



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: Tuesday, July 8, 2014

Subject: **353 South Almont Drive (PL1410231)**
A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Ben Borukhim – bBA Studios, Inc.

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and provide the applicant with an approval.

REPORT SUMMARY

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

The project was previously approved as a Spanish Mission Revival style and the project is currently under construction. However, it is under new ownership and the new owner wishes to change the architectural style of the façade from the Spanish Mission Revival design to one that is more Contemporary in style.

DESIGN ANALYSIS

Based on review conducted by the Urban Design Team, the façade design has gone to a style which would not be considered contemporary or modern. In addition, the revised design lacks the details and finesse of the previous Spanish Mission Revival scheme and does not present a unified authentic. Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

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:

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gmillican@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

July 8, 2014

ENVIRONMENTAL ASSESSMENT

Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list. Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed.

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.

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



Design Review Commission Report

455 North Rexford Drive

July 8, 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):

We are proposing a contemporary style house that incorporates a light palette of materials, clean lines and traditional elements.

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

- | | | |
|---------------------------------|--|---------------------------------|
| <input type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input type="checkbox"/> R-1.8X |
| <input type="checkbox"/> R-1X | <input checked="" type="checkbox"/> R-1.6X | |
| <input type="checkbox"/> R-1.5X | <input type="checkbox"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 50' x 119.9' Lot Area (square feet): 5,995 sf
 Adjacent Streets: Residence is on Almont, between Gregory Way and Olympic Blvd

E Lot is currently developed with (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Other: Under Construction |

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:

We have discussed the project with some adjacent neighbors. Most have seen the construction and come by to discuss what's going on.

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'	15'-4"	27'-1"
Roof Plate Height:	22'	10'	22'
Floor Area:	3,898 sf	1623.51 sf	3,831.85 sf
Rear Setbacks:	45'	45.48'	45'
Side Setbacks:	S/E 5'	S/E 11.45'	S/E 5'
	N/W 5/9'	N/W 3.16'	N/W 5/9'
Parking Spaces:	3	2	3

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 - Merlix
Texture /Finish: Santa Barbara
Color / Transparency: Navajo White MS-40 by Behr

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

Material: Wood
Texture /Finish: Stained
Color / Transparency: Walnut

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

Material: Wood / Wrought Iron with Glass behind
Texture /Finish: Wood / Wrought Iron
Color / Transparency: Walnut / Wrought Iron (Black)

PEDIMENTS

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

ROOF

Material: Asphalt Roof Shingle by Certainteed
Texture /Finish: _____
Color / Transparency: Moire Black

CORBELS

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

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Wrought Iron
Texture /Finish: Painted
Color / Transparency: MP31846 Onyx

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Sheet Metal
Texture /Finish: Painted Gloss
Color / Transparency: MP12206 Brown Bomber

EXTERIOR LIGHTING

Material: Bronze
Texture /Finish: Oil Rubbed Bronze
Color / Transparency: Bronze & Glass

PAVED SURFACES

Material: Patio Paver / Davis Colored Concrete
Texture /Finish: Smooth Tile (Custom Pattern) / Sandstone Finish (Custom Pattern)
Color / Transparency: Mocha Travertine / Palomino 5447

FREESTANDING WALLS AND FENCES

Material: CMU
Texture /Finish: Smooth Stucco
Color / Transparency: to match house

OTHER DESIGN ELEMENTS

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

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

We are proposing a colorful roses and azaleas along beds of flowering ground cover, along with 2 fruitless olive trees, surrounded by lavender. Around the house we have Boston ivy and Jasmine vines, softening the edges of the house, along with numerous ficus trees for privacy.

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.

We have revised the previously approved Spanish revival home to a more contemporary look. The massing of the house remains the same with the exception of the entry having moved over, a window removed and a change in materials. The shape of the roof has also been reduced to a hip from a gable to minimize scale.

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.

We have designed a landscape in the front of the house which lends itself to the Southern California garden style living, with lush green landscaping that frames doors which open up onto the front yard. The vine on the facade will help soften the house. The massing of the house is maintained at a height lower than our limit and reduced since the previous submission to balance the height differentiation between our neighbors to the north and south.

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

The previous house was dry and barren in terms of landscaping. The home had been as is for quite some time and lacking character and detail. Our lush landscaping will add to the garden like quality of the city. The new house will be a clean replacement of the previous and in line with the mix of pure and eclectic styles in 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.

We have taken the view into our neighbors yard and their houses and subsequently their view into this house and backyard into consideration and feel that much of that can be remedied with landscaping and window placement.

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.

We aimed to design the front of the house with the community in mind. Our landscaping concept continues the green and colorful vegetation on both our neighbors properties and connects the three to continue the garden like quality of the city. We have considered how this house will fit into it's context quite extensively and have strived to give it that subtle character and not one that is loud and obtrusive.



Design Review Commission Report

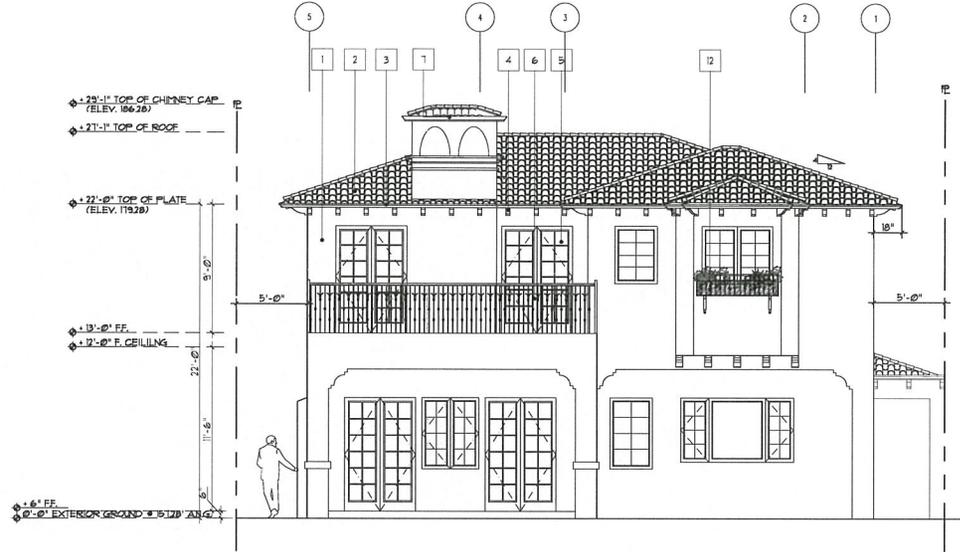
455 North Rexford Drive

July 8, 2014

Attachment B
Project Design Plans

ELEVATION KEYNOTES:

1	STUCCO - LA HABRA	FINISH/MATERIAL SMOOTH	COLOR 82 HACIENDA (BASE 200)
2	ROOF - BORAL	2 PIECE MISION CLAY ROOF TILE	NEUFORT BLEND
3	GUTTER	PRE-FORMED COPPER	METALLIC LEATHER BROWN
4	WOOD CORBEL	WOOD	STAINED TO MATCH WALNUT DR
5	WIN. + DRS. FRAME	WOOD/ALUM. CLAD	WALNUT/MAHOGANY
6	RAILING	WROUGHT IRON	METALLIC LEATHER BROWN DEC '56 DUNN EDWARDS
7	CHIMNEY CAP W/ UL APPROVED SPARK ARRESTER		
8	1-HR CONSTRUCTION CARPORT WITH FIRE SPRINKLERED		
9	WOOD TRELLIS		
10	DOWN SPOUT	SHEET METAL	PAINTED TO MATCH ADJ.
11	DECORATIVE CERAMIC TILES		
12	PLANTER BOX	ALUMINUM	POULDER COATED TO MATCH STUCCO COLOR
13	DECORATIVE ATTIC VENTS	WOOD	WALNUT MAHOGANY
14	JERUSALEM HONEY LIMESTONE	LIMESTONE	
15	SOLID WOOD DOUBLE DOOR	WOOD	MAHOGANY
16	EXTERIOR WALL SCENCE		WALNUT FIN. W GOLD LUSTER GLASS



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0" FILE:

2

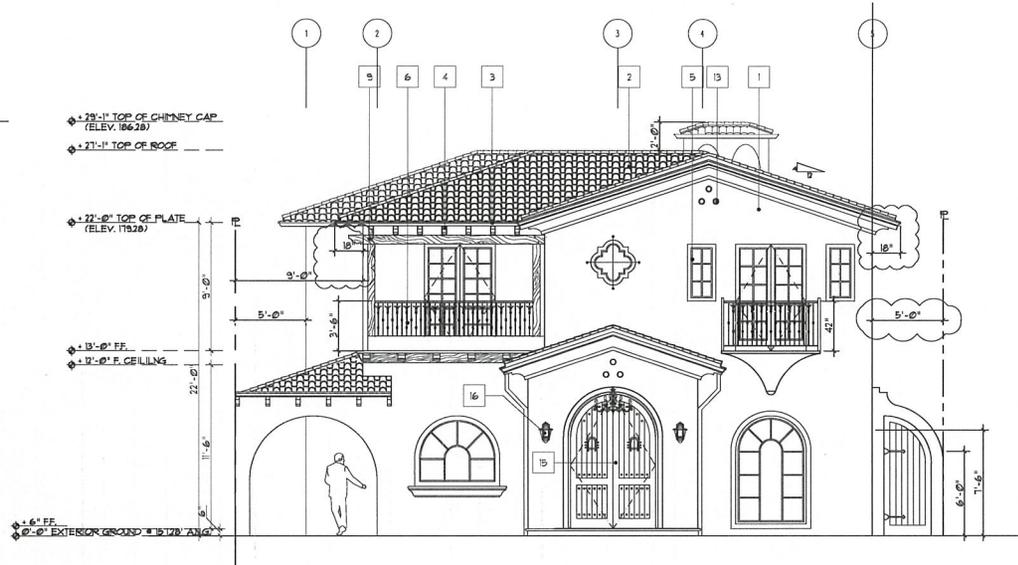


COLORED FRONT ELEV. (DRG APPROVED)

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

FILE:

1



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0" FILE:

1

**PREVIOUSLY
APPROVED**

**ALMONT
RESIDENCE**

Client Address:
3575 Almont Drive
Beverly Hills, CA 90211
Project Address:
3575 Almont Drive
Beverly Hills, CA 90211

in collaboration with:
STRUCTURAL ENGINEER:
RECORD STRUCTURAL DESIGN
4070 BOULDER DR
LOS ANGELES, CA 90048
TEL: 818.335.4922
RZOKAR@AISC.COM
LANDSCAPE ARCHITECT:
BBB STUDIOS INC
4404 WILSHIRE BLVD. SUITE 1235
LOS ANGELES, CA 90048
TEL: 310.298.6300
FAX: 310.478.2185
EMAIL: info@bbbaudios.com

REGISTERED:
TRANG AMERICAN ENGINEERING
9938 TRILAR AVE. SUITE 301
E. MONTE, CA 91731
TEL: 626.527.3888
THE CONSULTANT:
PERFECT PLAN
201 NORTH FIGUEROA ST. SUITE F-103
LOS ANGELES, CA 90012
TEL: 213.977.8866
EMAIL: CPC102@ATT.NET

GEOTECHNICAL ENGINEER:
APPLIED SOILS INC
4742 SAN FERNANDO ROAD
GARDEN, CA 91704
TEL: 818.552.6000
FAX: 818.552.4007
ELIAN@APSOILS.COM

COMMENTS	DATE	BY
PC RESUBMITTAL		
PC RESUBMITTAL	04.28.14	

PROJECT NUMBER
13.09.1.06

ALL DRAWINGS:
THE USE OF THIS DRAWING & SPECIFICATIONS SHALL BE RESTRICTED TO
THE PROJECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY
MANNER OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOGRAPHING, RECORDING, OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
WITHOUT THE ARCHITECT'S WRITTEN CONSENT, THIS DRAWING SHALL NOT BE
USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE
ACCEPTANCE OF THE ARCHITECT.
ARCHITECT: bB|A STUDIOS, INC.

SHEET TITLE:
**PROPOSED
ELEVATIONS**

REFER TO DRAWING:
FOR SCALE (1/4" = 1'-0")
DATE: 04.28.2014
SHEET NO.



Design Review Commission Report

455 North Rexford Drive

July 8, 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 **353 SOUTH ALMONT DRIVE (PL1410231)**.

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

Section 1. **Ben Borukhim of bBA Studios, Inc.**, architect, on behalf of **Jon and Sepi Zarrabi**, property owners, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at **353 South Almont Drive** which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on July 8, 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 project specific conditions are proposed.

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: July 8, 2014

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chair
Design Review Commission