



Design Review Commission Report

Meeting Date: Thursday, August 7, 2014

Subject: **631 North Crescent Drive (PL1411524)**

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: Sun Gate Summit, Inc.

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

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 Italian Renaissance Revival; 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 by the Urban Design Team, it appears that the proportions of the two upper level windows flanking the entry do not appear to relate well to the overall design. In addition, the rafters appear too sparse for the size of the building and staff has concerns that the side yard fence/wall and hedge material is too heavy. 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.

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 ([name of architect]). 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 nominate 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.

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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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 along with the block face be mailed, and as it is a corner lot, two on-site notices at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on July 28, 2014; the site was posted on July 28, 2014. To date staff has not received comments in regards to the submitted project.



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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):

The architectural style of the proposed 2-story single family dwelling is Italian Renaissance Revival. The style is achieved by providing a very simple facade; less ornate architectural elements such as wood corbels, smooth finish earth tone color precast elements for cornice, window sills, pilasters and balusters; projection of the eaves; tall and narrow windows and doors; wood shutters; second story of the building is shorter the first story. The main entry and second story is modulated. The roof has a very low pitch and clay roof tiles is used for roofing materials. The landscaping used is reminiscent of the gardens found in Italian villas.

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

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

D Site & Area Characteristics

Lot Dimensions: 144'-8" X 233'-8" Lot Area (square feet): 34,679 sq. ft.
Adjacent Streets: Elevado Ave. and Carmelita Ave.

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

- | | |
|--|--|
| <input checked="" 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 checked="" type="checkbox"/> Vacant | <input checked="" 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:	1	48" circum.	to remain
Native:	4	36" - 48" circum.	4 to remain.
Urban Grove:	none		

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: Meyer & Holler - It has been signed-off.

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

Radius map and Mailing Label is provided to notify neighbors.

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:	32'-0"		30'-8"
Roof Plate Height:		-	28'-6"
Floor Area:	15,372 sf.		15,365 sf.
Rear Setbacks:	61'		82'
Side Setbacks:	S/E 20'-0"	S/E	S/E 20'-0"
	N/W 19'-6 3/4"	N/W	N/W 19'-7"
Parking Spaces:	4		4

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 - Exterior Walls
Texture /Finish: Smooth
Color / Transparency: French Vanilla

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

Material: Aluminium Clad Wood & Glass
Texture /Finish: Smooth
Color / Transparency: Bronze

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

Material: Aluminium Clad Wood & Glass (Ext. Door); African Mahogany (Entry Door)
Texture /Finish: Smooth ; Grain Pattern & Wood Density
Color / Transparency: Bronze ; Chestnut

PEDIMENTS

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

ROOF

Material: Two-Piece Mission Clay Tile Roofing
Texture /Finish: Clay Tile
Color / Transparency: Custom Blend of Bermuda & Standard Red (Cool Roof Rated)

CORBELS

Material: Wood
Texture /Finish: Smooth
Color / Transparency: Bronze

CHIMNEY(S)

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

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

COLUMNS

Material: Pre-Cast Concrete
Texture /Finish: Smooth Finish
Color / Transparency: Light Gray 409

BALCONIES & RAILINGS

Material: Pre-Cast Balusters Wrought Iron
Texture /Finish: Smooth Finish Mate
Color / Transparency: Light Gray 409 Bronze

TRELLIS, AWNINGS, CANOPIES

Material: Wood
Texture /Finish: Smooth
Color / Transparency: Brown

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

Material: Metal Bronze and Smoked Glass
Texture /Finish: Antique
Color / Transparency: Bronze

PAVED SURFACES

Material: Cobblestone With Concrete Banding
Texture /Finish: Old World
Color / Transparency: Multi Color (Ashlar & Parallel)

FREESTANDING WALLS AND FENCES

Material: Pre-Cast Concrete
Texture /Finish: Smooth Finish
Color / Transparency: Light Gray 409

OTHER DESIGN ELEMENTS

Material: Pre-Cast Molding, Sills, Lintels
Texture /Finish: Smooth Finish Wood Covered Eaves
Color / Transparency: Light Gray 409 Bronze to Match Doors & Windows Frames

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

The proposed landscape theme is to create the garden atmosphere and at the same time to complement the characteristic of this old villas of Tuscan's. Combination of Olive, Variegatus, and Italian Cypress trees, with the existing Deodar Cedar, City Parkway and California Sycamore trees, strengthens the vertical elements of the façade and retain a formality in their layout.

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 architecture style of this proposed single family dwelling is Italian Renaissance Revival(Tuscan Villa). The characters defining features of the design are, 2-story, low pitched roof, rectangular shape floor. On the main façade facing the street, symmetry and balance in the provisions of openings and the use of architectural elements emphasizes the features of Tuscan Villa. Height of the first story is higher than the second story. Very low pitched hipped roof is extended into overhanging eaves carried by non-ornate corbels. The use of smooth stucco on exterior wall, balconies with wrought iron railing and use of the subtropical plant for landscaping.

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.

By regulating the size of the opening (door & windows) without compromising the requirement title 24 for natural ventilation; the roof pitch is set to minimum slope of 3:12, stepped back front entry and both side of the main façade are used to minimize the appearance of scale and mass; to enhance the garden like quality of the city, the building front yard setback is ranging between 4'-55', due to front façade modulation, to give more space for the use of landscape area; the required parking space is located at the rear yard and also at the very end of the side yards.

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

The proposed development will enhance the appearance of the neighborhood by using only high quality material for the building and its landscaping. The classic architectural style of this development fits the Residential Design Style criteria provided by City of Beverly Hills and its surrounding 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.

The use of appropriate landscaping on both side yards for screening and privacy of the both the owner and the neighbors. Doors and windows provided are the standard sizes and not too large. Family outdoor activities are all situated at the rear of the house.

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 development respects the prevailing site design patterns and characteristics of the neighborhood by using a lot of the authentic architectural elements presented in the old and new homes; such as pilasters, moldings, wrought iron gates, circular front driveway and very lush front yard landscaping.



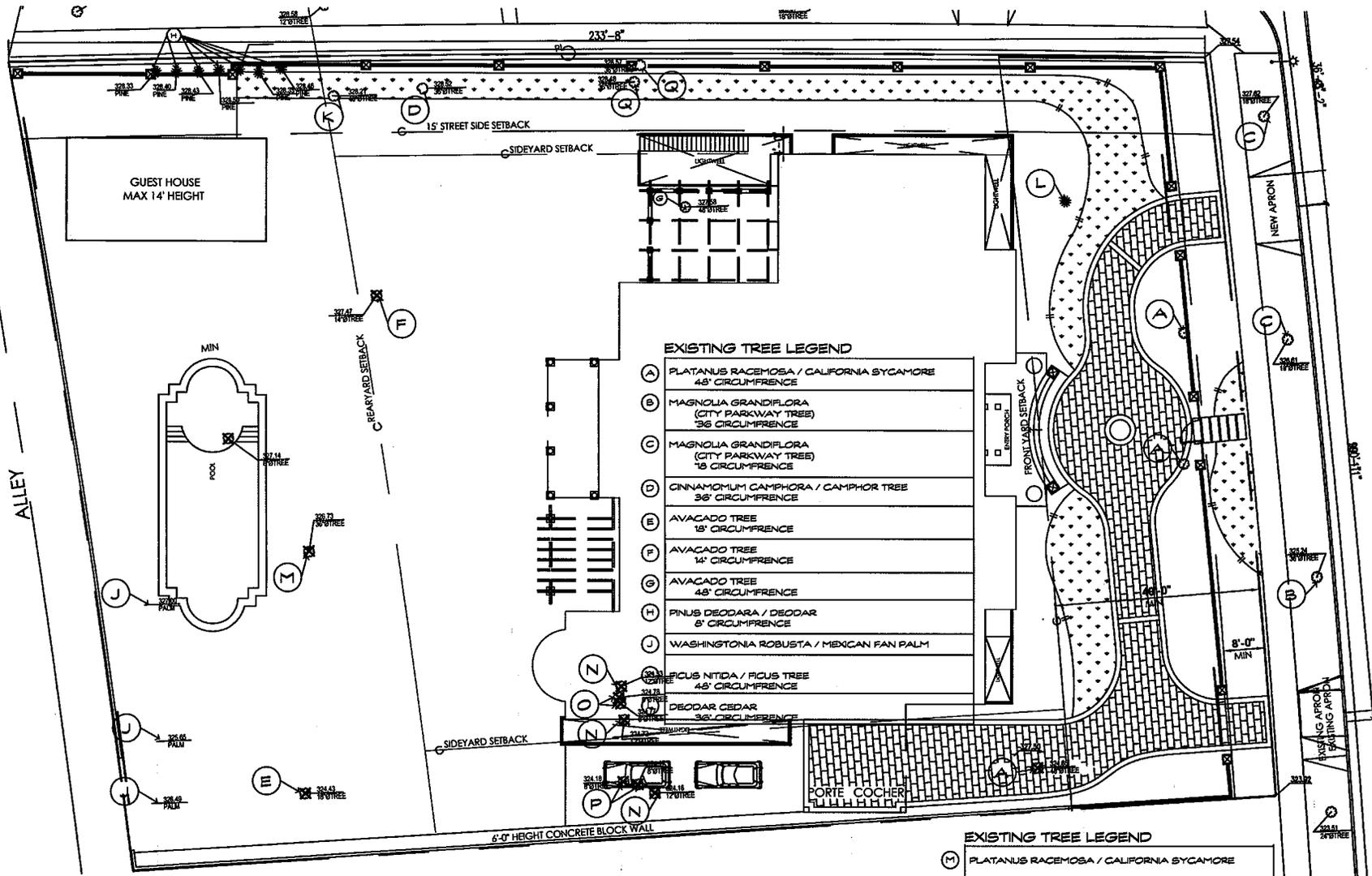
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Attachment B
Project Design Plans

NOTE: TREES WITH X SYMBOL TO BE REMOVED. ALL OTHER EXISTING TREES TO REMAIN



EXISTING TREE LEGEND

(A)	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE 48' CIRCUMFERENCE
(B)	MAGNOLIA GRANDIFLORA (CITY PARKWAY TREE) 36' CIRCUMFERENCE
(C)	MAGNOLIA GRANDIFLORA (CITY PARKWAY TREE) 18' CIRCUMFERENCE
(D)	CINNAMOMUM CAMPHORA / CAMPHOR TREE 36' CIRCUMFERENCE
(E)	AVACADO TREE 18' CIRCUMFERENCE
(F)	AVACADO TREE 14' CIRCUMFERENCE
(G)	AVACADO TREE 48' CIRCUMFERENCE
(H)	PINUS DECORATA / DECODAR 8' CIRCUMFERENCE
(J)	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
(N)	FICUS NITIDA / FICUS TREE 48' CIRCUMFERENCE
(O)	DECODAR CEDAR 36' CIRCUMFERENCE

EXISTING TREE LEGEND

(M)	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE 36' CIRCUMFERENCE
(N)	PITTOSPORUM UNDULATUM / VICTORIAN BOX 12' CIRCUMFERENCE
(O)	PITTOSPORUM UNDULATUM / VICTORIAN BOX 8' CIRCUMFERENCE
(P)	QUERCUS ILEX / HOLLY OAK 8' CIRCUMFERENCE
(Q)	PODOCARPUS GRACILIOR 36' CIRCUMFERENCE

DW/LA
Landscape Architects
1216 Elm Street
Venice, CA 90281
Phone: 310-627-2084
Fax: 310-627-4834



Project Name
**631 CRESCENT DR
BEVERLY HILLS, CA**

Sheet Title
**EXISTING
TREE PLAN**

Sheet Approval

Set Title	<input checked="" type="checkbox"/> CHECK SET
	<input type="checkbox"/> PRELIM. SET
	<input type="checkbox"/> FINAL SET
	<input type="checkbox"/> PERMIT SET
	<input type="checkbox"/> NOT FOR CONSTRUCTION
	<input type="checkbox"/> CONSTRUCTION / FIELD SET

Date: 5/17/12
Project No.: 418
Drawn By: GD
Checked By: DW
Scale: AS SHOWN

Revisions	Date/Description
▲	

Sheet No.
L2.1



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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 631 NORTH CRESCENT DRIVE (PL1411524).

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

Section 1. Daryoush Safai, AIA, agent, on behalf of Sun Gate Summit, Inc., 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 631 North Crescent 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. 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 ([name of architect]). 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 nominate 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on 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 filing 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, Chair
Design Review Commission