



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

Subject: **718 North Linden Drive (PL1403987)**

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

Project Applicant: James and Ilene Nathan

Recommendation: Conduct public hearing and provide the applicant with a project approval.

REPORT SUMMARY

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

URBAN DESIGN ANALYSIS

The 700-block of North Linden Drive is an eclectic mix of architectural styles and the proposed Contemporary style will introduce a new aesthetic. The proposed façade remodel is appropriate in scale and mass to the property and surrounding neighborhood and will serve to positively enhance the streetscape.

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 March 25, 2014; the site was posted on March 16, 2014. To date staff has not received comments in regards to the submitted project.

Attachment(s):

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

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 Contemporary Architectural Style is achieved with the use of abstract, clean, pure and simple planes and volumes with harmonic proportions set in different planes. There are no complicated shapes and square angles are the defining geometry. The material selected are simple but sophisticated and are used to enhance the individuality of the different planes and volumes.

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 checked="" 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: 177.77' x 83.28' Lot Area (square feet): 14,434 SQ FT
Adjacent Streets: Lomitas Ave. (North). Elevado Ave. (South)

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:	_____	_____	_____
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:
 Proposed Remodel does not reduces Side Setbacks or Front Setback. Proposed height is bellow maximum allowed. Neighbor's Privacy is not compromised. The garden quality of the city is not adversely impacted.

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"	33'-8"	26'-1"
Roof Plate Height:	NA	19'-5"	20'-9"
Floor Area:	7,274 SQ FT	6,925 SQ FT	7,080 SQ FT
Rear Setbacks:	43'-11"	52'-7"	NA
Side Setbacks:	S/E 7'-6"	S/E 7'-7"	S/E 7'-7"
	N/W 11'-0"	N/W 8'-6"	N/W 8'-6"
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:	Aluminum Siding Panels	Stucco	Back Painted Glass
Texture /Finish:	Satin	Smooth	Smooth
Color / Transparency:	Bronze	Oatmeal	White

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

Material:	Anodized Aluminum Frame	Glass	Back Painted Glass
Texture /Finish:	Satin	Polished	Smooth
Color / Transparency:	Bronze	Clear	White

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

Material:	Anodized Aluminum Frame	Glass
Texture /Finish:	Satin	Polished
Color / Transparency:	Bronze	Clear

PEDIMENTS

Material:	NA
Texture /Finish:	
Color / Transparency:	

ROOF

Material:	Aluminum Standing Seam
Texture /Finish:	Satin
Color / Transparency:	Bronze

CORBELS

Material:	NA
Texture /Finish:	
Color / Transparency:	

CHIMNEY(S)

Material:	Stainless Steel
Texture /Finish:	Brushed
Color / Transparency:	Silver

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

COLUMNS

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

BALCONIES & RAILINGS

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

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

Material: Granite Slabs
Texture /Finish: Leather Finish
Color / Transparency: Black

OTHER DESIGN ELEMENTS

Material: Aluminum Underside Roof Overhang and Fascia Panels
Texture /Finish: Satin
Color / Transparency: Silversmith

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

NA

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 Contemporary character of the design reads through out. The elements and materials are repeated consistently in different locations: The arched roof overhang with back painted glass panels right below is a very dominant feature that repeats in many locations and always the same material is used. The Aluminum siding is carried right below the painted glass panels and is applied through out. The Smooth Stucco walls are simply the background for the main materials to "shine". Two elements are used for the purpose of breaking monotony: a Freestanding Granite Wall and the Stainless Steel Chimney.

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.

First, the building is broken up in three volumes. Two volumes reach the street, one taller than the other, but both under the maximum height allowed and an open courtyard is created between the two volumes that serves as Entry. The building is not a massive block.
Second, a freestanding wall is placed in a way that integrates with the garden and helps to gradually reduce the scale and massing of the building from the street. Also mature trees and existing landscape are kept unchanged

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

The ultimate purpose of this project is just that. Enhance the appearance of the building from the street. There are no major upgrades to the interior of the house or area additions. The existing residence exhibits a somber appearance that needs a more distinct design. This will enhance the design quality of the neighborhood.

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 project does not intend to reduce existing conditions of privacy for the neighbors. The existing setbacks are maintained unchanged.

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 neighborhood exhibits a great variety of architectural styles and the design integrates within the existing conditions. Also the materials proposed are rich and of high quality. The existing landscape is to remain unchanged which helps in keeping the harmony since mature trees are kept.

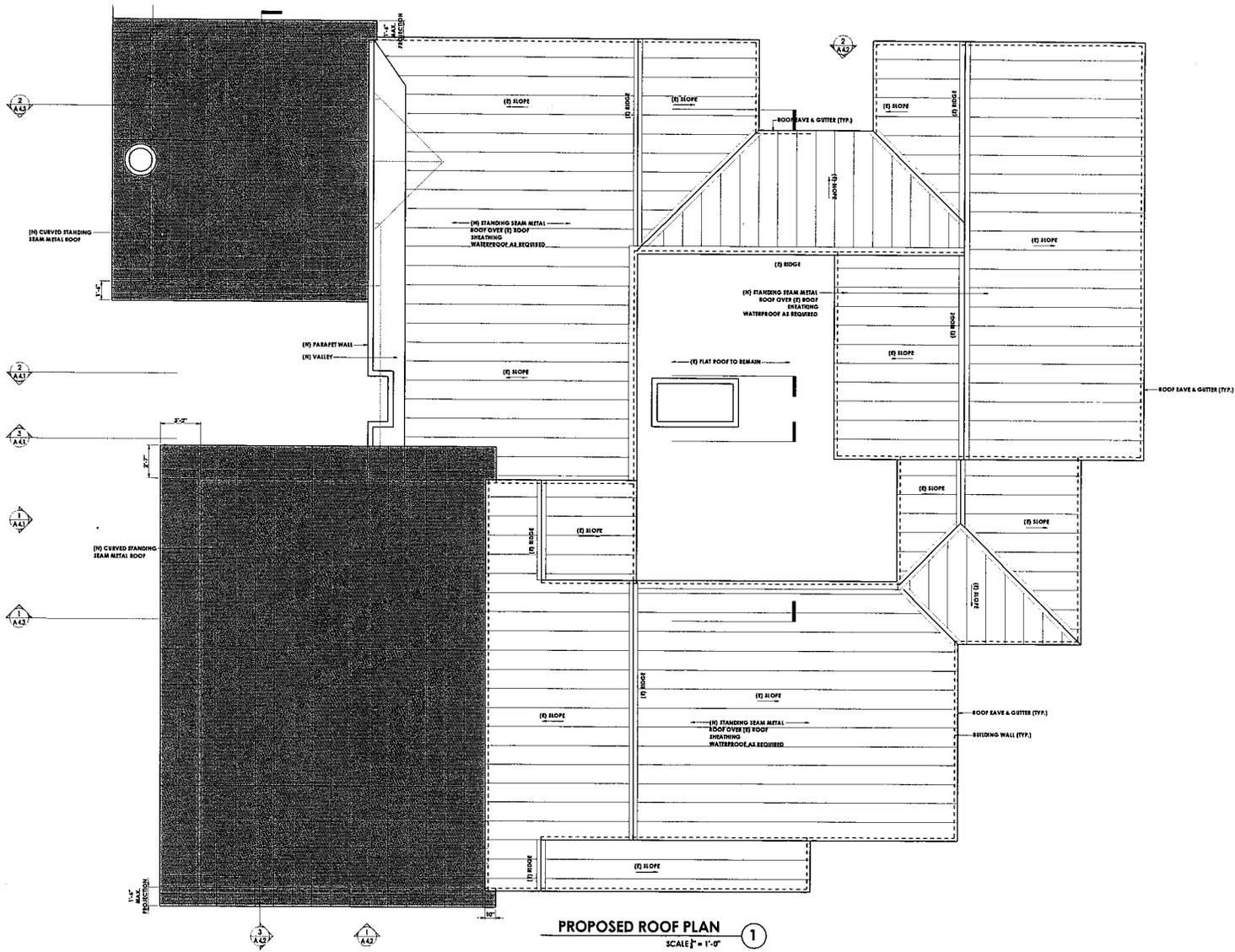


Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment B
Project Design Plans



F & B
design
architectural design company

Manufacturing: All work performed in USA
#1718871: Certified Professional

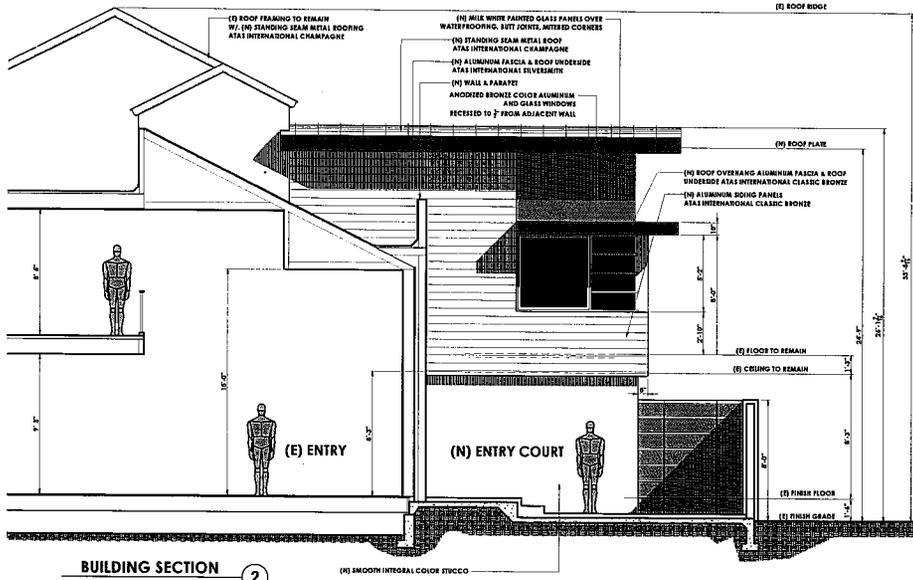
DRAWING TITLE:
ROOF PLAN
EXISTING / DEMOLITION

PROJECT NAME:
**Nathan
Residence**
718 Linden Drive
Sunnyvale Hills, California 95210

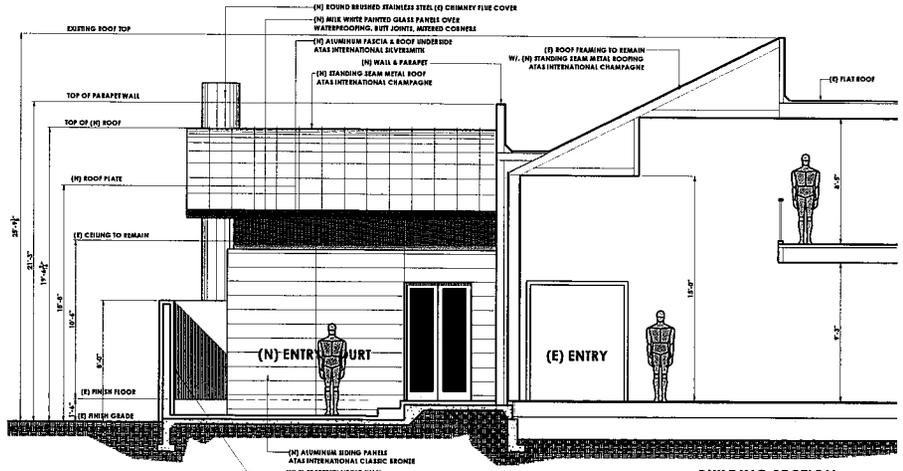
ISSUE DATE:
March 10, 2014

REVISIONS
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 △ _____
 △ _____

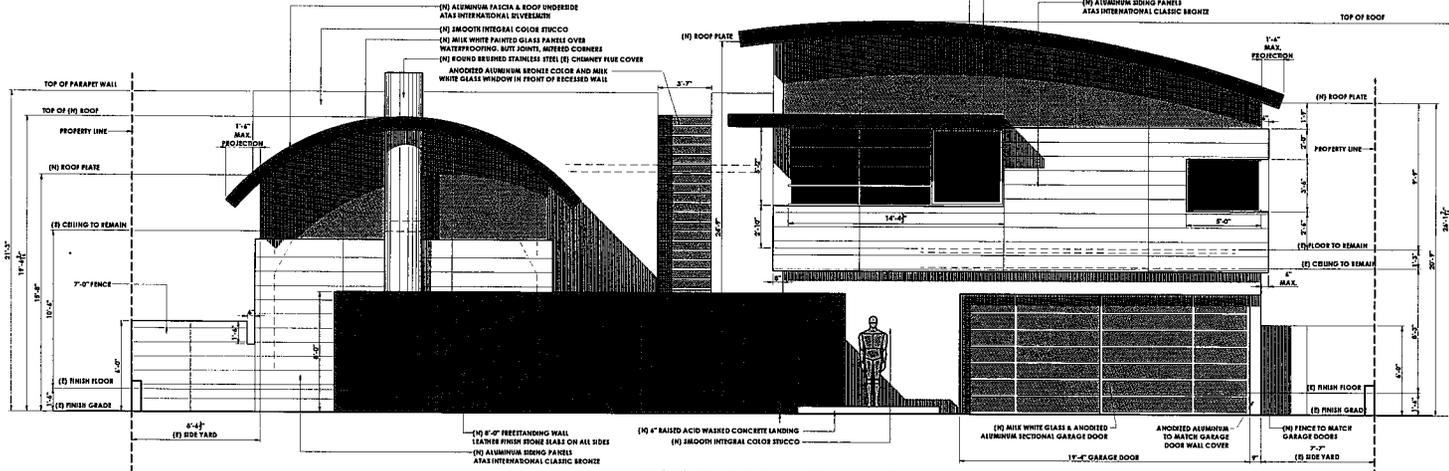
A
2.3



BUILDING SECTION 2
SCALE 1/4" = 1'-0"



BUILDING SECTION 3
SCALE 1/4" = 1'-0"



PROPOSED FRONT (WEST) ELEVATION 1
SCALE 1/4" = 1'-0"

Not being used: the wall below the top of the wall: (N) STANDING SEAM METAL ROOFING ATAS INTERNATIONAL CHAMPAGNE

DRAWING TITLE:
BUILDING SECTIONS
EXTERIOR ELEVATION

PROJECT NAME:
Nathan Residence
718 Lincoln Drive,
Newbury Park, California 91320

ISSUE DATE:
March 10, 2014

REVISIONS

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PROPOSED FRONT (WEST) COLOR ELEVATION

SCALE: 1/8" = 1'-0"

1

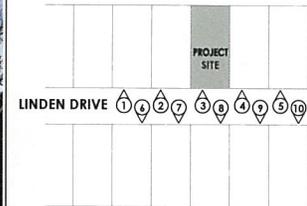


② 720 LINDEN DRIVE

③ 718 LINDEN DRIVE
PROJECT SITE

④ 716 LINDEN DRIVE

NEIGHBORING PROPERTIES PHOTOGRAPHS ①



KEY MAP ③

- ① 722 LINDEN DRIVE
- ② 720 LINDEN DRIVE
- ③ 718 LINDEN DRIVE
- ④ 716 LINDEN DRIVE
- ⑤ 714 LINDEN DRIVE
- ⑥ 725 LINDEN DRIVE
- ⑦ 723 LINDEN DRIVE
- ⑧ 721 LINDEN DRIVE
- ⑨ 719 LINDEN DRIVE
- ⑩ 717 LINDEN DRIVE



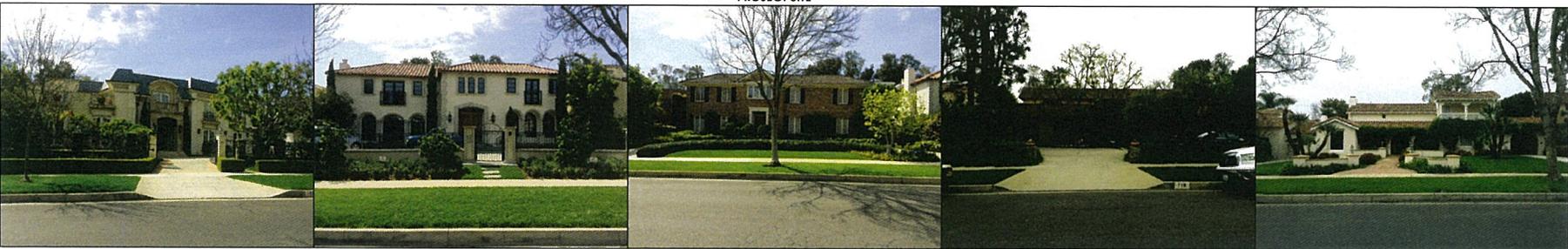
① 722 LINDEN DRIVE

② 720 LINDEN DRIVE

③ 718 LINDEN DRIVE
PROJECT SITE

④ 716 LINDEN DRIVE

⑤ 714 LINDEN DRIVE



④ 725 LINDEN DRIVE

⑦ 723 LINDEN DRIVE

⑧ 721 LINDEN DRIVE

⑨ 719 LINDEN DRIVE

⑩ 717 LINDEN DRIVE

NEIGHBORING PROPERTIES PHOTOGRAPHS ②



720 LINDEN DRIVE

STREETSCAPE WITH SITE EXISTING LANDSCAPE ①

718 LINDEN DRIVE
PROJECT SITE

716 LINDEN DRIVE



720 LINDEN DRIVE

STREETSCAPE WITHOUT SITE EXISTING LANDSCAPE ②

718 LINDEN DRIVE
PROJECT SITE

716 LINDEN DRIVE



F & B
design
residential design company

ARCHITECTURE: JAMES HENNINGSEN
Landscape Architecture: F&B Design

DRAWING TITLE:
STREETSCAPE PHOTO MONTAGE

PROJECT NAME:
Nathan
Residence
718 Linden Drive
Beverly Hills, California 90210

ISSUE DATE:
March 10, 2014

REVISIONS
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A
6.2



PROPOSED BUILDING FRONT VIEWED FROM THE STREET ①

F & B
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residential design company

18180 E. 15th Ave. Suite 100
Denver, CO 80232

DRAWING TITLE:
3-DIMENSIONAL PERSPECTIVE
RENDERING

PROJECT NAME:
Nathan
Residence
718 Indian Drive
Riverside, CA 92504

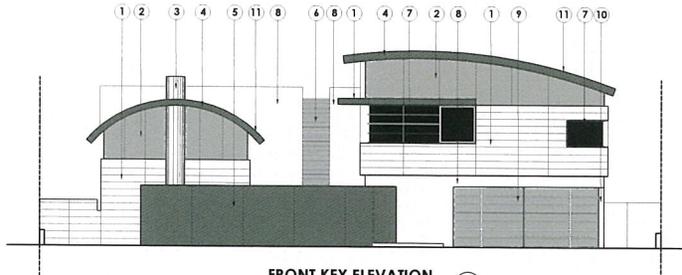
ISSUE DATE:
March 10, 2014

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6.3

NATHAN RESIDENCE

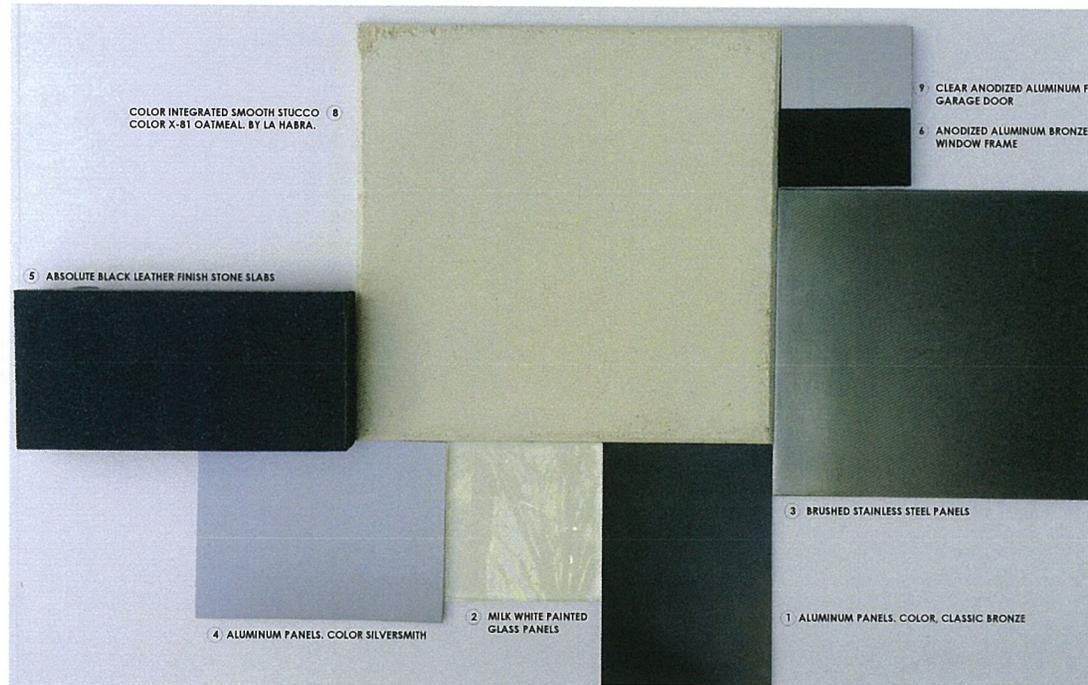
718 LINDEN DRIVE, BEVERLY HILLS, CALIFORNIA 90210
BUILDING FRONT FACADE REMODEL AND 155 SQ FT ADDITION



FRONT KEY ELEVATION ①

LEGEND

- ① ALUMINUM SIDING PANELS BY ATAS INTERNATIONAL. COLOR, CLASSIC BRONZE
- ② MILK WHITE PAINTED GLASS PANELS OVER WATERPROOFING. BUTT JOINTS, MITERED CORNERS
- ③ BRUSHED STAINLESS STEEL PANELS
- ④ ALUMINUM FASCIA & ROOF UNDERSIDE BY ATAS INTERNATIONAL. COLOR, SILVERSMITH
- ⑤ ABSOLUTE BLACK LEATHER FINISH STONE SLABS
- ⑥ ANODIZED ALUMINUM BRONZE COLOR FRAME (SAMPLE ⑥) AND MILK WHITE GLASS (SAMPLE ②) WINDOW BY METAL WINDOW CORPORATION
- ⑦ ANODIZED ALUMINUM BRONZE COLOR FRAME (SAMPLE ⑥) AND CLEAR GLASS WINDOW BY METAL WINDOW CORPORATION
- ⑧ COLOR INTEGRATED SMOOTH STUCCO. COLOR X-81 OATMEAL. BY LA HABRA.
- ⑨ CLEAR ANODIZED ALUMINUM FRAME (SAMPLE ⑨) AND MILK WHITE GLASS (SAMPLE ②) GARAGE DOOR BY METAL WINDOW CORPORATION
- ⑩ ALUMINUM CLAD WALL PANELS (SAMPLE ⑨)
- ⑪ STANDIN SEAM ALUMINUM ROOF BY ATAS INTERNATIONAL. COLOR CLASSIC BRONZE (SAMPLE ①)



EXTERIOR MATERIAL SAMPLES ③



Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment C

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 FAÇADE REMODEL TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 718 NORTH LINDEN DRIVE (PL1403987).

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

Section 1. Jose Fernandez, agent, on behalf of James and Ilene Nathan, property owners, (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 718 North Linden 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 filling 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

John Wyka, Acting Chair
Design Review Commission