



Design Review Commission Report

Meeting Date: Thursday, September 4, 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 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 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.

The project was previously reviewed by the Design Review Commission at its meeting on August 7, 2014 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project.

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

- Re-oriented the building to be parallel with Crescent Drive;
- Increased the front yard setback from the required 40 feet to 50-55 feet.
- Moved the driveway access to the required parking from the front yard to access off the rear alley (note the circular driveway remains).
- Reduced the 1st floor height by one foot to reduce the gap between the 1st and 2nd floor;
- Increased the side yard setbacks;
- Increased the street side setback along Elevado Avenue to move the building mass away from the street side.
- Decreased the amount of hardscape in the front yard;
- Revised the plans to save a 48 inch radius tree in the southeast corner of the lot;

Attachment(s):

- A. August 7, 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

gmillican@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

September 4, 2014

- Decreased the height of the front yard fence from 6 feet to 3 feet and moved the fence to the front property line;
- Revised the front porch entry by removing the square post support and decreasing the depth from 6 feet to 3 feet and removed the two side windows.

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

URBAN DESIGN ANALYSIS

The Applicant has worked with the staff and has been responsive to the comments from the Commission. Based on a review by the Urban Design Team, the building appears to have a strong horizontal emphasis and is well proportioned and class in its aesthetic. The mass of the building steps back as it approaches the side street helping to reduce the overall appearance of bulk and mass from the street side elevation. In addition, the low pitched roof further helps to reduce the bulk and mass. Overall the Italianate design is nicely proportioned in scale and holds the corner without being overly dominant. Staff is recommending that the Commission review the project and provide the Applicant with an approval.

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.

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



Design Review Commission Report

455 North Rexford Drive

September 4, 2014

Attachment A

August 7, 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, 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:

Georgana Millican, Associate Planner
(310) 285-1121

gmillican@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

August 7, 2014

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.



Design Review Commission Report

455 North Rexford Drive

September 4, 2014

Attachment B

Applicant's Written Response to the Commissioner's Comments

Daryoush Safai, AIA Architect

2932 Wilshire Blvd. Suite 210, Santa Monica, CA 90403-4944

Tel: 310-453-3335 Mobile 310-850-2935

Email: dan@SafaiArchitects.com

Design Review Board Commission's recommendations were as follow:

1. **Commission's Comment:**

Building orientation should be parallel with Crescent Drive

Applicant Response:

Building is re-oriented to be parallel with Crescent Street per DRB Commissioner's recommendation. (See Site Plan – sheet A-3.2)

2. **Commission's Comment:**

Front yard setback should be increased to make the building better situated on the lot, and also making the protected trees farther away from the concrete paving.

Applicant Response:

- a) Previously, the front yard setback was at 40 feet. We added 10-15 feet more than the requirement. Now the front yard setback is at 50 feet & 55 feet. 40% of the building frontage is on 50 feet setback, and 60% is located on the 55 foot setback.
- b) The Building has moved away from the street corner by increasing the front yard setback to 55' and by increasing the Elevado Street side yard setback to 20'-24'.
- c) Also the building frontage on Elevado Street is 44'-0" which is only 46% of total building depth. (See Site Plan – sheet A-3.2)
- d) **My client disagrees with a setback of more than 40 feet.**

3. **Commission's Comment:**

The protected trees should be away from the concrete paving.

Applicant Response:

- a) By increasing the front yard setback, we are also moved the driveway away from the protected trees. Therefore, no concrete or fence are near those protected trees. (See Site Plan – sheet A-3.2)

In addition the followings are the changes made to improve the previous design:

1) **HEIGHT OF THE BUILDING:**

To reduce the gap between the 1st floor and 2nd floor, we reduced the 1st floor height by 1'-0" .
(See East Elevation A-5.1 & Front Façade Sections A-6.5)

2) **SIDE YARDS:**

The total side yard requirement is 39'-7".

(See Site Plan – sheet A-3.2)

- a. On the North side we have a side yard setback varying from 19'-8" to (22'-0" to 24'-0") instead of the previous 15'.
- b. On the South side we have a side yard setback varying from (19'-8" to 22').

3) **BUILDING MASS:**

The Building has moved away from the street corner by increasing the front yard setback to 55' and by increasing the Elevado Street side yard setback to 20'-24'.

Also the building frontage on Elevado Street is 44'-0" which is only 46% of total building depth.

(See Site Plan – sheet A-3.2)

4) **FRONT YARD PAVING:**

By relocating the access of the south side yard parking from the front yard to the rear yard of the lot, we have decreased the hardscape less than 40% and increased the front yard landscaping area.

(See Site Plan – sheet A-3.2 & Front Yard Paving Calculations – sheet A-3.6)

5) **EXISTING TREES:**

By relocating the access of the south side yard parking from the front yard to the rear yard of the lot, we have saved a 48" radius existing tree in the Southeast corner of the lot.

(See Site Plan – sheet A-3.2)

6) **FRONT YARD FENCE:**

We moved the front yard fence to the property line and decreased the height from 6 feet to 3 feet.

(See Site Plan – sheet A-3.2; East Elevation Front Fence – sheet A-5.1.1 & sheet A-5.5)

7) **FRONT PORCH ENTRY:**

To decrease the mass size of the front porch, we removed the square post support and decreased the depth from 6'-0" to 3'-0" feet. We also removed the two side windows.

(See East Elevation A-5.1)

Thank you,

Daryoush Safai AIA Architect

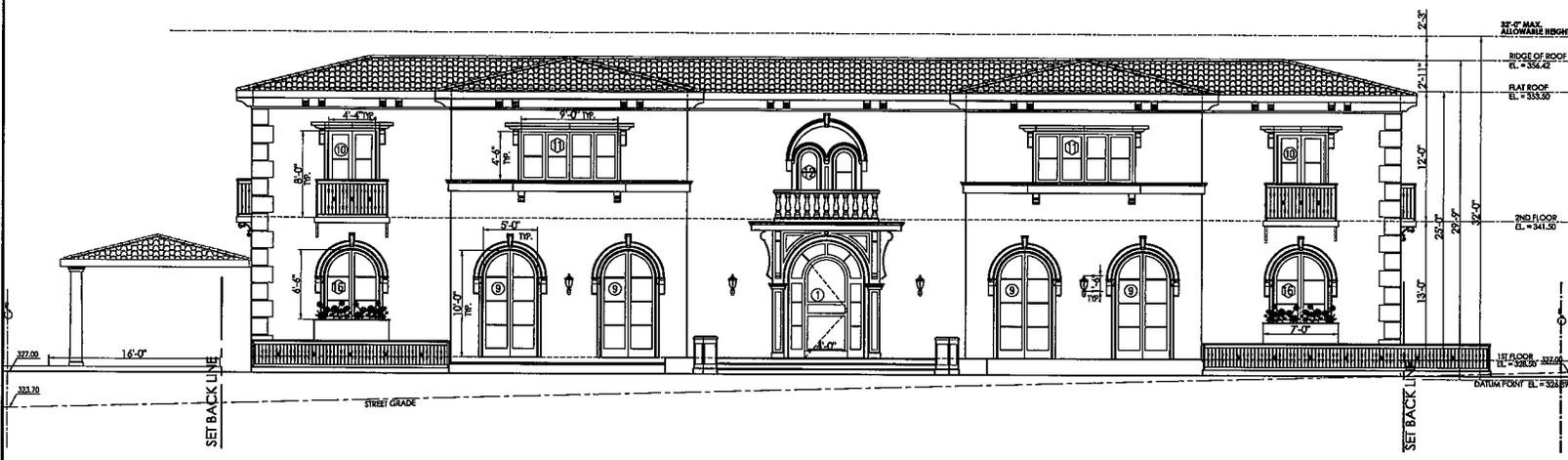
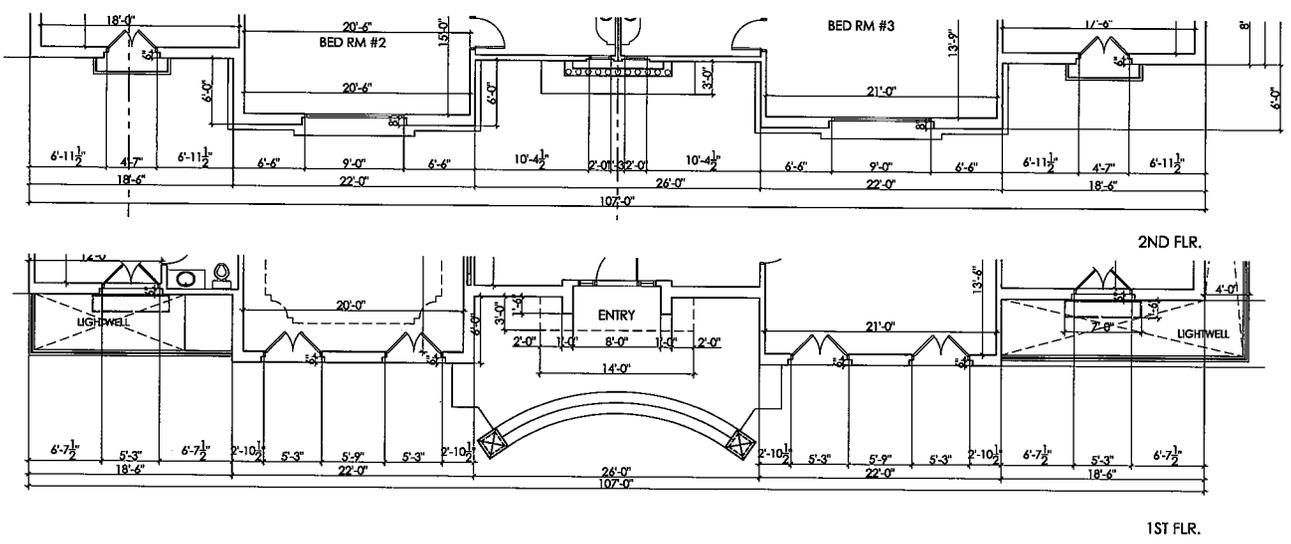


Design Review Commission Report

455 North Rexford Drive

September 4, 2014

Attachment C
Project Design Plans



EAST ELEVATION (CRESCENT DR.)
SCALE: 1/4" = 1'-0"

Revisions:

08/14/2014

Architect:

DARYOUSH SAFAI AIA Architect

2292 Wilshire Boulevard, #210
Santa Monica, CA 90403
Tel: (310) 453-3333
Email: info@vanton.net
www.znitect.com

Architect Stamp:

Project Title:

2 - STORY SINGLE FAMILY DWELLING

631 CRESCENT DR.
BEVERLY HILLS, CA

Owner:

SUN GATE SUMMIT, Inc.
4099 WILSHIRE BLVD., STE. 604
LOS ANGELES, CA 90048

Sheet Content:

EAST ELEVATION

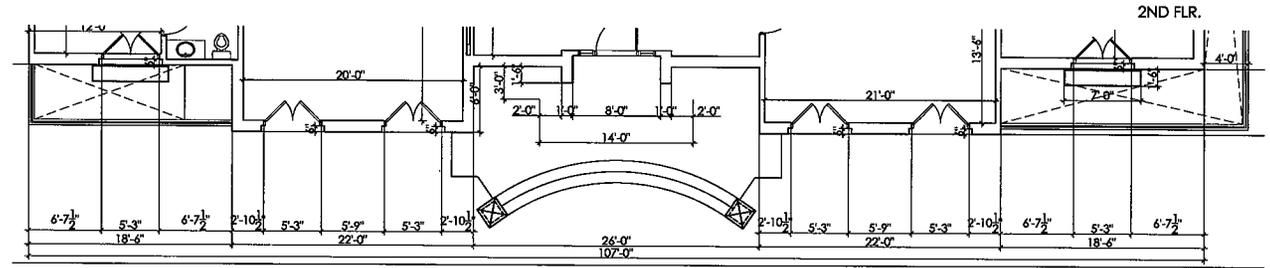
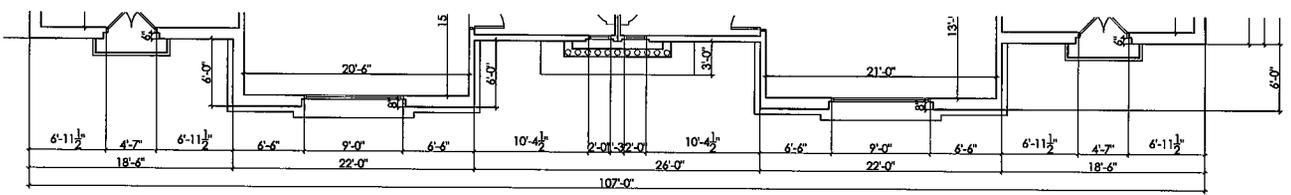
Date: 07/17/14
Scale: 1/4" = 1'-0"
CAD: TIA
Job:
Sheet:

A-5.1

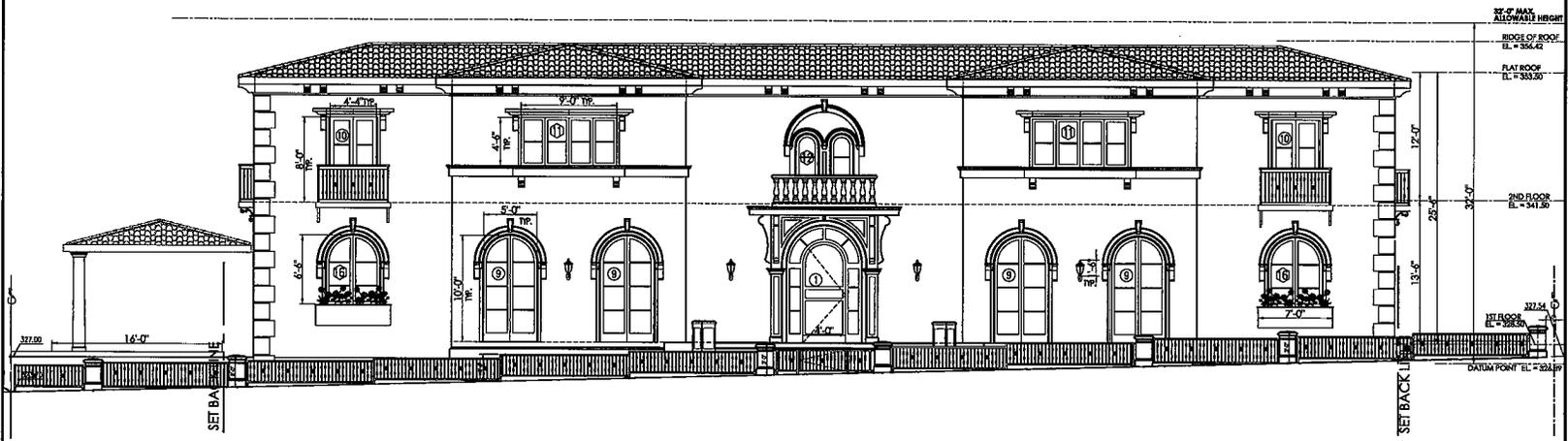
Of 6 Sheets

All drawings, designs, arrangements and ideas depicted herein are copyrighted and protected by the Architectural Works Copyright Protection Act of 1990, as amended and other applicable laws. They are the property of DARYOUSH SAFAI AIA Architect, for use in Connection with the Specified Project. The use of such designs, drawings or ideas in Connection with any other project or for any purpose other than the specified project is not authorized except with written permission of DARYOUSH SAFAI AIA Architect.

Revisions:
08/14/2014



1ST FLR.



EAST ELEVATION WITH FRONT FENCE (CRESCENT DR.)
SCALE 1/4" = 1'-0"

Architect:
DARYOUSH SAFAI AIA Architect
2923 Wilshire Boulevard, #210
Santa Monica, CA 90403
Tel: (310) 453-3335
Email: info@daryoushsafai.com
www.daryoushsafai.com

Architect Stamp:

Project Title:
2 - STORY SINGLE FAMILY DWELLING
431 CRESCENT DR.
BEVERLY HILLS, CA

Owner:
SUN GATE SUMMIT, Inc.
4099 WILSHIRE BLVD, STE. 404
LOS ANGELES, CA 90048

Sheet Content:
EAST ELEVATION WITH FRONT FENCE

Date: 07/17/14
Scale: 1/4" = 1'-0"
CAD: H.A.
JOB:
Sheet:
A-5.1.1
Of 9 Sheets

All drawings, designs, arrangements and ideas depicted herein are copyrighted and protected by the Architectural Works Copyright Protection Act of 1990, as amended and other applicable laws. They are the property of DARYOUSH SAFAI AIA Architect. The use of such designs, drawings or ideas in connection with any other project or for any purpose other than the specified project is not authorized except with written permission of DARYOUSH SAFAI AIA Architect.



Design Review Commission Report

455 North Rexford Drive

September 4, 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 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 duly noticed public hearings on August 7, 2014 and September 4, 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: September 4, 2014

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chair
Design Review Commission