



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, March 5, 2015

Subject: **211 South Le Doux Road (PL1502482)**
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: Angel Vila , Vila Design Group

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

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

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proportionality between the first and second floor appears out of balance. The first floor appears overly dominant with the areas of wall between the two floors too expansive. Further consideration should be made to enhancing the entrance element. It should be noted that the renderings are not accurate to the façade elevation in the plans and staff is basing their analysis on the façade elevation plans.

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

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, 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, February 20, 2015; the site was posted on Monday, February 23, 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):

- 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 checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____		
Native:	_____		
Urban Grove:	_____		

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

Yes No If yes , please list Architect’s name: _____

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

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

N/A

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:	24'-11"	19'-0"	24'-11"
Roof Plate Height:	22'-0"	21'-5 1/2"	21'-5 1/2"
Floor Area:	4,100.00 SQ. FT.	1930.00 SQ. FT.	3975.09 SQ. FT.
Rear Setbacks:	30'-0"	47'-3"	47'-3"
Side Setbacks:	S/E 5'-0"	S/E 3'-6"	S/E 5'-0"
	N/W 10'-0"	N/W 8'-9"	N/W 10'-0"
Parking Spaces:	3	3	3

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 (Exterior Portland Cement Plaster)
 Texture /Finish: Steel trowelled smooth stucco by La Habra
 Color / Transparency: Integral Color X82-Hacienda

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

Material: Aluminum Clad Wood windows with tempered double glazed low-e glass
 Texture /Finish: Smooth Aluminum Clad by Anderson windows
 Color / Transparency: Cocoa Bean

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

Material: Wood Entry Door Aluminum Clad Wood french doors with tempered double
 Texture /Finish: Mahogany by AAW, Inc Aluminum Clad by Anderson windows
 Color / Transparency: Cherry Stain Cocoa Bean

PEDIMENTS

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

ROOF

Material: 2 Piece Mission Clay Tile
 Texture /Finish: 2241/Adobe Brown Blend/ 2395/Pinto Gold Flash Sandcast Blend/ 2341/Adobe B
 Color / Transparency: Red/Brown -2 Piece Mission Blend by Redland Clay Tile

CORBELS

Material: Stucco (Exterior Portland Cement Plaster)
 Texture /Finish: Steel trowelled smooth stucco by La Habra
 Color / Transparency: Integral Color X72-Adobe

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

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

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Copper
Texture /Finish: Natural Copper Finish
Color / Transparency: Natural Copper

EXTERIOR LIGHTING

Material: Wrought Iron
Texture /Finish: Stippled
Color / Transparency: Dark Charcoal Factory Finish

PAVED SURFACES

Material: "Cobblestone" Pavers
Texture /Finish: _____
Color / Transparency: Beige Mix Terracota Pavers

FREESTANDING WALLS AND FENCES

Material: Stucco to match body of the house
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

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

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

California-Mediterranean and Subtropical plants are incorporated into the landscape theme to help ground the house on the lot. The theme aids in blending the house to its context and enhances the natural, garden like quality of the city.

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 updated two story fairly flat Italianate/Mediterranean style incorporates symmetry and balance with proportionately scaled recessed door and window openings and very low pitch hipped terracota tiled roofs with overhangs carried by cast stone corbels. Each door and window is dressed with understated ornamental cast stone surrounds, and recessed on the 8" thick thick, adding depth to the opening.

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 entry path is centered at the building, leading you from the street to the front yard through a 36-inch high fence allowing a focal point with the Olive tree. Then, through a recessed entry door into the house proper. The 10-ft driveway, 1 foot less than the required width, allows additional separation between the house and the neighboring property to the north. The Porte-cochere has been setback 5'-6" and repeats the architectural material of the main body of the house.

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

The existing house is not as open and inviting as the proposed Residence. The existing house presents a tired and fairly closed off facade to the street view. The proposed development consists of a design where the house engages the street. The entry is clearly visible from the street and a stepped down recessed porte-cochere minimizes the overall width of the building.

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 strategic placement and sizing of windows along with the proposed landscape, helps the Owner and the neighbors to maintain their privacy. The proposed design balances privacy and openness. While the building displays a strong front façade, the residence opens up towards the backyard, creating a very different feeling of privacy on each side. Few windows are placed on the building's sides facing other properties. All openings are carefully planned to allow light and ventilation into the bedrooms while minimizing any views into or from adjacent properties. The landscape, including the fruitless olive tree, further creates privacy by placing a visual barrier.

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 existing street is lined with different style homes along with a number of recent 2 story developments of various styles across the street. By developing this project in the italianate/mediterranean style, our project blends in as a larger version of many of the existing homes in the area.



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Attachment B
Project Design Plans

EXTERIOR FINISH SCHEDULE

01 — MATERIAL/FINISH
A — COLOR

MATERIAL/FINISH:

- 01 EXTERIOR CEMENT PLASTER— SMOOTH STEEL TROWEL FINISH
- 02 CAST STONE TRIM AND MOULDING
- 03 CLEAR INSULATED GLASS IN WOOD/ALUMINUM CLAD FRENCH DOOR
- 04 CLEAR INSULATED GLASS IN WOOD/ALUMINUM CLAD CASEMENT WINDOW
- 05 ENTRY WOOD DOOR AND FRAME
- 06 CAST STONE CORBEL
- 07 WALL SCONCE LIGHT FIXTURE
- 08 REDLANDS CLAY TILE
- 09 PRE-FORMED SHEET METAL GUTTER AND DOWNSPOUT
- 10 SPARE

COLOR:

- A LA HABRA STUCCO: #X82 HACIENDA
- B LA HABRA STUCCO: #X72 ADOBE
- C ANDERSON/EAGLE COCOA BEAN
- D REDLANDS CLAY TILE: 30% 2241/ADOBE BROWN BLEND,
30% 2341/ ADOBE BROWN SANDSCAST BLEND,
30% 2395/PINTO GLOD FLASH SANDCAST BLEND.
- E WEATHERED COPPER
- F AAW, INC. #12-2 MAHOGANY STAINED WITH DUNN-EDWARDS
CHERRY STAIN
- G SPARE

MR & MRS
MORRIS PEYKAR
211 LEDOUX DRIVE,
BEVERLY HILLS,
CALIFORNIA, 90211

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DATE	RESPONSE
DATE	ISSUE

SINGLE FAMILY DWELING ADDITION & ALTERATIONS
PROPERTY OF
MR & MRS MORRIS PEYKAR
211 LEDOUX DRIVE
BEVERLY HILLS, CALIFORNIA, 90211



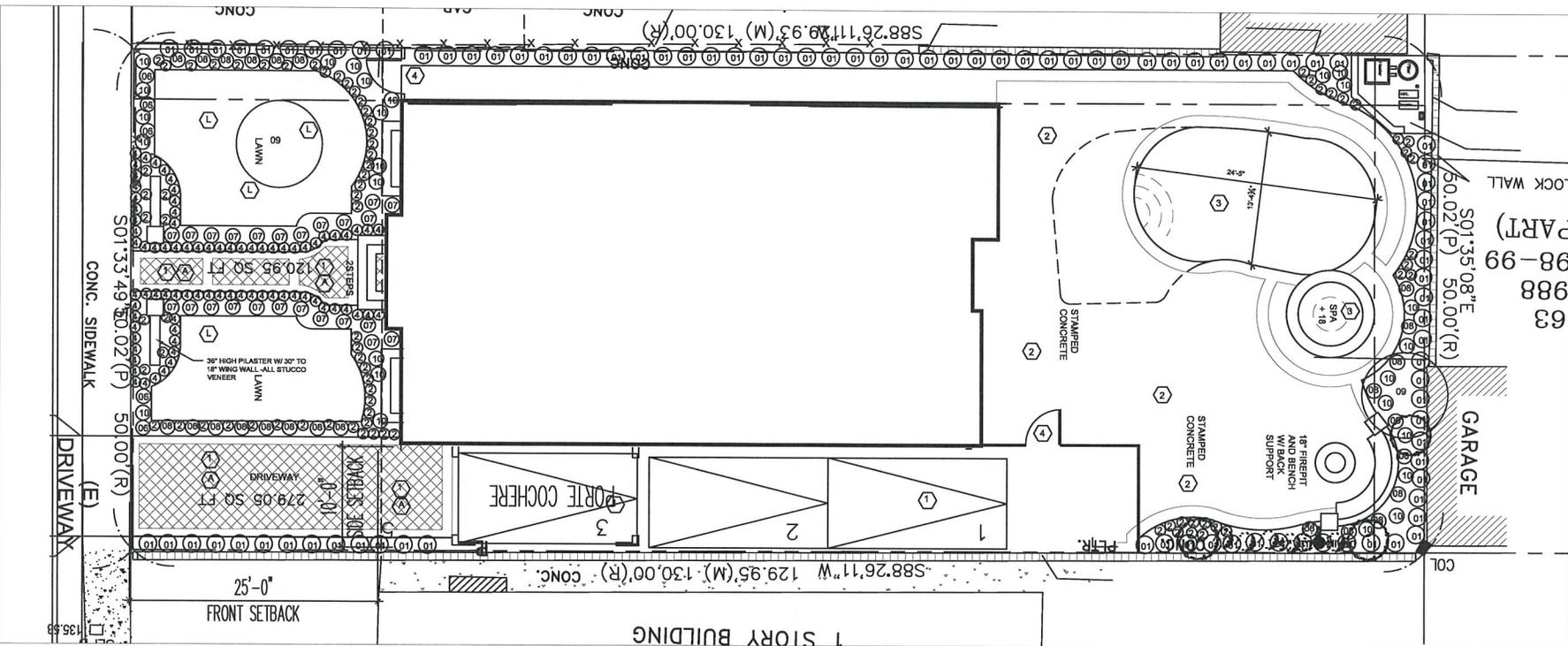
ISSUED FOR APPROVAL	
ISSUED FOR PERMITS	
ISSUED FOR CONTRACT	
ISSUED FOR CONSTRUCTION	
DESIGNED BY	
CHECKED BY	
DATE	
JOB NUMBER	
SHEET TITLE	
EXTENSION	
ELEVATION	
SCALE	AS NOTED
SHEET NUMBER	



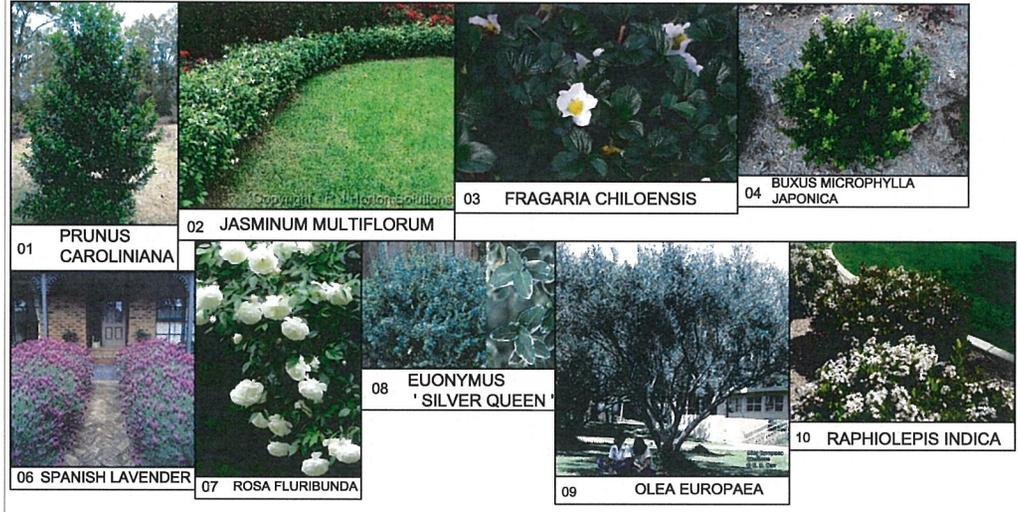
FRONT ELEVATION
1/8"=1'-0"

1
A-3.01

A-3.01



PLANT LEGEND			
BOTANICAL NAME	COMMON NAME	NUMBER / SIZE	WATER NEEDS
1	PRUNUS CAROLINIANA	CAROLINA CHERRIES	5 GAL L
2	JASMINUM MULTIFLORUM	STAR JASMINE	1 GAL 2" O.C. M
3	FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	FLATS L
4	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	5 GAL 3" O.C. M
5			
6	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL L
7	ROSA FLURIBUNDA	ICEBERG ROSES	5 GAL M
8	EUONYMUS 'SILVER QUEEN'	SILVER QUEEN	5 GAL L
9	OLEA EUROPAEA	OLIVE TREE	72" BOX L
10	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL L
11			
12			
13			
14			
15			
16			
17			



Notes

LANDSCAPE PLAN

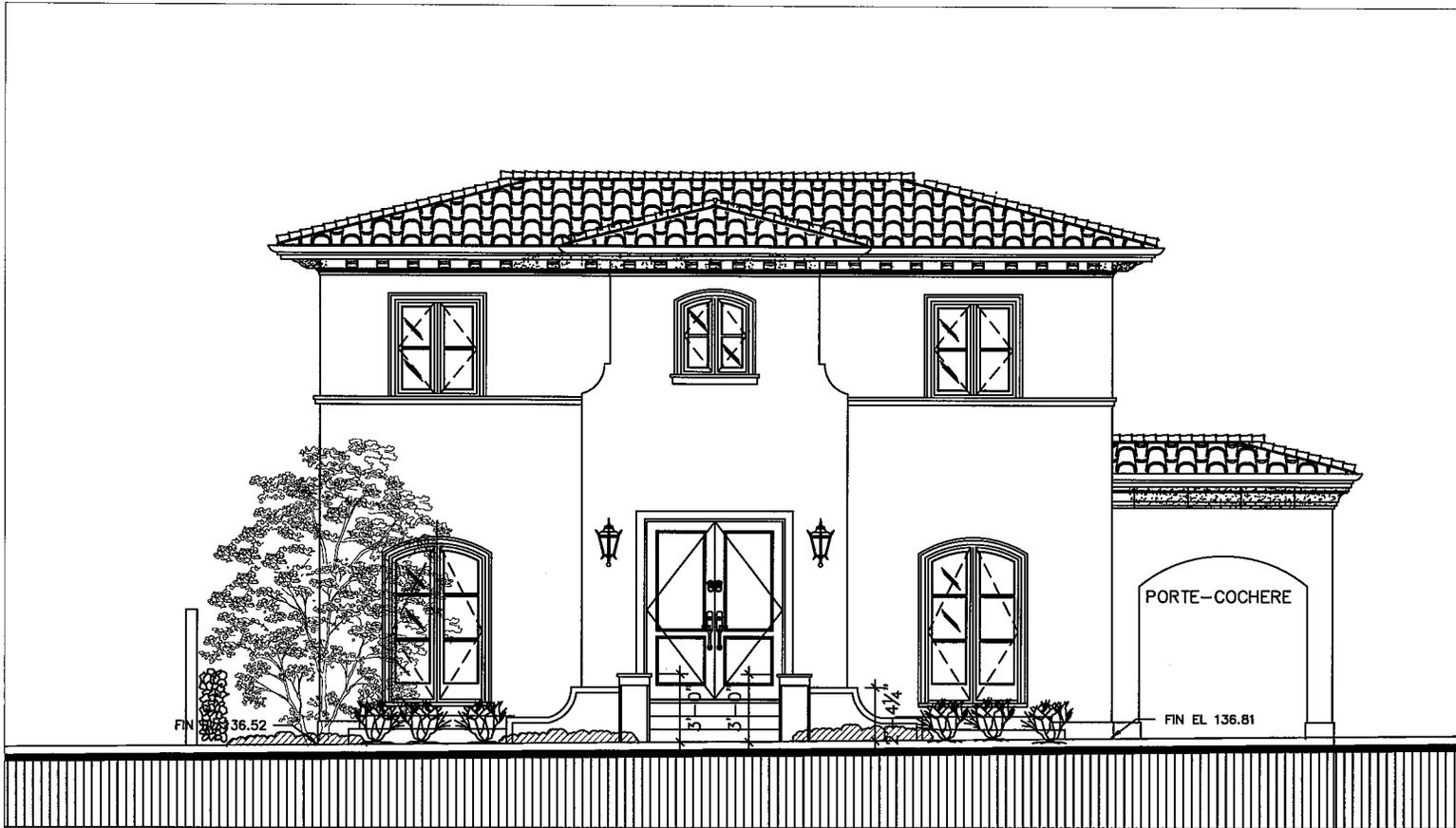
Company Name: **William I. Peacock, AIA**
 Landscape Architect and Interior Designer
 18150 S. WILSON AVE., SUITE 100, BEVERLY HILLS, CA 90711
 TEL: (310) 350-1111 FAX: (310) 350-1112

Client Name: MORRIS PEYKAR
Address: 211 SOUTH LE DOUX RD
 BEVERLY HILLS, CA
TEL:

Drawn By: LINH
Scale: 3/32" = 1' - 0"
Date: 09-23-14
Revision 01-16-15 Date:
Revision 02-09-15 Date:
Revision 02-16-15 Date:
Revision Date:

PAGE

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2011 LEDOUX

DEC-05-13

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FRONT ELEVATION

PRELIMINARY SCHEME B3

0 2' 4' 8' 12'



william L peacock a.s.l.a.
landscape architect and site planner
 851 misty isle drive glendale, ca 91207 818/240-0874



DRAWN BY: LINH
 SCALE: 3/32 = 1' - 0"
 DATE: 09-23-14
 REVISION DATE: 01-16-15
 REVISION DATE: 02-05-15

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DESIGN
 Pool and Landscape Design Studio

1839 Sherman Oaks Blvd., Van Nuys Village, CA 91381
 TEL/FAX: (818) 330-2030

CLIENT NAME: MORRIS PEYKAR
 ADDRESS: 211 SOUTH LE DOUX RD
 BEVERLY HILLS, CA
 TEL:

Notes:



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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 NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 211 SOUTH LE DOUX ROAD (PL1502482).

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

Section 1. Angel Vila, Designer, on behalf of Mr. and Mrs. Morris Peykar, property owner, (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 211 South Le Doux Road 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 March 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 project specific conditions are proposed.

Standard Conditions

2. **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.
3. **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.
4. **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.
5. **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.
6. **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.

7. **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.
8. **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.
9. **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.
10. **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.
11. **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: March 5, 2015

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chair
Design Review Commission