



Design Review Commission Report

Meeting Date: Thursday, August 7, 2014
(Continued from Thursday, June 5, 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, consider the design concerns and suggestions discussed herein, and provide the applicant with an approval.

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 and June 5, 2014 (Attachment A). At those meetings, 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 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:

- Removing wall separating courtyard from front yard and proposing a trellis;
- Revising the light fixture at the entry;
- Adding tongue and groove wood under roof canopy at the master to be consistent with the rest of the house;
- Redesigned front entry door and wrought iron gates.

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

URBAN DESIGN ANALYSIS

Based on a review of the revised design by the Urban Design Team, it appears that the revised design responds to the comments from the Commission. However, staff felt that the fenestration needs

Attachment(s):

- A. June 5, 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:

Georgana Millican, Associate Planner
(310) 285-1121
gmllican@beverlyhills.org



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further refinement, especially the center element between the two columns, the coach light fixtures do not match the design and there are too many lights on the façade. The Commission may wish to include these items in their discussion of the design. Staff is recommending that the Commission consider the design concerns and provide the Applicant with an approval with conditions.

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.



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Attachment A

June 5, 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



PERSPECTIVE RENDERING WITH TREES
SCALE: N/A FILE

bB|A
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BEVERLY DR RESIDENCE

Client Address:
92471 Beverly Drive
Beverly Hills, CA 90210
Project Address:
92471 Beverly Drive
Beverly Hills, CA 90210

- Collaboration with:
- STRUCTURAL ENGINEER:
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LOS ANGELES, CA 90043
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PCOR@A4YARCHITECTURE.COM
 - LANDSCAPE ARCHITECT:
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TEL: 817.527.3698
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EMAIL: TERESA@TERESA.COM
 - MECHANICAL ENGINEER:
AFFORDABLE AIR CONDITIONING
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CULVER CITY, CA 90230
TEL: 310.552.8000
FAX: 310.552.8007
EMAIL: AFFORDABLE@AIRCON.COM

COMMENTS	DATE	BY

PROJECT NUMBER:
14.105.03

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SHEET TITLE:
PERSPECTIVE RENDERING

REF TO DRAWING:
FOR SCALE: N/A
DATE: 02/05/2014
SHEET NO:

A8.5a



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Attachment B

Applicant's Written Responses
to Commission's Comments

924 N. Beverly Drive |
RESPONSES TO DESIGN REVIEW COMMISSION:

Dear Staff and Commissioners,

In reviewing the comments from the most recent DRB meeting, we have worked with staff to discuss and review various options to discuss the concerns with our last design. Our reinterpreted courtyard leans on a contemporary design, borrowing motifs from Spanish and Japanese themes. We have refined our concept to what is presented herein, showing coherence between the entry element and the new master balcony above the living room while reducing the perception of the wall in the front. We have made the following changes for your consideration.

- o We have redesigned the wall separating the courtyard from the front yard by removing the wall and proposing a trellis held up by pilasters which relate to the rest of the entry and living room structure facing the front. This approach aids break the entry element and the house into two distinct characters while still being connected with a trellis that wraps around the courtyard. We have articulated our window from the courtyard into the front in such way to borrow cues from the existing houses window design. We have also added sections and details to further illustrate the quality and character of the deeper members and refined mullion articulation of these windows.
- o Our light fixture at the entry has been revised to a more modern fixture but still adds character to our entry.
- o We have added tongue and groove wood under the roof canopy above the master to be consistent with the rest of the house.
- o We've redesigned our front entry door and wrought iron gates.

We've worked closely with staff and thank them for their time in supporting the refinement of this project and look forward to discuss these changes at the next DRB meeting.

Sincerely,

Ben Borukhim
bB | A Studios



Design Review Commission Report

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August 7, 2014

Attachment C
Project Design Plans



UNCOORDINATED PLANTING / LANDSCAPING SETUP

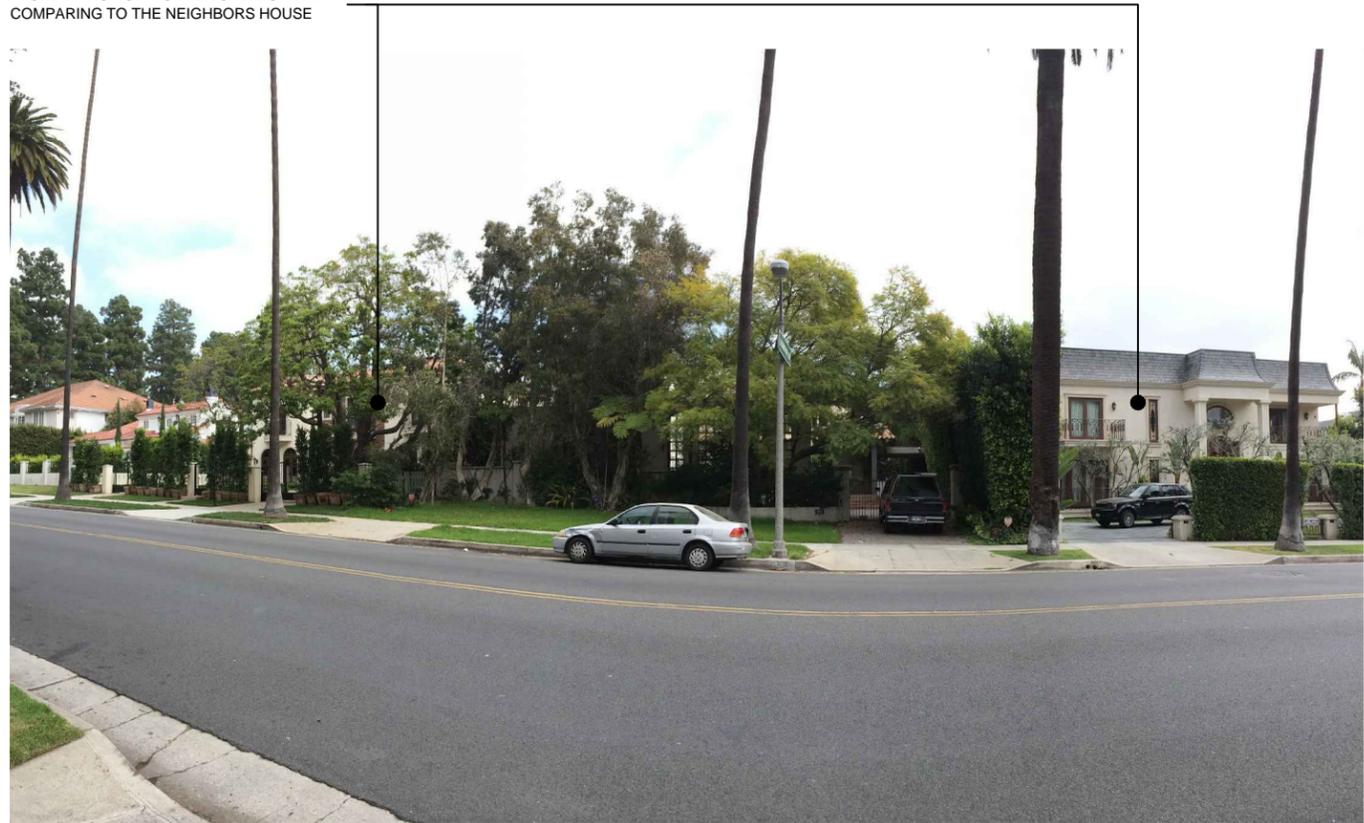


PROPERTY IS PRIVATELY COVERED BY HEAVY LANDSCAPE ON THE NORTH SIDE

FACADE OF THE HOUSE IS COVERED BY OVERGROWN / UNMAINTAINED TREES AND BUSHES



FACADE WAS NOT VISIBLE TO THE STREET COMPARING TO THE NEIGHBORS HOUSE



client:

BEVERLY DR RESIDENCE

Client Address:
924 N Beverly Drive
Beverly Hills, CA 90210

Project Address:
924 N. Beverly Drive
Beverly Hills, CA 90210

CLIENT:

in collaboration with:

STRUCTURAL ENGINEER:
BERKOZ AND ASSOCIATE
CONSULTING STRUCTURAL ENGR.
5530 CORBIN AVE, STE. 355
TARZANA, CA 91356
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EMAIL: CAD@BER-SE.COM

LANDSCAPE DESIGNER:
BBA STUDIOS, INC
6404 WILSHIRE BLVD, SUITE 1235
LOS ANGELES, CA 90048
TEL: 310.598.6330
FAX: 310.496.2185
EMAIL: info@bbAstudios.com

SURVEYOR:
TRANS AMERICAN ENGINEERING
9698 TELSTAR AVE, SUITE 301
EL MONTE, CA 91731
TEL: 626.527.3888

T24 CONSULTANT:
STEVENSON LIM
201 NORTH FIGUEROA ST, SUITE P1-103
LOS ANGELES, CA 90012
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EMAIL: CPC103@ATT.NET

GEOTECHNICAL ENGINEER:
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4742 SAN FERNANDO ROAD
GLENDALE, CA 91204
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FAX: 818.552.6007
LILLIAN@AESSOIL.COM

COMMENTS	DATE	BY

PROJECT NUMBER
14.105.03

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SHEET TITLE

(E) RESIDENCE IMAGE & (E) SITE IMAGE

REFER TO DRAWING FOR SCALE (E.N.O.):

DATE: 06.05.2014
SHEET NO.

A8.1a

(E) RESIDENCE IMAGE

SCALE: N/A

FILE:

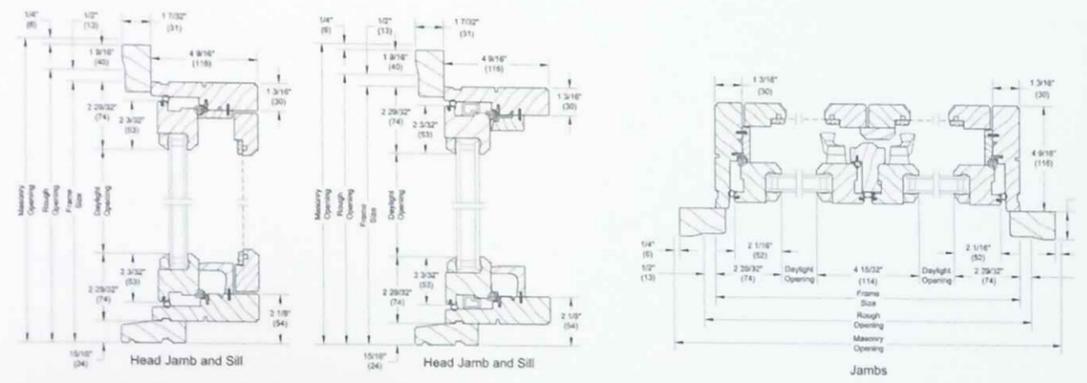
2



7 GUTTERS AND TRELLISES PAINTED DUNN EDWARDS "WILD MUSTANG" BROWN DEA161 - LRV 10



5 WROUGHT IRON TO BE PAINTED - MPC MP23429 LRV 5.2 MATTE



4 WINDOW & DOOR FRAME WOOD - STAINED DARK WALNUT PER SAMPLE



CUSTOM WROUGHT IRON DOOR



CUSTOM WROUGHT IRON/ ALABASTER SCONCE



3 OUTDOOR PATIO PAVER CRÈME TRAVERTINE VERSAILLE PATTERN



1 EXTERIOR SMOOTH STUCCO STUCCO FINISH OATMEAL X-81 BY LA HABRA



2 ROOF TILE BY BORAL 2 PIECE MISSION CARMEL BLEND

CLIENT: BEVERLY DR RESIDENCE

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

client: IN collaboration with: STRUCTURAL ENGINEER: BERKOV AND ASSOCIATE CONSULTING STRUCTURAL ENGR. 5530 CORBIN AVE. STE. 355 TARZANA, CA 91356 TEL: 818-668-8589 EMAIL: CAD@BER-SE.COM

LANDSCAPE DESIGNER: BBA STUDIOS, INC. 6404 WILSHIRE BLVD, SUITE 1235 LOS ANGELES, CA 90048 TEL: 310.598.6330 FAX: 310.496.2185 EMAIL: info@bBAstudios.com

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T24 CONSULTANT: STEVENSON LIM 201 NORTH FIGUEROA ST, SUITE P1-103 LOS ANGELES, CA 90012 TEL: 213.977.8868 EMAIL: CPC103@ATT.NET

GEOTECHNICAL ENGINEER: APPLIED EARTH SCIENCE 4742 SAN FERNANDO ROAD GLENDALE, CA 91204 TEL: 818.552.6000 FAX: 818.552.6007 LILLIAN@AESOIL.COM

Table with 3 columns: COMMENTS, DATE, BY. Multiple empty rows for notes.

PROJECT NUMBER 14.105.03

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REFER TO DRAWING FOR SCALE (U.N.O.): DATE: 06.05.2014 SHEET NO.

A8.6

Z:\14.105.03 924 Beverly Dr-CAD-Sheets\11_X 17_DBC-A8.6 MATERIAL BOARDS.dwg, 7/21/2014 2:04:37 PM



Design Review Commission Report

455 North Rexford Drive

August 7, 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 **May 1, 2014, June 5, 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 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: **August 7, 2014**

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chairperson
Design Review Commission