



Design Review Commission Report

Meeting Date: Thursday, February 5, 2015

Subject: **705 North Camden Drive (PL1500923)**

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

Project Applicant: Erick Molinar, Designer

Recommendation: Conduct public hearing and provide the applicant with design guidance.

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Italianate California style; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed remodel of the existing Streamline Modern design into a style identified as Italianate California style lacks overall cohesiveness. The resulting design is not internally compatible and has uncoordinated design elements. The contrasting entry element is unsympathetic and does not appear to belong to the rest of the design. Additionally, the window fenestration is unresolved and overly simplistic and does not contribute to the character of the overall design. 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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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 W. Asa Hudson, an architect listed on the City's Master Architect List. However, numerous renovations, additions, and alterations have taken place in the years since the property was built. According to a historic report completed on the property by Daly and Associates, the property has lost integrity and is therefore, not considered a potential historic resource for the City and 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, 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, January 23, 2015; the site was posted on Monday, January 26, 2015. 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):

Italianate, California Style (Proposed to front Facade only)
 two stories, fairly flat facade, Entry Modulation, Existing Rectangular shape floor plans and window arched shapes help break the wide width of the facade. Existing Flat parapet roof to remain, proposed pre-cast trim along the roof edge. Porch creates A symmetry breaking up the flat facade. The side and rear elevations are to remain as is. Porte Cochere repeats architectural language and materials.
 smooth, light earth toned stucco exterior surfaces. understated architectural plaster moldings.

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

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

- | | |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input 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: W. Asa Hudson _____

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

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

None

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

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	28'-0"	20'-6"	28'-0"
Roof Plate Height:	22'-0"	17'-0"	17'-0"
Floor Area:			
Rear Setbacks:	30'-0"		
Side Setbacks:	S/E _____	S/E _____	S/E 5'-0"
	N/W _____	N/W _____	N/W 14'-0"
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: smooth
 Color / Transparency: cafe mocha

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

Material: Steel
 Texture /Finish: No texture
 Color / Transparency: Dark Bronze

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

Material: Metal
 Texture /Finish: No texture
 Color / Transparency: Dark Bronze

PEDIMENTS

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

ROOF

Material: Hot Mop
 Texture /Finish: No Texture
 Color / Transparency: Gray

CORBELS

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

CHIMNEY(S)

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

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

COLUMNS

Material: Precast Concrete
Texture /Finish: Smooth
Color / Transparency: Cream

BALCONIES & RAILINGS

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

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: galvanized sheet metal
Texture /Finish: No Texture
Color / Transparency: Dark Bronze

EXTERIOR LIGHTING

Material: Metal
Texture /Finish: No Texture
Color / Transparency: Dark Bronze

PAVED SURFACES

Material: Existing Pavers to remain
Texture /Finish: Concrete
Color / Transparency: redish

FREESTANDING WALLS AND FENCES

Material: Existing wood and Block Fence
Texture /Finish: Wood Concrete
Color / Transparency: Brown and Gray

OTHER DESIGN ELEMENTS

Material: Pre-Cast Concrete Moldings
Texture /Finish: Concrete
Color / Transparency: Cream

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

Simple Landscape design with Italian Cypress and Fruitless Olive Tree. and ornate with iceberg Roses complement 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.

elements like the arched windows and the stepped back entry door with arched entry, Iron work door and bronze trim represent California Style design which 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.

by articulating the existing facade of the building, using different material. architecturally dressing the Porte cochere with arch opening and pre-cast trim of California Style, using landscape and trees, it has been tried to minimize the appearance of scale and mass and fit in the context.

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

The Existing Modern style home has been redesigned to Italianate, California Style (Proposed to front Facade only) which represents more of the style along the Camden block. Existing two stories, fairly flat facade, Entry Modulation, Existing Rectangular shape floor plans and window arched shapes help break the wide width of the facade. Existing Flat parapet roof to remain, proposed pre-cast trim along the roof edge. Porch creates A symmetry breaking up the flat facade. The side and rear elevations are to remain as is. Porte Cochere repeats architectural language and materials. +

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.

This is an existing home that is being re-designed only to the facade.

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.

California style with its design elements, keeping the existing fences respects prevailing site design patterns, carefully integrate features that make harmony between old and new



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Attachment B
Project Design Plans

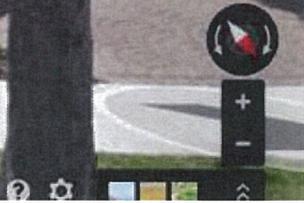
705 N Camden Dr

Beverly Hills, California

Street View - Apr 2011



Google









Name: Stucco
Finish: Smooth
Color: Cafe Mocha
Mfg: Merlex

Name: Anodized Window and Door Profile
Finish: Aluminium
Color: Bronze
Mfg: Milgard



Name: Precast Molding
Finish: Concrete
Color: Creme



Name: Lighting Fixture
Finish: Metal
Color: Bronze

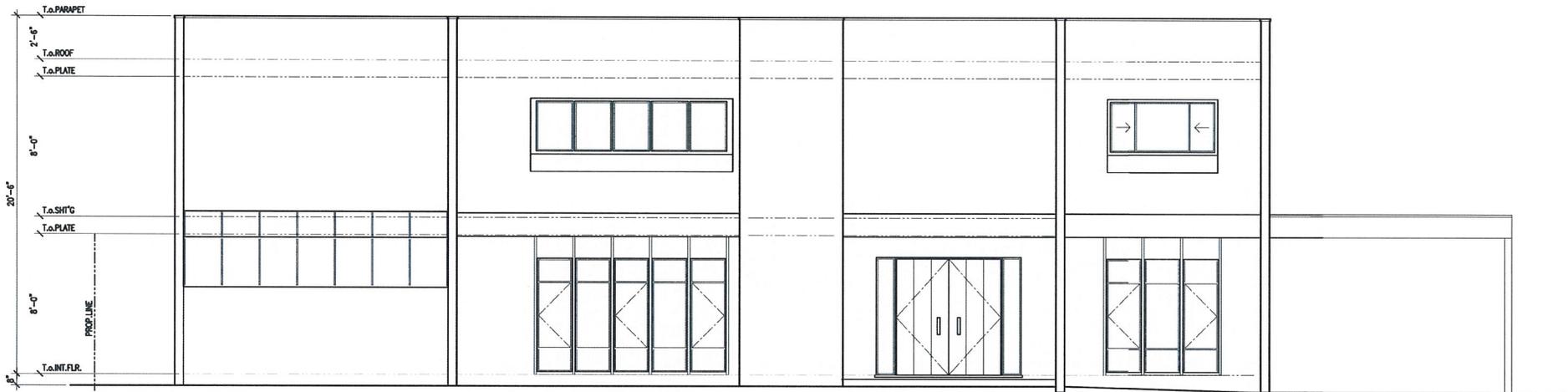


Name: Front Door
Finish: Wrought Iron
Color: Bronze

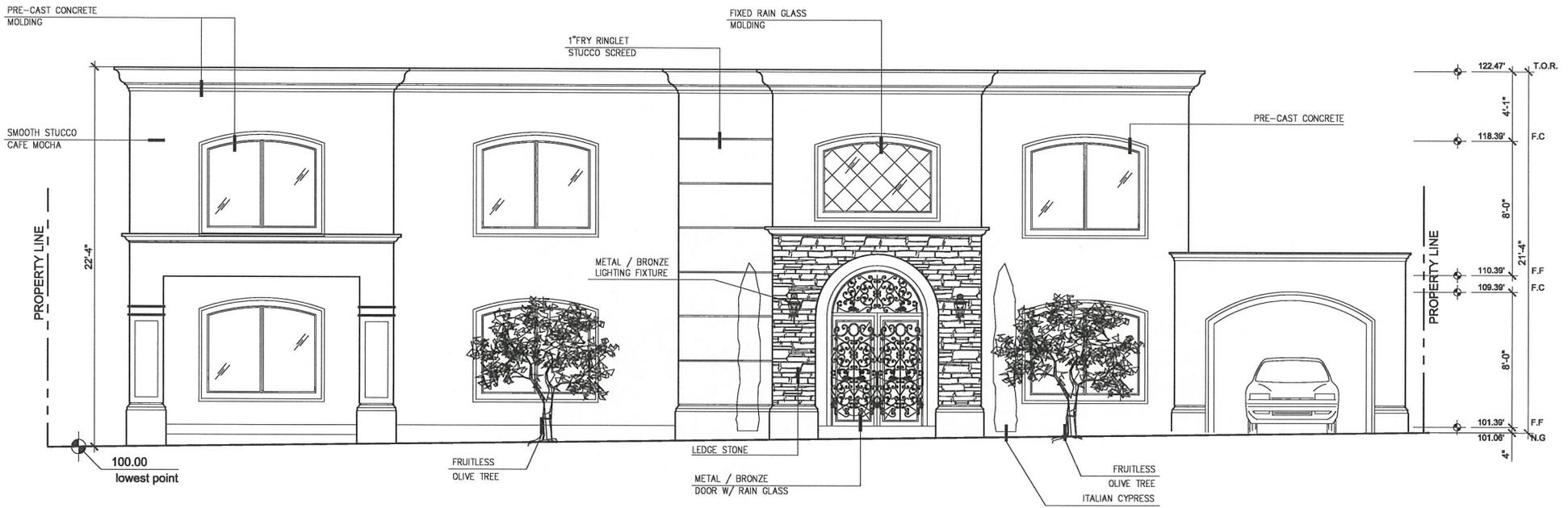
Name: Precast
Finish: Sandstone/Limestone
Color: Navajo White
Mfg: Sandstone Design Inc.

MATERIAL BOARD

705 CAMDEN DRIVE, BEVERLY HILLS, CA



EXISTING FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION (EAST)
 SCALE: 1/4" = 1'-0"



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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 FAÇADE REMODEL TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **705 NORTH CAMDEN DRIVE**.

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

Section 1. **Erick Molinar**, agent, on behalf of **Rudy Tanoesoedibjo**, property owners (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of **a façade remodel to an existing two-story single-family residence** for the property located at **705 North Camden 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. The property was originally designed by W. Asa Hudson, an architect listed on the City’s Master Architect List. However, numerous renovations, additions, and alterations have taken place in the years since the property was built. According to a historic report completed on the property by Daly and

Associates, the property has lost integrity and is therefore, not considered a potential historic resource for the City and it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **February 5, 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

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: **February 5, 2015**

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chairperson
Design Review Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, WILLIAM CROUCH, Secretary of the Design Review Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. **DR-XX-15** duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on **February 5, 2015** and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

WILLIAM CROUCH
Secretary to the Design Review
Commission/Urban Designer
City of Beverly Hills, California