



Design Review Commission Report

Meeting Date: Thursday, November 6, 2014

Subject: **337 McCarty Drive (PL1429441)**

A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Gabbay Architects

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

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, south of Santa Monica Boulevard. The proposed style is identified by the applicant as Contemporary Italianate Style; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed contemporary façade design appears to lack any distinguishing features. The façade is not convincing as a front elevation as the entry lacks definition and Staff feels that the façade could use some further refinement. 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. One condition of approval that has been suggested is that if the Commission approves a proposed design with a slate roof, that no artificial slate or other roofing material may be approved unless reviewed by the Commission.

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

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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gmillican@beverlyhills.org



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yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property is currently vacant, 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, along with the block face, 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 Friday, October 24, 2014; the site was posted on Thursday, October 23, 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 style is Contemporary Italianate design. The design and materials are consistent with the style. ~~imitation~~ slate tile roofing over the pitched roof (more than 4:12), stucco, travertine, precast concrete moulding, interior wood door and window frames and exterior clad aluminum, sandblasted glass on main entrance door and flat roof canopy.

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: 60 x 127 Lot Area (square feet): 7,654.27 SF
 Adjacent Streets: W. Olympic Blvd.

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input 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:
 Mailing by the City.

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'-0"		30'-0"
Roof Plate Height:	22'-0"	22'-0"	22'-0"
Floor Area:	4,561.7 SF		4,558 SF
Rear Setbacks:	29'-3"		31'-10 1/4"
Side Setbacks:	S/E 5'-0"	S/E	S/E 5'-2 1/2"
	N/W 9'-0"	N/W	N/W 9'-0 1/4"
Parking Spaces:	3		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	/	Travertine	/	Precast Concrete
Texture /Finish:	Smooth	/	Honed	/	Traditional Texture
Color / Transparency:	La Habra X-50 Crystal White/	-		/	Villa

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

Material:	Clad Aluminum	/	Glass
Texture /Finish:	Paint Finish		
Color / Transparency:	Dark Brown	/	Clear Light Green

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

Material:	Clad Aluminum	/	Glass
Texture /Finish:	Paint Finish		
Color / Transparency:	Dark Brown	/	Clear Light Green

PEDIMENTS

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

ROOF

Material:	American Imitation Slate Tile Roofing
Texture /Finish:	Semi Smooth
Color / Transparency:	Chinese Gray Green

CORBELS

Material:	Precast Concrete
Texture /Finish:	Traditional Texture
Color / Transparency:	Villa

CHIMNEY(S)

Material:	Stucco
Texture /Finish:	Smooth Finish
Color / Transparency:	La Habra X-50 Crystal White

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Wrought Iron Railings
Texture /Finish: Paint Finish
Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Copper
Texture /Finish: Smooth
Color / Transparency: Copper

EXTERIOR LIGHTING

Material: Kichler Lighting
Texture /Finish: Black Finish
Color / Transparency: _____

PAVED SURFACES

Material: Travertine
Texture /Finish: Traditional
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

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

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:

Contemporary Italianate design style of the building is complemented by plant material which has bold color contrast such as the purple leaf plum contrast with the shiny green foliage of the mirror plant and Pittosporum "Silver Sheen". The horsetail offer bold vertical line work.

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 style is Contemporary Italianate design. The design and materials are consistent with the style, by utilizing imitation slate tile for the pitched roof (more than 4:12), stucco, travertine, precast concrete moulding, interior wood door and window frames and exterior clad aluminum, sandblasted glass on main entrance door and flat roof canopy.

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.

Through a landscaping plan that properly utilizes and represents the characteristic contemporary Italianate design of the house, the mass of the residence itself will blend into the garden and will be minimized through different vertical and horizontal elements of modulation.

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

The house design will complement the other houses within the block as opposed to standing out through the greenery (based on the landscape architect's design), and colors and materials used such as clad aluminum frames and clear greenish glass for windows and doors, off white stucco for walls, green imitation slate tile roofing, and wrought iron railings on balconies.

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 owners are happy with the proposed design because it offers as much privacy for their family as well as the neighbors. The majority of windows have been placed either facing the front or back yard to give an even bigger sense of privacy.

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 materials and colors used are soft, subtle colors that do not clash but blend with the rest of the homes on the street, while enhancing the greenery and keeping in harmony with the surrounding residences.

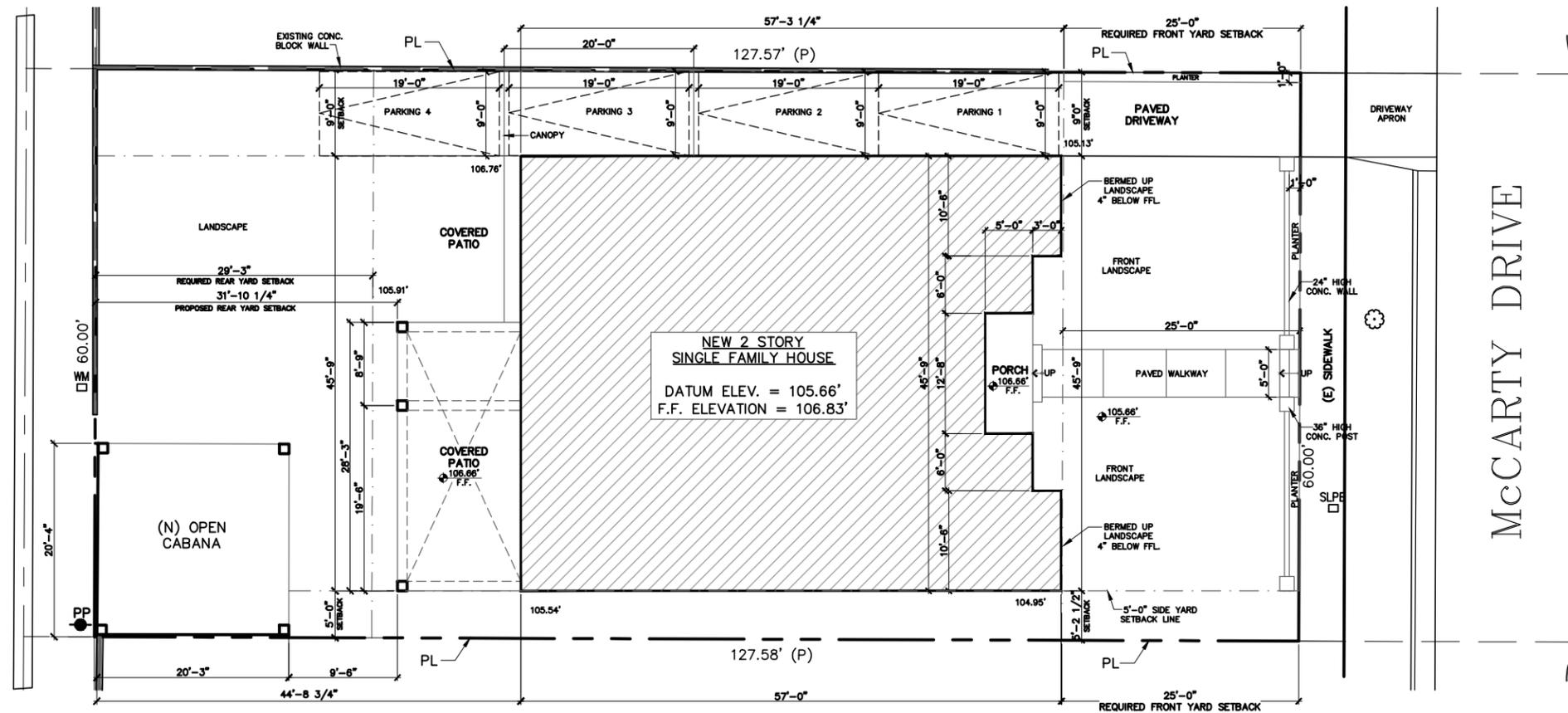


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Attachment B
Project Design Plans



McCARTY DRIVE

FRONT YARD PAVING CALCS:

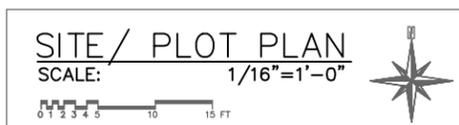
PAVED DRIVEWAY	225	SQ.FT.
PAVED WALKWAY	125	SQ.FT.
TOTAL PAVING	350	SQ.FT.

MAX. PAVING ALLOWED = 400 SQ.FT.
350 < 400

AVERAGE HEIGHT:

DATUM: $105.13' + 104.95' + 105.54' + 105.91' + 106.76$
 $= 528.29' / 5 = 105.66'$

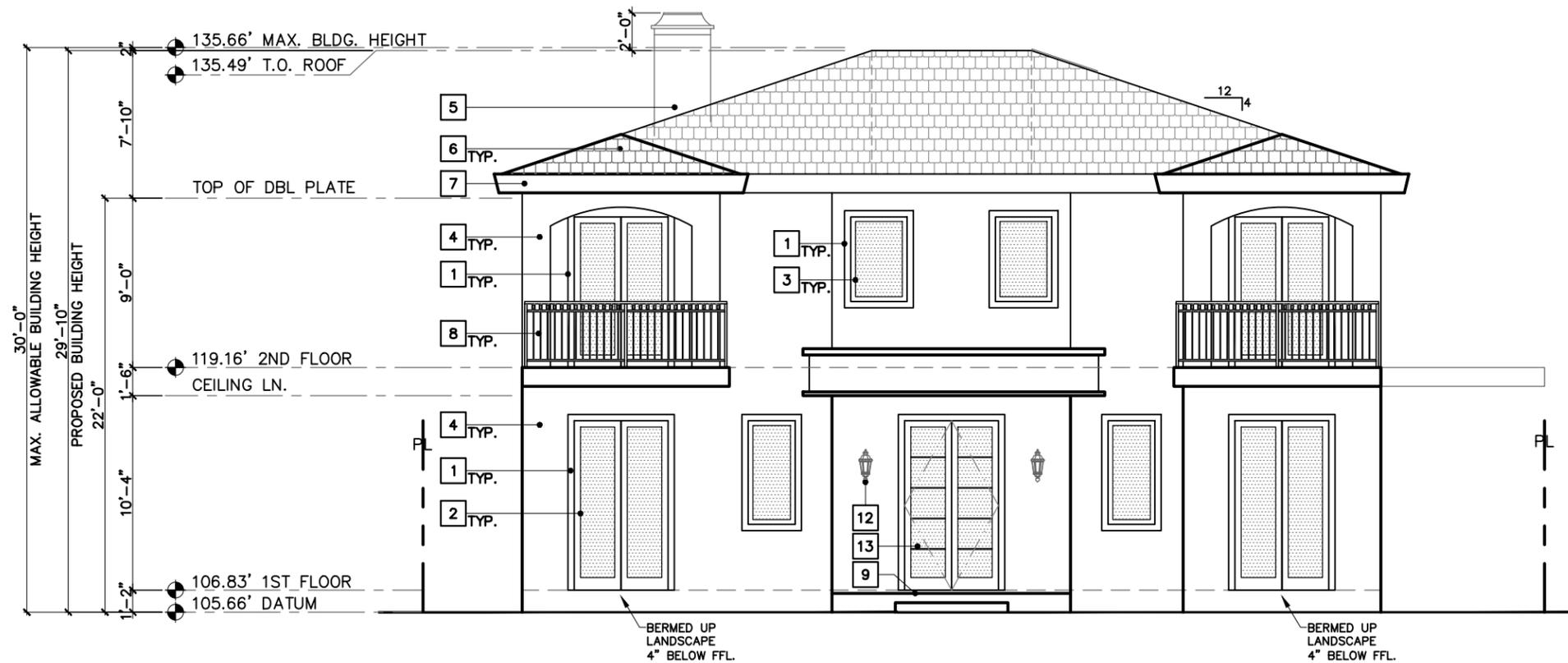
1st FLOOR FIN. ELEV: 106.83'
 TOP OF ROOF ELEV: 135.49'
 MAX. BUILDING HEIGHT ELEV: 135.66'



SHEET TITLE SITE/ PLOT PLAN		REVISION: Δ
PROJECT TITLE: 337 S. McCARTY DRIVE BEVERLY HILLS, CA 90212		DRAWN: RA SCALE: 1/16" = 1'-0" DATE: 10-02-14 PROJECT NO.
		SHEET NO. A1.1

GABBAY ARCHITECTS
 9107 WALSHREE BL., STE. 719 BEVERLY HILLS, CA 90210
 TEL. 310.985.8866 FAX 310.985.1516

337 S. McCARTY DR.



LEGEND:

- 1 PRECAST CONCRETE MOULDING (STONE COAT, TRADITIONAL TEXTURE, FADED GRAY)
- 2 INT. WOOD & EXT. CLAD ALUM. DOOR FRAME W/ CLEAR GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)
- 3 INT. WOOD & EXT. CLAD ALUM. WINDOW FRAME W/ CLEAR GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)
- 4 SMOOTH STUCCO FINISH (LA HABRA X-50 CRYSTAL WHITE)
- 5 CHIMNEY W/ SMOOTH STUCCO FINISH (LA HABRA X-50 CRYSTAL WHITE)
- 6 AMERICAN NATURAL SLATE TILE ROOFING (CHINESE GRAY GREEN COLOR)
- 7 COPPER GUTTER
- 8 W.I. RAILING 42" HIGH W/ 4" MAX. OPENING (DE6357 BLACK TIE LRV6)
- 9 TRAVERTINE STONE HONED FINISH FRONT PORCH & STEPS
- 10 TRAVERTINE STONE HONED FINISH PAVING WALKWAY @ FRONT YARD
- 11 FULL HEIGHT/ 42"/ 36" HIGH POST W/ SMOOTH STUCCO FINISH (LA HABRA X-50 CRYSTAL WHITE)
- 12 EXTERIOR LIGHT FIXTURE (SEE SHEET A8.2)
- 13 INT. WOOD & EXT. CLAD ALUM. DOOR FRAME W/ SAND BLASTED GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)

GABBAY ARCHITECTS
 8107 WILSHIRE BL., STE. 718 BEVERLY HILLS, CA 90212
 TEL. 310.855-8888 FAX 310.855-1516

SHEET TITLE:
 EAST ELEVATION

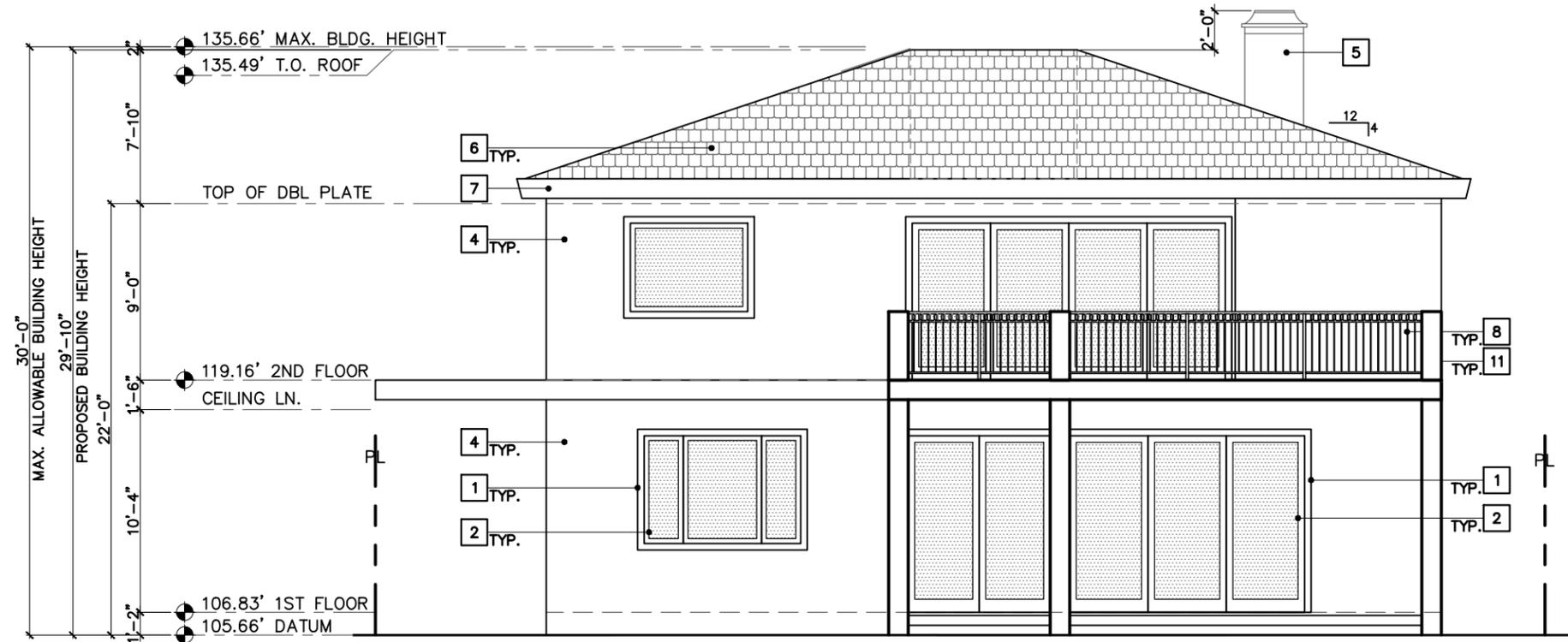
REVISION:
 Δ

PROJECT TITLE:
 337 S. McCARTY DRIVE
 BEVERLY HILLS, CA 90212

DRAWN: RA
 SCALE: 1/8"=1'-0"
 DATE: 10-02-14
 PROJECT NO.

SHEET NO.
 A4.1

337 S. McCARTY DR.



LEGEND:

- 1 PRECAST CONCRETE MOULDING
(STONE COAT, TRADITIONAL TEXTURE, FADED GRAY)
- 2 INT. WOOD & EXT. CLAD ALUM. DOOR FRAME W/
CLEAR GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)
- 3 INT. WOOD & EXT. CLAD ALUM. WINDOW FRAME W/
CLEAR GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)
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- 13 INT. WOOD & EXT. CLAD ALUM. DOOR FRAME W/ SAND
BLASTED GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)

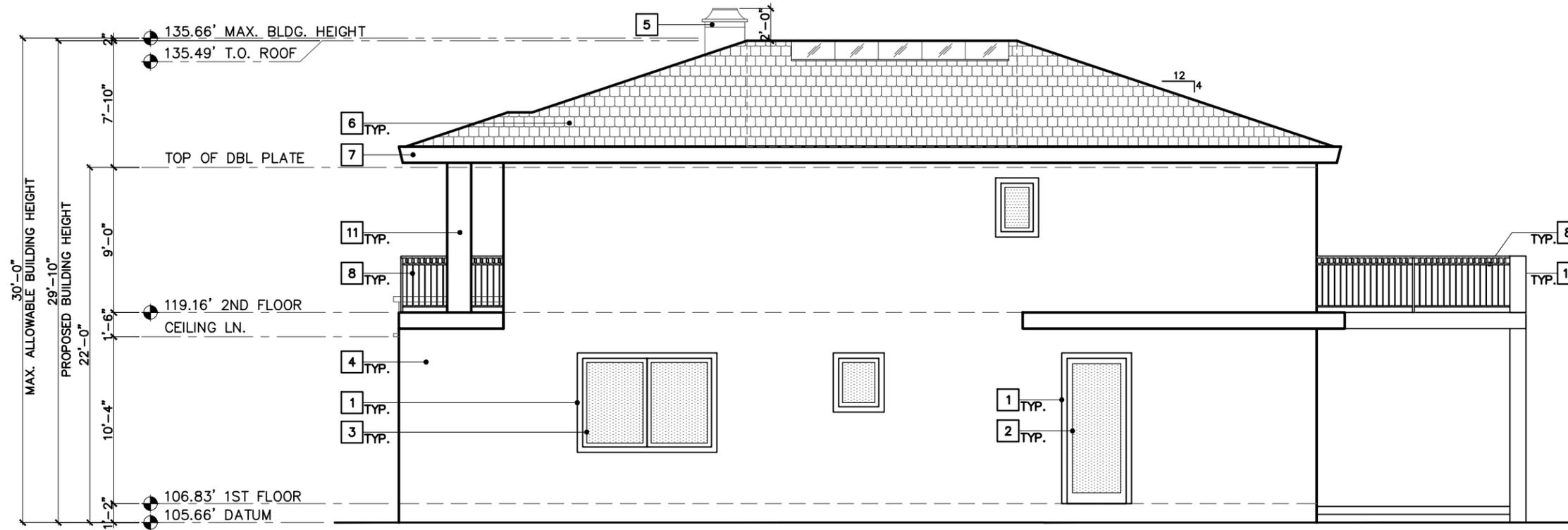
WEST ELEVATION
SCALE: 1/8" = 1'-0"

GABBAY ARCHITECTS

9107 WILSHIRE BL., STE. 719 BEVERLY HILLS, CA 90210
 TEL. 310.985-8866 FAX 310.986-1516

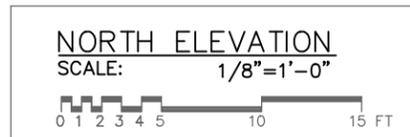
SHEET TITLE: WEST ELEVATION	REVISION:
PROJECT TITLE: 337 S. McCARTY DRIVE BEVERLY HILLS, CA 90212	DRAWN: RA SCALE: 1/8" = 1'-0" DATE: 10-02-14 PROJECT NO. A4.2

337 S. McCARTY DR.



LEGEND:

- 1 PRECAST CONCRETE MOULDING (STONE COAT, TRADITIONAL TEXTURE, FADED GRAY)
- 2 INT. WOOD & EXT. CLAD ALUM. DOOR FRAME W/ CLEAR GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)
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- 13 INT. WOOD & EXT. CLAD ALUM. DOOR FRAME W/ SAND BLASTED GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)

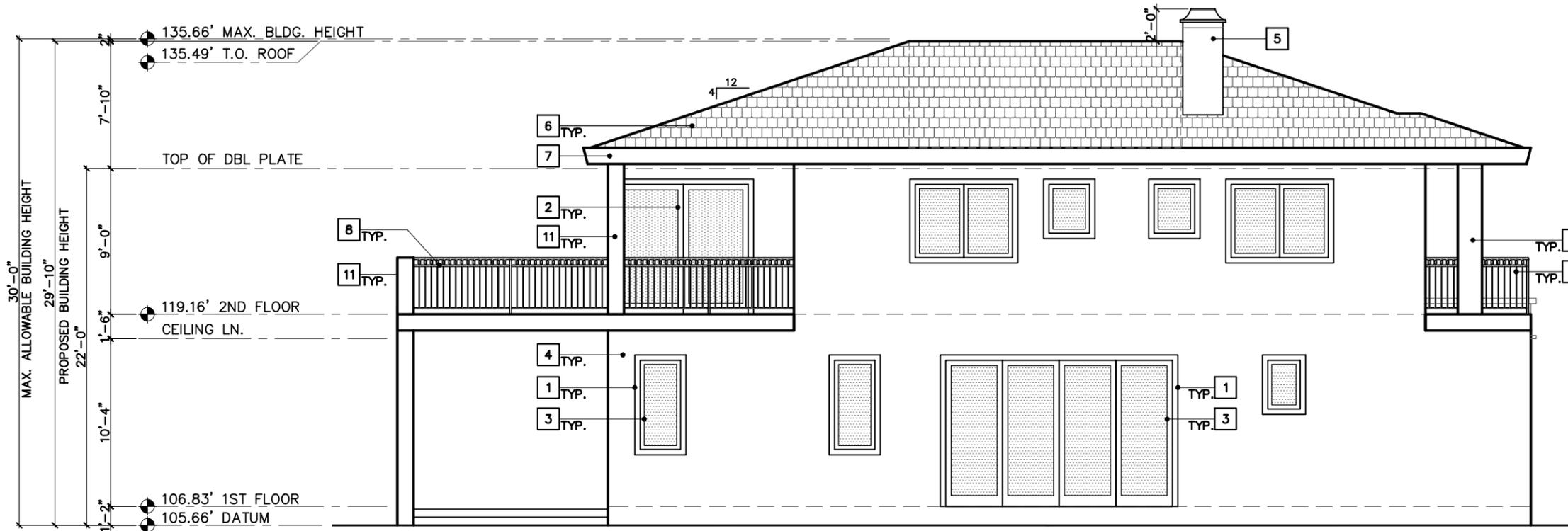


GABBAY ARCHITECTS

9107 WILSHIRE BL., STE. 719 BEVERLY HILLS, CA 90210
 TEL. 310.855-8888 FAX 310.855-1616

SHEET TITLE: NORTH ELEVATION	REVISION:
PROJECT TITLE: 337 S. McCARTY DRIVE BEVERLY HILLS, CA 90212	DRAWN: RA SCALE: 1/8" = 1'-0" DATE: 10-02-14 PROJECT NO. A4.3

337 S. McCARTY DR.



LEGEND:

- 1 PRECAST CONCRETE MOULDING (STONE COAT, TRADITIONAL TEXTURE, FADED GRAY)
- 2 INT. WOOD & EXT. CLAD ALUM. DOOR FRAME W/ CLEAR GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)
- 3 INT. WOOD & EXT. CLAD ALUM. WINDOW FRAME W/ CLEAR GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)
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- 13 INT. WOOD & EXT. CLAD ALUM. DOOR FRAME W/ SAND BLASTED GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)

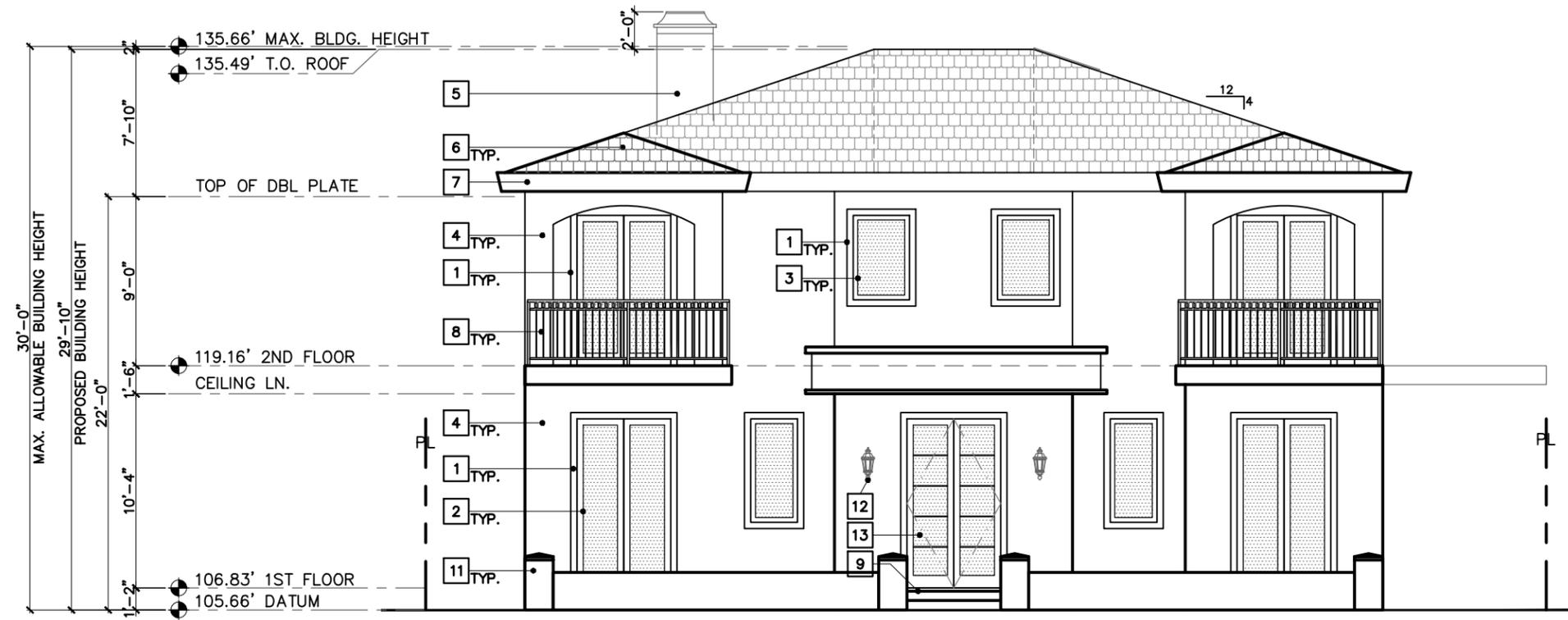
SOUTH ELEVATION
SCALE: 1/8"=1'-0"
0 1 2 3 4 5 10 15 FT

GABBAY ARCHITECTS

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SHEET TITLE: SOUTH ELEVATION	REVISION:
PROJECT TITLE: 337 S. McCARTY DRIVE BEVERLY HILLS, CA 90212	DRAWN: RA SCALE: 1/8"=1'-0" DATE: 10-02-14 PROJECT NO. A4.4

337 S. McCARTY DR.



LEGEND:

- 1 PRECAST CONCRETE MOULDING (STONE COAT, TRADITIONAL TEXTURE, FADED GRAY)
- 2 INT. WOOD & EXT. CLAD ALUM. DOOR FRAME W/ CLEAR GLASS (BRAEWOOD QTR. WENGE 947/Y32 PF)
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FRONT ELEVATION SHOWING GATE, WALLS & FENCES
 SCALE: 1/8"=1'-0"

GABBAY ARCHITECTS

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 TEL. 310.855-8866 FAX 310.855-1516

SHEET TITLE	REVISION:
FRONT ELEVATION SHOWING GATE, WALLS & FENCES	
PROJECT TITLE:	DRAWN: RA
337 S. McCARTY DRIVE BEVERLY HILLS, CA 90212	SCALE: -
DATE: 10-02-14	SHEET NO. A4.5
PROJECT NO.	337 S. McCARTY DR.



LEGEND:

- 1 PRECAST CONCRETE MOULDING (STONE COAT, TRADITIONAL TEXTURE, FADED GRAY)
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COLORED FRONT ELEVATION W/O LANDSCAPE

GABBAY ARCHITECTS

8107 WILSHIRE BL., STE. 718 BEVERLY HILLS, CA 90210
 TEL. 310.855.8888 FAX 310.860.1516

SHEET TITLE: COLORED FRONT ELEVATION W/O LANDSCAPE	REVISION:
PROJECT TITLE: 337 S. McCARTY DRIVE BEVERLY HILLS, CA 90212	DRAWN: RA SCALE: - DATE: 10-02-14 PROJECT NO. A4.6



COLORED FRONT ELEVATION W/ LANDSCAPE

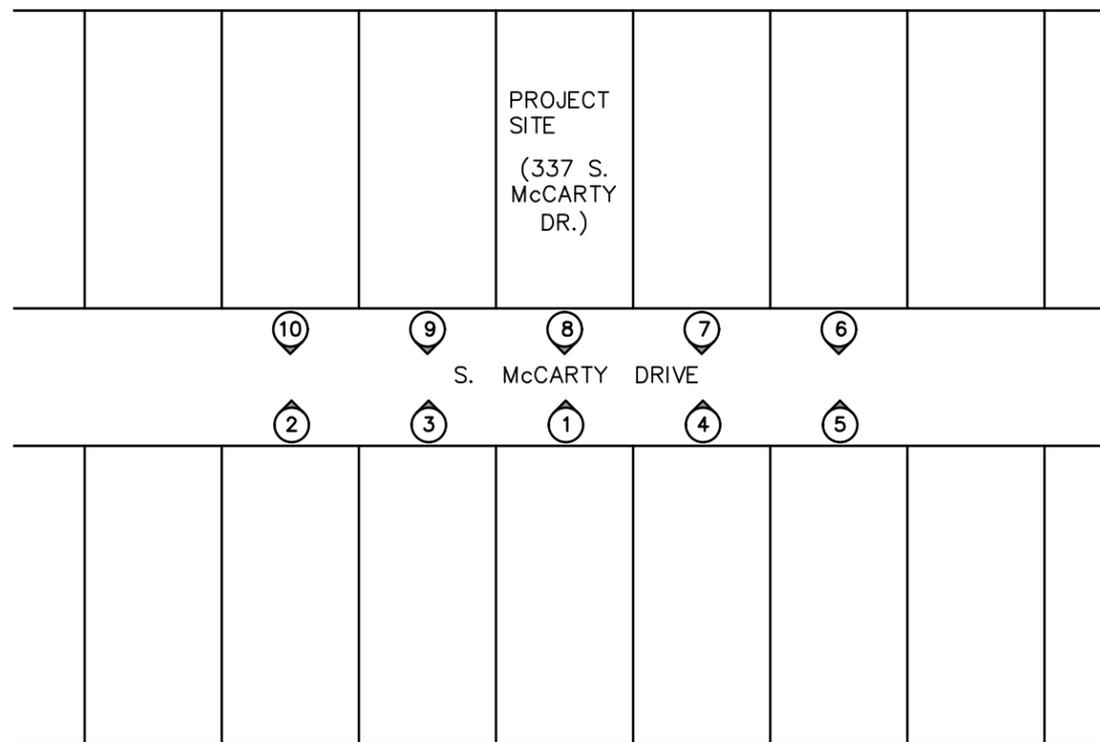
<p>GABBAY ARCHITECTS <small>8107 WILSHIRE BL. STE. 718 BEVERLY HILLS CA 90210 TEL. 310.955-8888 FAX 310.960-1516</small></p>		<p>SHEET TITLE: COLORED FRONT ELEVATION W/ LANDSCAPE</p>	<p>REVISION: Δ</p>
		<p>PROJECT TITLE: 337 S. McCARTY DRIVE BEVERLY HILLS, CA 90212</p>	<p>DRAWN: RA -</p> <p>DATE: 10-02-14</p> <p>PROJECT NO.:</p>
		<p>SHEET NO. A4.7</p>	<p>337 S. McCARTY DR.</p>



① 337 S. McCARTY DRIVE



② 345 S. McCARTY DRIVE



PHOTOS KEY PLAN

GABBAY ARCHITECTS
 8107 WILSHIRE BL., STE. 718 BEVERLY HILLS, CA 90212
 TEL. 310.855-8888 FAX 310.855-1516

REVISION: _____
 DRAW: RA
 DATE: 10-02-14
 PROJECT NO. _____

SHEET TITLE:
 SITE PHOTOS
 & (E) RESIDENCE
 OF NEIGHBORING
 PROPERTIES

PROJECT TITLE:
 337 S. McCARTY DRIVE
 BEVERLY HILLS, CA 90212

SHEET NO.
A5.1



STREETSCAPE PHOTO MONTAGE (with EXISTING HOUSE)



STREETSCAPE PHOTO MONTAGE (PROPOSED HOUSE without LANDSCAPE)



STREETSCAPE PHOTO MONTAGE (PROPOSED HOUSE with LANDSCAPE)

GABBAY ARCHITECTS
 8107 WILSHIRE BL., 5TH FL. BEVERLY HILLS, CA 90212
 TEL. 310.955-8888 FAX 310.955-1616

SHEET TITLE:

STREETSCAPE PHOTO MONTAGE

PROJECT TITLE:

337 S. McCARTY DRIVE
 BEVERLY HILLS, CA 90212

REVISION:

DRAW: RA

SCALE:

DATE:

10-02-14

PROJECT NO.

SHEET NO.

A6.1

337 S. McCARTY DR.



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337 S. McCARTY DR.

SHEET TITLE:
NORTHEAST
3D VIEW
RENDERING

REVISION:
DRAWN: RA
SCALE:

PROJECT TITLE:
337 S. McCARTY DRIVE
BEVERLY HILLS, CA 90212

DATE:
10-02-14
PROJECT NO.:

SHEET NO.
A7.1



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SHEET TITLE:
SOUTHEAST
3D VIEW
RENDERING

REVISION:
DRAWN: RA
SCALE:

PROJECT TITLE:
337 S. McCARTY DRIVE
BEVERLY HILLS, CA 90212

DATE:
10-02-14
PROJECT NO.

SHEET NO.
A7.2



Design Review Commission Report

455 North Rexford Drive

November 6, 2014

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 337 MCCARTY DRIVE (PL1429441).

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

Section 1. Hamid Gabbay, architect, on behalf of Eli and Karen Sokolov, 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 337 McCarty 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **November 6, 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. The roof shall not contain any artificial slate materials. If the Applicant wishes to change the roofing material from real slate to another roofing material, the proposed change shall be subject to review by the Design Review Commission.

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: **November 6, 2014**

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chair
Design Review Commission