



Design Review Commission Report

Meeting Date: Thursday, November 6, 2014

Subject: **711 Hillcrest Road (PL1429681)**

A request for an R-1 Design Review Permit to allow a revision to a previously approved 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: Vaishali Makim – Studio William Hefner

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting approval for a revision to a previously approved 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 approved by the Design Review Commission at its meeting on August 7, 2014. The requested modifications are as follows:

- Revise the two slot window design over the front entry to one window;
- Maintain the existing gable roof rather than the previously proposed hip roof design.

The applicant is requesting to maintain the existing roof in order to stay under a 50% calculation for a remodel for zoning purposes.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the existing roof design is appropriate to the style of architecture proposed and does not distract from the architectural style. The two slot window design was a condition of approval from the previous approval and serves to carry over the use of the slot design on the side elevations. Staff is recommending that the two slot window design over the entry be maintained in accordance with the previous condition of approval.

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.

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



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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 and the block face 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 Friday, October 24, 2014; the site was posted on October 27, 2014. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

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Attachment A

Detailed Design Description
and Materials (applicant prepared)

SECTION 1 – AUTHORIZATION & APPLICANT TEAM

A Property Information

Project Address: 711 N Hillcrest Road, Beverly Hills, CA 90210

Adjacent Streets: Sunset Blvd

B Property Owner Information¹

Name(s): Robert Rodriguez and Nicola Guarna

Address: 711 Hillcrest Road

City: Beverly Hills

State & Zip Code: CA 90210

Phone:

Fax:

E-Mail robert@aoa-rr.com

C Applicant Information [individual(s) or entity benefiting from the entitlement]

Name(s): Studio William Hefner

Address: 5820 Wilshire Blvd. Suite 500

City: Los Angeles

State & Zip Code: CA 90036

Phone: 323-931-1365

Fax: 323-931-1368

E-Mail vaishali@williamhefner.com

D Architect / Designer Information [Employed or hired by Applicant]

Name(s): Studio William Hefner

Registered Architect? Yes No

Address: 5820 Wilshire Blvd. Suite 500

City: Los Angeles

State & Zip Code: CA 90036

Phone: 323-931-1365

Fax: 323-931-1368

E-Mail william@williamhefner.com

E Landscape Designer Information [Employed or hired by Applicant]

Name(s): Studio William Hefner

Address: 5820 Wilshire Blvd. Suite 500

City: Los Angeles

State & Zip Code: CA 90036

Phone: 323-931-1365

Fax: 323-931-1368

E-Mail darren@williamhefner.com

F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.

Name(s): Vaishali Makim for Studio William Hefner

Address: 5820 Wilshire Blvd, Suite 500

City: Los Angeles

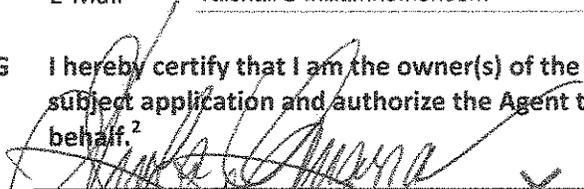
State & Zip Code: CA 90036

Phone: (323) 931-1365 x249

Fax: (323) 931-1368

E-Mail vaishali@williamhefner.com

G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.²


 Property Owner's Signature & Date

Nicola Guarna 7/17/2014
 Print Property Owner's Name & Date
 Robert Rodriguez 7/17/2014

¹ If the owner is a corporate entity, signatures from two corporate officers are required from each of the following Groups: Group A – chairperson or president of the board; Group B – board secretary or chief financial officer.

² A signed and dated authorization letter from the property owner is also acceptable.

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%20Mar%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):

See Attached

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

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

D Site & Area Characteristics

Lot Dimensions: 248.72' x 110' Lot Area (square feet): 25,970
 Adjacent Streets: Sunset Blvd / Elevado Ave

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

- | | |
|---|--|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input checked="" type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____		
Native:	_____		
Urban Grove:	_____		

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

Yes No If yes , please list Architect’s name: _____

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

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

B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	28' - 0"	26'-4"	26' - 4"
? Roof Plate Height:		18'-11"	18'-11"
Floor Area:	12,264 sq ft	6,583 sq ft	7,704 sq ft
Rear Setbacks:	63'-4"	127'-7"	127'-7"
Side Setbacks:	S/E 11'-0"	S/E 7'-8"	S/E 8'-4"
	N/W 16'-0"	N/W 11'-11"	N/W 11'-11"
Parking Spaces:			

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: White Stucco
 Texture /Finish: Smooth
 Color / Transparency: White and Opaque

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

Material: Powder coated black metal window with low-e tempered double glaze window
 Texture /Finish: Matte
 Color / Transparency: Black metal and Transparent glass

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

Material: Black metal door to match black metal window
 Texture /Finish: Matte
 Color / Transparency: Black Metal

PEDIMENTS

Material: Black stone
 Texture /Finish: Matte
 Color / Transparency: Black

ROOF

Material: Clay tiles in grayish black color
 Texture /Finish: Clay tile finish
 Color / Transparency: Dark Grayish Black

CORBELS

Material: Exterior painted IPE wood decking to match metal window
 Texture /Finish: Matte
 Color / Transparency: Black

CHIMNEY(S)

Material: Exterior white stucco to match facade
 Texture /Finish: Smooth
 Color / Transparency: White

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

COLUMNS

Material: Exterior white stucco to match facade
Texture /Finish: Smooth
Color / Transparency: White

BALCONIES & RAILINGS

Material: none visible
Texture /Finish:
Color / Transparency:

TRELLIS, AWNINGS, CANOPIES

Material: none visible
Texture /Finish:
Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: none visible
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: Path light fixtures and mini upright fixtures - not visible
Texture /Finish:
Color / Transparency:

PAVED SURFACES

Material: Gray Stone pavers
Texture /Finish: Matte
Color / Transparency: Gray

FREESTANDING WALLS AND FENCES

Material: White stucco stone wall and wrought iron fence
Texture /Finish: white stucco to match facade and black metal fence to match window louvers
Color / Transparency: white stucco and black metal

OTHER DESIGN ELEMENTS

Material: Window louvers of Exterior painted IPE wood decking to match metal windows
Texture /Finish: Matte
Color / Transparency: Black

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

The landscape plan is Mediterranean and connects the Italianate style with the surrounding subtropical plants and adjacent vegetation of the neighborhood. It consists of Olive trees and a variety of Mediterranean and Californian shrubs and bushes. It reflects California's local greenery, while being sustainable, responsible, and beautifully reminiscent of the locations that the architecture itself evokes.

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.

See Attached

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.

See Attached

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

See Attached

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.

See Attached

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.

See Attached

SECTION 2, B:

Describe the Architectural Style you are proposing and how the proposed materials, finishes and proportions aid in achieving the style:

We are proposing a California Italianate style which takes the characteristics of traditional Italianate residential architecture and updates them to evoke the clean and streamlined architecture of California. The proportions of the building; Two stories with low pitched roofs, predominantly flat facades, and a clear and simple massing, remain true to the Italianate style. **The roof pitching is maintain to match existing roof pitch to keep the demolition work under 50%.**

Modulation is achieved through asymmetry while local and overall balance is retained by a symmetrical repetition of openings. Proposed features match in finish, tying together the entire composition; Overhanging eaves with decorative brackets, window trims and shades, and the central front door with stone surround are all to be dark grey. True to the Italianate style, the entire building is covered in white stucco which creates a beautiful contrast between the building's mass and the dark features arranged on its façades. Windows are tall and narrow to emphasize the Italianate proportions of vertical openings. The landscape plan is Mediterranean and connects the Italianate style with the surrounding subtropical plants and adjacent vegetation of the neighborhood.

SECTION 4, A:

1. Describe how the proposed development's design exhibits an internally compatible design scheme:

The proposed design has an internally compatible design scheme that continues the clean and gracious architecture of the exterior in the interior. The interior walls are the same white as the exterior walls with dark gray accents around doors and windows, and fabulous stone and wood floors and accents. Windows are tall to allow controlled but powerful views out.

2. Describe how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like qualities of the City and appropriately maximizes the use of required open space within the proposed architectural style.

The proposed design minimizes the appearance of scale and mass while emphasizing the building's groundedness by creating a horizontal volume and capping it with the single horizontal line of the dark, low-pitch roof. Large, vertical, double story openings and a heavy front door give the building a sense of a much smaller scale. The proposed design maintains the existing building height and is below the allowable building height as dictated by local planning codes. The design moves vehicular access to a single side of the plot, allowing for the rest of the front yard to become a large Mediterranean garden. The main façade of the house becomes a flat and light background to the

beautifully choreographed greenery. The building becomes an Italian garden villa in its natural subtropical landscape.

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

The proposed development will enhance and merge the beautiful image of the neighborhood by reintroducing the Italianate style, found in several of the surrounding properties, and updating it to create a compatible and reinvigorating architecture of the highest quality of modern construction and material technology. Furthermore, the proposed landscape will intermeditate between adjacent properties and contribute to the image of the city as a garden-rich, green and gracious 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 proposed design was conceived with a thoughtful intent for balance between privacy and openness. While the building displays a strong front façade, the residence opens up towards the backyard, creating a very different feeling of privacy on each side. Few windows are placed on the building's sides that face other properties. All openings are carefully planned to allow specific views of open spaces while minimizing any views into or from adjacent properties. The landscape, rich in olive trees, further creates privacy by placing a visual and spatial boundary between the neighborhood and 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 design is surrounded by a diverse group of homes, many of which are Italianate in style, but also many cottages and modern homes. Our design carefully looked at how these houses dealt with the street and each other and we felt like the more successful examples in the neighborhood tended to be the houses which allowed for a slightly denser landscape as opposed to completely open lawns. Our proposed design creates a landscape that is responsible and timeless. The design of the residence is a harmonious combination of old and new itself, taking all aspects of the Italianate style and reintroducing them in a way which makes the building feel contemporary with its neighbors.



Design Review Commission Report

455 North Rexford Drive

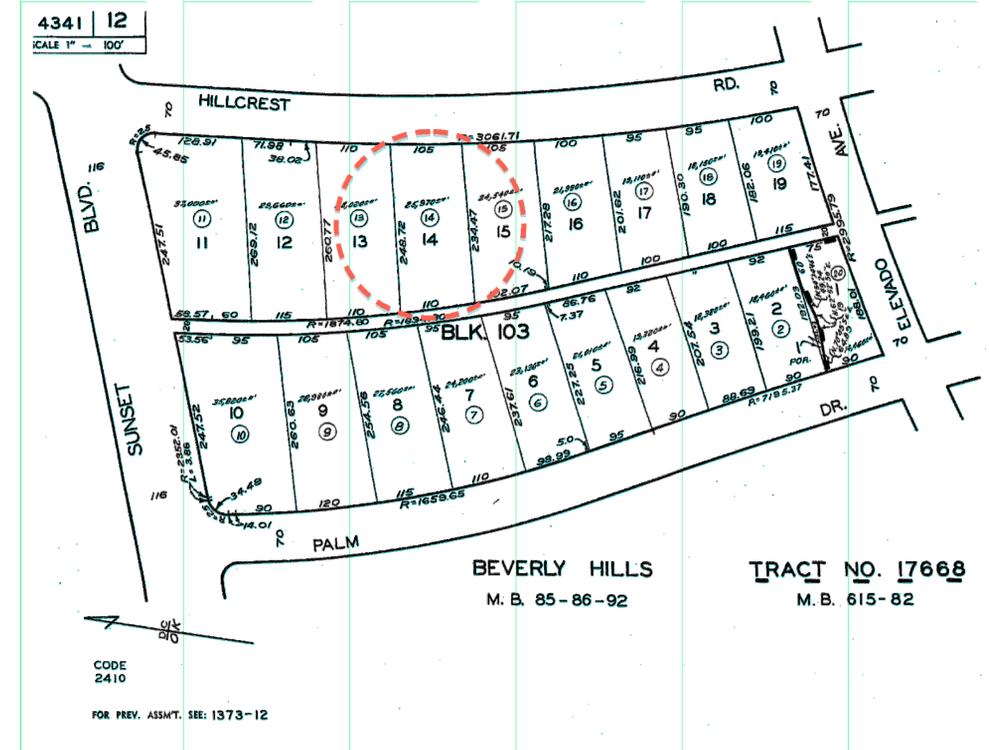
November 6, 2014

Attachment B
Project Design Plans

HILLCREST RESIDENCE

711 NORTH HILLCREST ROAD, BEVERLY HILLS, CA 90210

2



01 PLOT PLAN
NTS

INDEX OF DRAWINGS

ARCHITECTURAL

T-1	TITLE SHEET, DWG INDEX
1	SITE SURVEY
2	PLOT PLAN
3	EXISTING BASEMENT FLOOR PLAN
4	EXISTING FIRST FLOOR PLAN
5	EXISTING SECOND FLOOR PLAN
6	BASEMENT PLAN
7	FIRST FLOOR PLAN
8	SECOND FLOOR PLAN
9	BASEMENT AREA CALCULATIONS
10	FIRST FLOOR AREA CALCULATIONS
11	SECOND FLOOR AREA CALCULATIONS
12	LANDSCAPE PLAN
13	IRRIGATION PLAN
14	LIGHTING PLAN
15	LANDSCAPE WALLS AND FENCES ELEVATION
16	ROOF PLAN
17	ELEVATIONS
18	ELEVATIONS
19	- EMPTY -
20	SECTIONS
21	SECTIONS
22	WALL SECTIONS
23	FACADE ELEMENT DETAILS
23.1	LIGHT FIXTURE CUT SHEETS
24	DOOR SCHEDULE
25	DOOR TYPES
25.1	DOOR CUT SHEETS
26	WINDOW SCHEDULE
26.1	WINDOW CUT SHEETS
27	EXISTING RESIDENCE PHOTOGRAPHS
28	NEIGHBORING PROPERTIES
29	STREETSCAPE PHOTOMONTAGE
30	PERSPECTIVE RENDERING
31	PROPOSED FACADE VS. APPROVED FACADE

CITY OF BEVERLY HILLS ZONING DATA

- Site Area** - 25,970 sf
- Floor Area**
 Allowable Floor Area= 12,264 sf (40%) 25,970 sf + 1,500 sf + 400 sf garage (exempt)
 Main Residence: (*Per Accessor Map)
 Existing: First floor= 3314 sf
 Second floor= 3269 sf
 Total= 6,583 sf
 Addition = 1,121 sf
 Proposed: First floor= 4,282 sf
 Second floor= 3,554 sf
 Total= 7,704 sf
- Height**
 Maximum Height= 28'-0" (Existing Sideyards less than 10'-0")
 Existing= 27'-10 3/4"
 Proposed= 27'-10 3/4"
- Setbacks**
 Required Front Setback= 40'-0"
 Existing Front Building Setback= 50'-11 1/2"
 Required Rear Setback= 63'-4" (30% Lot Depth, minus 9'-0")
 Existing Rear Building Setback= 127'-10"
 Required Sideyard Setbacks= 27'-0" Ave. Lot Width: 109.9' ((30%) 109.9-70')+15=26.97'
 Existing North Sideyard= 11'-11 1/4" See Sheet SP110.00
 Existing South Sideyard= 7'-9 1/2" See Sheet SP110.10
- Encroachments**
 Eave Projections- Not to Exceed 18"
 Entry Porch- None for New Construction
 Architectural Projections- None for New Construction
 Fireplace Projections- None for New Construction
- Parking Requirements**
 Four (4) Required and Four (4) Parking Spaces Provided in the Driveway, Existing Porte-Cochere, and Pull Thru Space
 Parking Spaces not Located in Front or Side Setback
 Parking Spaces are Exposed to View from the Street and will be Screened, see Landscape Plans
- Walls, Fences, and Hedges**
 Property Walls along Side Yards are Existing
 Three foot tall wall on Front Yard - see Landscape plan
- Game Courts**
 None
- Paving and Landscaping**
 See Landscape plan
- Bedrooms**
 4 Bedrooms Main House
 3 Bedrooms Back House
 (*Rooms Capable of Being Used as Sleeping Quarters)

OWNER:

NOTES:

REV #	DATE	REASON FOR ISSUE	CHECKED
10.22.2014	DESIGN PLANNING COMMISSION RE-SUBMIT 2	CC	
09.09.2014	70% CONSTRUCTION SET	CC	
08.28.2014	ACCESSORY BUILDING PLAN CHECK SET	CC	
08.27.2014	PLAN CHECK CORRECTIONS SET	CC	
08.18.2014	DESIGN PLANNING COMMISSION RE-SUBMIT	CC	
08.13.2014	MINOR ACCOMMODATION	CC	
07.17.2014	DESIGN REVIEW	CC	
06.17.2014	PLAN CHECK SET	CC	
04.16.2014	DEMO PERMIT SET	CC	

DESIGN ARCHITECT:

D-FORM-A
 866 6TH AVE, 11TH FLOOR
 NY, NY 10001

LOCAL ARCHITECT:

WH
 Studio William Helmer Architecture, Interiors & Landscape
 5833 Wilshire Boulevard, Suite 500, Los Angeles, CA 90036
 P: 323.951.1365 E: info@williamhelmer.com

PROJECT:

HILLCREST RESIDENCE
 711 N. HILLCREST ROAD
 BEVERLY HILLS, CA 90210

CLIENT:

NICOLA GUARNA & ROBERT RODRIGUEZ

SHEET TITLE:

TITLE SHEET, DWG INDEX

SCALE:

NTS

SEAL & SIGNATURE

DATE: 04/16/2014

PROJECT NO: 14-05

DRAWING BY: CC

CHK BY: LS

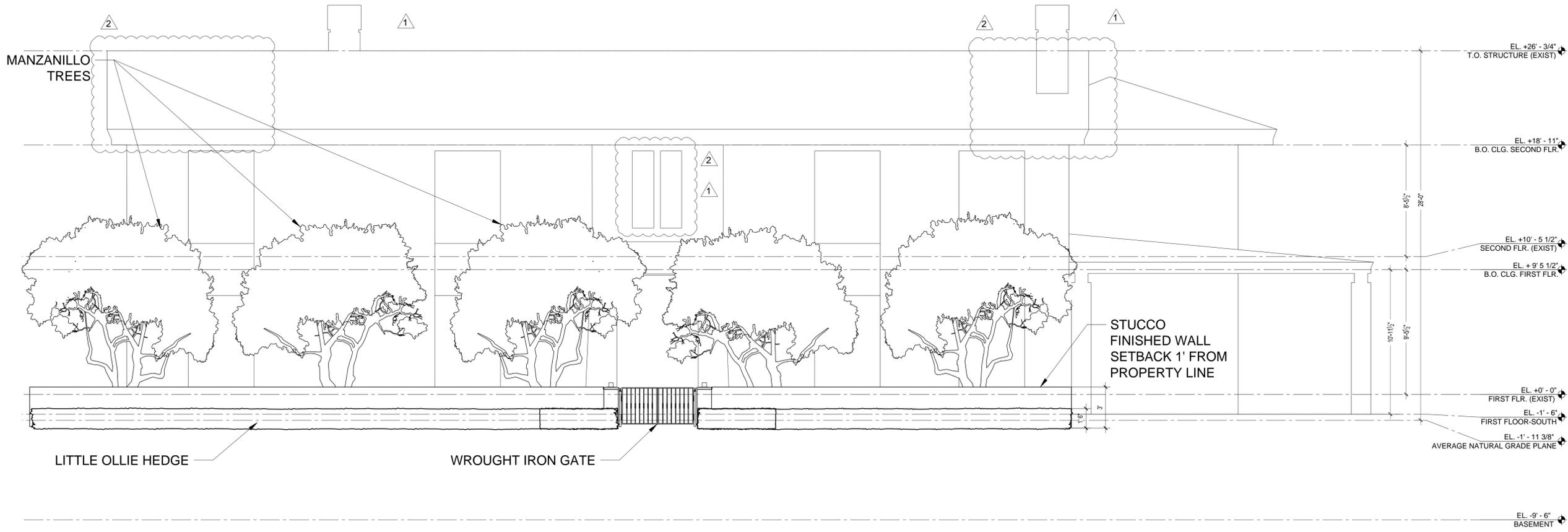
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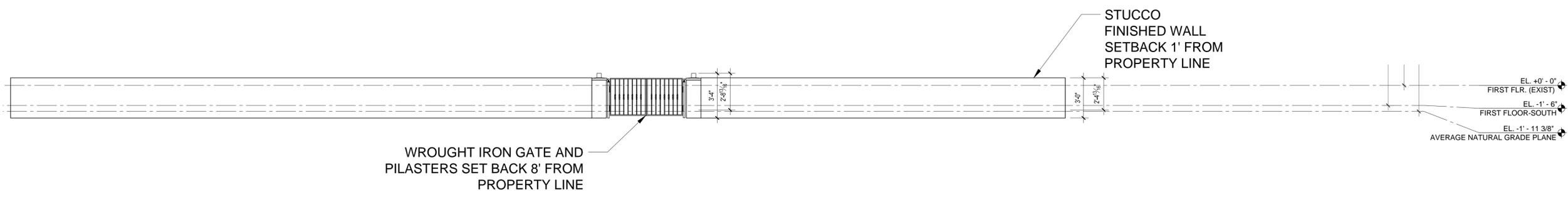
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DESIGN REVIEW APPLICATION

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02 LANDSCAPE, WALL AND FENCE ELEVATION
SCALE: 1/8" = 1'-0"



01 WALL AND FENCE ELEVATION
SCALE: 1/8" = 1'-0"

OWNER:

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06.17.2014		PLAN CHECK SET	CC
04.16.2014		DEMO PERMIT SET	CC
			CHECKED

DESIGN ARCHITECT:

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NY, NY 10001

LOCAL ARCHITECT:



PROJECT:

HILLCREST RESIDENCE
711 N. HILLCREST ROAD
BEVERLY HILLS, CA 90210

CLIENT:

NICOLA GUARNA & ROBERT RODRIGUEZ

SHEET TITLE: LANDSCAPE, WALLS AND FENCES ELEVATION

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

SEAL & SIGNATURE

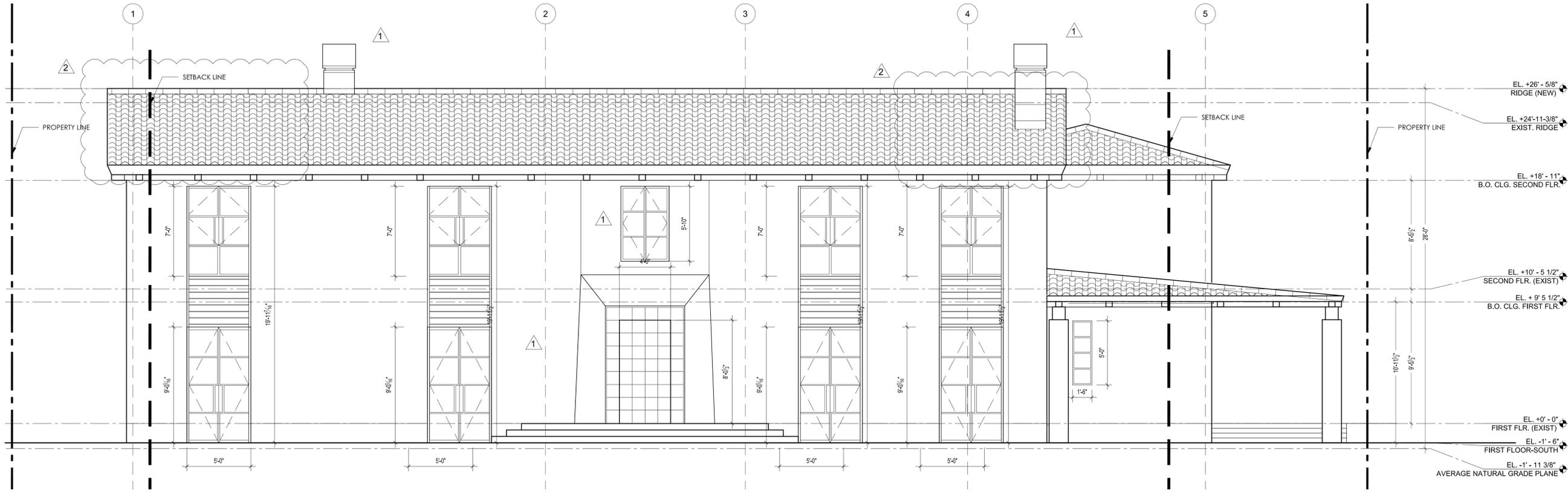
DATE:	04/16/2014
PROJECT NO:	14-05
DRAWING BY:	CC
CHK BY:	LS
DRAWING NO:	

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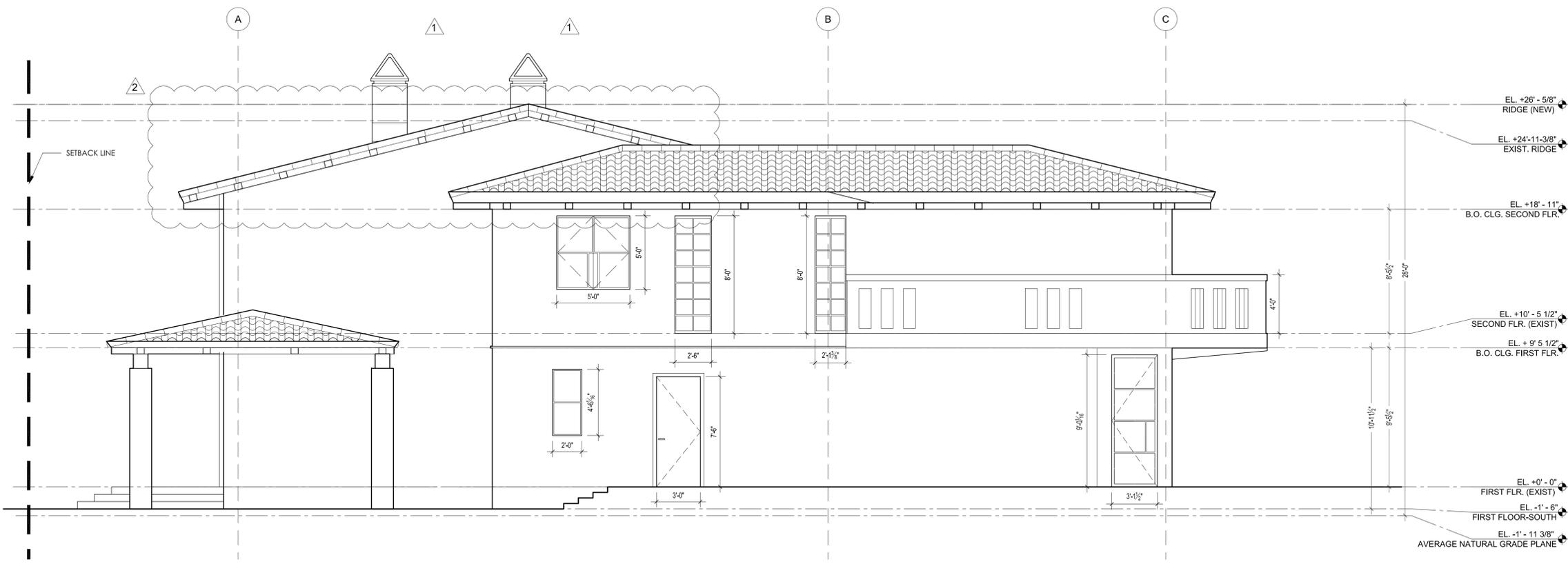
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02 EAST ELEVATION
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:

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 Studio William Heffner Architecture, Interiors & Landscape
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CLIENT:
 NICOLA GUARNA & ROBERT RODRIGUEZ

SHEET TITLE:
 NORTH AND EAST ELEVATIONS

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

SEAL & SIGNATURE

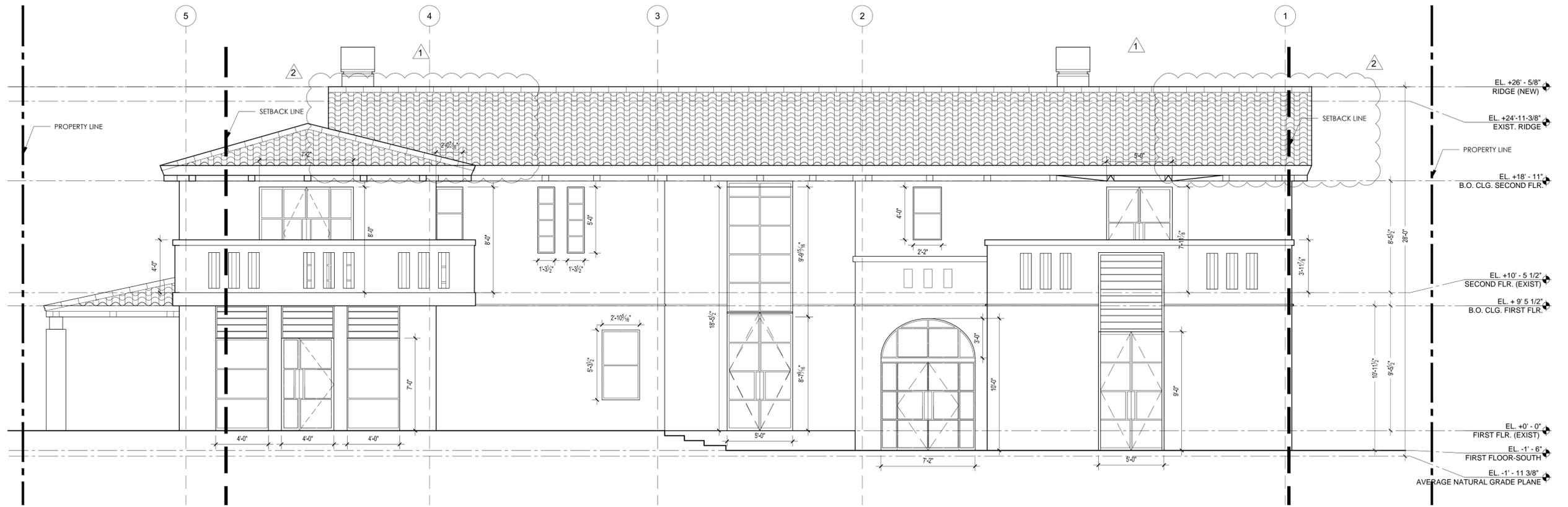
DATE:	04/16/2014
PROJECT NO:	14-05
DRAWING BY:	CC
CHK BY:	LS
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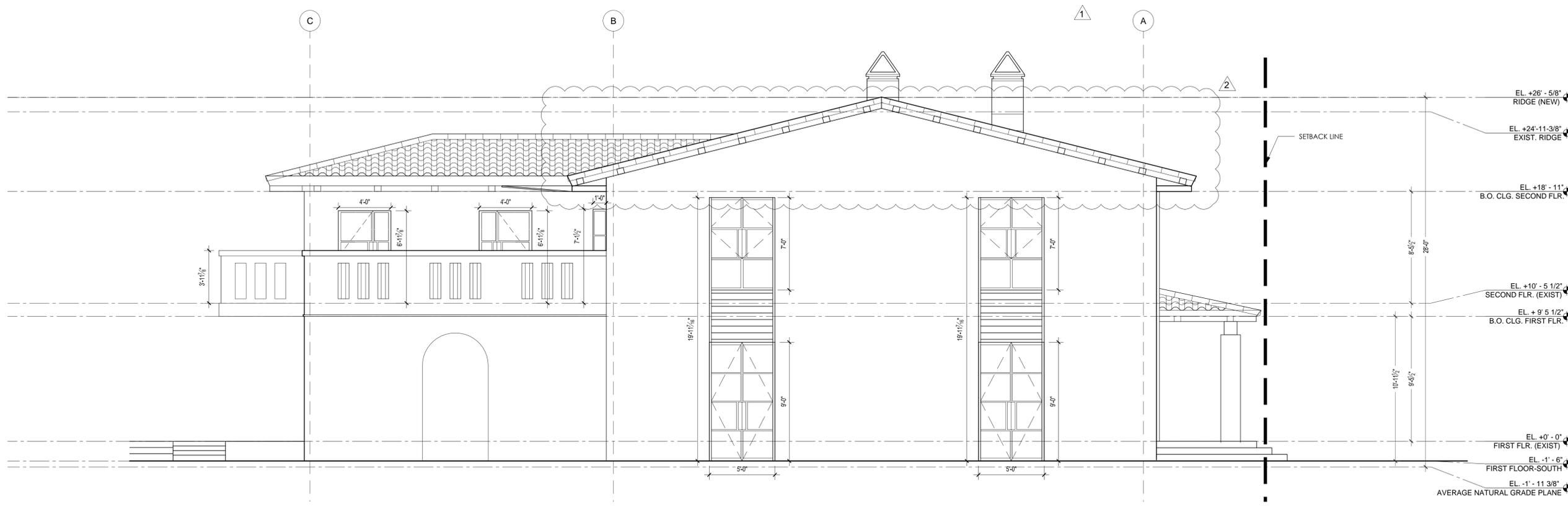
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OWNER:



02 WEST ELEVATION
SCALE: 1/4" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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E: info@wilhelmhelmer.com

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SHEET TITLE:

SOUTH AND WEST ELEVATIONS

SCALE:

1/8" = 1'-0"

SEAL & SIGNATURE

DATE: 04/16/2014
PROJECT NO: 14-05
DRAWING BY: CC
CHK BY: LS
DRAWING NO:

018

CAD FILE NO:

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02 EXISTING RESIDENCE
SCALE: NTS



LOCATION OF SITE

01 EXISTING STREETScape
SCALE: NTS

OWNER:

NOTES:

REV #	DATE	REASON FOR ISSUE	CHECKED
10.22.2014		DESIGN PLANNING COMMISSION RE-SUBMIT 2	CC
09.09.2014		70% CONSTRUCTION SET	CC
08.28.2014		ACCESSORY BUILDING PLAN CHECK SET	CC
08.27.2014		PLAN CHECK CORRECTIONS SET	CC
08.18.2014		DESIGN PLANNING COMMISSION RE-SUBMIT	CC
08.13.2014		MINOR ACCOMMODATION	CC
07.17.2014		DESIGN REVIEW	CC
06.17.2014		PLAN CHECK SET	CC
04.16.2014		DEMO PERMIT SET	CC

DESIGN ARCHITECT:

D-FORM-A
866 6TH AVE, 11TH FLOOR
NY, NY 10001

LOCAL ARCHITECT:



PROJECT:

HILLCREST RESIDENCE
711 N. HILLCREST ROAD
BEVERLY HILLS, CA 90210

CLIENT:

NICOLA GUARNA & ROBERT RODRIGUEZ

SHEET TITLE:

EXISTING RESIDENCE PHOTOGRAPHS

SCALE:

NTS

SEAL & SIGNATURE

DATE: 04/16/2014

PROJECT NO: 14-05

DRAWING BY: CC

CHK BY: LS

DRAWING NO:

027

CAD FILE NO:

OWNER:



02 STREETScape PHOTOMONTAGE WITHOUT LANDSCAPE
SCALE: NTS

NOTES:



01 STREETScape PHOTOMONTAGE WITH LANDSCAPE
SCALE: NTS

REV #	DATE	REASON FOR ISSUE	CHECKED
10.22.2014		DESIGN PLANNING COMMISSION RE-SUBMIT 2	CC
09.09.2014		70% CONSTRUCTION SET	CC
08.28.2014		ACCESSORY BUILDING PLAN CHECK SET	CC
08.27.2014		PLAN CHECK CORRECTIONS SET	CC
08.18.2014		DESIGN PLANNING COMMISSION RE-SUBMIT	CC
08.13.2014		MINOR ACCOMMODATION	CC
07.17.2014		DESIGN REVIEW	CC
06.17.2014		PLAN CHECK SET	CC
04.16.2014		DEMO PERMIT SET	CC

DESIGN ARCHITECT:

D-FORM-A
866 6TH AVE, 11TH FLOOR
NY, NY 10001

LOCAL ARCHITECT:



PROJECT:

HILLCREST RESIDENCE
711 N. HILLCREST ROAD
BEVERLY HILLS, CA 90210

CLIENT:

NICOLA GUARNA & ROBERT RODRIGUEZ

SHEET TITLE:

STREETScape PHOTOMONTAGE

SCALE:

NTS

SEAL & SIGNATURE

DATE: 04/16/2014
PROJECT NO: 14-05
DRAWING BY: CC
CHK BY: LS
DRAWING NO:

029

CAD FILE NO:

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01 PERSPECTIVE RENDERING
SCALE: NTS

OWNER:

NOTES:

REV #	DATE	REASON FOR ISSUE	CHECKED
10.22.2014		DESIGN PLANNING COMMISSION RE-SUBMIT 2	CC
09.09.2014		70% CONSTRUCTION SET	CC
08.28.2014		ACCESSORY BUILDING PLAN CHECK SET	CC
08.27.2014		PLAN CHECK CORRECTIONS SET	CC
08.18.2014		DESIGN PLANNING COMMISSION RE-SUBMIT	CC
08.13.2014		MINOR ACCOMMODATION	CC
07.17.2014		DESIGN REVIEW	CC
06.17.2014		PLAN CHECK SET	CC
04.16.2014		DEMO PERMIT SET	CC

DESIGN ARCHITECT:

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LOCAL ARCHITECT:



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P: 323.951.1365 E: info@williamheiner.com

PROJECT:

HILLCREST RESIDENCE
711 N. HILLCREST ROAD
BEVERLY HILLS, CA 90210

CLIENT:

NICOLA GUARNA & ROBERT RODRIGUEZ

SHEET TITLE:

PERSPECTIVE RENDERING

SCALE:

NTS

SEAL & SIGNATURE

DATE: 04/16/2014

PROJECT NO: 14-05

DRAWING BY: CC

CHK BY: LS

DRAWING NO:

030

CAD FILE NO:

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Design Review Commission Report

455 North Rexford Drive

November 6, 2014

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-XX

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A REVISION TO A PREVIOUSLY APPROVED FAÇADE REMODEL TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 711 HILLCREST ROAD (PL1429681).

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

Section 1. Vaishali Makim, agent, on behalf of Robert Rodriguez and Nicola Guarna, property owners, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval for a revision to a previously approved façade remodel to an existing two-story single-family residence for the property located at 711 Hillcrest Road 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 **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 window above the entry door shall be of a two slot window design, subject to review and approval by the City's Urban Designer.

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.

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, Chairperson
Design Review Commission