



## Design Review Commission Report

**Meeting Date:** Wednesday, January 7, 2015

**Subject:** 602 North Beverly Drive (PL1408807)

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

**Project Applicant:** Todd Riley – Landry Design Group

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

### REPORT SUMMARY

The applicant is requesting review and approval of a revision to a previously approved new two-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard. The proposed modification is as follows:

- Extend the elevation of the single-family residence immediately adjacent to the side street property line by approximately 10'-0".
- Eliminate the rear yard-facing covered terrace.

The total length of the side street elevation, inclusive of the uncovered rear terraces, is proposed to remain at the previously approved length of 103'-0".

### URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed revision is appropriately incorporated into the approved design of the single-family residence and exhibits considerable internal compatibility, particularly in how the façade terminates adjacent to the rear yard, mimicking the pattern nearest the front yard. Additionally, while the portion of the elevation nearest the side street property line is increased by approximately 10'-0", the overall length of the house remains as approved and it is anticipated that the revision will be a positive enhancement to the streetscape and will not result in undue bulk and mass.

### 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):**

- Previously Approved Elevations
- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

**Report Author and Contact Information:**

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455 North Rexford Drive

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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 property was originally designed by Kurt Myer Radon, an architect listed on the City's Master Architect List. However, as the result of two major renovations and additions in 1955 and 1976, the property has lost its character-defining features and integrity from the period of significance, and therefore 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 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 December 26, 2014; the site was posted on December 29, 2014. To date staff has not received comments in regards to the submitted project.



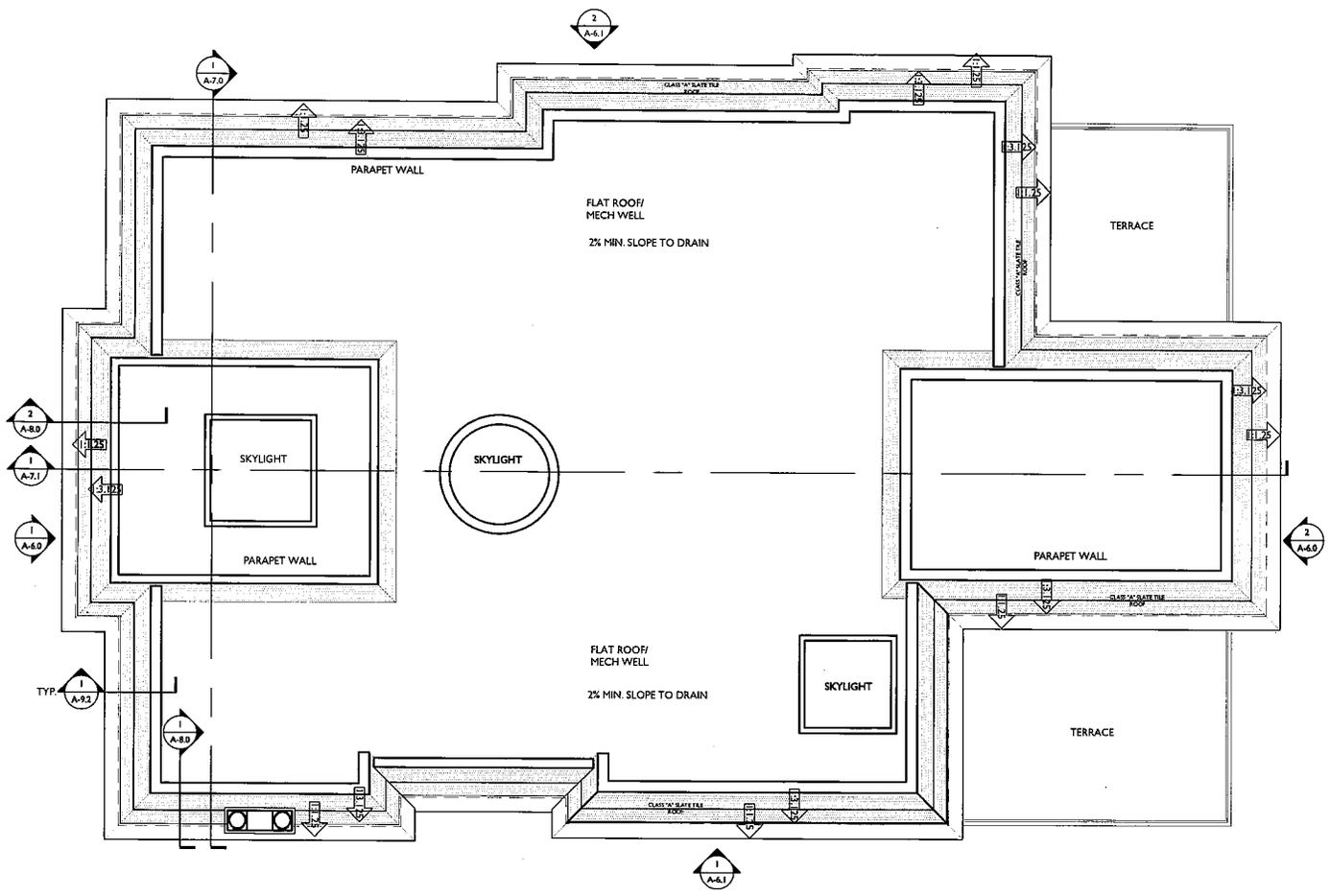
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455 North Rexford Drive

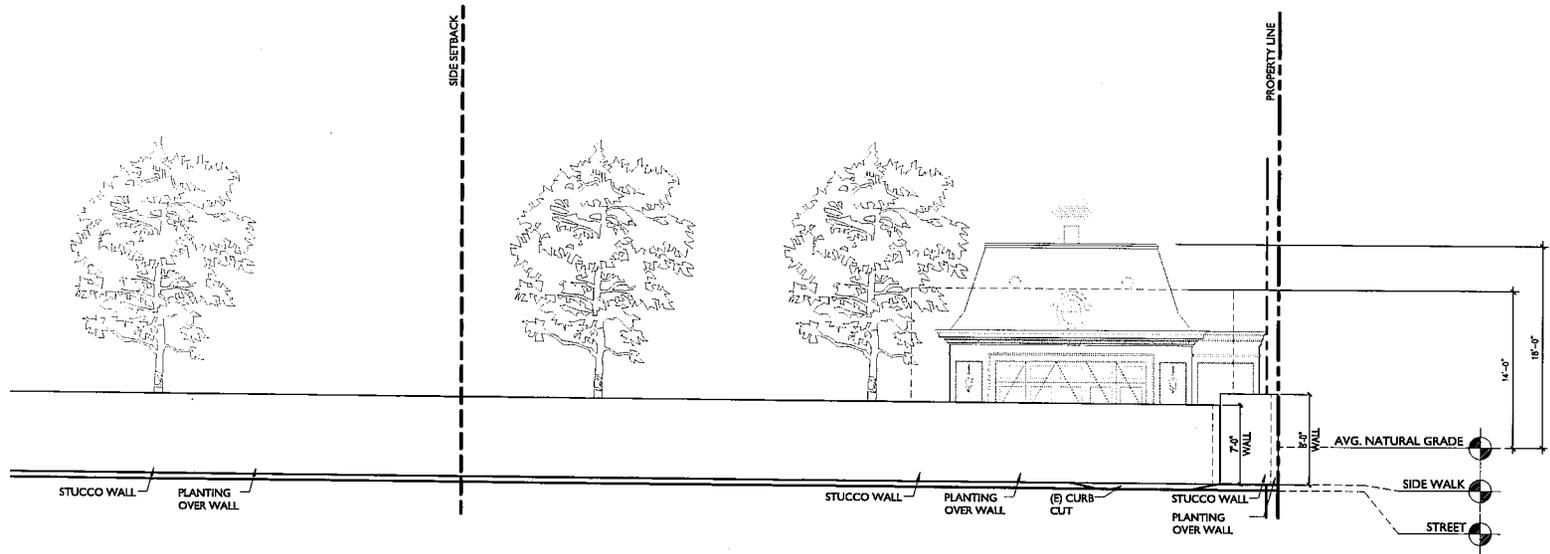
January 7, 2015

**Attachment A**

Previously Approved Elevations



**ROOF PLAN** SCALE 3/32" = 1'-0" 1



**STREET SIDE FENCE ELEVATION**

SCALE 3/32" = 1'-0"

2



**STREET SIDE FENCE ELEVATION**

SCALE 3/32" = 1'-0"

1

**EXTERIOR ELEVATION NOTES**

- |   |                        |   |                   |
|---|------------------------|---|-------------------|
| 1 | STONE                  | 7 | EXTERIOR LIGHTING |
| 2 | SLATE                  | 8 | VENT              |
| 3 | WOOD DOOR/WINDOW       | 9 | CUT STONE         |
| 4 | PLANTER BOX            |   |                   |
| 5 | SPECIALTY GLASS        |   |                   |
| 6 | WROUGHT IRON GUARDRAIL |   |                   |



**SIDE - WEST ELEVATION** SCALE 3/32" = 1'-0" **2**



**STREET SIDE - EAST ELEVATION** SCALE 3/32" = 1'-0" **1**

**LANDRY DESIGN GROUP**  
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 created in AutoCAD 2011

**PRIVATE RESIDENCE**  
 602 N. BEVERLY DRIVE  
 BEVERLY HILLS, CA 90210

**EXTERIOR ELEVATIONS**

DATE 08.18.2014  
 SCALE AS NOTED  
 DRAWN  
 JOB # 1491.00

SHEET NO.  
**A-6.1**  
 ELEV.



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**Attachment B**

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):**

Elegant "Parisian" french style. Limestone cladding, simple stone window and door surrounds.

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

- |                                       |                               |                              |
|---------------------------------------|-------------------------------|------------------------------|
| <input type="radio"/> R-1             | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input checked="" 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: 100'x 283.71 Lot Area (square feet): 26,465  
 Adjacent Streets: N. Beverly and Carmelita

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

- |   |  |
|---|--|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence    |
| <input checked="" 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:	30'	28.8'	30'
Roof Plate Height:			
Floor Area:	12,360	8,824	12,352
Rear Setbacks:	72'-2"	118'	118'
Side Setbacks:	S/E 15' N/W 10'	S/E 14' N/W 4.5'	S/E 15' N/W 10'
Parking Spaces:		2	10

**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: Limestone  
 Texture /Finish: Smooth  
 Color / Transparency: Beige/ warm gray

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

Material: Wood with true divided light  
 Texture /Finish: smooth, painted  
 Color / Transparency: off-white

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

Material: Wood with true divided lights  
 Texture /Finish: Smooth paint  
 Color / Transparency: Off-white

**PEDIMENTS**

Material: Limestone  
 Texture /Finish: Smooth  
 Color / Transparency: Beige/ warm Gray

**ROOF**

Material: Slate  
 Texture /Finish: smooth with chiseled edge  
 Color / Transparency: Dark Gray blend

**CORBELS**

Material: Limestone  
 Texture /Finish: Smooth/ carved  
 Color / Transparency: Beige/ Warm Gray

**CHIMNEY(S)**

Material: Limestone  
 Texture /Finish: Smooth  
 Color / Transparency: Beige/ Warm/Gray

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

**COLUMNS**

*Material:* Limestone  
*Texture /Finish:* Smooth  
*Color / Transparency:* Beige/ warm gray

**BALCONIES & RAILINGS**

*Material:* Wrought Iron  
*Texture /Finish:* Antique black  
*Color / Transparency:* Antique black

**TRELLIS, AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

*Material:* Reinzinc  
*Texture /Finish:* Smooth  
*Color / Transparency:* Dark Gray

**EXTERIOR LIGHTING**

*Material:* Iron and Antique Glass  
*Texture /Finish:* Smooth  
*Color / Transparency:* Antique black

**PAVED SURFACES**

*Material:* Cobblestone and cut stone pathways  
*Texture /Finish:* rough  
*Color / Transparency:* beige/ grey

**FREESTANDING WALLS AND FENCES**

*Material:* Stucco with Limestone cap  
*Texture /Finish:* Smooth  
*Color / Transparency:* Beige with vines to cover

**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:**

The front yard is a formal topiary garden with low hedges and colorful flowers to compliment the french architecture. Rear yard is more open with lawn in the center and hedging/ flower beds at the perimeter.

**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 plan is organized with a strict symmetry that is expressed in the balance and organization of the exterior elevations.

**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.**

Design elements are simple and balanced. Openings are deeply recessed to provide visual depth and an opportunity for planter boxes to soften the facade. The front and side yards are appropriately landscaped rather than paved to provide a softer, greener public presentation.

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

Architectural integrity-- staying true to the elegant Parisian inspiration, executed with quality materials, balance, and proper proportion and scale will result in a beautiful home worthy of the Beverly Hills streetscape.

**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.**

Mature trees and hedges will be maintained and/or replaced and enhanced along the northern property line to maintain existing privacy between properties. The proposed accessory building abutting the alley will provide a buffer to the east. Street trees will remain, and addition walls, hedges and trees will be added to provide a layered appearance from the street.

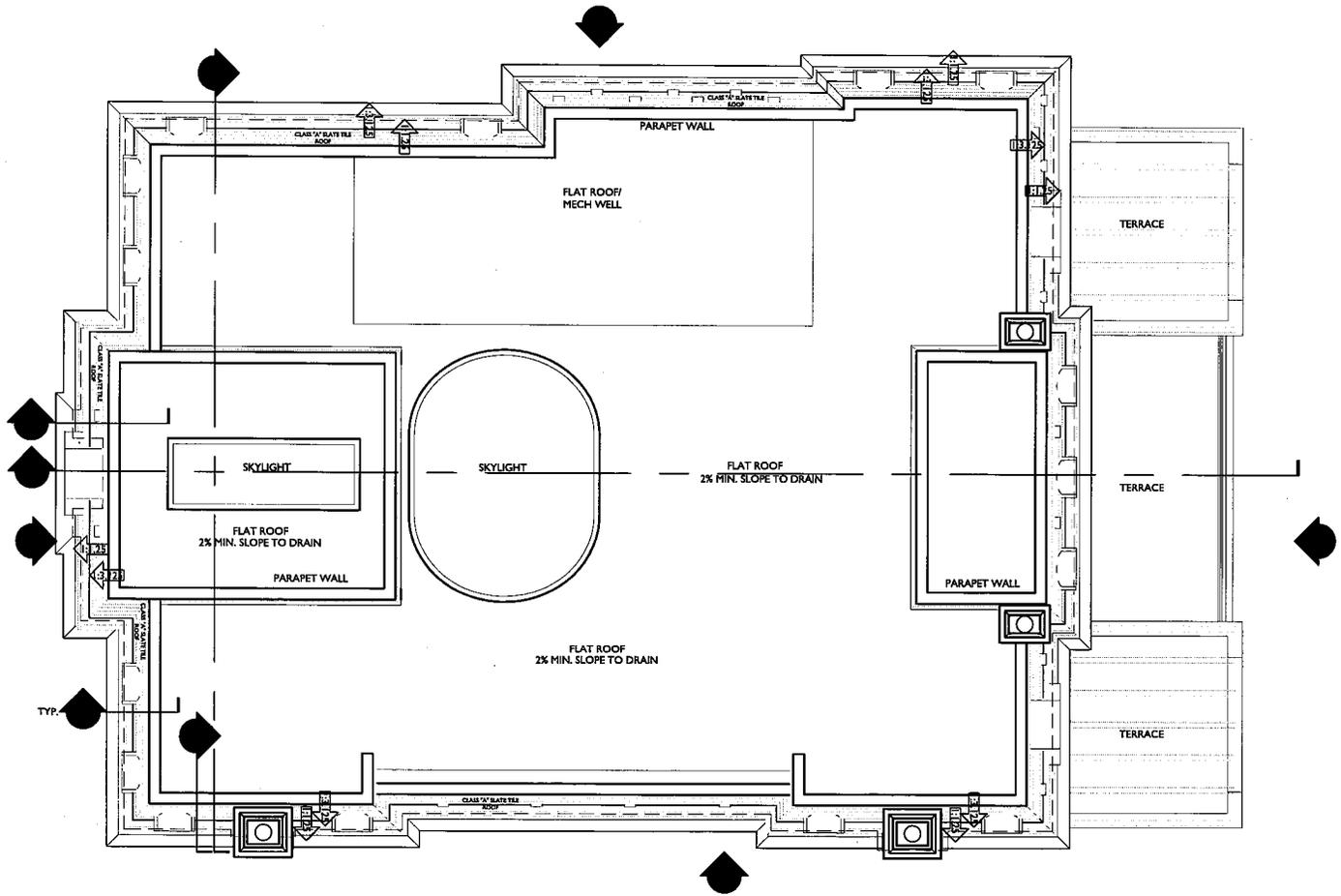
**5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.**

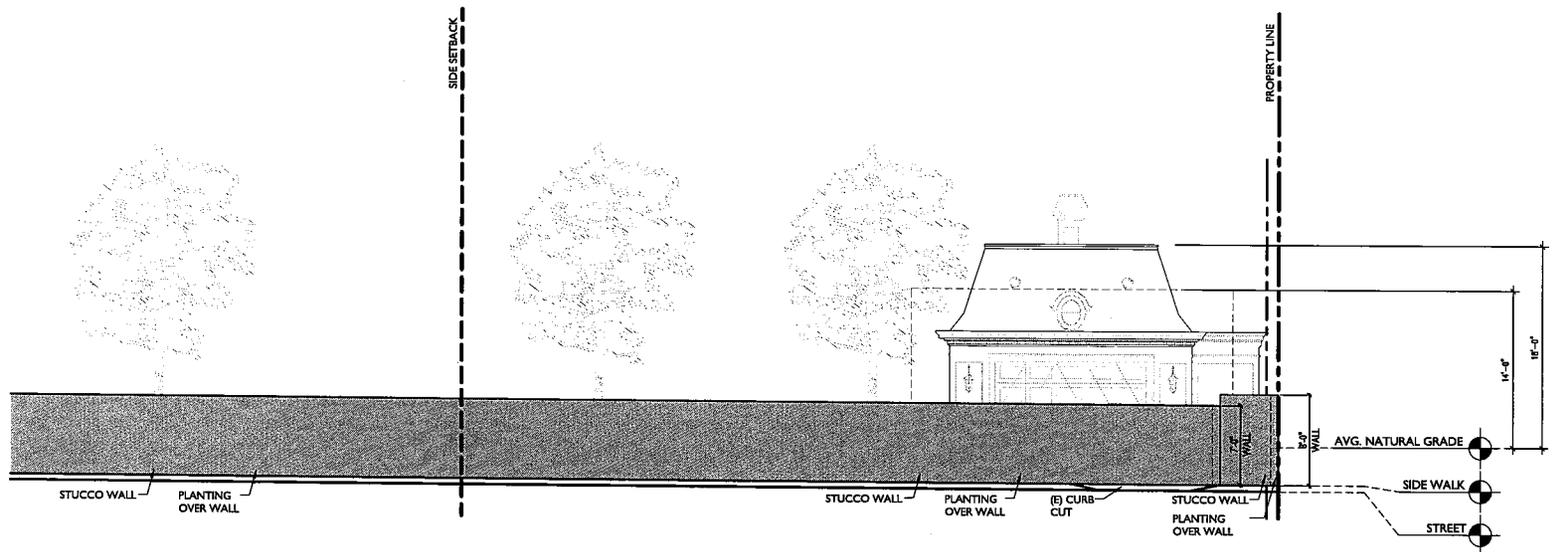
The proposed residence is only 16" taller than the existing structure, and as such is not a dramatic increase in scale. Surrounding properties are predominantly two stories and are screened from the street with very tall hedges obscuring the structures from public view.



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**Attachment C**  
Project Design Plans





STREET SIDE FENCE ELEVATION SCALE 3/32" = 1'-0" 2



STREET SIDE FENCE ELEVATION SCALE 3/32" = 1'-0" 1

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PRIVATE RESIDENCE  
 602 N. BEVERLY DRIVE  
 BEVERLY HILLS, CA 90210

FENCE ELEVATIONS

DATE 12.15.2014  
 SCALE AS NOTED  
 DRAWN  
 JOB # 1401.00

SHEET NO.

A-5.2  
 ELEV.

**EXTERIOR ELEVATION NOTES**

- |                           |                      |
|---------------------------|----------------------|
| 1. STONE                  | 7. EXTERIOR LIGHTING |
| 2. SLATE                  | 8. VENT              |
| 3. WOOD DOOR/WINDOW       | 9. CUT STONE         |
| 4. PLANTER BOX            |                      |
| 5. SPECIALTY GLASS        |                      |
| 6. WROUGHT IRON GUARDRAIL |                      |



**SIDE - WEST ELEVATION**

SCALE 3/32" = 1'-0" **2**



**STREET SIDE - EAST ELEVATION**

SCALE 3/32" = 1'-0" **1**

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**PRIVATE RESIDENCE**  
602 N. BEVERLY DRIVE  
BEVERLY HILLS, CA 90210

**EXTERIOR ELEVATIONS**

DATE 12.15.2014  
SCALE AS NOTED  
DRAWN  
JOB # 1401.00

SHEET NO.  
**A-6.1**  
ELEV.



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**PRIVATE RESIDENCE**  
602 N. BEVERLY DRIVE  
BEVERLY HILLS, CA 90210

**COLOR ELEVATION -  
STREET SIDE ELEVATION**

DATE 12.15.2014  
SCALE AS NOTED  
DRAWN  
JOB # 1401.00

SHEET NO.  
**A-6.4**  
ELEV.

COLOR ELEVATION - STREET SIDE ELEVATION SCALE 3/32" = 1'-0" 1



**Design Review Commission Report**

455 North Rexford Drive

January 7, 2015

**Attachment D**

DRAFT Approval Resolution

RESOLUTION NO. DR XX-15

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 NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 602 NORTH BEVERLY DRIVE (PL1408807).

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

Section 1. Todd Riley, Landry Design Group, agent, on behalf of the ACR Investments, LLC, property owners, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a revision to a previously approved new two-story single-family residence for the property located at 602 North Beverly 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 property was originally

designed by Kurt Myer Radon, an architect listed on the City's Master Architect List. However, as the result of two major renovations and additions in 1955 and 1976, the property has lost its character-defining features and integrity from the period of significance, and therefore 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 duly noticed public hearings on **January 7, 2015** 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.

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: January 7, 2015

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William Crouch, Commission Secretary  
Community Development Department

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John Wyka, Chair  
Design Review Commission