



Design Review Commission Report

Meeting Date: Thursday, December 4, 2014

Subject: **446 South Elm Drive (PL1431330)**

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: Ben Borukhim – bBA Studios, Inc.

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 Cape Code Style; however, since the project introduces a larger two-story mass to a lot flanked by one-story residences, the project is before the Commission for review.

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, staff generally supports the proposed design. The design exhibits a nice material palate that complements the Cape Cod style and includes detailing that is appropriate to the style. The light colors coupled with the modulation and sloped roof reduce the bulk and mass from the streetscape. However, the front gable seems to be proportionally large to the overall façade and could benefit from an extension of the porch roof. 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.

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

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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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.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property and 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 November 21, 2014; the site was posted on 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):

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 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: _____ Lot Area (square feet): _____
Adjacent Streets: _____

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

- | | |
|---|---|
| <input 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:

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"		28'-0"
Roof Plate Height:		8'-8"	22'-0"
Floor Area:			
Rear Setbacks:			
Side Setbacks:	S/E _____	S/E _____	S/E _____
	N/W _____	N/W _____	N/W _____
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: _____

Texture /Finish: _____

Color / Transparency: _____

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

Material: _____

Texture /Finish: _____

Color / Transparency: _____

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

Material: _____

Texture /Finish: _____

Color / Transparency: _____

PEDIMENTS

Material: _____

Texture /Finish: _____

Color / Transparency: _____

ROOF

Material: _____

Texture /Finish: _____

Color / Transparency: _____

CORBELS

Material: _____

Texture /Finish: _____

Color / Transparency: _____

CHIMNEY(S)

Material: _____

Texture /Finish: _____

Color / Transparency: _____

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

COLUMNS

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

BALCONIES & RAILINGS

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

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

Material: _____
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:

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.

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.

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

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.



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Attachment B
Project Design Plans



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

ELEVATION KEYNOTES:

1	LAP SIDINGS BY JAMES HARDIE	SMOOTH	PAINTED TO MATCH DUNN EDWARDS #DE6227
2	BATTEN VERTICAL BOARDS	SMOOTH	PAINTED TO MATCH LIGHT TAUPE
3	CONCRETE ROOFTILE BY BORAL	LIGHTWEIGHT CONCRETE	AUTUMNWOOD 2CLCL3002
4	GUTTER	VINYL	PAINTED TO MATCH DUNN EDWARDS #DE6267
5	COLUMNS	WOOD	PAINTED TO MATCH DUNN EDWARDS #DE6267
6	BALCONY/RAILINGS	WOOD	PAINTED TO MATCH DUNN EDWARDS #DE6267
7	WIN. + DRS. FRAME	WOOD CLAD	PAINTED TO MATCH DUNN EDWARDS #DE6267
8	OUTDOOR PATIO PAVER	SLATE TILES	GRAY BOMBAY ZAMANIA BY EMSER TILES
9	8' ENTRY DOOR	SOLID WOOD W/ GLASS	PAINTED TO MATCH DUNN EDWARDS #DE187
10	SCONCE LIGHT	BRONZE	SHELTER 1324HE-GU24 BY HINKLEY



PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0" FILE: 2

SHEET A3.1

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

bbA STUDIOS, INC

6404 WILSHIRE BLVD, SUITE 1235
LOS ANGELES, CA 90048
tel 310.598.6330
web www.bbAstudios.com
email info@bbAstudios.com

• PROPOSED ELEVATIONS

PRIVATE RESIDENCE
446 S. ELM

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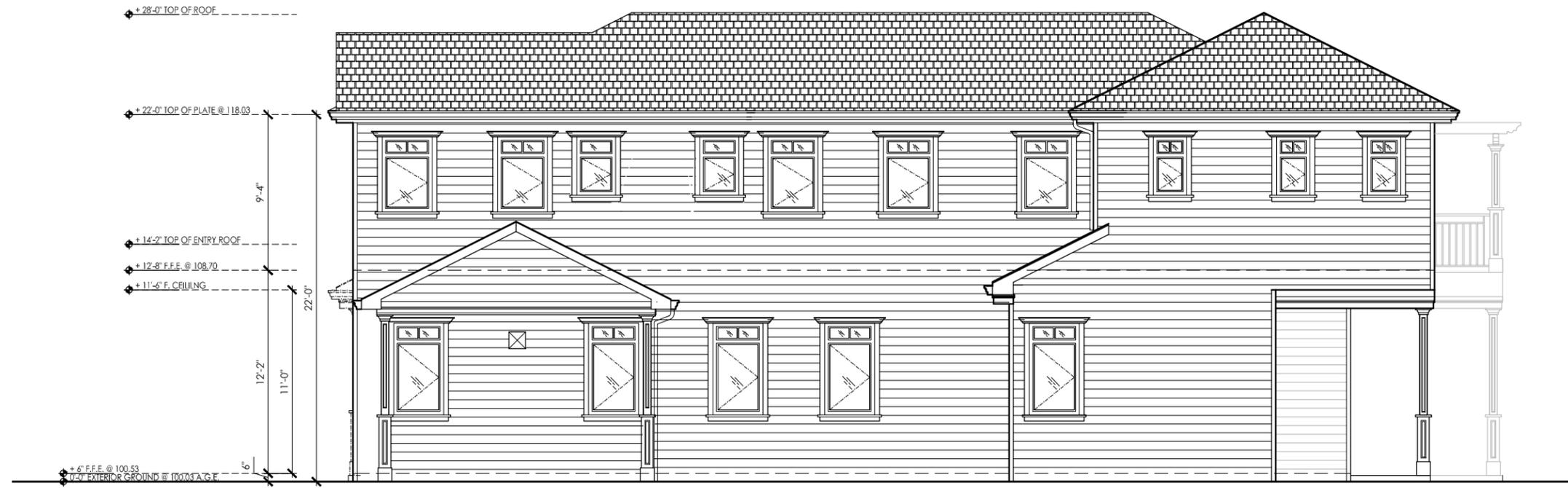


PROPOSED NORTH ELEVATION

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

FILE:

1



PROPOSED SOUTH ELEVATION

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

FILE:

2

SHEET A3.2

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

• PROPOSED ELEVATIONS

bBA STUDIOS, INC

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email info@bBAstudios.com

PRIVATE RESIDENCE
446 S. ELM

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SHEET A3.4

SCALE: 1/4"=1'-0"

• FENCE & GATE ELEVATION

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 email info@bbAstudios.com

PRIVATE RESIDENCE
446 S. ELM



EXISTING RESIDENCE IMAGE
SCALE: N.T.S. FILE:

1



EXISTING RESIDENCE IMAGE
SCALE: N.T.S. FILE:

2

A8.1

N.T.S.

• EXISTING RESIDENCE & SITE IMAGES

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PRIVATE RESIDENCE 446 S. ELM

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VIEW - 1 (WITHOUT TREES)
SCALE: N.T.S. FILE: ①



VIEW - 1 (WITH TREES)
SCALE: N.T.S. FILE: ①

SHEET A8.10

SCALE: N.T.S.

• PERSPECTIVE IMAGES

PRIVATE RESIDENCE 244 S. CLARK

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VIEW - 2 (WITHOUT TREES)
SCALE: N.T.S. FILE: 2



VIEW - 2 (WITH TREES)
SCALE: N.T.S. FILE: 2

SHEET A8.10a

SCALE: N.T.S.

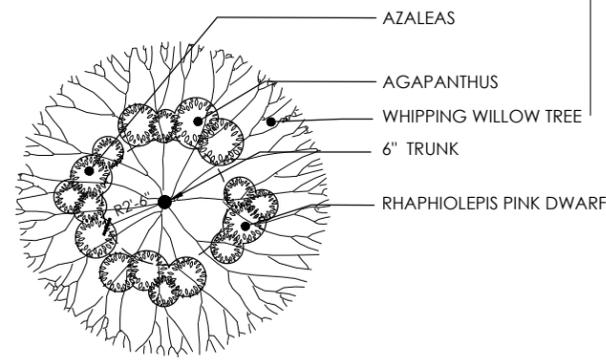
• PERSPECTIVE IMAGES

bB A STUDIOS, INC

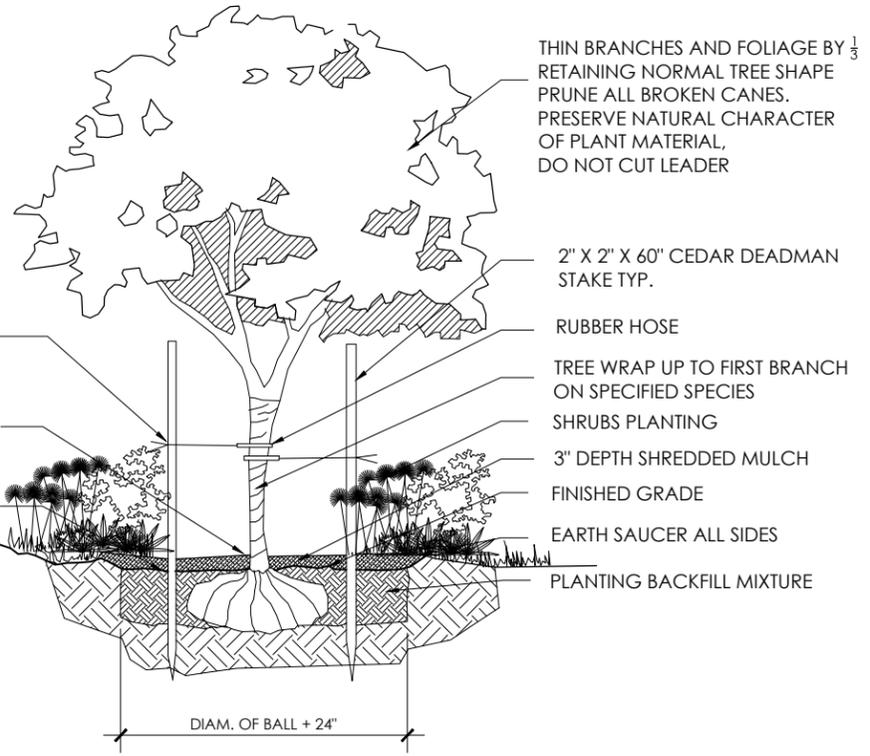
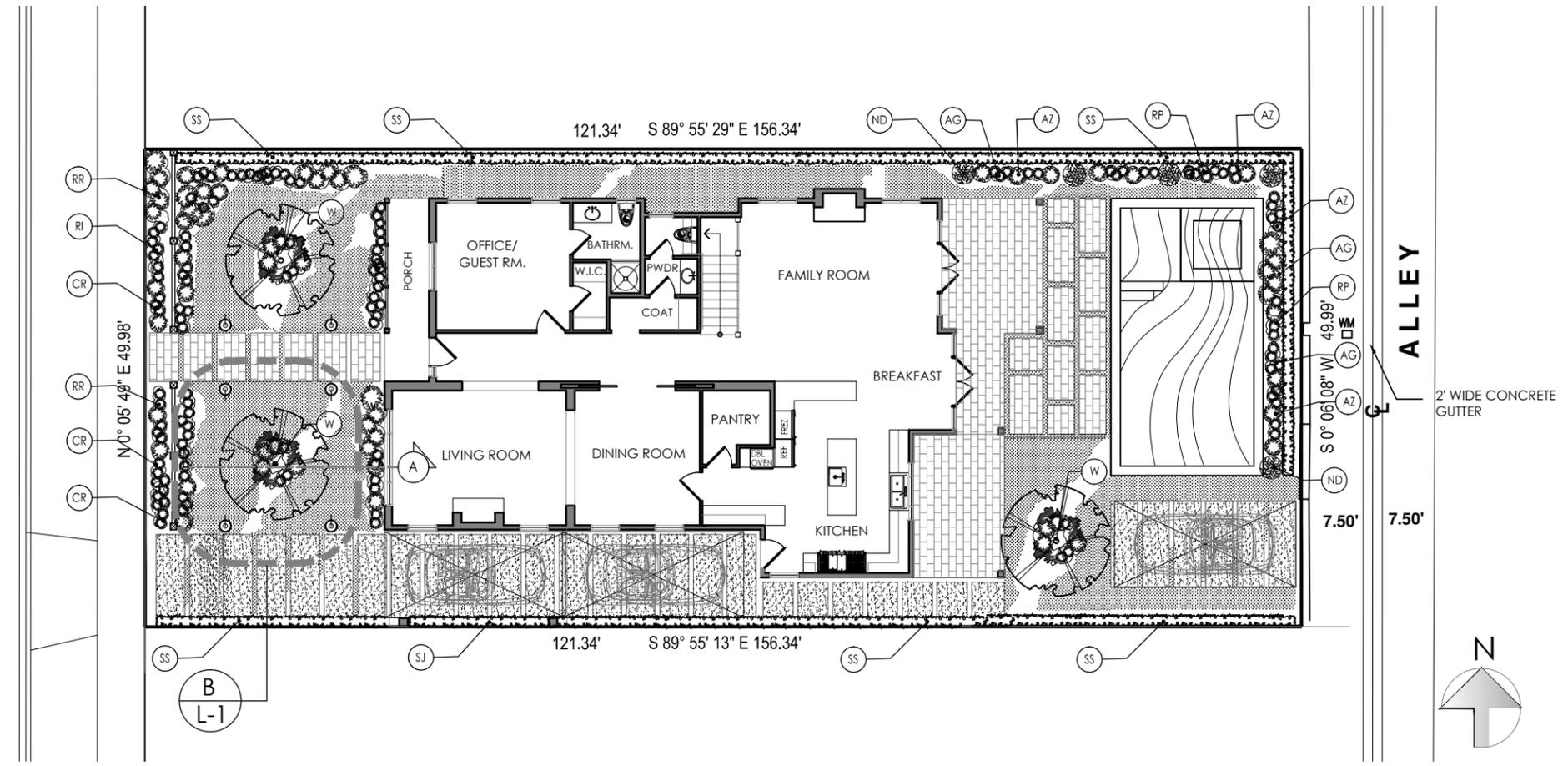
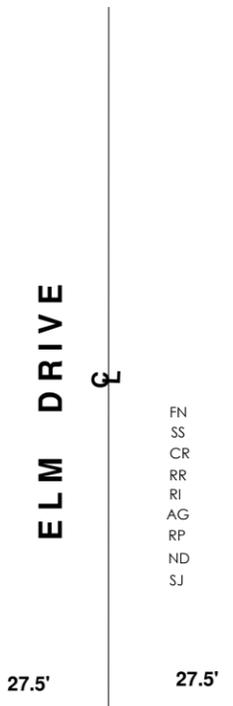
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PRIVATE RESIDENCE 244 S. CLARK

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B TYPICAL UNDER TREE PLANTING PLAN



A TYPICAL TREE PLANTING SECTION - A

THIN BRANCHES AND FOLIAGE BY $\frac{1}{3}$ RETAINING NORMAL TREE SHAPE PRUNE ALL BROKEN CANES. PRESERVE NATURAL CHARACTER OF PLANT MATERIAL, DO NOT CUT LEADER

PLANT LEGEND :

BOTANICAL NAME	SIZE	QTY.	NOTES
(W) WHIPPING WILLOW	48" BOX	3	
SS SILVER SHEEN	15 GAL	110	SPACED @ 30" O.C.
AZ AZALEA 'LITTLE JOHN'	5 GAL	60	
CR CARPET ROSES (ORANGE ONLY)	5 GAL	24	
RR CARPET ROSES (RED ONLY)	5 GAL	24	
RI ROSA ICEBERG 'WHITE & SCARLET'	5 GAL	24	
AG AGAPANTHUS 'PETER PAN'	1 GAL	18	
RP RHAPHIOLEPIS PINK (DWARF)	15 GAL	42	
ND NANDINA DOMESTICA	15 GAL	5	
SJ STAR JASMINE			

GROUND COVER PLANTS

(Hatched pattern) LAMIUM MACULATUM 'WHITE NANCY'	20 FLATS	PLANTER BEDS
(Dotted pattern) MARATHON II TURF/LAWN (APPROX. 577 SQ. FT.)	SOD	
(Cross-hatched pattern) WOOD MULCH	20 CU. FT.	PLANTER BEDS

SHEET L-1

SCALE: $\frac{1}{16}'' = 1'-0''$

• PLANTING PLAN

bBA STUDIOS, INC

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emcjl info@bBAstudios.com

PRIVATE RESIDENCE
446 S. ELM



• WHIPPING WILLOW TREE



• SILVER SHEEN



• AGAPANTHUS



• AZALEA



• CARPET ROSE (ORANGE)



• CARPET ROSE (RED)



• ROSA ICEBERG



• RHAPHIOLEPIS PINK (DWARF)



• NANDINA DOMESTICA

PRIVATE RESIDENCE 446 S. ELM

SHEET L-2

SCALE: N.T.S.

• PLANTING LEGEND

bBA STUDIOS, INC

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Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-14

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 446 SOUTH ELM DRIVE (PL1431330).

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

Section 1. Ben Borukhim of bBA Studios, Inc., architect, on behalf of Leonard and Lenora Horowitz, 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 446 South Elm 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 **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

No project specific conditions are proposed.

Standard Conditions

1. **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.
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.

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, Chair
Design Review Commission