.883.8888

SHEET TITLE: 3D PERSPECTIVE RENDERING / PHOTOMONTAGE	REVISION:
PROJECT TITLE: 308 S. ALMONT DR. BEVERLY HILLS, CA 90211	DRAWN: G.M.
DATE: 01-13-14	SCALE:
PROJECT NO.:	SHEET NO. A10.0

308 S. ALMONT DR.



SHEET TITLE:
3D RENDERING
 PROJECT TITLE:
 308 S. ALMONT DR
 BEVERLY HILLS, CA 90211

REVISION:

DRAWN: GM,
 SCALE: NO.
 DATE: 01-13-14
 PROJECT NO.

SHEET NO.
A11.1

GABBAY ARCHITECTS
 308 S. ALMONT DR. BEVERLY HILLS, CA 90211
 TEL: 310.583.8888 FAX: 310.491.0171

308 S. ALMONT DR.

Below: *Parthenocissus tricuspidata*



Above: *Parthenocissus tricuspidata*

Below: *Parthenocissus tricuspidata*, Petal

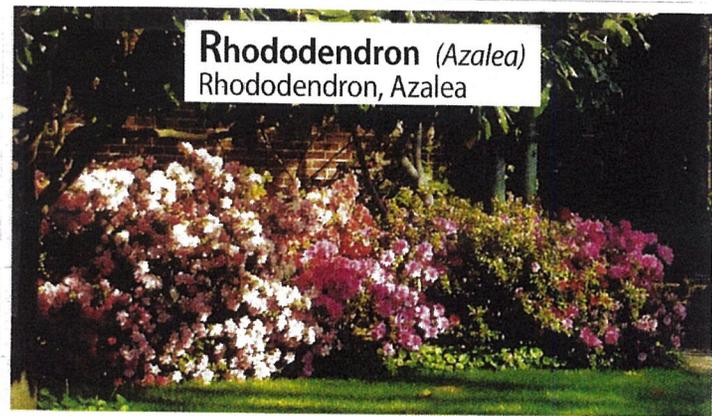


Pittosporum tenuifolium
Kōhuhu

Above: *Schefflera actinophylla*



Above: *Citrus aurantica*



Rhododendron (Azalea)
Rhododendron, Azalea

Big Blue Lily Turf



Above: *Pittosporum tenuifolium*



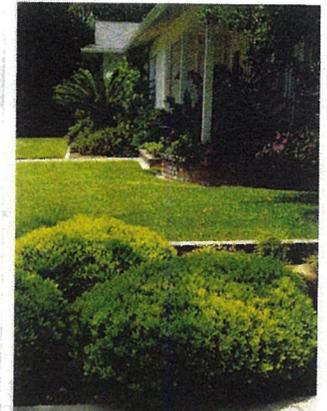
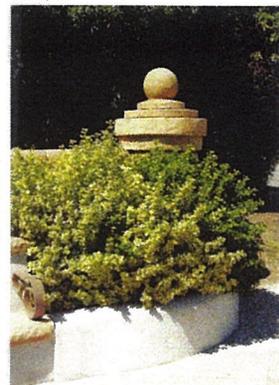
VINCO MINOR



Below: *Tabebuia impetiginosa*, Los Angeles County Arboretum



Coprosma repens (C. baueri)
Mirror plant



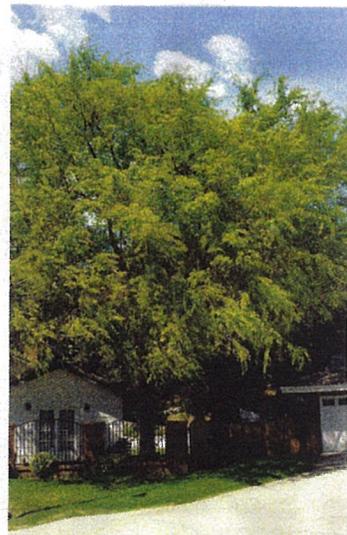
Above: *Pittosporum tobira* 'Wheeler's Dwarf'



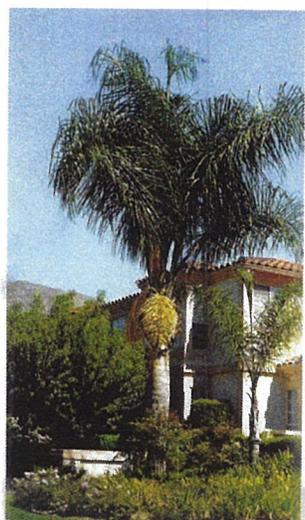
Above: *Ulmus parvifolia*



Above: *Ulmus parvifolia*



Above: *Ulmus parvifolia*



Above: *Cuphea hyssopifolia*

Below: *Asplenium nidus*



Above: *Phoenix roebelenii*



GABBAY ARCHITECTS
9107 WILSHIRE BLVD., SUITE 718, BEVERLY HILLS, CA
TEL. 310.452.8866 FAX 310.486.1516

SHEET TITLE:
LANDSCAPE
PLANTING
PHOTOS

REVISION:

DRAWN: G.M.
SCALE:

DATE: 01-13-14
PROJECT NO.:

PROJECT TITLE:
308 S. ALMONT DR.
BEVERLY HILLS, CA 90211

SHEET NO.
A2.1

308 S. ALMONT DR.



GABBAY ARCHITECTS
 9107 WILSHIRE BLVD. SUITE 714 BEVERLY HILLS CA
 TEL. 310.882.8888 FAX. 310.880.1818

SHEET TITLE:	REVISION:
FRONT ELEVATION	
PROJECT TITLE:	DRAWN: G.M.
308 S. ALMONT DR. BEVERLY HILLS, CA 90211	SCALE:
	DATE: 01-13-14
	PROJECT NO.
	SHEET NO.
	LP-3

308 S. ALMONT DR.