



Design Review Commission Report

Meeting Date: Wednesday, January 7, 2015

Subject: 496 Spalding Drive (PL1432125)

A request for an R-1 Design Review Permit to allow a second story addition to an existing one-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: Tanya Rosenberg & Associates

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

REPORT SUMMARY

The applicant is requesting review and approval to allow a second story addition to an existing one-story single-family residence located in the Central Area of the City, south of Santa Monica Boulevard. The proposed style is identified by the applicant as New England Revival (Cape Cod); however, since the project does not adhere to a pure architectural style, and introduces a larger two-story mass to an adjacent one-story single-family residence, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed addition is harmonious in its design and is internally compatible with the existing architecture. However, the second floor balcony appears out of scale and overwhelms the first floor entryway. This element should be redesigned so as to provide a greater focal point on the entryway and create a clearer sense of arrival. Additionally, it is recommended that the shutters utilize operable hardware to ensure greater consistency with a pure New England Revival style of architecture.

Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to consider them during the course of their review.

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

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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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. 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 26, 2014. To date staff has not received comments in regards to the submitted project.



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Attachment A

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

- Track 1 Application (Administrative Review)
- Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at:
<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
- Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

The style is New England Revival (Cape Cod Style). It has front facing gables, high pitched roofs, multiple pane windows, chimney, earth-tone wood siding, wood shutters, brick walkway and lush landscaping.

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

- | | | |
|--------------------------------------|-------------------------------|------------------------------|
| <input checked="" type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input 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: varied Lot Area (square feet): 6,331 sq ft
 Adjacent Streets: Hillgreen Pl, Beverly Green Drive,

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 checked="" type="checkbox"/> Other: <u>with a basement</u> |

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:

Mrs. Mendelsohn-Bass has gone to adjacent neighbors and told them they are adding a second story to their home. Everyone was fine and pleased they will be enhancing the neighborhood.

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:		21'-2"	
Roof Plate Height:	22'		
Floor Area:	4,024	1,872	2,938
Rear Setbacks:	14'-9"	11'-9"	24'-9"
Side Setbacks:	S/E 13'-4" combined	S/E 3'-1"	S/E 18'
	N/W 13'-4" combined	N/W 3'-8"	N/W 22'-4"
Parking Spaces:	2	2	2

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: James Hardie ship-lap siding
 Texture /Finish: Smooth, primed,
 Color / Transparency: Farrow & Ball # 6 London Stone

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

Material: Aluminum Clad, low-e glass
 Texture /Finish: Smooth cladding
 Color / Transparency: Stone White

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

Material: Douglas fir wood with high density fiber board moulding
 Texture /Finish: Painted
 Color / Transparency: Farrow & Ball, # 2001 Strong White

PEDIMENTS

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

ROOF

Material: CertainTeed Presidential
 Texture /Finish:
 Color / Transparency: Shadow Gray

CORBELS

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

CHIMNEY(S)

Material: Stucco and galvanized steel spark arrester
 Texture /Finish: Fine sand
 Color / Transparency: Ferrow & Ball #6 London Stone, and Pitch Black # 256

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

COLUMNS

Material: Douglas Fir wood,
Texture /Finish: Smooth
Color / Transparency: Farrow & Ball, # 2001 Strong White

BALCONIES & RAILINGS

Material: Wrought iron
Texture /Finish: Smooth
Color / Transparency: Farrow & Ball, # 256 Pitch Black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Painted seamless aluminum
Texture /Finish: Smooth
Color / Transparency: White

EXTERIOR LIGHTING

Material: Olde Bronze metal frame with seedy glass
Texture /Finish: Smooth, bronze
Color / Transparency:

PAVED SURFACES

Material: Used brick
Texture /Finish: Rough
Color / Transparency: Red, white, and black

FREESTANDING WALLS AND FENCES

Material: Wrought iron fence
Texture /Finish: Smooth
Color / Transparency: Farrow & Ball, # 256 Pitch Black

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 existing lush landscaping with traditional flower beds, mature hedges, and tall trees complements the Cape-Cod style of this home and will remain as is.

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 existing home is a traditional Cape Cod Style however the entry is Victorian. Current roof lines are varied and haphazard. The proposed addition will provide one main roof over the center of the home unifying both sides. The entry will have a covered porch with columns which is appropriate for a traditional Cape Cod Style home.

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 scale and mass is minimized by adding large side setbacks at 18'-0" and 22'-4" on both sides. The front yard setback is greater than required and it is surrounded by mature hedges and traditional planting beds of annuals and perennials.

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

Most of the homes on both sides of the street are 2-story homes. This home is not only a one-story home but also sunk as much as 7' on the north side, 5' at the entry, and 2' on the south side with only fragments of roofs visible from the sidewalks. With the 2nd-story addition, this home will have a more stately presence that most of the other homes on this block currently have.

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 second story is held far from both adjacent properties, 18'-0" on the south side, and 22'-4" on the north side. There are no windows on the north side and only one window on the south side. The rear of the house abuts the alley and only the rooftops of the apartment buildings are visible.

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 majority of homes on this block are traditional two-story homes with strong center lines and calm unified roofs. The 2nd floor addition fits the scale of the property better and provides a unified roof line. The shutters, multi-paned windows, siding, and used brick are typical to the neighborhood and will blend well to surrounding homes.



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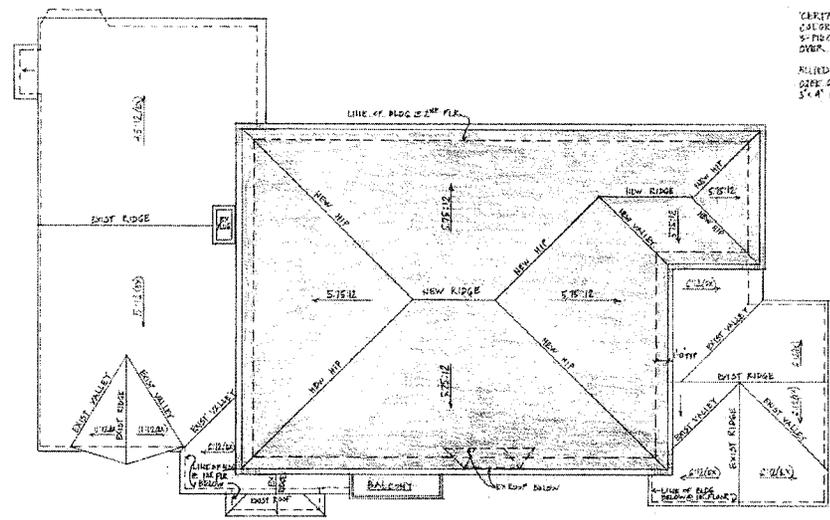
Attachment B
Project Design Plans

TANYA MORGAN ROSENBERG inc.
 GEORGE BRUNNILE - ARCHITECT
 10704 STRADELLA COURT
 LOS ANGELES, CALIFORNIA 90077
 OFFICE: (310) 476-9665
 FAX: (310) 472-2616

A. REMODEL & ADDITION, 2000, EXISTING RESIDENCE
 1600 E. 150th - BASS & ASSOCIATES
 416 S. PALMING DRIVE
 BERRY BLISS CALIFORNIA 90212

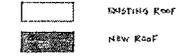
ROOF SPECIFICATIONS

CERTIFIED 2000 PRESIDENTIAL 17-2000A
 COLOR: SHADOW GRAY
 5-Piece LAMINATED FIBER GLASS
 OVER .415 PLY OVER 1/2" PLYWOOD
 ALUMINUM FINISHED ALUMINUM SEAMLESS
 2000 CENTER 2 1/2" DIA. WHITE 2000
 3 1/4" DOWNSTAYS



NEW ROOF PLAN
 SCALE: 1/4"=1'-0"

LEGEND



FINISH SCHEDULE				DOOR SCHEDULE										WINDOW SCHEDULE									
ROOM NAME	FLOOR	WALL	CASING BASE	REMARKS	DOOR NUMBER	PRK	SIZE W	TYPE	MATERIAL	FRAMES	GLASS	REMARKS	WINDOW SIZE LETTER	TYPE	MATERIAL	FRAMES	GLASS	HANDLE	REMARKS				
										INSIDE DIM.	TYPE	TEMP.											
COVERED PATIO				ROUST HISSP. DRICK	1		17'4"	8'0"	FLOR. W/ PANEL	WOOD	5'-0"	UNBOTTED	WOOD	GLASS	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
PORCH					2		17'6"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
HALL #1					3		2'-0"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
POWDER ROOM					4		2'-0"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
LHBN					5		2'-4"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
STAR LINDING					6		2'-0"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
WI LINDING					7		2'-0"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
BALCONY				WOOD BRST AND BRICE	8		1'-6"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
MASTER BEDROOM					9		2'-0"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
MASTER BATH					10		2'-0"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
TOILET ROOM					11		1'-6"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
MRS. CLOSET					12		1'-6"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
MR. CLOSET					13		1'-6"	2'-0"	4-PANEL	WOOD	2'-0"	APPLIED	WOOD	FLYED	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD			
STAIRS				WOOD TRADY W/ WENT STAIRS																			

Checked By: DF
 Date: 12/12

A-5



FRONT ELEVATION SCALE 3/16" = 1'-0"

TANYA MORGAN ROSENBERG, inc.
 GEORGE REVUILLE ARCHITECT
 OFFICE: (310) 472-2886
 LOS ANGELES, CALIFORNIA 90077
 FAX: (310) 472-2818

A REMODEL TO THE EXISTING RESIDENCE OF
MR. & MRS. MENDELSON-BASS
 484 S. SPALDING
 BEVERLY HILLS, CALIFORNIA 90212

DATE	
REVISIONS	
Type of Work	FRONT ELEVATION COLOR
Checked By	TMR
Drawn	DK
Job	SPALDING
Sheet	A-8
of	Sheet



WEST ELEVATION SCALE 3/16" = 1'-0"

TANYA MORGAN ROSENBERG inc.
 GEORGE REYNOLDS, ARCHITECT
 1074 STRANDELLA COURT
 LOS ANGELES, CALIFORNIA 90077
 OFFICE (818) 495-8685
 FAX (818) 422-2616

A REMODEL TO THE EXISTING RESIDENCE OF
MR. & MRS. MENDELSON-BASS
 488 S. SPALDING
 BEVERLY HILLS, CALIFORNIA 90212

DATE	
REVISIONS	
Type of Work	WEST ELEVATION
Checked by	TMR
Drawn	DK
Job	SPALDING
Sheet	A-9
	of



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Attachment C

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 SECOND STORY ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 496 SPALDING DRIVE (PL1432125).

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

Section 1. Tanya Rosenberg & Associates, agent, on behalf of Lauren & Scott Mendelsohn-Bass, property owners, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a second story addition to an existing one-story single-family residence for the property located at 496 Spalding 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 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. 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

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chair
Design Review Commission