



## Design Review Commission Report

**Meeting Date:** Thursday, May 1, 2014

**Subject:** 613 North Elm Drive (PL1405817)

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 north 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 – Gabbay Architects

**Recommendation:** Conduct public hearing and provide the applicant with an approval.

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### REPORT SUMMARY

The applicant is requesting review and approval of a new 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 proposed single-family residence contains appropriate design elements that are indicative of the Contemporary style and is generally internally compatible. However, the horizontal wood banding does not appear to relate to other design elements or materials and it is recommended that this be replaced with a high quality metal material.

Additionally, the proposed landscaping does not seem appropriate to a Contemporary style and it is recommended to utilize alternative plantings that integrate more appropriately with the style of the single-family residence. With these changes, it is anticipated that the project will positively enhance the streetscape of North Elm Drive.

### 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.

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](mailto:cgordon@beverlyhills.org)



## **Design Review Commission Report**

455 North Rexford Drive

May 1, 2014

### **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 April 21, 2014; the site was posted on March 12, 2014. To date staff has not received comments in regards to the submitted project.



**Design Review Commission Report**

455 North Rexford Drive

May 1, 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):**

Contemporary Style  
 The facade includes the various elements of the style such as flat roof, stucco, aluminum windows and doors, glass, with horizontal lines and major modulation.

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

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> R-1    | <input checked="" type="checkbox"/> R-1.5X2 | <input checked="" type="checkbox"/> R-1.8X |
| <input checked="" type="checkbox"/> R-1X   | <input checked="" type="checkbox"/> R-1.6X  |  |
| <input checked="" type="checkbox"/> R-1.5X | <input checked="" 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 checked="" type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence    |
| <input checked="" type="checkbox"/> Guest House            | <input checked="" type="checkbox"/> Accessory Structure(s) |
| <input checked="" type="checkbox"/> Vacant                 | <input checked="" 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:**

Mailing by the City.

**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:	32' - 0"	20' - 0"	32' - 0"
Roof Plate Height:			
Floor Area:	6,612 sq. ft.	5,625 sq. ft.	6,574 sq. ft.
Rear Setbacks:	36' - 4"		37' - 10 1/4"
Side Setbacks:	S/E 7' - 6" N/W 9' - 6"	S/E N/W	S/E 10' - 0" N/W 10' - 0"
Parking Spaces:	3		4

**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 / Travertine / Wood trim  
 Texture /Finish: Smooth / Honed /  
 Color / Transparency: La Habra x-50 crystal white/x-820 silverado gray / Beige / Dark brown

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

Material: Aluminum  
 Texture /Finish: Gray  
 Color / Transparency: Light green glass

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

Material: Aluminum  
 Texture /Finish: Gray  
 Color / Transparency: Light green glass

**PEDIMENTS**

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

**ROOF**

Material: Flat roof not visible  
 Texture /Finish:  
 Color / Transparency:

**CORBELS**

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

**CHIMNEY(S)**

Material: Stucco  
 Texture /Finish: Smooth  
 Color / Transparency: La Habra x-50 crystal white

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

Material: Steel pipe / Stainless steel cables  
Texture /Finish: Smooth  
Color / Transparency: Silver

**TRELLIS, AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

Material: Copper  
Texture /Finish: Smooth  
Color / Transparency: Brown

**EXTERIOR LIGHTING**

Material: See landscaping plan  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**PAVED SURFACES**

Material: See landscaping plan  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**FREESTANDING WALLS AND FENCES**

Material: Stucco  
Texture /Finish: Smooth  
Color / Transparency: La Habra X-50 crystal white

**OTHER DESIGN ELEMENTS**

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

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

Bold yet simple lines of the building's contemporary architecture design are complemented by the bold course texture of palm trees and Giant Bird of Paradise. King Palms offer feathery like fronds which complement the building, but do not visually obscure it. The Giant Bird of Paradise foliage is distinctive and makes a visual statement. In time, both will become outstanding specimens for the landscape.

**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.**

As mentioned in Section 2-B, all the materials used in the facade are consistent with the contemporary style, such as stucco, aluminum windows and doors.

**2. Describe how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.**

The design emphasis has been mostly on horizontal lines and major modulation.

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

As you may see in the photos of the streetscape presented in the attached set, while it is a new house but considering the colors and materials used, it blends with the neighborhood architecture.

**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 owner is extremely happy with the floor plans and facade the way it's being presented to the Commission. At the same time, all the side windows have been located in such a way to provide privacy and sandblasted glass is used in the large stairs window.

**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 #3 above.

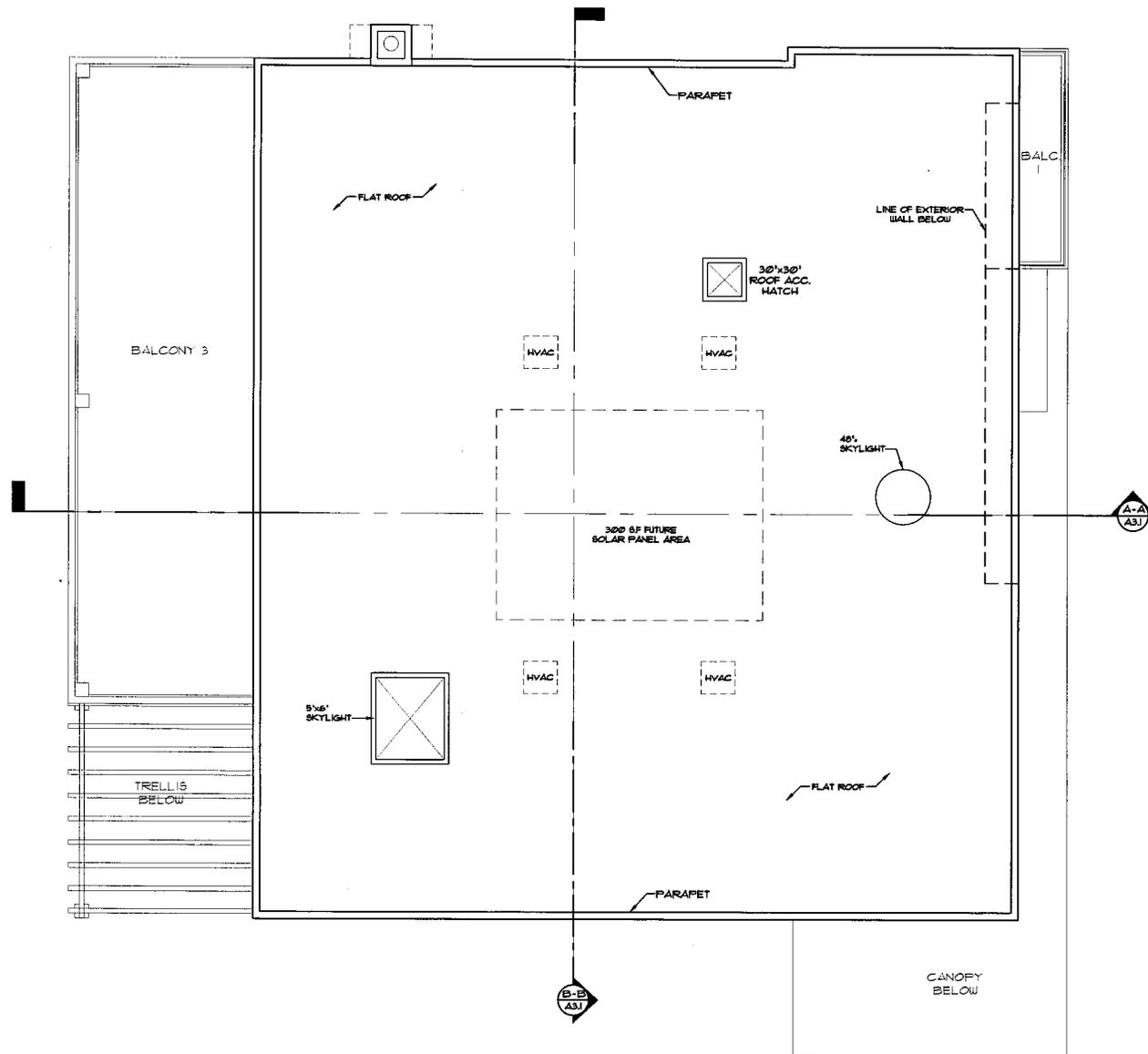


**Design Review Commission Report**

455 North Rexford Drive

May 1, 2014

**Attachment B**  
Project Design Plans



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



**GABBAY ARCHITECTS**  
 8127 WILSHIRE BLVD., SUITE 771A, BEVERLY HILLS, CA 90210  
 TEL: 310.274.8888

SHEET TITLE: <b>(N) ROOF PLAN</b>	REVISION:
PROJECT TITLE:	DATE: 01-21-14
613 N. ELM DR. BEVERLY HILLS, CA 90210	PROJECT NO.:

DRAWN: G.M.  
 SCALE:  
 SHEET NO. **A23**  
 613 N. ELM DR.



COLORED FRONT ELEVATION W/O LANDSCAPE

**LEGEND:**

- 1 42" HIGH POST SMOOTH STUCCO FINISH (LA HABRA X-50 CRYSTAL WHITE)
- 2 TRAVERTINE STONE FINISH
- 3 ANODIZED ALUMINUM DOOR/ WINDOW FRAME
- 4 SMOOTH STUCCO FINISH (LA HABRA X-50 CRYSTAL WHITE)
- 4a SMOOTH STUCCO FINISH (LA HABRA X-020 SILVERADO)
- 5 CHIMNEY W/ SMOOTH STUCCO FINISH (LA HABRA X-50 CRYSTAL WHITE)
- 6 42" HIGH STEEL PIPE RAILING W/ 4" MAX. OPENING HORT. STAINLESS STEEL CABLES
- 7 LIGHT GREEN TEMPERED GLASS
- 8 SAND BLASTED GLASS
- 9 WOOD TRELLIS (BRAEWOOD QTR. WENGE 947/Y32 FF)
- 10 TRAVERTINE STONE PAVING • FRONTYARD (WALKWAY)
- 11 LIGHTING FIXTURE (SEE SHEET A8.2)
- 12 CANOPY W/ WOOD FINISH (BRAEWOOD QTR. WENGE 947/Y32 FF)
- 13 COPPER GUTTER

**GABBAY ARCHITECTS**  
 8127 WILSHIRE BLVD., SUITE 774, BEVERLY HILLS, CA 90210  
 TEL: 310.659.8888 FAX: 310.659.1818

SHEET TITLE: COLORED FRONT ELEVATION W/O LANDSCAPE	REVISION:
PROJECT TITLE: 613 N. ELM DR. BEVERLY HILLS, CA 90210	DRAWN: G.M.
SCALE:	SHEET NO. A4.6
DATE: 01-21-14	PROJECT NO.:

613 N. ELM DR.



COLORED FRONT ELEVATION W/ LANDSCAPE

<p><b>GABBAY ARCHITECTS</b>  <small>8127 WALKER BLVD. SUITE 718, BEVERLY HILLS, CA          TEL: 310.858.8888 FAX: 310.858.1118</small></p>		<p>REVISION:</p>
		<p>DATE: 01-21-14</p>
<p>SHEET TITLE:          COLORED FRONT          ELEVATION W/          LANDSCAPE</p>	<p>PROJECT TITLE:          613 N. ELM DR.          BEVERLY HILLS, CA 90210</p>	<p>DRAWN: G.M.</p> <p>SCALE:</p> <p>SHEET NO.  <b>A4.1</b></p>
<p>PROJECT NO.</p>		<p>DATE: 01-21-14</p> <p>PROJECT NO.</p>



<p><b>GABBAY ARCHITECTS</b>  <small>9107 WILSHIRE BLVD., SUITE 714 • BEVERLY HILLS, CA          TEL: 310.658.8888 FAX: 310.658.1818</small></p>		<p>REVISION:</p>
		<p>SHEET NO. <b>A6.1</b></p>
<p>SHEET TITLE: <b>STREETSCAPE PHOTO MONTAGE</b></p>		<p>DATE: <b>03-26-14</b></p>
<p>PROJECT TITLE: <b>613 N. ELM DR BEVERLY HILLS, CA 90210</b></p>		<p>PROJECT NO.</p>
<p>DRAWN: <b>G.M.</b></p>		<p>DATE: <b>03-26-14</b></p>
<p>SCALE:</p>		<p>PROJECT NO.</p>



SHEET TITLE:  
 3D SOUTHEAST  
 VIEW LANDSCAPE  
 RENDERING

PROJECT TITLE:  
 613 N. ELM DR  
 BEVERLY HILLS, CA 90210

REVISION:  
 \_\_\_\_\_

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

DATE: 03-26-14

PROJECT NO. \_\_\_\_\_

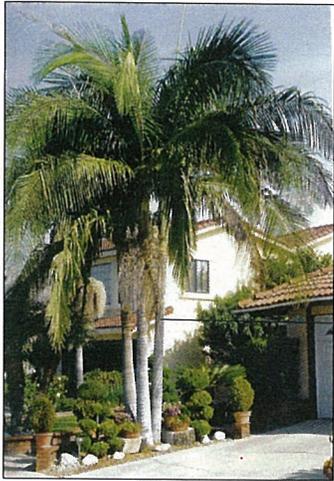
DRAWN: GM

SHEET NO. A1.1

**GABBAY ARCHITECTS**  
 1107 WILSHIRE BLVD. SUITE 711 BEVERLY HILLS CA  
 TEL: 310.888.8888 FAX: 310.888.1818

613 N. ELM DR

# LANDSCAPE PLANTS (FRONT YARD) PHOTOS



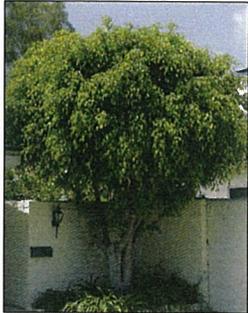
*Archontopheoenix cunninghamiana*  
King Palm



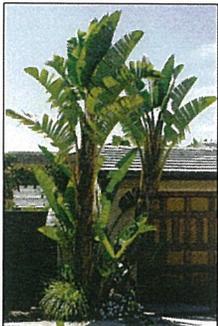
*Thevetia peruviana*  
Yellow Oleander



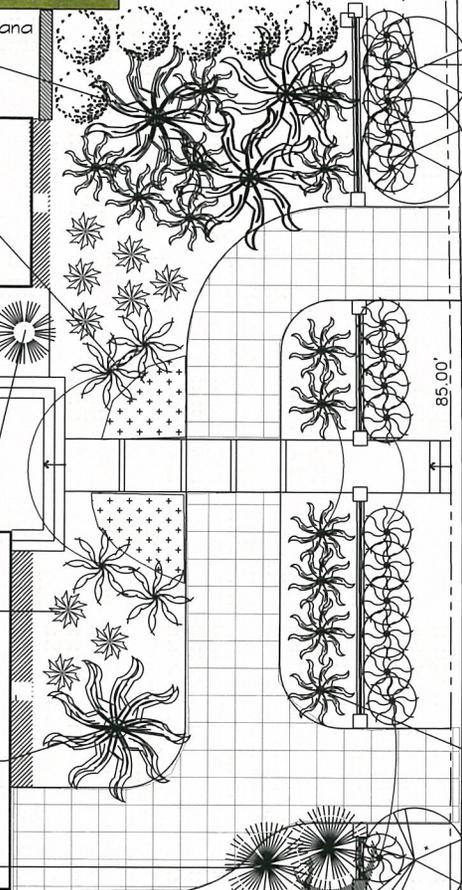
*Chamarops humilis* (Multi Trunk)  
Mediteranian Fan Palm  
*Ficus benjamina*  
Weeping Fig



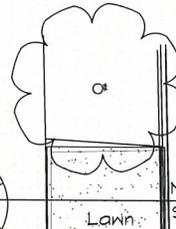
*Strelitzia reginae*  
Bird of Paradise



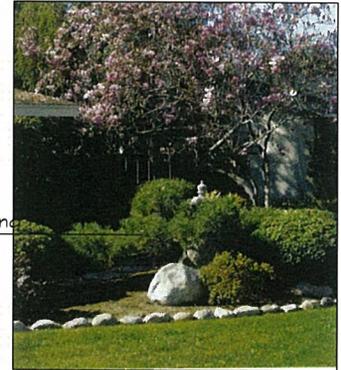
*Strelitzia nocolai*  
Giant Bird of Paradise



Existing *Magnolia Soulangeana*  
(To Remain- Protect in Place  
During Construction)



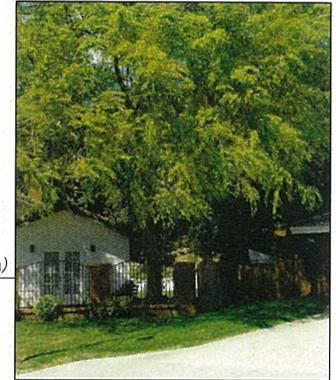
*Magnolia Soulangeana*  
Saucer Magnolia



ELM Dr.



*Ulmus parvifolia*  
Street Tree



*Phoenix roebelenii*  
Pygmy Date Palm



SHEET TITLE: REVISION:

PLANT PHOTOS  
(FRONT YARD)

PROJECT TITLE:

613 No. Elm Dr.  
BEVERLY HILLS, CA 90211

SCALE: G.M.

DATE: 01-06-14  
PROJECT NO.

SHEET NO.  
LP2

**GABBAY ARCHITECTS**  
ARCHITECTS  
1100 N. ALHAMBRA DR.  
ALHAMBRA, CA 91801  
TEL: 626-256-8899  
FAX: 626-256-1174

DR. S. ALMONT DR.



**Design Review Commission Report**

455 North Rexford Drive

May 1, 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 NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 613 NORTH ELM DRIVE (PL1405817).**

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 **Rao Yuan**, property owner, (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 **613 North Elm 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 filling 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

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William Crouch, Commission Secretary  
Community Development Department

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Ilene Nathan, Chairperson  
Design Review Commission