



# Design Review Commission Report

**Meeting Date:** Thursday, August 7, 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.

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## 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 project was previously reviewed by the Design Review Commission at its meeting on July 8, 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 bulk and mass of the house along Carmelita elevation. In addition, the Commission requested that the Applicant add two large evergreen trees in the front setback.

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

- Added modulation of 2'-8" along the Carmelita elevation;
- Lowered top of plate and roof height at central portion of the Carmelita elevation;
- Revised dormers for five small dormers rather than the eight dormers previously proposed.
- Added five new 72" box trees to soften the mass of the structure.
- The applicant added two large evergreen trees in the front setback.

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

## 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. The Applicant appears to have addressed the concerns raised by the Commission regarding the bulk and mass of the residence on the Carmelita Avenue elevation by modulating the side elevation, lowering the roof height on the side elevation, and

### Attachment(s):

- July 8, 2014 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

### Report Author and Contact Information:

Georgana Millican, Associate Planner  
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[gmillican@beverlyhills.org](mailto:gmillican@beverlyhills.org)



## Design Review Commission Report

455 North Rexford Drive

August 7, 2014

revising the dormers on the residence. In addition, the Applicant has added additional trees to soften the appearance of the structure and help it blend into the existing neighborhood.

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



**Design Review Commission Report**

455 North Rexford Drive

August 7, 2014

**Attachment A**

July 8, 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

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**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 palette 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:

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## Design Review Commission Report

455 North Rexford Drive

July 8, 2014

### **ENVIRONMENTAL ASSESSMENT**

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. 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.





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



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**PRIVATE RESIDENCE  
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BEVERLY HILLS, CA 90210**

**COLOR ELEVATION -  
STREET SIDE ELEVATION**

DATE 06.14.2014  
SCALE AS NOTED  
DRAWN  
JOB # 1401.00

SHEET NO.  
**A-6.3**  
ELEV.

COLOR ELEVATION - STREET SIDE ELEVATION NOT TO SCALE **1**



  
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**PRIVATE RESIDENCE**  
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**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/ STREET SIDE PERSPECTIVE VIEW

NOT TO SCALE



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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.

COLOR ELEVATION - FRONT ELEVATION @ TWILIGHT

NOT TO SCALE



**Design Review Commission Report**

455 North Rexford Drive

August 7, 2014

**Attachment B**

Applicant's Written Response to the Commissioner's Comments

## D R C R E S P O N S E

PROJECT: **602 North Beverly Drive**

DATE: **July 21<sup>st</sup>, 2014**



1. **Concern:** The bulk and mass of the house along the Carmelita side. Architect to study options to soften this elevation.

**Response:** Please see the following design changes per our discussions with Bill Crouch – Urban Designer

- a. Moved exterior walls at Guest Room 1 and 2 to have an offset of 2'-8" from the adjacent exterior wall. The plan shift is to create more modulation and a deeper shadow line in plan and elevation.
  - b. Lowered top of plate and roof height at central area of the Carmelita elevation by 2'-0" to decrease apparent mass of the structure.
  - c. Removed all large dormers and one small dormer. Proposing 5 small dormers to remain instead of 8 dormers as previously proposed.
  - d. Added 5- 72" box trees to soften the mass of the structure and blend it into the surrounding neighborhood.
2. **Concern:** Front elevation to include two large evergreen shade trees

**Response:** Added two large evergreen trees to soften the appearance of the structure.



**Design Review Commission Report**

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August 7, 2014

**Attachment C**

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/>)

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

- |   |  |
|---|--|
| <input 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 type="checkbox"/> Vacant                 | <input 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:**

**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' N/W 10'	S/E 14' N/W 4.5'	S/E 15' 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.



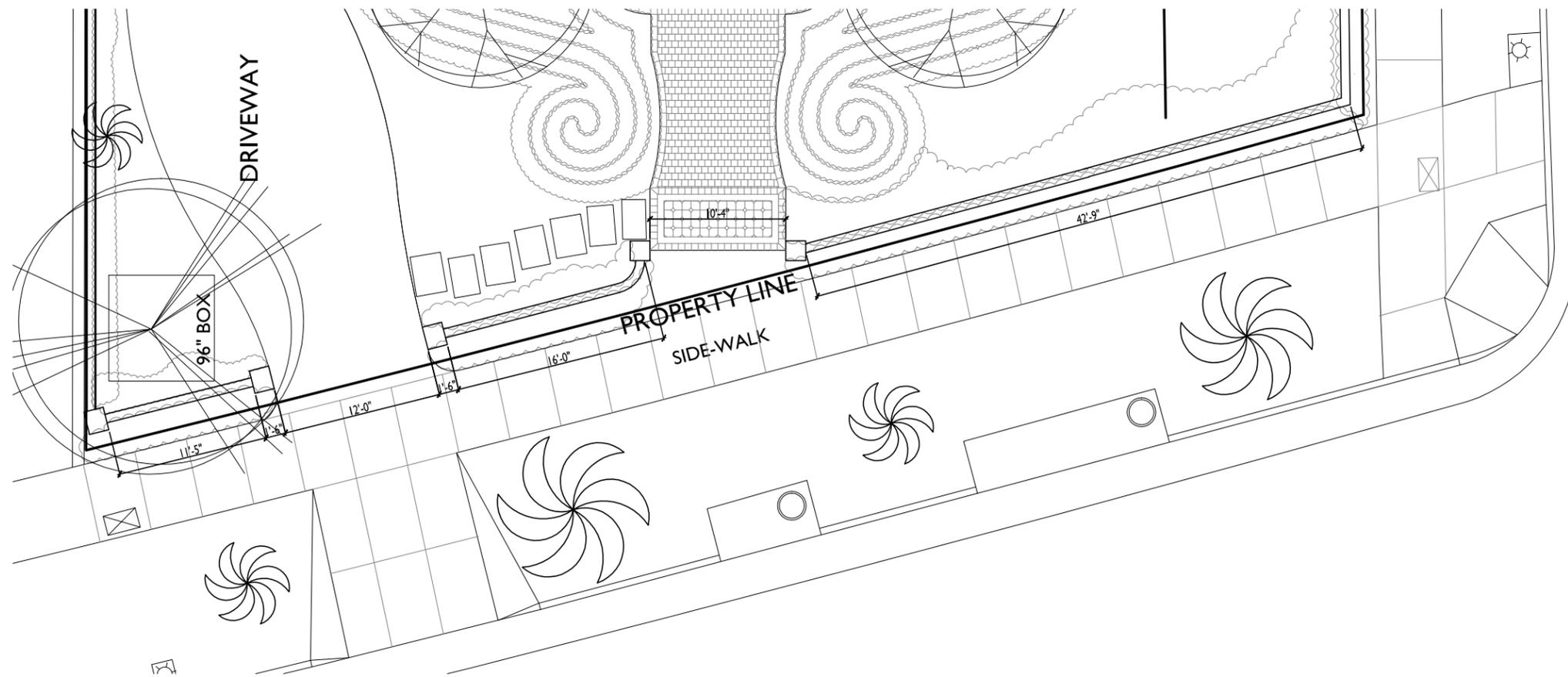
**Design Review Commission Report**

455 North Rexford Drive

August 7, 2014

**Attachment D**  
Project Design Plans

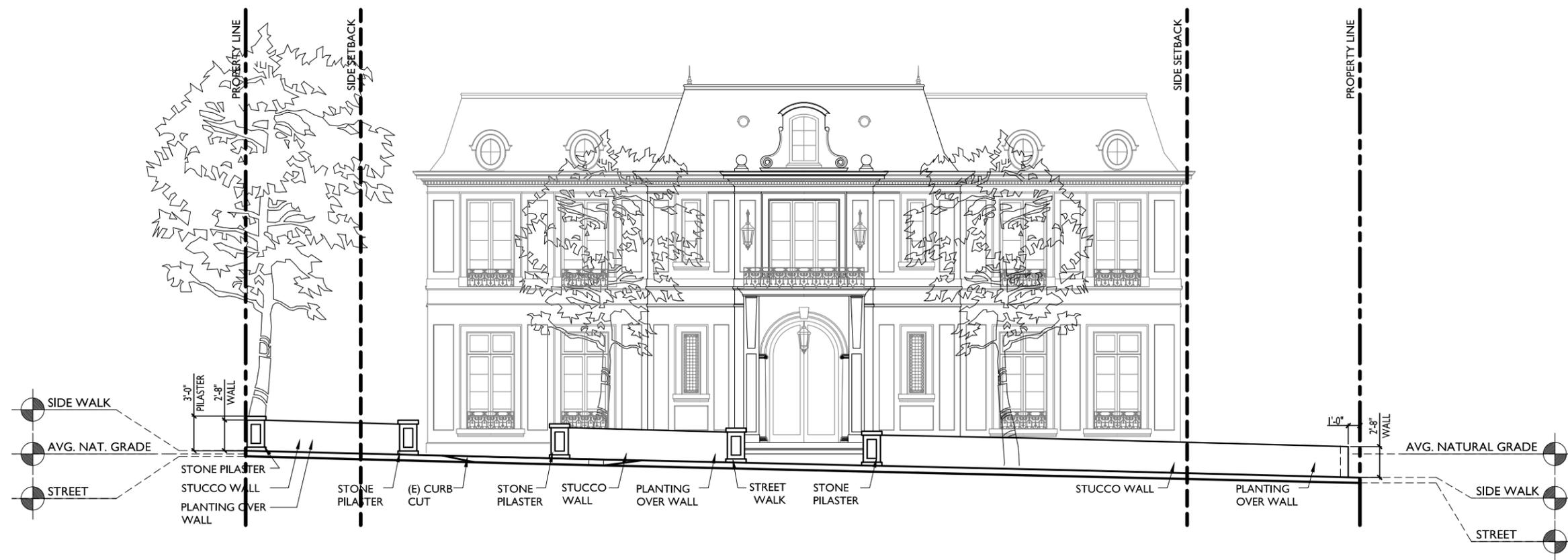




FRONT FENCE PLAN

SCALE 3/32" = 1'-0"

2



FRONT FENCE ELEVATION

SCALE 3/32" = 1'-0"

1

**LANDRY DESIGN GROUP**

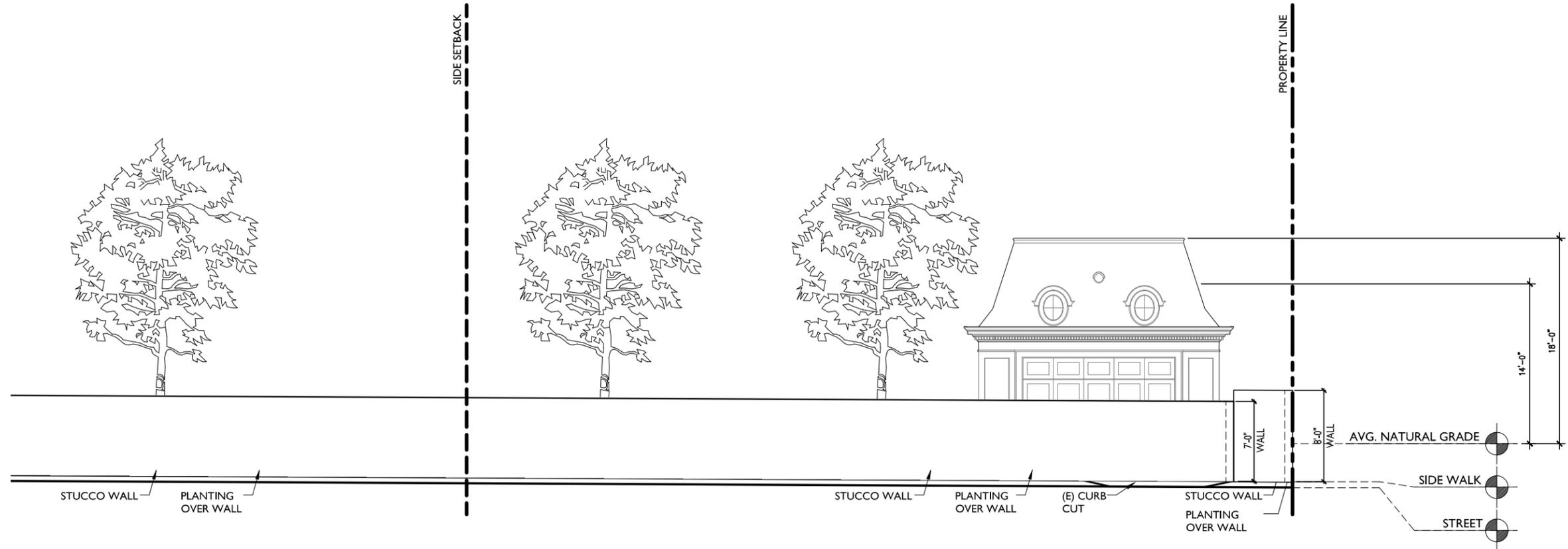
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**FENCE ELEVATIONS**

DATE	06.16.2014
SCALE	AS NOTED
DRAWN	
JOB #	1401.00

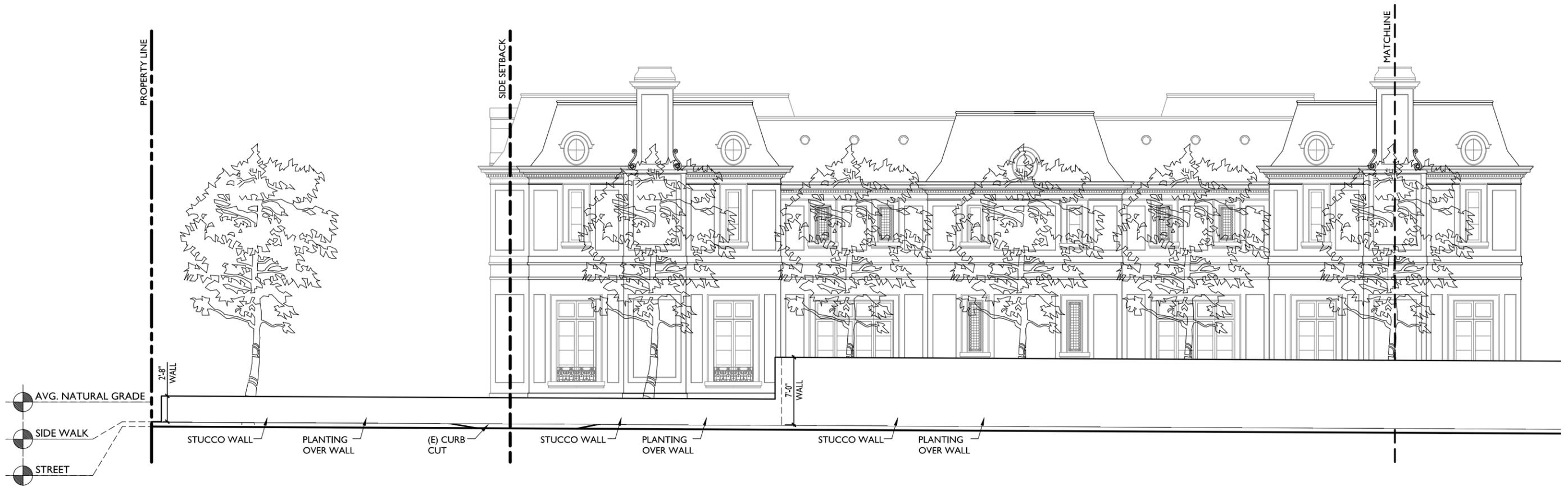
SHEET NO.  
**A-5.1**  
ELEV.



STREET SIDE FENCE ELEVATION

SCALE 3/32" = 1'-0"

2



STREET SIDE FENCE ELEVATION

SCALE 3/32" = 1'-0"

1



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**FENCE ELEVATIONS**

DATE 06.16.2014

SCALE AS NOTED

DRAWN

JOB # 1401.00

SHEET NO.

**A-5.2**

ELEV.

**EXTERIOR ELEVATION NOTES**

- |                           |                      |
|---------------------------|----------------------|
| 1. STONE                  | 7. EXTERIOR LIGHTING |
| 2. SLATE                  | 8. VENT              |
| 3. WOOD DOOR/WINDOW       | 9. CUT STONE         |
| 4. PLANTER BOX            |                      |
| 5. SPECIALTY GLASS        |                      |
| 6. WROUGHT IRON GUARDRAIL |                      |

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**EXTERIOR ELEVATIONS**

DATE 06.16.2014

SCALE AS NOTED

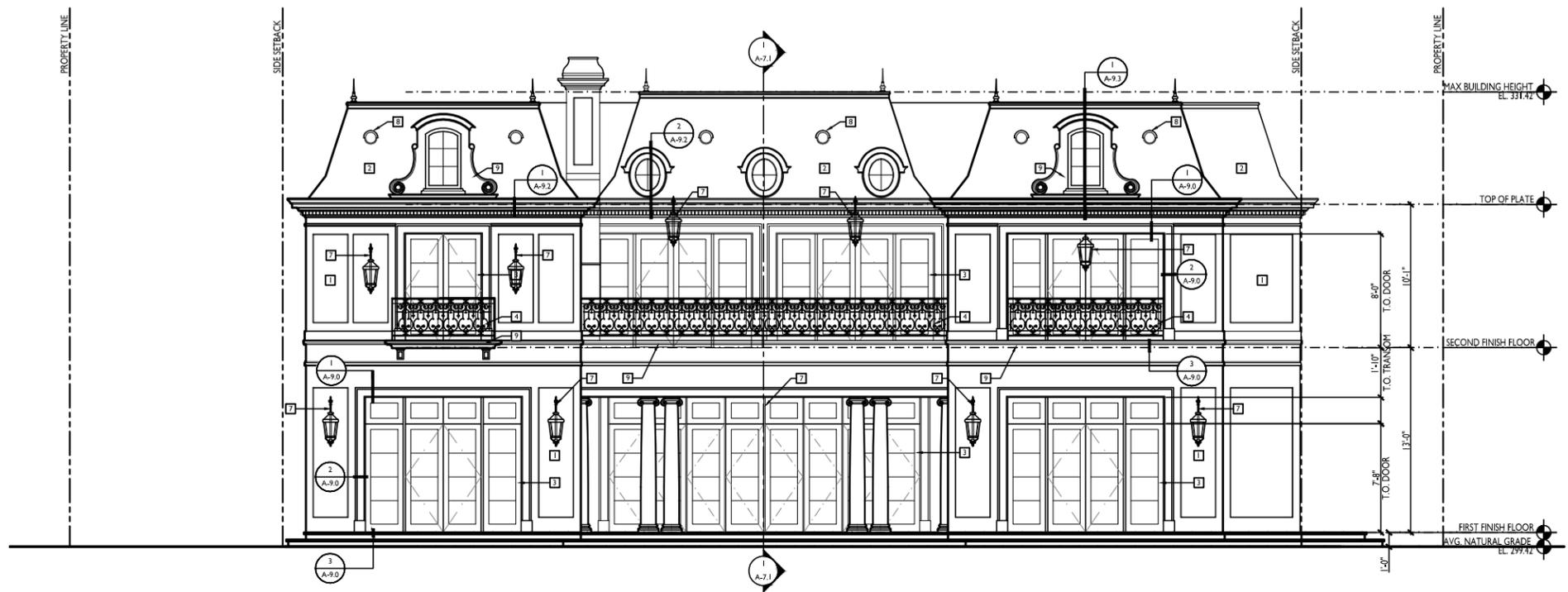
DRAWN

JOB # 1401.00

SHEET NO.

**A-6.0**

ELEV.



**REAR - SOUTH ELEVATION**

SCALE 3/32" = 1'-0"

2



**FRONT - NORTH ELEVATION**

SCALE 3/32" = 1'-0"

1

**EXTERIOR ELEVATION NOTES**

- |                           |                      |
|---------------------------|----------------------|
| 1. STONE                  | 7. EXTERIOR LIGHTING |
| 2. SLATE                  | 8. VENT              |
| 3. WOOD DOOR/WINDOW       | 9. CUT STONE         |
| 4. PLANTER BOX            |                      |
| 5. SPECIALTY GLASS        |                      |
| 6. WROUGHT IRON GUARDRAIL |                      |

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**EXTERIOR ELEVATIONS**

DATE 06.16.2014

SCALE AS NOTED

DRAWN

JOB # 1401.00

SHEET NO.

**A-6.1**

ELEV.



**SIDE - WEST ELEVATION** SCALE 3/32" = 1'-0" **2**



**STREET SIDE - EAST ELEVATION** SCALE 3/32" = 1'-0" **1**



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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 - FRONT ELEVATION

SCALE 3/32" = 1'-0"





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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 - STREET SIDE ELEVATION

NOT TO SCALE



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**PRIVATE RESIDENCE**  
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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/ STREET SIDE PERSPECTIVE VIEW

NOT TO SCALE





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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.

COLOR ELEVATION - FRONT ELEVATION @ TWILIGHT

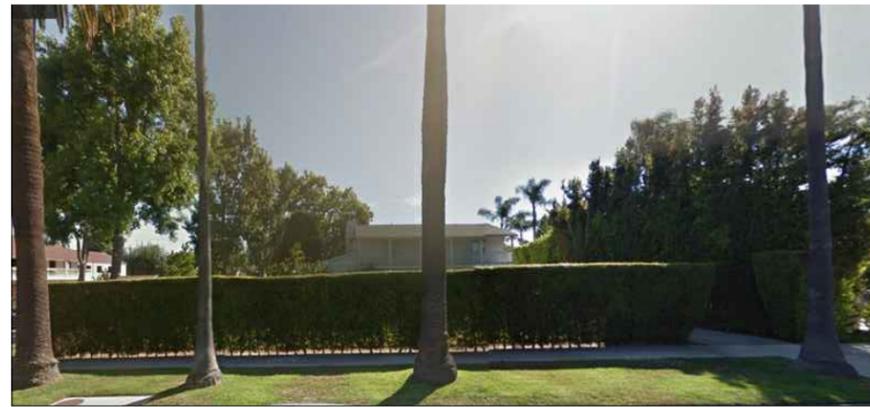
NOT TO SCALE





603 N. BEVERLY DRIVE

6



601 N. BEVERLY DRIVE

5



523 N. BEVERLY DRIVE

4



605 N. BEVERLY DRIVE

7



602 N. BEVERLY DRIVE - PROJECT SITE



521 N. BEVERLY DRIVE

3



604 N. BEVERLY DRIVE

8



AERIAL MAP



522 N. BEVERLY DRIVE

2



606 N. BEVERLY DRIVE

9



524 N. BEVERLY DRIVE

1

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 FAX: 310.444.1405  
 www.landrydesigngroup.com  
 contact us @ landrydesign . n . e . t

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

**NEIGHBORHOOD PHOTOGRAPHS**

DATE 06.16.2014  
 SCALE NTS  
 DRAWN  
 JOB # 1401.00

SHEET NO.  
**A-10.0**  
 PHOTOS



FRONT VIEW - INCLUDES THE STREET TREES AND ALL PROPOSED LANDSCAPE MATERIALS

N.T.S.

1



FRONT VIEW - WITH EXISTING STREETScape

N.T.S.

1

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

**STREETSCAPE  
PHOTO  
MONTAGE**

DATE 06.16.2014  
SCALE NTS  
DRAWN  
JOB # 1401.00

SHEET NO.  
**A-11.0**  
PHOTO  
MONTAGE



SIDE VIEW - INCLUDES THE STREET TREES AND ALL PROPOSED LANDSCAPE MATERIALS

N.T.S.

1



SIDE VIEW - WITH EXISTING STREETScape

N.T.S.

1

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

**STREETSCAPE  
PHOTO  
MONTAGE**

DATE 06.16.2014

SCALE N.T.S.

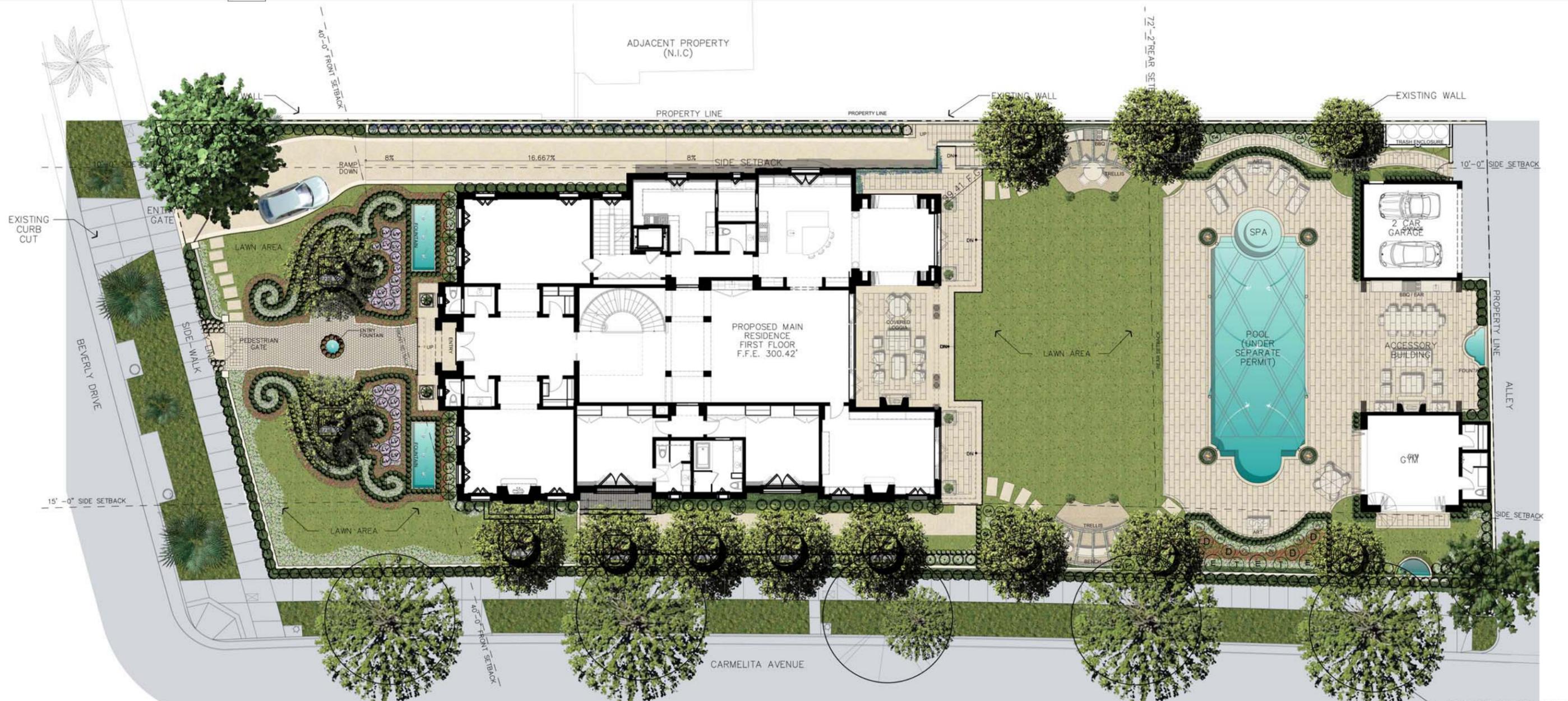
DRAWN

JOB # 1401.00

SHEET NO.

**A-11.1**

**PHOTO  
MONTAGE**



**SHRUB LEGEND**

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARK
D	Diosma pulchrum	NCN	15 gal.	4	
P	Pittosporum crassifolium 'Nana'	Pittosporum	15 gal.	6	
H	Illex x Meservease	Blue Girl Holly	15 gal.	17	
R	Rosa Hybrid	Iceberg Rose	15 gal.	65	
LV	Lavendula Heterophylla	Lavender	5 gal.	33	
T	Tibuchina Heteromeles	Princess Flower	24" box	4	
E	Eriobrya Coppertone	NCN	24" box	5	
CA	Camellia Japonica 'Nuchio's Gem'	White Camellia	15 gal.	39	White

**HEDGE LEGEND**

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARK
B	Buxus japonica	Japanese Boxwood	5 gal.	12" o.c. (789)	
L	Ligustrum japonica 'Texanum'	Texas Privet	15 gal.	24" o.c. (67)	
B	Buxus japonica 'Topiary'	Japanese Boxwood	24" box	2	Ball shape
F	Ficus microphylla nitida 'Green Gem'	Ficus	24" box	24" o.c. (241)	
L	Ligustrum Japonica 'Texanum'	Texas Privet 'Cone Form'	36" box	12	CONE FORM

**GROUND COVER LEGEND**

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARK
SC		Seasonal Color		1 gal.	

**TREE LEGEND**

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARK
Q	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	72" BOX	8	STANDARD - REAR YARD
M	MAGNOLIA GRANDIFOLRA	MAGNOLIA TREE	96" BOX 72" BOX	2 1	STANDARD STANDARD

G. GRISAMORE DESIGN INC.  
 1000 MISSION STREET STE. A  
 SOUTH PASADENA, CA 91030  
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Project Name  
**SULISTYO RESIDENCE**  
 602 N BEVERLY DRIVE  
 BEVERLY HILLS, CA

Sheet Title

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

Date: 6-2-14

Revision No. Description

Sheet No. L-



**AUTHENTIC PROVENCE**

**TAZZO ORTA  
FOUNTAIN**

**20TH CENTURY  
FRANCE**

**SIMPLE HEAVY RIMMED SMALL TAZZA, SINGLE TIER  
ROUND PEDESTAL ON A HEXAGONAL BASE**

**HAND CARVED LIMESTONE**

**fc-9805 21"h x 26"w x 26"d**

**ENTRY WATER FEATURE  
602 N. BEVERLY DRIVE, BEVERLY HILLS, CA**



**Design Review Commission Report**

455 North Rexford Drive

August 7, 2014

**Attachment E**

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 duly noticed public hearings on July 8, 2014 and August 7, 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:

Adopted: **August 7, 2014**

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William Crouch, Commission Secretary  
Community Development Department

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John Wyka, Chair  
Design Review Commission