



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, December 4, 2014

Subject: **217 South Palm Drive (PL1431335)**

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: Aviva and Ezra Sagi

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

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 California Italianate; however, since the project does not adhere to a pure architectural style and additionally introduces a larger two-story mass adjacent to a one-story single-family residence, the project is before the Commission for review.

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposal is a simple understated design that fits in with the overall streetscape which is a mix of original one-story homes and new larger two-story homes. Staff has some concerns relating to the upper façade windows which appear to be too close under the roof line leaving a large expanse on the façade.

In addition, the proposal includes a fence that is six feet in height which does not appear to be in keeping with the majority of the neighborhood which either has no fence or three foot high fences or walls.

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.

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.

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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(310) 285-1121
gmillican@beverlyhills.org



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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. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Elwood Houseman) is identified as the architect for the existing single-family residence (1926). However, based on the Urban Designer's review, subsequent remodels have caused the existing single-family residence to lose its historic integrity and it is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

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, November 21, 2014; the site was posted on Friday, November 21, 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):

ARCHITECTURAL STYLE CALIFORNIA ITALIANATE
 2 - PEICE CLAY TILE ROOF.
 WOOD CORBLES AT EAVES.
 PRECAST STONE DOOR AND WINDOW TREATMENTS.
 PRECAST STONE HORIZONTAL BANDING AND BASE.
 SMOOTH TROWEL SANTA BARBRA FINISH PLASTER.
 COPPER GUTTERS AND DOWNSPOUTS.

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

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

D Site & Area Characteristics

Lot Dimensions: 50' x 121.38' Lot Area (square feet): 6,069
 Adjacent Streets: CHARLEVILLE BOULEVARD AND GREGORY WAY

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:

NONE ATTEMPTED

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:	27'- 0"	N/A	27'- 0"
Roof Plate Height:	22'- 0"	22'- 0"	22'- 0"
Floor Area:	3,928	N/A	3,915
Rear Setbacks:	27'- 5"	N/A	28' 10 1/2"
Side Setbacks:	S/E 5'- 0"	S/E N/A	S/E 5'- 0"
	N/W 9'- 0"	N/W N/A	N/W 9'- 0"
Parking Spaces:	3 - PARKING SPACES	N/A	3 - 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: STUCCO
Texture /Finish: SANTA BARBARA FINISH
Color / Transparency: LA HABRA STUCCO #200 BASE AND X-18 OATMEAL

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

Material: WOOD WITH CLAD EXTERIOR FINISH
Texture /Finish: CLAD EXTERIOR FINISH
Color / Transparency: PELLA ARCHITECT SERIES ENDURO COAT P0151 BROWN

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

Material: WOOD WITH CLAD EXTERIOR FINISH
Texture /Finish: CLAD EXTERIOR FINISH
Color / Transparency: PELLA ARCHITECT SERIES ENDURO COAT P0151 BROWN

PEDIMENTS

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

ROOF

Material: BORAL , 2- PIECE CLAY TILE ROOF
Texture /Finish: FIRE FLASH
Color / Transparency: BORAL FIRE FLASH

CORBELS

Material: 6 x 6 CLEAR DOUG FIR
Texture /Finish: SMOOTH
Color / Transparency: CUSTOM DARL BROWN TRANSPARENT STAIN

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

Material: WROUGHT IRON
Texture /Finish: SMOOTH TEXTURE
Color / Transparency: FLAT BLACK

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: 16 oz COPPER
Texture /Finish: SMOOTH TEXTURE
Color / Transparency: WEATHERED TO MATCH OLD COPPER

EXTERIOR LIGHTING

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

PAVED SURFACES

Material: DRIVEWAY: BANDS, ANTIQUE BEIGE LIMESTONE, FIELD: INTEGRAL COLOR (_____
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: MASONRY WALLS AND COLUMNS STUCCOED TO MATCH STUCCO ON HOUSE
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

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

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

THE PLANT PALETTE IS MEDITERANNEAN AND DROUGHT TOLERANT REFERENCING THE MEDITERANNEAN STYLE OF THE HOUSE.

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.

BOTH THE INTERIOR AND EXTERIOR OF THE RESIDENCE WILL HAVE A MEDITERANNEAN FEEL WITH WROUGHT IRON RAILINGS, BULLNOSE CORNERS AT WALLS, REGRESSED DOORS AND WINDOWS IN THICK WALLS AND A SIMPLE COLOR COLOR AND MATERIAL PALLET.

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.

THE PROPOSED RESIDENCE SETS BACK ON EITHER SIDE OF THE ENTRANCE TO THE RESIDENCE 20" GIVING AN ARCHITECTURAL BREAK TO THE FACADE AND ROOF LINES OVER ALSO THE THE RESIDENCE AT IT'S SIDE YARDS STEP BACK AT THE SECOND FLOOR WALL ELEVATIONS. THE MEDITERANNIAN FRONT YARD LANDSCAPE DESIGN COMPLETEMENTS THE RESIDENCE AND RESPECTS THE GARDEN QUALITY OF SIMILAR HOMES IN THE CITY OG BEVERLY HILLS.

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

THE PROPOSED RESIDENCE IS DESIGNED IN A CALIFORNIA ITALIANNATE STYLE WITH SIMPLE LARGE FACADE WITH SIMPLE ARCHITECTURAL ELEMENTS CORBLES AT THE ROOF EAVES, REGRESSED DOORS AND WINDOWS IN THICK SMOOTH PLASTERED WALLS, CLAY TILE ROOF, CAST STONE DOOR AND WINDOW SURROUNDS, CAST STONE HORIZONTAL BANDING, VERY SIMILAR TO MEDITERANNIAN STYLE HOMES ON SOUTH PALM BLOCK IN WHICH THIS RESIDENCE IS PROPOSED.

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 RESIDENCE RESPECTS NEIGHBORS' PRIVACY WITH LIMITED WINDOWS AT THE SECOND FLOOR ROOMS FACING THE NEIGHBORS TO THE NORTH AND SOUTH OF THE PROPERTY ALSO THE STEPPING BACK OF THE REAR TERRACE AT THE SECOND FLOOR OF 9'- 0" FROM THE PROPERTY LINE ON THE SOUTH SIDE YARD.

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 DESIGN RESPECTS THE PREDOMINATE MASSING OF THE HOMES ON SOUTH PALMS BLOCK. IT IS TWO STORIES WITH ARCHITECTURAL BREAKS IN THE FRONT FACADE AND THE SIDE AND REAR YARD ELEVATIONS AS WELL, THE HEIGHT OF THE PROPOSED RESIDENCE IS ONLY 28'- 0" FEET IN HEIGHT VS THE CODE ALLOWED 30'- 0" IN HEIGHT.

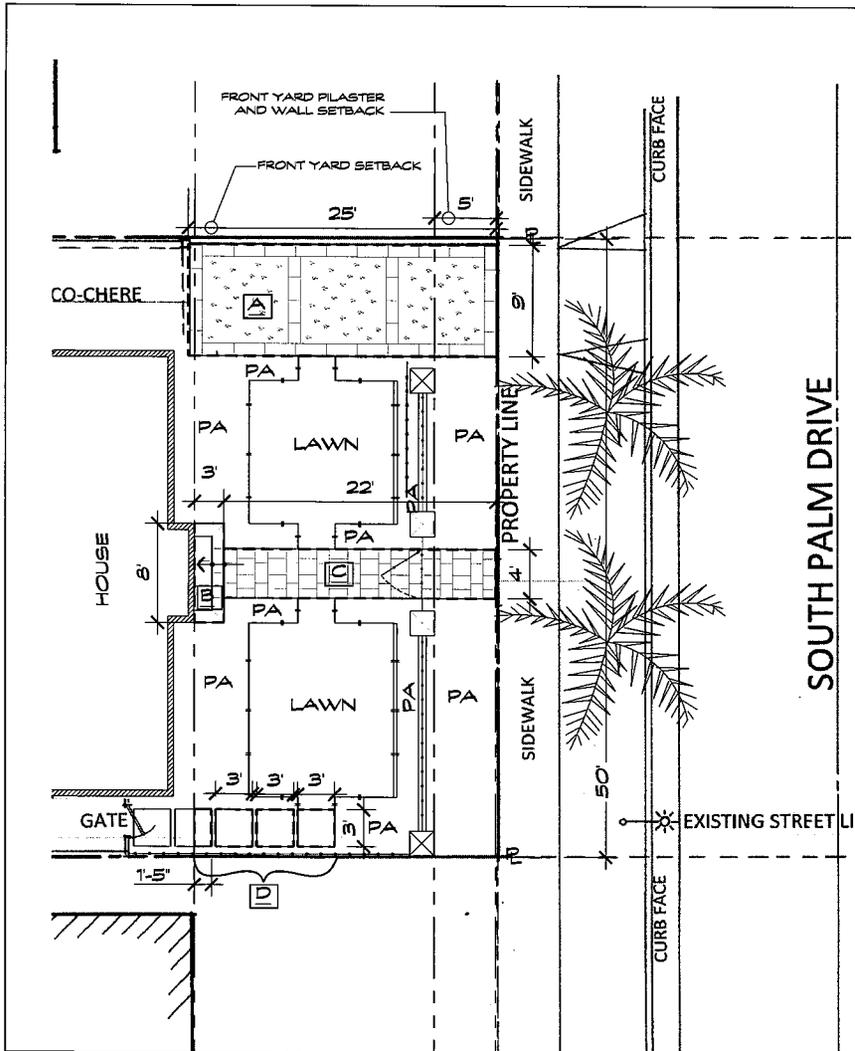


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Attachment B
Project Design Plans



ALLOWED SQUARE FEET OF FRONT YARD PAVING = 400	
SECTION A	= 225
SECTION B	= 19
SECTION C	= 88
SECTION D	= 31
TOTAL	= 363

PA = PLANTED AREA

WALLS, COLUMNS, FENCES,
AND GATES MUST BE SET BACK
20% OF FRONT SETBACK
SETBACK = 25' X 20% = 5'



DW/LA
Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2884
Fax: 310-827-4834

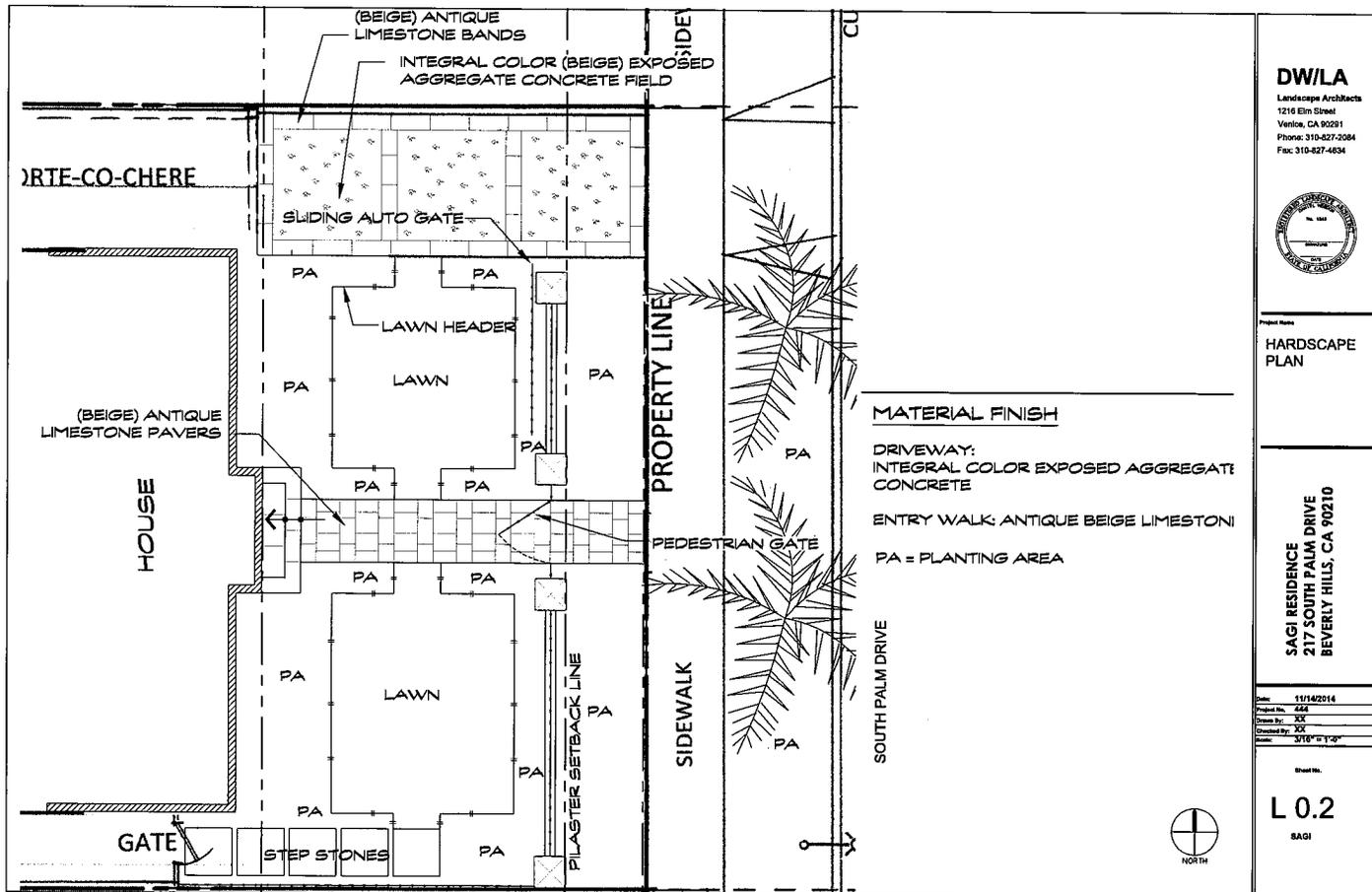


Project Name
PAVING CALCS

SAGI RESIDENCE
217 SOUTH PALM DRIVE
BEVERLY HILLS, CA 90210

Date: 11/14/2014
Project No. 444
Drawn By: JX
Checked By: JX
Scale: 1/8" = 1'-0"

Sheet No.
L 0.1
SAGI



DW/LA

Landscape Architects
 1216 Elm Street
 Venice, CA 90291
 Phone: 310-827-2084
 Fax: 310-827-4834



Project Name:

HARDSCAPE PLAN

**SAGI RESIDENCE
 217 SOUTH PALM DRIVE
 BEVERLY HILLS, CA 90210**

Date: 11/14/2014
 Project No: 454
 Drawn By: SK
 Checked By: SK
 Scale: 3/16" = 1'-0"

Sheet No.

L 0.2

SAGI

MATERIAL FINISH

DRIVEWAY:
 INTEGRAL COLOR EXPOSED AGGREGATE
 CONCRETE

ENTRY WALK: ANTIQUE BEIGE LIMESTONE

PA = PLANTING AREA





DW/LA
 Landscape Architects
 1216 Elm Street
 Venice, CA 90291
 Phone: 310-827-2084
 Fax: 310-827-4834

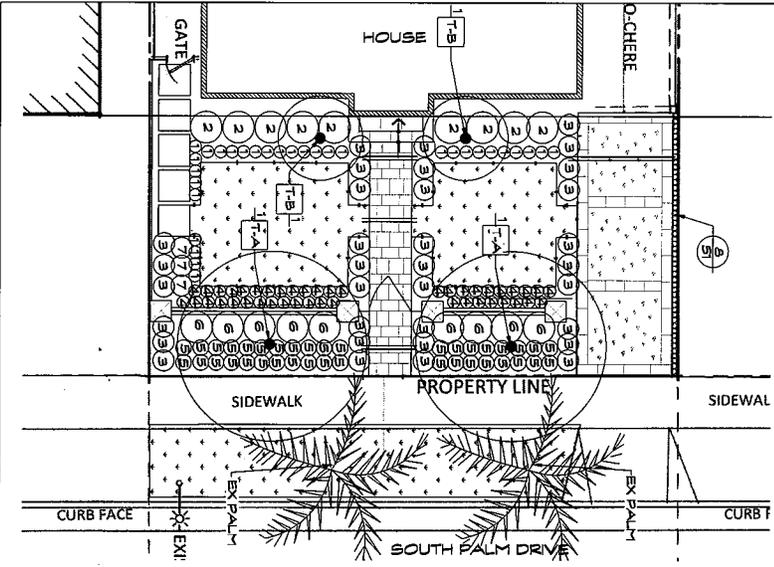


Project Name
ELEVATION

**SAGI RESIDENCE
 217 SOUTH PALM DRIVE
 BEVERLY HILLS, CA 90210**

Date: 11/07/2014
 Project No: 666
 Drawn By: JC
 Checked By: JC
 Scale: 1/4" = 1'-0"

Sheet No.
L 0.3
 SAGI



* TO BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT

NUMBER	SYMBOL	PLANTING NAME	PLANTING SIZE	REMARKS
1	T-1	SHRUBS	48" BUSH	PLANT
2	T-2	SHRUBS	48" BUSH	PLANT
3	T-3	SHRUBS	48" BUSH	PLANT
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89	T-89	SHRUBS	48" BUSH	PLANT
90	T-90	SHRUBS	48" BUSH	PLANT
91	T-91	SHRUBS	48" BUSH	PLANT
92	T-92	SHRUBS	48" BUSH	PLANT
93	T-93	SHRUBS	48" BUSH	PLANT
94	T-94	SHRUBS	48" BUSH	PLANT
95	T-95	SHRUBS	48" BUSH	PLANT
96	T-96	SHRUBS	48" BUSH	PLANT
97	T-97	SHRUBS	48" BUSH	PLANT
98	T-98	SHRUBS	48" BUSH	PLANT
99	T-99	SHRUBS	48" BUSH	PLANT
100	T-100	SHRUBS	48" BUSH	PLANT

PLANTING PLAN

SAGI RESIDENCE
217 SOUTH PALM DRIVE
BEVERLY HILLS, CA 90210

DW/LLA
Landscape Architects
11111 Wilshire Blvd.
Suite 1000
Beverly Hills, CA 90210
Phone: 310-277-0000
Fax: 310-277-4004

Project Name
PLANTING PLAN

DATE: 11/16/2014
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: JH
DATE: 11/16/2014

Sheet No.
L04
SAGI





DW/LA

Landscape Architects
 1216 Elm Street
 Venice, CA 90291
 Phone: 310-827-2094
 Fax: 310-827-4834



Project Name
**PLANTING
 ELEVATION**

**SAGI RESIDENCE
 217 SOUTH PALM DRIVE
 BEVERLY HILLS, CA 90210**

Date: 11/14/2014
 Project No: 444
 Drawn By: JX
 Checked By: JX
 Scale: 1/4" = 1'-0"

Sheet No.
L 0.5
 SAGI





Design Review Commission Report

455 North Rexford Drive

December 4, 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 217 SOUTH PALM DRIVE (PL1431335).

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

Section 1. Tom Leishman, agent, on behalf of Aviva and Ezra Sagi, 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 217 South Palm 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. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Elwood Houseman) is identified as the architect for the existing single-family residence (1926). However, based on the Urban Designer's review, subsequent remodels have caused the existing single-family residence to lose its historic integrity and it is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

Section 4. The Design Review Commission conducted a duly noticed public hearing on December 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 special conditions have been imposed for this project.

Standard Conditions

2. **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.
3. **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.

4. **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.
5. **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.
6. **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.
7. **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.
8. **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.

9. **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.

10. **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: December 4, 2014

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chairperson
Design Review Commission