



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, May 1, 2014
(Continued from Thursday, February 6, 2014)

Subject: **217 South Willaman Drive (PL1400491)**
A request for an R-1 Design Review Permit to allow a façade remodel and second-story addition to an existing one-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: Tara Moore

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel and second-story addition to an existing one-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 insufficient landscaping, bulk and mass of the second story addition, compatibility between the existing residence and the addition, and the lack of detailing indicative of the Spanish Mission Revival style of architecture.

As a result of the Commission's comments, the applicant has modified the design of the project with the following changes:

- Revised roof line with primary gables facing side property lines;
- Reconfigured second floor fenestration;
- Redesigned entry to include one-story cylindrical entry tower;
- Addition of chimney adjacent to entry tower;
- Reduced corbel quantity on first and second floor;
- Addition of wrought iron grid detailing on entry door and second floor gable;
- Addition of wall-mounted fountain adjacent to entry tower;
- Revised smooth stucco color, and;
- Increased recess depth for porte cochere.

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

May 1, 2014

URBAN DESIGN ANALYSIS

The revised primary roofline with the reoriented gables greatly reduces the bulk and mass of the second-story addition and better integrates with the existing roof configuration; however, the fenestration on the second floor creates the appearance of two unconnected buildings as it is not consistent with the ground floor fenestration.

Additionally, staff maintains concern regarding the consistency between the two gables on the left side of the façade and recommends these be revised to allow for greater compatibility between the two elements. Furthermore, the new ground floor chimney does not integrate with the overall design of the house and should be redesigned to more appropriately convey a cohesive aesthetic.

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



Design Review Commission Report

455 North Rexford Drive

May 1, 2014

Attachment A

February 6, 2014 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, February 6, 2014

Subject: **217 South Willaman Drive (PL1400491)**

A request for an R-1 Design Review Permit to allow a façade remodel and second-story addition to an existing one-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: GA Engineering Inc.

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel and second-story addition to an existing one-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 Spanish Mission Revival; 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 façade remodel and second-story addition should be further refined to express appropriately the Spanish Mission Revival style of architecture. Specifically, the following elements should be reconsidered:

- The second story overwhelms the ground floor and the street-facing gable is inappropriate. The roof should be revised to a standard pitch tile roof with the ridge parallel to the street (it currently perpendicular).
- The two lower gables on the left side of the façade should be revised so that there is consistency between them. Additionally, the placement of the windows in relation to the roofline should be revised as there appears to be excessive space with the current configurations.

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. 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

February 6, 2014

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 January 27, 2014; the site was posted on January 8, 2014. To date staff has not received comments in regards to the submitted project.



G.A. ENGINEERING

18882 VENTURA BLVD. SUITE 230
 TARPANA, CALIFORNIA 91356
 Phone : (818) 768-0018
 Cell : (818) 203-3336
 Fax : (818) 708-2847

OWNER

DAVID SHIMSHON

PHONE NUMBER: 310-8493070
 217 S WILLAMAN DRIVE, BEVERLY HILLS,
 CA, 90211

PROJECT

**217 S WILLAMAN DR,
 BEVERLY HILLS, CA, 90211**

DRAWING TITLE

**3-DIMENSIONAL
 PERSPECTIVE RENDERING**



Design Review Commission Report

455 North Rexford Drive

May 1, 2014

Attachment B

Applicant's Written Responses
to Commission's Comments

Tara Moore & Associates, Inc.

Design & Development

Arch. Review Board
Response to Comments

April 15, 2014

Ref: 217 S. Willamon Drive

To Whom it May Concern,

Upon reviewing the meeting held by the respected Commisioners of the Board and receiving the design commission for the above referenced project. The re-design was shaped in the following ways.

1. The foremost comment pertained to the imposing ridge that formerly dominated the façade. A suggestion was made to turn the upper ridge ninety degrees in order to soften the height differential and street view. That was accomplished and the intended lowering of the eaveline does appear a little friendlier.
2. Another comment noticed the windows on the upper façade which peered into closets and were bisected by walls. While there are still windows in the upper closets. The head height and size of the units put them above the shelf in the closet and the repetition of their placement creates a nice uniform pair of walls to frame the front entry.
3. The entry was also mentioned, it was suggested that the plate lines be brought into line to create some harmony. The plates are widely different in the entry area due to the asymmetrical (existing) front ridge to the south. The tower element is an elegant way to bridge the disparate plates and, with a low pitch, does not overwhelm the front yard or elevation.
4. The landscape was questioned regarding the jacaranda tree, so it is now going to be planted in the front and in time will grow well over that front lower roofline.
5. The number of corbels have also been reduced, by suggestion.

While the theme of the house has remained the same, the treatment of materials and responses to comments have improved the project greatly. Thank you for your time.

Sincerely,



Tara Moore
Tara Moore and Associates, Inc.

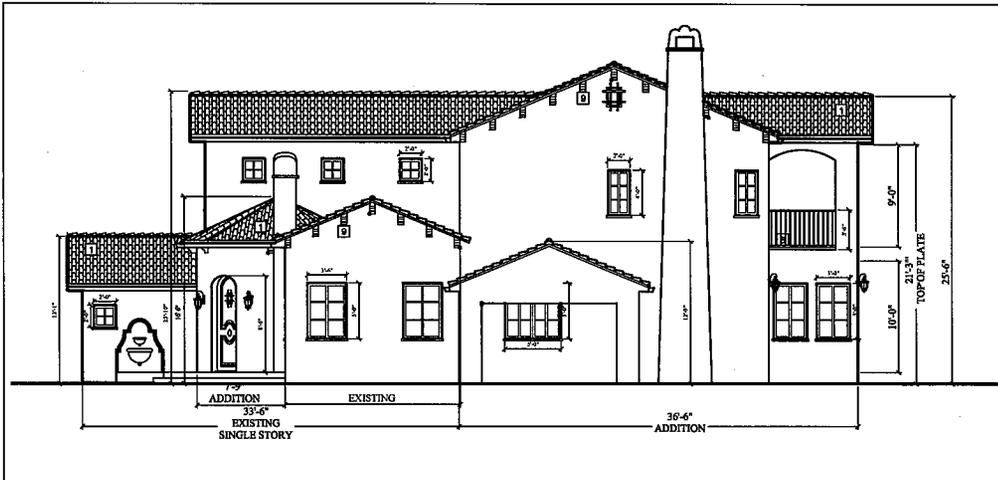


Design Review Commission Report

455 North Rexford Drive

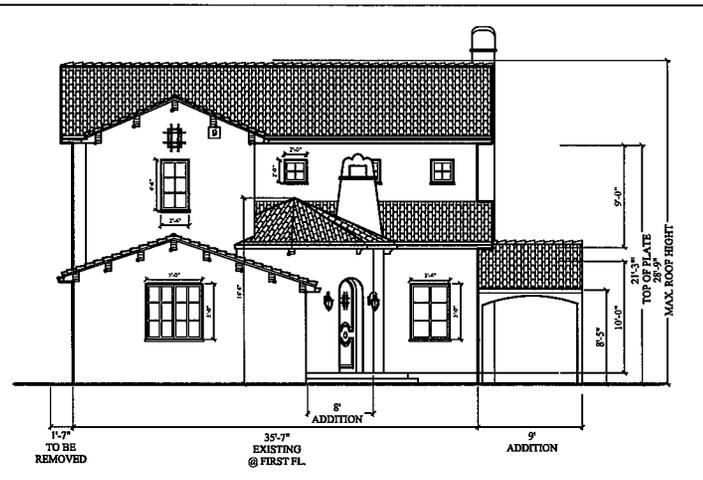
May 1, 2014

Attachment C
Project Design Plans



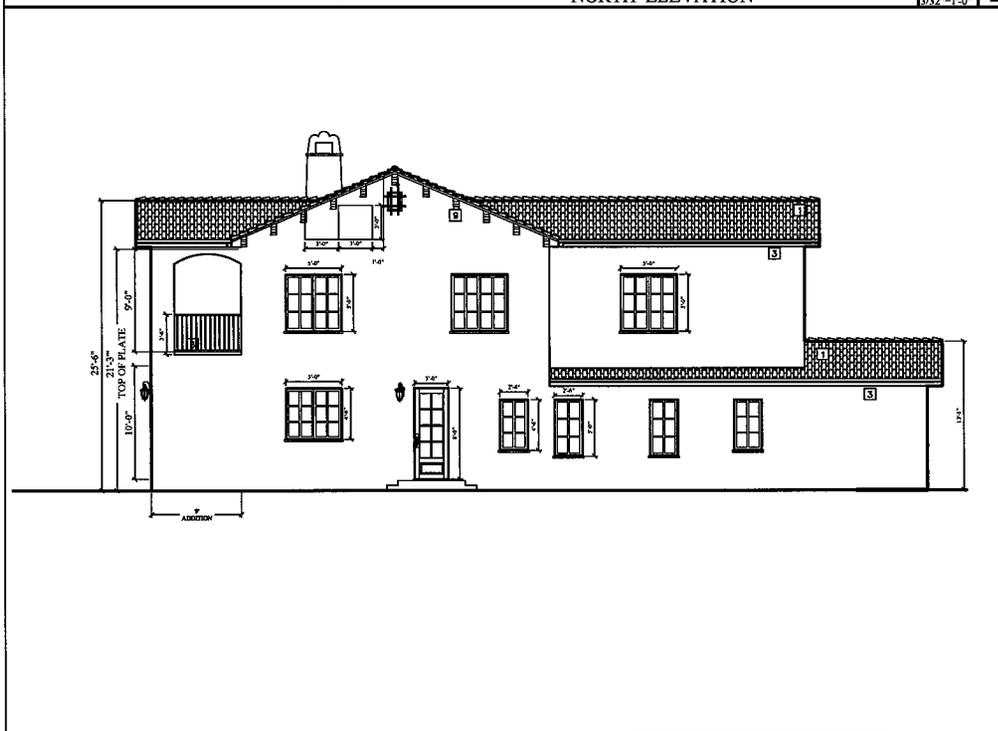
NORTH ELEVATION

SCALE: 3/32"=1'-0" 2



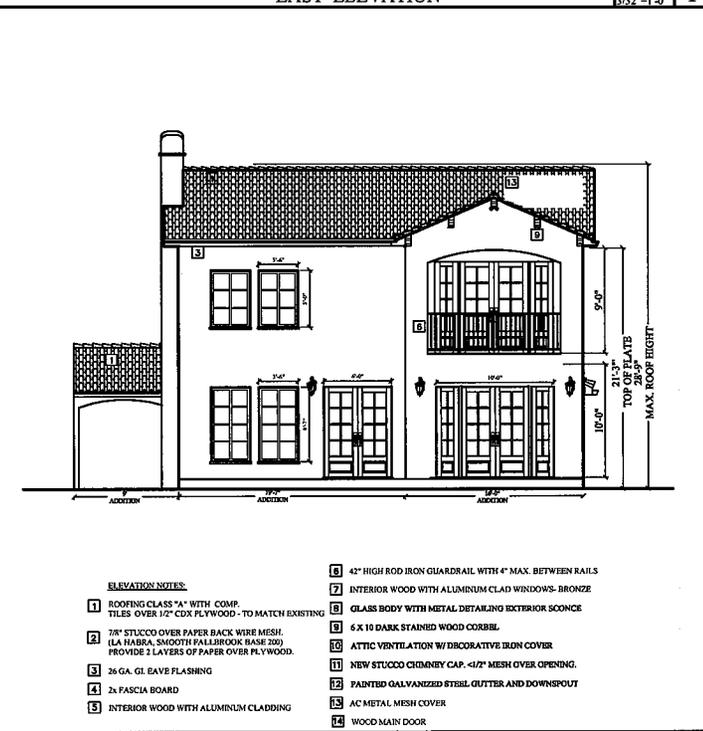
EAST ELEVATION

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



SOUTH ELEVATION

SCALE: 3/32"=1'-0" 4



WEST ELEVATION

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

ELEVATION NOTES:

- 1 ROOFING CLASS "A" WITH COMP. TILES OVER 1/2" CDX PLYWOOD - TO MATCH EXISTING
- 2 7/8" STUCCO OVER PAPER BACK WIRE MESH. (LA HABRA, SMOOTH FALLEROCK, BASE 300) PROVIDE 3 LAYERS OF PAPER OVER PLYWOOD.
- 3 26 GA. GL. EAVE FLASHING
- 4 2x FASCIA BOARD
- 5 INTERIOR WOOD WITH ALUMINUM CLADDING
- 6 42" HIGH ROD IRON GUARDRAIL WITH 4" MAX. BETWEEN RAILS
- 7 INTERIOR WOOD WITH ALUMINUM CLAD WINDOWS- BRONZE
- 8 GLASS BODY WITH METAL DETAILING EXTERIOR SCORSE
- 9 6 X 10 DARK STAINED WOOD CORBEL
- 10 ATTIC VENTILATION W/ DECORATIVE IRON COVER
- 11 NEW STUCCO CHIMNEY CAP. <1/2" MESH OVER OPENING.
- 12 PAINTED GALVANIZED STEEL GUTTER AND DOWNSPOUT
- 13 AC METAL MESH COVER
- 14 WOOD MAIN DOOR

TARA MOORE & Associates
 13335 Meridian Street, Ste. 305
 Sherman Oaks, CA 91403
 Phone: 818-706-0992 ext. 158
 Fax: 818-764.8116
 tara.moore.associates@gmail.com

217 S WILLAMAN DRIVE
 BEVERLY HILLS, CA 90211

DAVID SHIMSON
 310-849-3070

ISSUES

NO.	DESCRIPTION	DATE
1	DESIGN REV#3/17/14	

PROPOSED ELEV.S

SHEET NUMBER

A-4

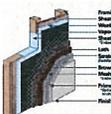
TOR NUMBER

SHIMSHON REMODEL AND ADDITION

217 S WILLAMAN DRIVE, BEVERLY HILLS, CA, 90211

LA HABRA FAST WALL KRAK SHIELD SMOOTH MISSION FINISH 434-42 FALLBROOK

FastWall WaterMaster Krak Shield



- Designed to be used where increased resistance to cracking, additional moisture protection and energy efficiency are desired.
- Provides superior moisture protection compared to two layers of paperwrap.
- WaterShield is designed to replace one of the 2 layers of paperwrap as prescribed by code for wood sheathing.
- This assembly can be used where an air barrier is desired or required by code.



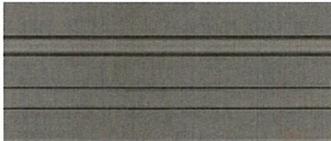
434 FALLBROOK (K2) BASE 200

RIVERSIDE 5" K STILE PAINTED 22G METAL GUTTERS



RIVERSIDE WATERGUTTERS

STUCCO CHIMNEY CAP WITH DARK BRONZE PAINTED 22G METAL TRIM TO MATCH GUTTERS



DISTRESSED CYPRESS 6x10 CORBELS DARK WALNUT STAIN



AAW PINNACLE SELECT WINDOW ANNODIZED BRONZE EXT. FINISH



2-3/16" thick sash adds beauty and increases insulating value
2-5/16" wide stiles and rails add stability and architectural appeal

PREMIUM WOOD CONSTRUCTION

Feature continues to produce one of the most energy efficient windows in manufacturing today and is made with only the finest wood - Clear Select Pine, Hard Maple or Douglas fir wood resources are available.

QUALITY CARDINAL® Low E 366 GLASS

Our Low E glass from the industry leader Cardinal Glass Industries features a coating that slows the way glass transmits heat and makes light pass through without heat loss in the winter and heat gain in the summer and also greatly reduces ultraviolet light to your furniture, floors and carpet with little or no penalty.

EXTRUDED ALUMINUM

We use only heavy duty 303 extruded aluminum building versus thin wall frame aluminum to meet durability and energy resistance to exterior damage, including birds and chips. The apart application is also thicker and more durable.

TAPE & SILICONE GLAZED

We use silicone and tape glazing methods to ensure a watertight seal and to time the application of heat and cold.



TIERRA Y FUEGO HAND CRAFTED SPANISH MISSION TILE 8X8 BLEND OR SANTA BARBARA MISSION BLEND



AAW RUSTIC WOOD DOORS MODEL R415 KNOTTY ALDER HAND FORGED IRON TRIM 3'-0" x 8'-6"



EAGLELITE CONC. S TILE 'CAPISTRANO' SANBORN BLEND



Capistrano, a high profile tile, works naturally with Spanish colonial, Spanish Mission and Spanish Villa architectural styles.

TROY LIGHTING CARLTON II EXTERIOR 4 LIGHT WALL SCONCE:



DIMENSIONS:
Height: 37" x Width: 12.25"



PANORAMIC VIEW OF:

1-EXISTING RESIDENCE



2-PROPOSED PROJECT



3-PROPOSED PROJECT & LANDSCAPE

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217 S WILLAMAN DRIVE
BEVERLY HILLS, CA 90211

DAVID SHIMSON
310-849-3070

TARA MOORE AND ASSOCIATES

ISSUES	
1	DESIGN REV 03/17/14

SHEET NAME:
STREET PHOTO MONTAGE

SHEET NUMBER:
A-7
JOB NUMBER:



Design Review Commission Report

455 North Rexford Drive

May 1, 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 FAÇADE REMODEL AND SECOND-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 217 SOUTH WILLAMAN DRIVE (PL1400491).

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

Section 1. Tara Moore, agent, on behalf of David Shimson, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a façade remodel and second-story addition to an existing one-story single-family residence for the property located at 217 South Willaman 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 May 1, 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: May 1, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission