



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: Thursday, April 3, 2014
(Continued from 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 an approval.

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 project was previously reviewed by the Design Review Commission at its meeting on February 6, 2014 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to fenestration, verticality and horizontality, and the conflict between modern and traditional elements.

As a result of the Commission's comments, the applicant has modified the design of the single-family residence with the following changes:

- Removal of glass turret and replacement with flat (Option A) or angled (Option B) wall;
- Reconfigured roof plan;
- Removal of travertine material;
- Reduction in width of windows and doors, and;
- Relocation of single-family residence to maintain code-compliant front setbacks.

URBAN DESIGN ANALYSIS

The applicant has worked to address the Commission's comments by removing the previously proposed glass turret element and presenting an overall simplified design scheme.

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

Attachment(s):

- A. February 6, 2014 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

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 does not require public notification as it is continued from another meeting.



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment A

February 6, 2014 DRC Staff Report
and Previously Proposed Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
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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

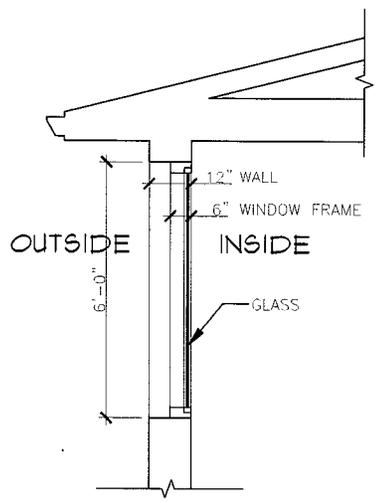
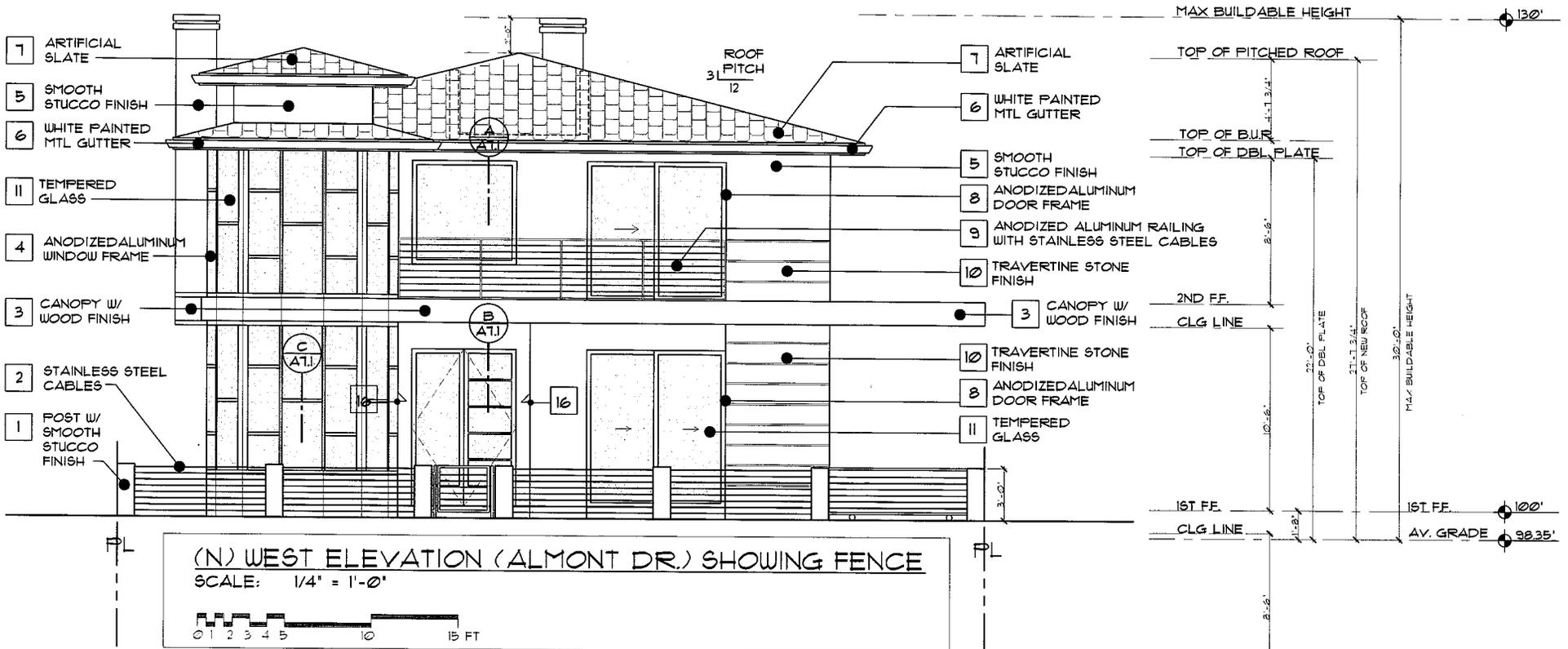
455 North Rexford Drive

February 6, 2014

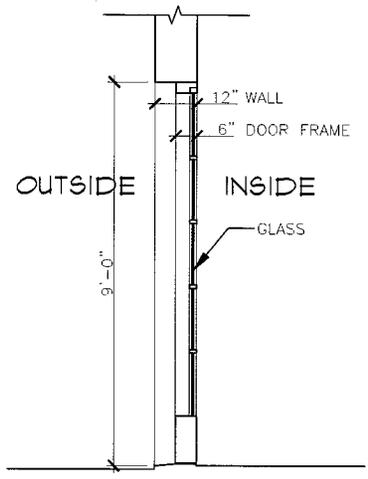
It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

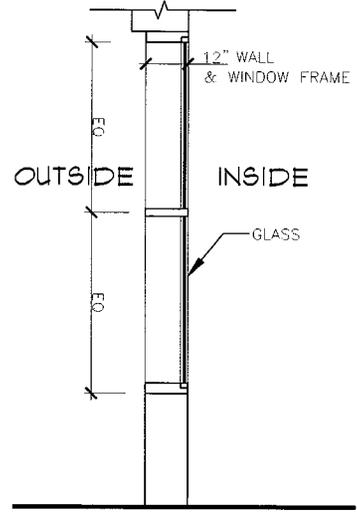
The project requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on January 27, 2014; the site was posted on January 16, 2014. To date staff has not received comments in regards to the submitted project.



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 719 • BEVERLY HILLS, CA 90210
TEL: 310.274.1118 FAX: 310.274.1119

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

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

REVISION:

DATE: 01-13-14

PROJECT NO.:

SCALE: G.M.

SHEET NO. **A7.1**



GABBAY ARCHITECTS
 8127 WASHINGTON BLVD. SUITE 216, BEVERLY HILLS, CA
 TEL: 310.853.0065 FAX: 310.850.1518

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

308 S. ALMONT DR



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment B

Applicant's Written Response
to Commission's Comments



GABBAY ARCHITECTS

A PROFESSIONAL CORPORATION

YASSI GABBAY, ARCHITECT, D.P.L.G.

HAMID E. GABBAY, ARCHITECT

March 26, 2014

Cindy Gordon
City of Beverly Hills
455 North Rexford Drive
Beverly Hills, CA 90210

Re: 308 South Almont Drive

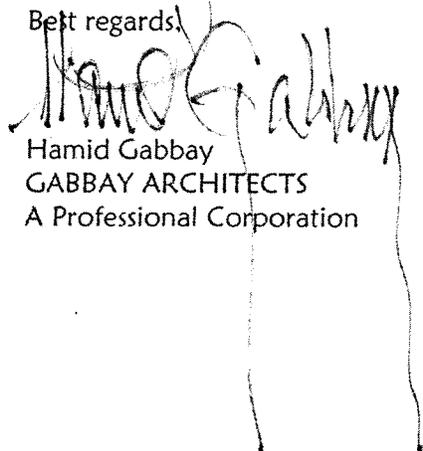
Dear Cindy:

Following the Design Review Commissioners' concerns, suggestions and requests, we are changing and redesigning the façade of the aforementioned property as follows:

1. The semi-circle glass tower forming the landing of the stairs has been changed to a flat, diagonal wall.
2. The second roof on the top of the semi-circle has been removed completely.
3. The travertine wall has been removed.
4. The width of the door and windows has been reduced.
5. In order to achieve front yard averaging the house has been pushed back.

Please let me know if you have any questions.

Best regards,



Hamid Gabbay
GABBAY ARCHITECTS
A Professional Corporation

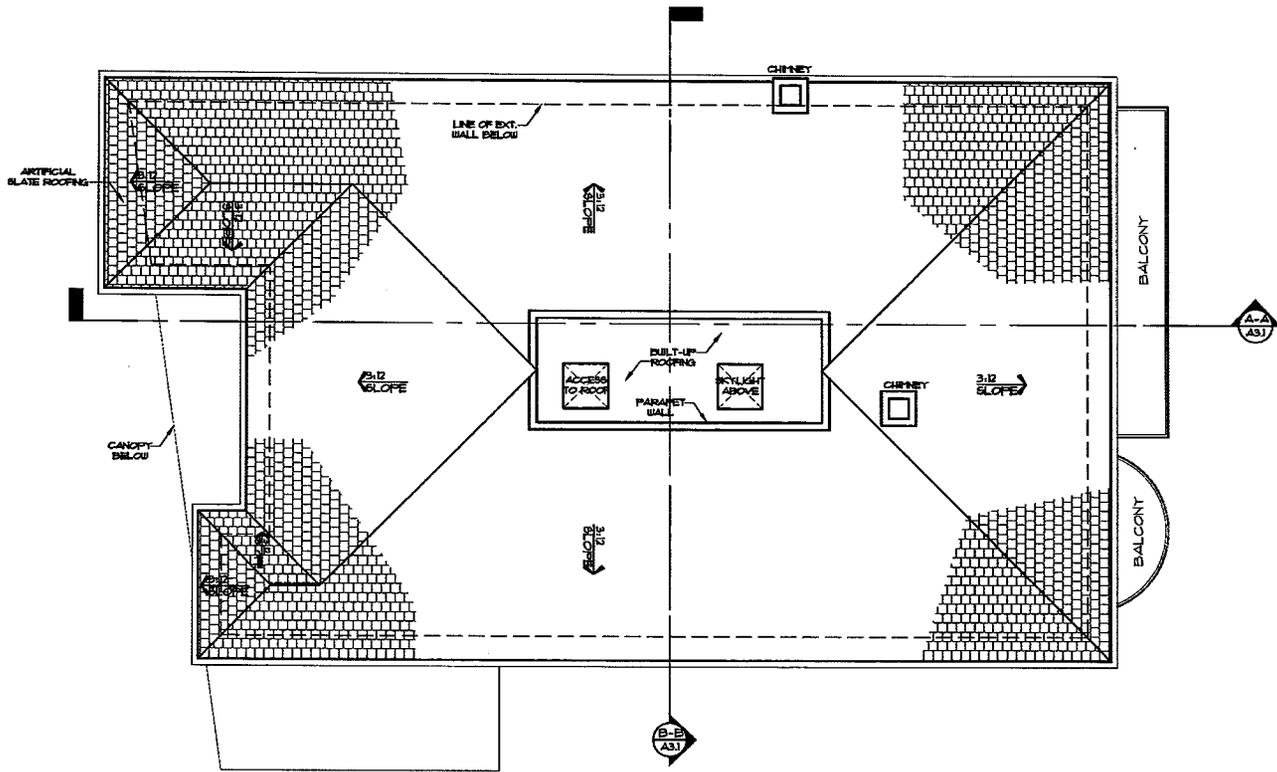


Design Review Commission Report

455 North Rexford Drive

April 3, 2014

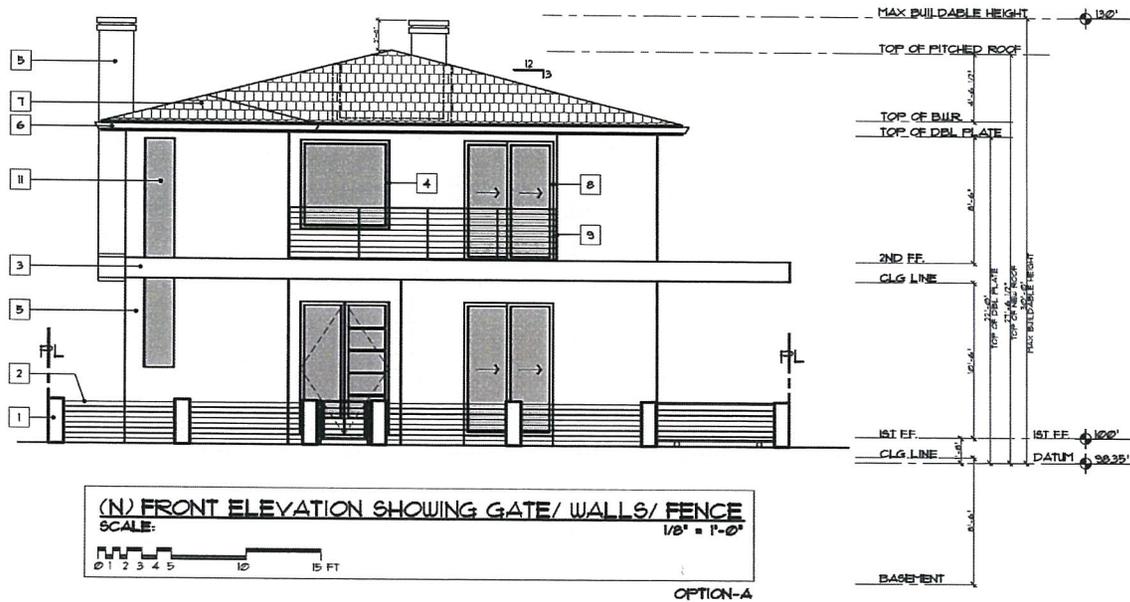
Attachment C
Project Design Plans



(N) SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0 1 2 3 4 5 10 15 FT



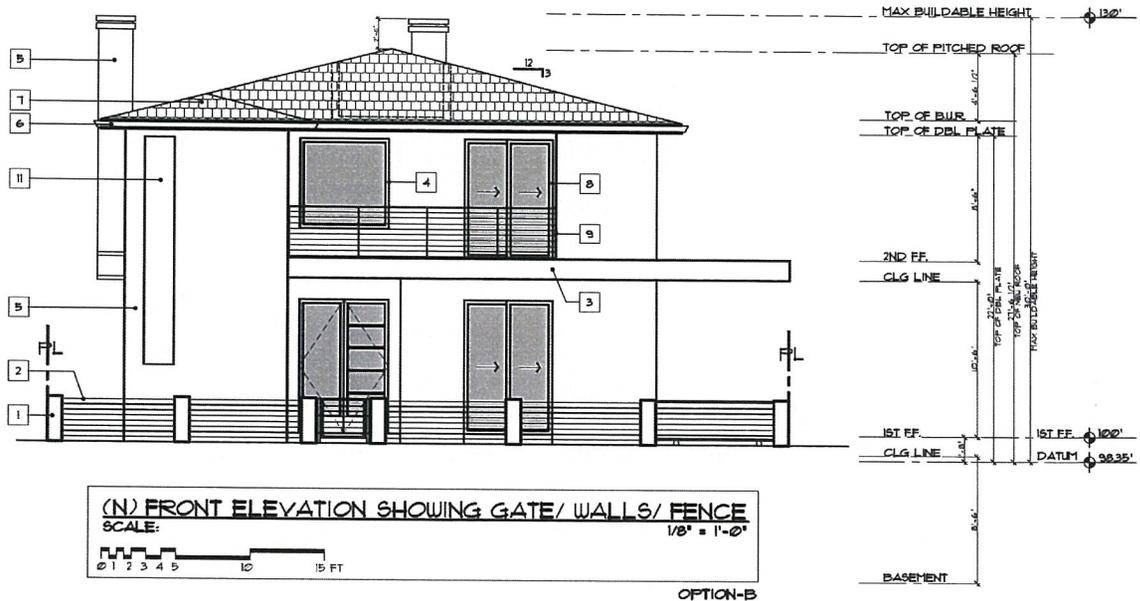
GABBAY ARCHITECTS <small>ARCHITECTS INC.</small> <small>1000 W. HOLLYWOOD BLVD. SUITE 1000 HOLLYWOOD, CA 90028</small>		SHEET TITLE: (N) ROOF PLAN	DESIGNER: _____
		PROJECT TITLE: 308 S. ALHAMBRA DR. BEVERLY HILLS, CA 90211	DATE: 08/20/04 PROJECT NO.: A2.4



COLORED FRONT ELEVATION (OPTION-A)

GABBAY ARCHITECTS
 300 S. ALHAMBRA DR. BEVERLY HILLS, CA 90211
 TEL: 310-274-1111 FAX: 310-274-1112

SHEET TITLE: COLORED FRONT ELEV. & BALCONY, GROUND GATE/WALLS & FENCING
 REGION: CALIFORNIA
 SCALE: 1/8" = 1'-0"
 PROJECT TITLE: 300 S. ALHAMBRA DR. BEVERLY HILLS, CA 90211
 DATE: 09-20-04
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET NO.: A43a



LEGEND:

- 1 36" HIGH POST W/ STUCCO FINISH
- 2 STAINLESS STEEL CABLES
- 3 CANOPY W/ WOOD FINISH
- 4 ANODIZED ALUMINUM WINDOW FRAME
- 5 SMOOTH STUCCO FINISH
- 6 WHITE PAINTED METAL GUTTER
- 7 ARTIFICIAL SLATE TILE ROOFING
- 8 ANODIZED ALUMINUM DOOR FRAME
- 9 ANODIZED ALUM. RAILING W/ STAINLESS STEEL CABLES
- 10 TRAVERTINE STONE FINISH
- 11 TEMPERED GLASS
- 12 CONCRETE STEPS
- 13 STAMPED CONCRETE ASHLER SLATE PATTERN
- 14 STONE PAVING IN THE FRONT YARD (WALKWAY)



COLORED FRONT ELEVATION (OPTION-B)

<p>GABBAY ARCHITECTS <small>11111 W. ALHAMBRA DRIVE, SUITE 100, ALHAMBRA, CA 91803 TEL: 626-255-8888 FAX: 626-255-8889</small></p>		<p>SHEET TITLE: COLORED FRONT ELEV. & BALCONY RAILING GATE/WALLS & FENCE</p>	<p>REVISION:</p>
		<p>PROJECT TITLE: 300 S. ALHAMBRA DR. BEVERLY HILLS, CA 90211</p>	<p>SCALE: P&A</p>
<p>DATE: 09-06-14</p>		<p>SHEET NO.: 44.9b</p>	<p>DATE: 09-06-14</p>



GABBAY ARCHITECTS <small>PHOTOGRAPHY BY GABRIEL GABBAY</small>		SHEET TITLE STREETSCAPE PHOTO MONTAGE	REGION _____
		PROJECT TITLE 308 S. ALHAMBRA DR. BEVERLY HILLS, CA 90211	DRAWN BY _____
		SCALE _____	SHEET NO. A6.1
		DATE 08-08-14	PROJECT NO. _____



<p>3D RENDERING ENVIRONMENTAL CONSTRUCTION</p>	<p>PROJECT NO. 3108</p>
<p>DATE 08/20/14</p>	<p>SCALE 1/4" = 1'-0"</p>
<p>BY GABBY ARCHITECTS</p>	<p>FOR SAB & ALPHONZ INC.</p>
<p>PROJECT 3108</p>	<p>LOCATION BENNETT HILLS, CA 90701</p>

GABBY ARCHITECTS
 1147 HOLBORN AVENUE, SUITE 111 • BEVERLY HILLS, CA 90210
 TEL: 310.441.2222 FAX: 310.441.2223



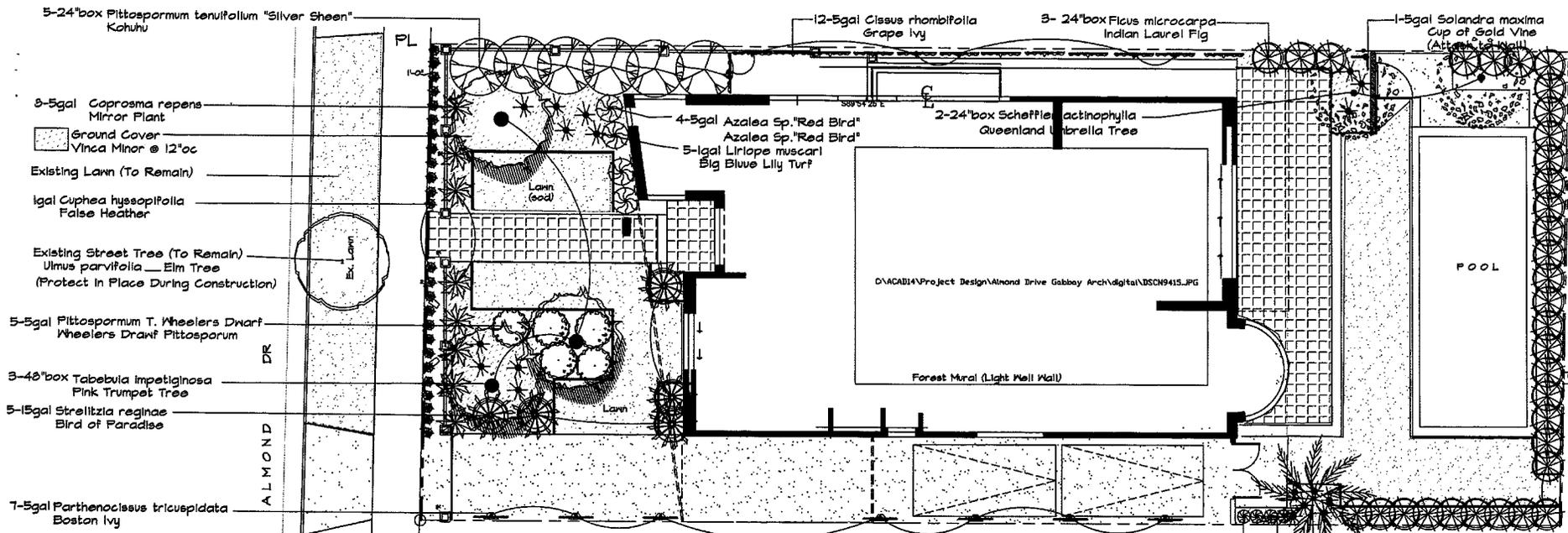
SHEET TITLE
3D RENDERING
 OPTION-B
 PROJECT TITLE
 365 S. ALHENT DR.
 BEVERLY HILLS, CA 90211

DESIGNER
 DRAWN BY
 DATE
 PROJECT NO.

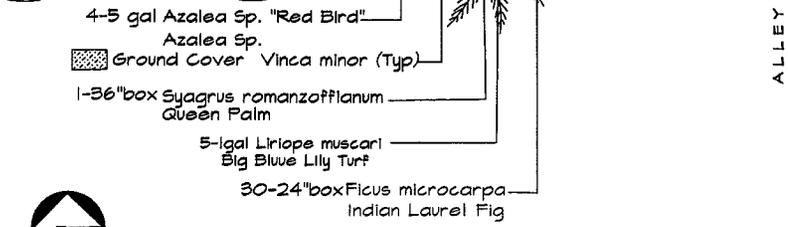
GABBAY ARCHITECTS
ARCHITECTS INC. 1000 WILSON BLVD. SUITE 1000 BEVERLY HILLS, CA 90211

SHEET NO.
A1.b

DRG. & ALHENT DR.



P L A N T L E G E N D									
SYMBOL	CONTAINER		SIZE		BOTANICAL NAME	COMMON NAME	REMARKS		
	WATER	DEPTH	DIAMETER	HEIGHT				WATER	DEPTH
T R E E S									
				30	Ficus microcarpa	Indian Laurel Fig	Screen Hedge at alley		
				1	Syagrus romanzoffianum	Queen Palm			
				3	Tabebuia impetiginosa	Pink Trumpet Tree	Pink flower in Winter Medium Ht		
S H R U B S									
				3	Azalea Sp. 'Red Bird'	Azalea	Colorful foundation planting		
				12	Cissus rhombifolia	Grape Ivy	Screen/soften wall view on North side		
				3	Coprosma repens	Mirror Plant	Small shrub with glossy leaves		
				25	Cuphea hyssopifolia	False Heather	Maintain plant at 12" height,		
				3	Liriope muscari	Big Blue Lilly Turf	Low 15"-18" ht dark green foliage		
				5	Pittosporum tenuifolium 'Silver Sheen'	Kohuhu	Dense upright growth w/glossy leaves		
				5	Pittosporum T. Wheelers Dwarf	Wheelers Dwarf Pittosporum	Low dark green foliage		
				2	Scheffler actinophylla	Queensland Umbrella Tree	Graseful umbrella canopy, Good pool plant		
				1	Solandra maxima	Cup of Gold Vine	Evergreen vine, winter to spring bloom		
				3	Strelitzia reginae	Bird of Paradise	Unique orange/red flower color		
				7	Parthenocissus tricuspidata	Boston Ivy	Vine-Deciduous Vine/ Fall Color		
GROUND COVER Vinca Minor @ 12"oc									



K Image CADworks Design
 Landscape design
 Water Conservation Consultant



GABBAY ARCHITECTS
 1410 W. SHAW BLVD. SUITE 1774, BEVERLY HILLS, CA 90212
 TEL: 310.274.8888 FAX: 310.274.8877

PROJECT TITLE: PLANTING PLAN
 PROJECT NO.: 01-15-14
 DATE: 01-15-14
 DRAWN BY: G.H.
 SCALE: 1/8"=1'-0"
 SHEET NO.: LP-1



Tabebuia impetiginosa
Pink Trumpet Tree (20-30FT)

510 Screen Plant



Pittosporum t. "Silver Sheen"
Kohuhu (Screen Planting)



Azalea "Red Bird"



Strelitzia reginae
Bird of Paradise



Syagrus romanzoffianum
Queen Palm (Rear)



Ficus microcarpa
Indian Laurel (Screen Planting)



FRONT ELEVATION
Scale 1/4"=1'-0"

FRONT
ELEVATION

K Image CADworks Design
Landscape design
Water Conservation Consultant



GABBAY ARCHITECTS
ARCHITECTS
308 S. ALMONT DR.
BEVERLY HILLS, CA 90211
TEL: 310.206.8888
FAX: 310.206.8888

PROJECT TITLE:	FRONT ELEVATION
DATE:	07-15-14
PROJECT NO.:	LP-2
DRAWN BY:	G.M.
CHECKED BY:	
SCALE:	
SHEET NO.:	



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment D

DRAFT Approval Resolution

RESOLUTION NO. DR XX-14

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 308 SOUTH ALMONT DRIVE (PL1400870).

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

Section 1. Hamid Gabbay, agent, on behalf of Naim Alain and Naim Ronit, property owners, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 308 South Almont 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. 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on April 3, 2014 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:

Project-Specific Conditions

1. **No special conditions have been imposed for this project.**

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **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.
4. **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.
5. **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.

6. **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.
7. **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.
8. **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.
9. **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.
10. **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.

11. **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.

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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: April 3, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission