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: **602 North Beverly Drive (PL1408807)**
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: Todd Riley – Landry Design Group

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

REPORT SUMMARY

The applicant is requesting 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 Parisian French; however, as the project is sited on a corner lot and is of a design that by its characteristics accentuates the bulk and mass of the building, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed single-family residence is well-designed and internally consistent to the Parisian French style. However, the bulk and mass of the style along with the prominence of a corner location, raises concerns. It is not possible to reduce the ceiling height without destroying the design and a complete style redesign would be needed to change the bulk and mass of the structure. The overall material palate is light and does help to lighten the overall appearance. Staff suggests that the front yard landscape design be revised to remove the larger fountain and to include two large evergreen shade trees to help to soften the appearance of the structure and blend it into the surrounding neighborhood. 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:
Georgana Millican, Associate Planner
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gmillican@beverlyhills.org

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. The property was originally designed by Kurt Myer Radon, an architect listed on the City's Master Architect List. However, as the result of two major renovations and additions in 1955 and 1976, the property has lost its character-defining features and integrity from the period of significance, and therefore 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 June 26, 2014; the site was posted on June 6, 2014. To date staff has not received comments in regards to the submitted project.

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):**

Elegant "Parisian" french style. Limestone cladding, simple stone window and door surrounds.

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

☐ R-1	☐ R-1.5X2	☐ R-1.8X
☒ R-1X	☐ R-1.6X	
☐ R-1.5X	☐ R-1.7X	

D **Site & Area Characteristics**

Lot Dimensions: 100'x 283.71 Lot Area (square feet): 26,465

Adjacent Streets: N. Beverly and Carmelita

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

☐ Single-Story Residence	☒ Two-Story Residence
☒ Guest House	☒ Accessory Structure(s)
☐ Vacant	☐ 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:

	Quantity	Sizes	Reason for Removal
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:

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:	30'	28.8'	30'
Roof Plate Height:			
Floor Area:	12,360	8,824	12,352
Rear Setbacks:	72'-2"	118'	118'
Side Setbacks:	S/E 15'	S/E 14'	S/E 15'
	N/W 10'	N/W 4.5'	N/W 10'
Parking Spaces:		2	10

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: Limestone
Texture /Finish: Smooth
Color / Transparency: Beige/ warm gray

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

Material: Wood with true divided light
Texture /Finish: smooth, painted
Color / Transparency: off-white

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

Material: Wood with true divided lights
Texture /Finish: Smooth paint
Color / Transparency: Off-white

PEDIMENTS

Material: Limestone
Texture /Finish: Smooth
Color / Transparency: Beige/ warm Gray

ROOF

Material: Slate
Texture /Finish: smooth with chiseled edge
Color / Transparency: Dark Gray blend

CORBELS

Material: Limestone
Texture /Finish: Smooth/ carved
Color / Transparency: Beige/ Warm Gray

CHIMNEY(S)

Material: Limestone
Texture /Finish: Smooth
Color / Transparency: Beige/ Warm/Gray

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

COLUMNS

Material: Limestone
Texture /Finish: Smooth
Color / Transparency: Beige/ warm gray

BALCONIES & RAILINGS

Material: Wrought Iron
Texture /Finish: Antique black
Color / Transparency: Antique black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Reinzinc
Texture /Finish: Smooth
Color / Transparency: Dark Gray

EXTERIOR LIGHTING

Material: Iron and Antique Glass
Texture /Finish: Smooth
Color / Transparency: Antique black

PAVED SURFACES

Material: Cobblestone and cut stone pathways
Texture /Finish: rough
Color / Transparency: beige/ grey

FREESTANDING WALLS AND FENCES

Material: Stucco with Limestone cap
Texture /Finish: Smooth
Color / Transparency: Beige with vines to cover

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:

The front yard is a formal topiary garden with low hedges and colorful flowers to compliment the french architecture. Rear yard is more open with lawn in the center and hedging/ flower beds at the perimeter.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. *Describe* how the proposed development's design exhibits an internally compatible design scheme.

The plan is organized with a strict symmetry that is expressed in the balance and organization of the exterior elevations.

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.

Design elements are simple and balanced. Openings are deeply recessed to provide visual depth and an opportunity for planter boxes to soften the facade. The front and side yards are appropriately landscaped rather than paved to provide a softer, greener public presentation.

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

Architectural integrity-- staying true to the elegant Parisian inspiration, executed with quality materials, balance, and proper proportion and scale will result in a beautiful home worthy of the Beverly Hills streetscape.

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.

Mature trees and hedges will be maintained and/or replaced and enhanced along the northern property line to maintain existing privacy between properties. The proposed accessory building abutting the alley will provide a buffer to the east. Street trees will remain, and addition walls, hedges and trees will be added to provide a layered appearance from the street.

5. *Describe* how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.

The proposed residence is only 16" taller than the existing structure, and as such is not a dramatic increase in scale. Surrounding properties are predominantly two stories and are screened from the street with very tall hedges obscuring the structures from public view.

Attachment B
Project Design Plans

ALLOWABLE BUILDING AREA:

TOTAL LOT AREA (per site survey) = 27,150 SF
ALLOWABLE BUILDING AREA = 12,360 SF
PROPOSED BUILDING AREA (per square footage calculation) = 12,352 SF

AVERAGE NATURAL GRADE:

FINISH GRADE (PROPOSED NEW RESIDENCE):

$$\frac{(300.05 + 300.12 + 299.02 + 298.83 + 298.74 + 299.27 + 299.26 + 299.14 + 299.41 + 299.5 + 299.63 + 300.115)}{12} = 299.42'$$

TOTAL FRONT YARD HARDSCAPE:

TOTAL AREA OF FRONT YARD =		3,953 SF
ALLOWABLE HARDSCAPE =	(3,953 X 33%) + 200	1,504 SF
TOTAL PROPOSED HARDSCAPE =	①481SF +②44.5 SF +③580 SF +④4 SF	1,110 SF

T.B.R. = TREE TO BE REMOVED

FRONT SETBACK CALCULATION:

FRONT SETBACK (per city setback map) = 40'

REAR SETBACK CALCULATION:

AVERAGE LOT DEPTH = (259'-6" + 282'-0") / 2 = 270'-9"

REAR SETBACK: (270'-9" X .30) - 9' = 72'-2"

SIDE SETBACK CALCULATION:

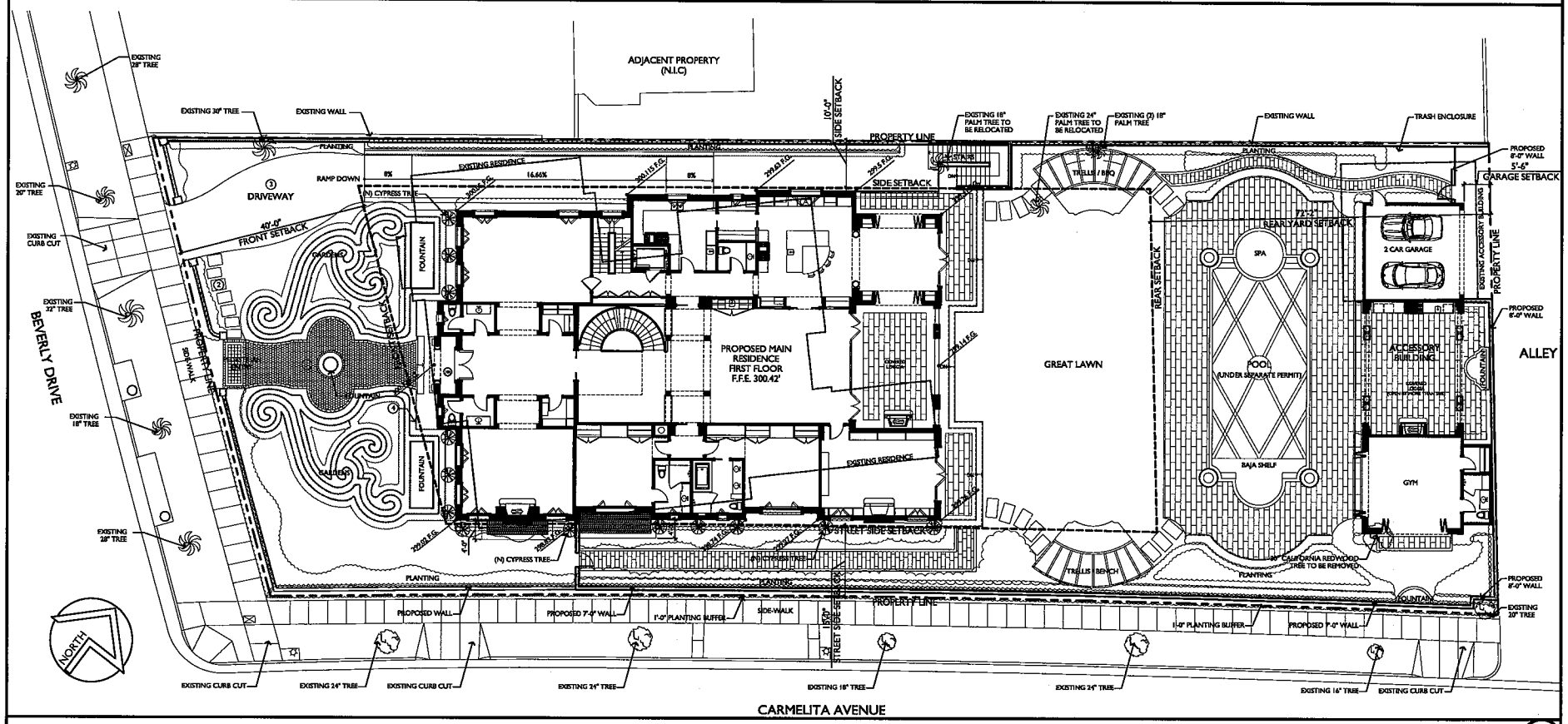
AVERAGE LOT WIDTH = (100' + 100') / 2 = 100'

SIDE SETBACK : 10% (100') + 10' = 20'-0"

STREET SIDE SETBACK = 15'-0"
MINIMUM SIDE SETBACK = 10'-0"
TOTAL PROPOSED SETBACK = 25'-0"

(2) CAR GARAGE REAR SETBACK:

REQUIRED = 4'- 0"
PROPOSED = 5'- 6"



PLOT PLAN SCALE 3/64" = 1'-0" 1

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PRIVATE RESIDENCE
602 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

PLOT PLAN

DATE	06.16.2014
SCALE	AS NOTED
DRAWN	
JOB #	1401.00

SHEET NO.
A-3.0
SITE

COLOR ELEVATION - FRONT ELEVATION SCALE 3/32" = 1'-0" 1

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PRIVATE RESIDENCE
602 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

COLOR ELEVATION - FRONT ELEVATION

DATE	06.16.2014
SCALE	AS NOTED
DRAWN	
JOB #	1401.00

SHEET NO.

A-6.2

ELEV.

COLOR ELEVATION - STREET SIDE ELEVATION NOT TO SCALE 1

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PRIVATE RESIDENCE
602 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

COLOR ELEVATION - STREET SIDE ELEVATION

DATE	06.16.2014
SCALE	AS NOTED
DRAWN	
JOB #	1401.00

SHEET NO.

A-6.3

ELEV.

COLOR ELEVATION - FRONT/ STREET SIDE PERSPECTIVE VIEW

NOT TO SCALE 1

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PRIVATE RESIDENCE
602 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

COLOR ELEVATION - FRONT/STREET SIDE PERSPECTIVE VIEW

DATE	06.16.2014
SCALE	AS NOTED
DRAWN	
JOB #	1401.00

SHEET NO.

A-6.4

ELEV.

COLOR ELEVATION - FRONT ELEVATION @ TWILIGHT

NOT TO SCALE 1

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PRIVATE RESIDENCE
602 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

COLOR ELEVATION - FRONT ELEVATION @ TWILIGHT

DATE	06.16.2014
SCALE	AS NOTED
DRAWN	
JOB #	1401.00

SHEET NO.

A-6.5

ELEV.

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 602 NORTH BEVERLY DRIVE (PL1408807).

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

Section 1. Todd Riley, Landry Design Group, agent, on behalf of the ACR Investments, LLC, 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 602 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. The property was originally designed by Kurt Myer Radon, an architect listed on the City's Master Architect List. However, as the

result of two major renovations and additions in 1955 and 1976, the property has lost its character-defining features and integrity from the period of significance, and therefore 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 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 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:

William Crouch, Commission Secretary
Community Development Department

Adopted: July 8, 2014

John Wyka, Chair
Design Review Commission