



Design Review Commission Report

Meeting Date: Thursday, June 5, 2014
(Continued from Thursday, May 1, 2014)

Subject: **924 North Beverly Drive (PL1405601)**
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: Ben Borukhim – bB|A Studios

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

REPORT SUMMARY

The applicant is requesting review and approval 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 project was previously reviewed by the Design Review Commission at its meeting on May 1, 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 the conflict between the Spanish and Art Deco architectural styles, the appropriateness of the entryway and second floor balcony “pop ups”, lack of a sense of arrival, busyness of the façade, providing a sense of scale to the design, and the use of a false wall for the courtyard.

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

- Replacement of palm trees with fruitless olive trees;
- New covered roof over second floor balcony to provide greater consistency with the entryway;
- Refined mullion articulation at courtyard wall and large picture window;
- Revised entry door to match adjacent window treatments and mullion patterns;
- Addition of two façade-mounted light fixture adjacent to large picture window;
- New mullions at second floor windows, and;
- New sidelights at second floor balcony door.

An applicant-prepared *Response to Comments* is included in Attachment B of this report.

Attachment(s):

- A. May 1, 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

June 5, 2014

URBAN DESIGN ANALYSIS

While there has been some improvement in the revised design, specifically with the covered roof at the second floor balcony, there has not been enough movement with the courtyard windows that retain the feeling of a commercial storefront.

As the existing home appears to be predominantly of the Spanish Mission Revival style of architecture, it is recommended that the applicant pursue design alternatives consistent with this style. Such alternatives may include arched windows at the courtyard wall and picture window and a tile treatment at the top of the courtyard wall.

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

June 5, 2014

Attachment A

May 1, 2014 DRC Staff Report
and Previously Proposed Plans



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

Subject: 924 North Beverly Drive (PL1405601)

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: Ben Borukhim – bB|A Studios

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

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 a combination between Spanish Mission Revival and Art Deco; 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 is an overall improvement to the house and will positively enhance the streetscape of North Beverly Drive.

However, the protruding window/balcony on the left side of the façade should be revised for greater internal compatibility with the entry element as they currently appear to be unrelated.

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 April 21, 2014; the site was posted on March 17, 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

June 5, 2014

Attachment B

Applicant's Written Responses
to Commission's Comments

bb|A STUDIOS, INC.
6404 Wilshire Blvd., Suite 1235
Los Angeles, CA 90048
T. 310.598.6330
F. 310.496.2185
E. info@bBAstudios.com

924 N. Beverly Drive |
DESIGN REVIEW COMMISSION RESPONSES:

In reviewing the comments from the most recent DRB meeting, we have worked on revisions to address the boards concerns. We have refined our concept of a modernized version of a Spanish home to show coherence between the entry element and the new outdoor patio above the living room. We have made some of the following changes.

- We've provided additional views and perspectives of this project, showing the trellises and courtyard area.
- All palm trees have been removed from our plan and replaced with fruitless olive trees.
- We've rendered our elevation with shading to better show the layering and depth of the various walls.
- The trellis over the deck above the living room has been removed and replaced with covered roof to better connect to covered entry.
- Glass sample provided for area looking into courtyard.
- Wood sample provided for trellis and other wood elements
- Window and Door articulation revised to show larger deeper members and refined mullion articulation.
- Wrought iron and courtyard entry removed and replaced with door to be harmonious with other façade glazing elements.
- We do not want to treat the façade of this courtyard as the façade of the house. Our articulation of the wall coupled with the large views into the courtyard were conceived to give the person walking through the front yard a glimpse into this space.
- We have provided an existing landscape plan, calling out the existing trees and they're estimated sizes.



Design Review Commission Report

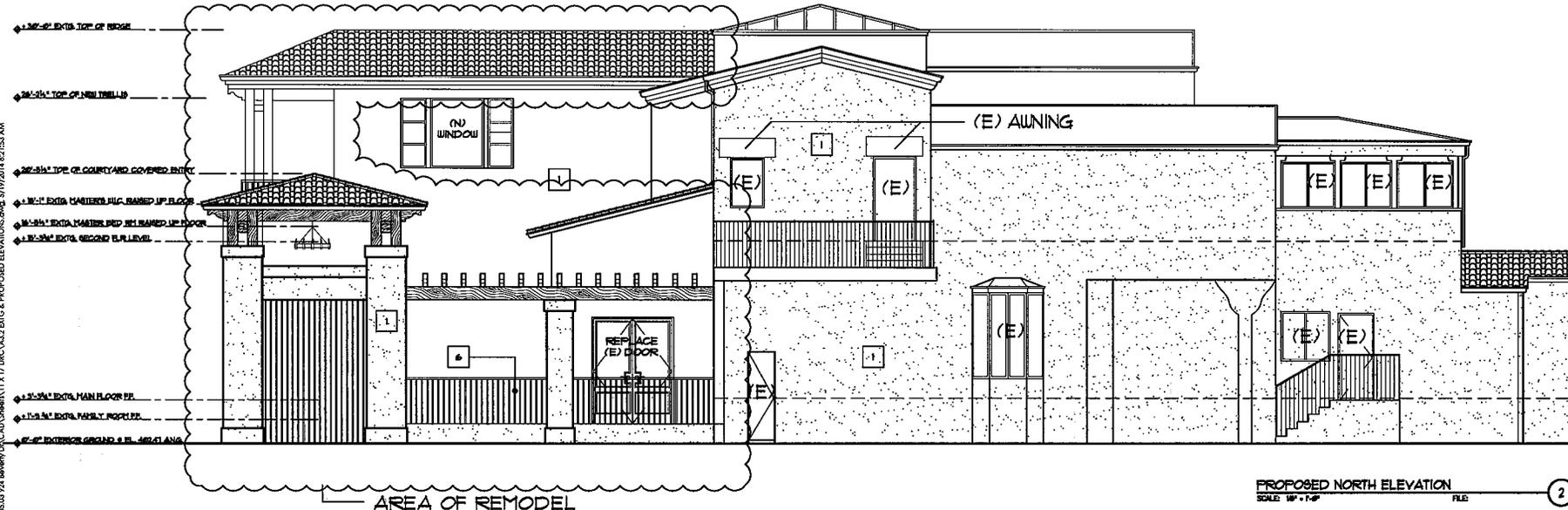
455 North Rexford Drive

June 5, 2014

Attachment C
Project Design Plans



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"
FILE: 1



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"
FILE: 2

Client:
BEVERLY DR RESIDENCE
Client Address:
9247 Beverly Blvd
Beverly Hills, CA 90210

Architect:
BB|A STUDIOS, INC
1700 CALIFORNIA ENGINEERS
REGISTERED ARCHITECTS
CONSULTING STRUCTURAL ENGINEERS
5331 CORBIN AVE. STE. 355
SHERMAN, CA 94136
Tel: 818.468.8897
Email: info@bb|astudios.com

Landscaping:
BB|A STUDIOS, INC
404 WILHELM REVD. SUITE 1235
LOS ANGELES, CA 90048
Tel: 310.838.0330
Fax: 310.476.2185
Email: info@bb|astudios.com

Structural:
TRANS AMERICAN ENGINEERING
1438 PRESTON AVE. SUITE 301
EL PASO, CA 91731
Tel: 626.527.3868

Professional Seal:
THE CONSULTANTS
12700 WILSON BLVD
201 NORTH HOLBROOK ST. SUITE F-103
LOS ANGELES, CA 90027
Tel: 313.977.8868
Email: info@theconsultants.com

COMMENT	DATE	BY

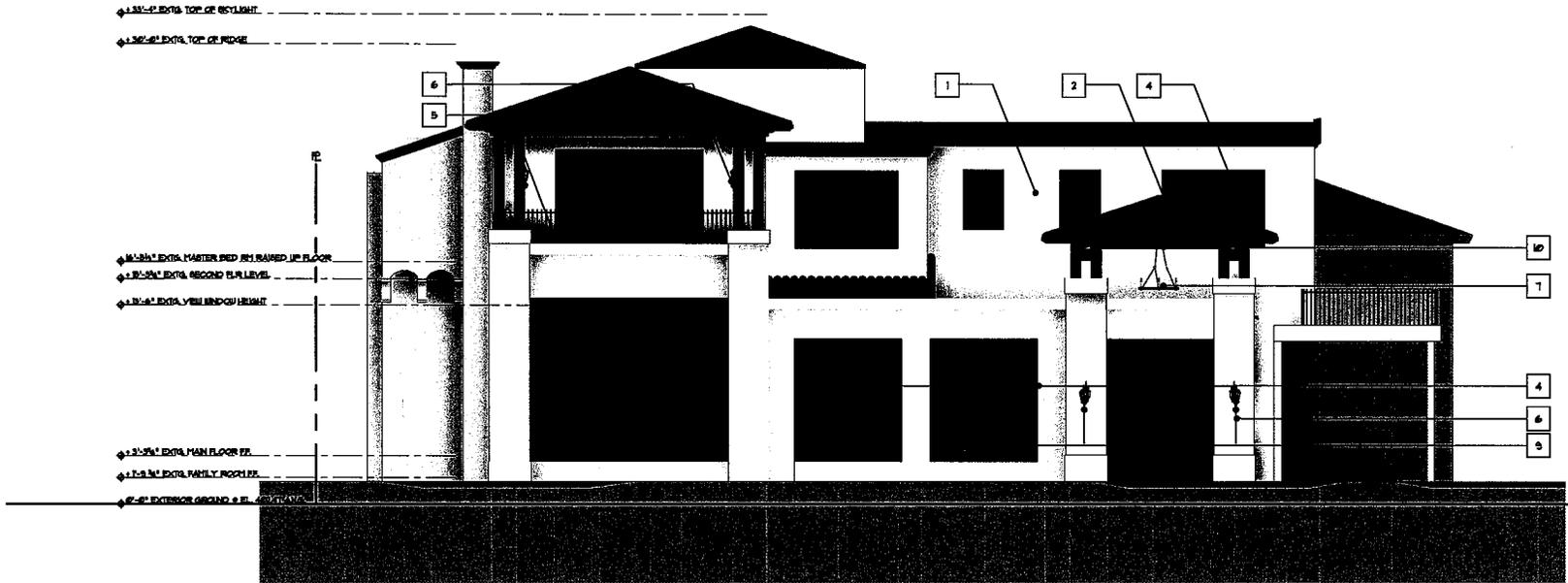
PROJECT NUMBER:
14.105.03
DATE: 02.05.2014
SHEET NO.:

A3.2

24.11.10.03.03 724 Beverly Dr CAD Sheet 11.17 BDC VAS 2 BDC & PROPOSED ELEVATIONS.dwg, 5/19/2014 02:15:55 AM

ELEVATION KEYNOTES:

	FINISH/MATERIAL	COLOR
1	EXTERIOR SMOOTH STUCCO FINISH	SMOOTH OATMEAL X-81 BY LA HABRA
2	ROOF - BORAL	2 PIECE MISSION CLAY ROOF TILE - CARMEL BLEND
3	OUTDOOR PATIO PAVER CREME TRAVERTINE	TRAVERTINE STONE CREME CUSTOM PATTERN
4	WIN. + DR.S. FRAME	ALUM. CLAD POWDER COATED TO MATCH ANZED DARK BRONZE BY ALPOLIC
5	RAILING / FENCE	WROUGHT IRON PAINTED TO MATCH MP23426 LRV 4.9 BY MATTHEW PAINT
6	CUSTOM EXTERIOR WALL SCONCE LIGHTINGS	
7		
8	CUSTOM EXTERIOR CHANDELIER	
9	DOORS & WINDOW GLAZINGS	GLASS BRONZE LAMINATED
10	SOLID WOOD TRELLIS	STAINED & SEALED MAHOGANY



COLORED FRONT ELEVATION
SCALE: 3/8" = 1'-0"
FILE: _____ ①

bb|A
STUDIOS, INC
604 WILSHIRE BLVD. SUITE 1235
LOS ANGELES, CA 90048
Tel: 310.552.1333
Fax: 310.552.1335
Web: www.bbAstudios.com
Email: info@bbAstudios.com

Client:
BEVERLY DR RESIDENCE
Client Address:
924 N Beverly Drive
Beverly Hills, CA 90210
Project Address:
924 N Beverly Drive
Beverly Hills, CA 90210

In collaboration with:
STRUCTURAL ENGINEER:
SERVIZO AND ASSOCIATE
CONSULTING STRUCTURAL ENGR.
5530 COBBEN AVE. STE. 335
SHERMAN, CA 94133
TEL: 818.668.8089
EMAIL: CASH@SERVIZO.COM
LANDSCAPE DESIGNER:
BBA STUDIOS P.C.
604 WILSHIRE BLVD. SUITE 1235
LOS ANGELES, CA 90048
TEL: 310.552.1333
FAX: 310.464.2188
EMAIL: info@bbAstudios.com
SURVEYOR:
TRANS AMERICAN ENGINEERING
1008 WILSHIRE AVE. SUITE 301
EL MONTE, CA 91731
TEL: 462.527.5888
EX CONSULTANT:
STEVENSON LUM
201 NORTH HOLBURN ST. SUITE F1-102
LOS ANGELES, CA 90012
TEL: 213.977.6666
EMAIL: CPC@SBATTI.NET
GEOTECHNICAL ENGINEER:
APPLIED EARTH SCIENCES
4742 SAN FERNANDO ROAD
GLENDALE, CA 91204
TEL: 818.552.4000
FAX: 818.552.4007
EJLIAN@AESON.COM

COMMENTS	DATE	BY

PROJECT NUMBER
14.105.03
SHEET TITLE
COLORED FRONT ELEVATION
REFER TO DRAWING FOR SCALE (1/4" = 1'-0")
DATE: 10.25.2014
SHEET NO.

A3.5



Design Review Commission Report

455 North Rexford Drive

June 5, 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 TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **924 NORTH BEVERLY DRIVE (PL1405601)**.

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

Section 1. **Ben Borukhim, bB|A Studios**, agent, on behalf of **Jacob Cohan**, property owner, (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 **924 North Beverly 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 June 5, 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: June 5, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission