



Design Review Commission Report

Meeting Date: Thursday, May 7, 2015

Subject: 205 North Maple Drive (PL1505792)

A request for an R-1 Design Review Permit to allow the 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: Sharona and Farzad Labib – Property Owners

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 located in the Central Area of the City south 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 design is overly complex with competing details and themes. It does not produce a coherent expression of the Italianate (California) Style as it lacks balance and scale and, as currently designed, does not serve as a positive enhancement to North Maple Drive. As such, it is recommended that the project be redesigned to a more coherent architectural style.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property 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.

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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gmillican@beverlyhills.org



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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, April 24, 2015; the site was posted on Friday, April 24, 2015. Two neighbors of the project, each directly adjacent to the north and south, came in to view the plans with staff. Concerns were raised regarding potential privacy issues from the balconies on the sides of the proposed new residence. To date, staff has not received any comments in writing 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):

Proposed Italianate (California Style) project is designed with following character defining features: Two Stories, low pitched roof, first and second symmetries, predominantly flat facade, paired front doors, Arched top doors, elaborate enframements brackets over doors and windows, chimney, terra cotta barrel tiled roof, eaves with decorative brackets beneath in quality wood, stucco and wood with cream / earth tone paint, wooden window trims, eaves and doors, paired tall and narrow windows, Mediterranean and subtropical plant materials. Proposed design, detailing and proportion will compliment street view. Project massing is in balance with both 2 story neighboring houses.

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 checked="" 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: 55'x150' Lot Area (square feet): 8250
 Adjacent Streets: Clifton Way, Dayton Way

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 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:
 According to the owner, he has discussed the project with adjacent neighbors and received positive feedback

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:	25 feet	N/A	25 feet
Roof Plate Height:	22 feet - 12 feet - 22 feet		
Floor Area:	4716 SF		
Rear Setbacks:	36	57 feet	55'-2"
Side Setbacks:	S/E 5 feet (S.)	S/E 3'-7"	S/E 5' (S.)
	N/W 9' (N.)	N/W 9'	N/W 9'-9" (N.)
Parking Spaces:	5 required, 5 provided		

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 and precast
 Texture /Finish: Smooth
 Color / Transparency: cream / earth tone

WINDOWS (Include frame, trim, glass, metal, etc)
 Material: Anderson 400 Series Wood Interior Aluminum Cladding Exterior
 Texture /Finish: Smooth Aluminum
 Color / Transparency: Dark Bronze

DOORS (Include frame, trim, glass, metal, etc)
 Material: Anderson 400 Series Wood Interior Aluminum Cladding Exterior
 Texture /Finish: Smooth Aluminum
 Color / Transparency: Dark Bronze

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

ROOF
 Material: Clay Roofing Tile 2 Piece
 Texture /Finish: Smooth
 Color / Transparency: Tuscany by Boral (Terracotta)

CORBELS
 Material: Wooden
 Texture /Finish: Paint-grade
 Color / Transparency: Dark Brown

CHIMNEY(S)
 Material: N/A
 Texture /Finish:
 Color / Transparency:

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

COLUMNS

Material: Precast
Texture /Finish: Smooth
Color / Transparency: Cream / Earth tone, see materials board

BALCONIES & RAILINGS

Material: Wrought iron
Texture /Finish: Paint-grade
Color / Transparency: Dark bronze

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Metal
Texture /Finish: Paint-grade
Color / Transparency: Dark Brown

EXTERIOR LIGHTING

Material: Metal
Texture /Finish: Paint
Color / Transparency: Black

PAVED SURFACES

Material: Travertine pavement -concrete driveway
Texture /Finish: Honed - Stamped
Color / Transparency: Cream / Gray, see materials board

FREESTANDING WALLS AND FENCES

Material: Stucco Wrought Iron
Texture /Finish: Paint-grade
Color / Transparency: Cream Dark brown

OTHER DESIGN ELEMENTS

Material: Wrought Iron Gates
Texture /Finish: Paint-grade
Color / Transparency: Dark brown

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

Proposed Mediterranean style landscaping and and subtropical plants complements Italianate (California Style) design.

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.

Proposed project is designed per City Style catalog Italianate (California Style). Pure character defining features include: low pitched roof, first and second symmetries, flat facade, paired front doors, Arched top doors, elaborate enframements brackets over doors and windows, chimney, terra cotta barrel tiled roof, eaves with decorative brackets beneath in quality wood, stucco and wood with cream / earth tone paint, wooden window trims, eaves and doors, paired tall and narrow windows, Mediterranean and subtropical plant materials. Project massing is in balance with both 2 story neighboring houses.

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.

Proposed mass and scale and lot coverage, precast detailing, windows and doors proportion, roof and eaves detailing and formal front yard landscaping complements and enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

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

Proposed architecture and landscaping, use of high quality material, precast details, stepped front and entrance porch design, shadow lines, open railing and decorative balconies, elaborate eaves detailing and material will bring interest and enhance the neighborhood.

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

Small side windows with high sill height and limited front balconies with provide reasonable privacy of the neighbors while meeting owner's requirements. Existing 8' H. fence walls and existing hedge at both adjacent properties will reinforce privacy of neighbors.

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

Proposed building location is located mostly over existing building on the site which respects prevailing site design pattern. Also landscaping featuring pool will reinforce harmony between old and new.



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Attachment B
Project Design Plans

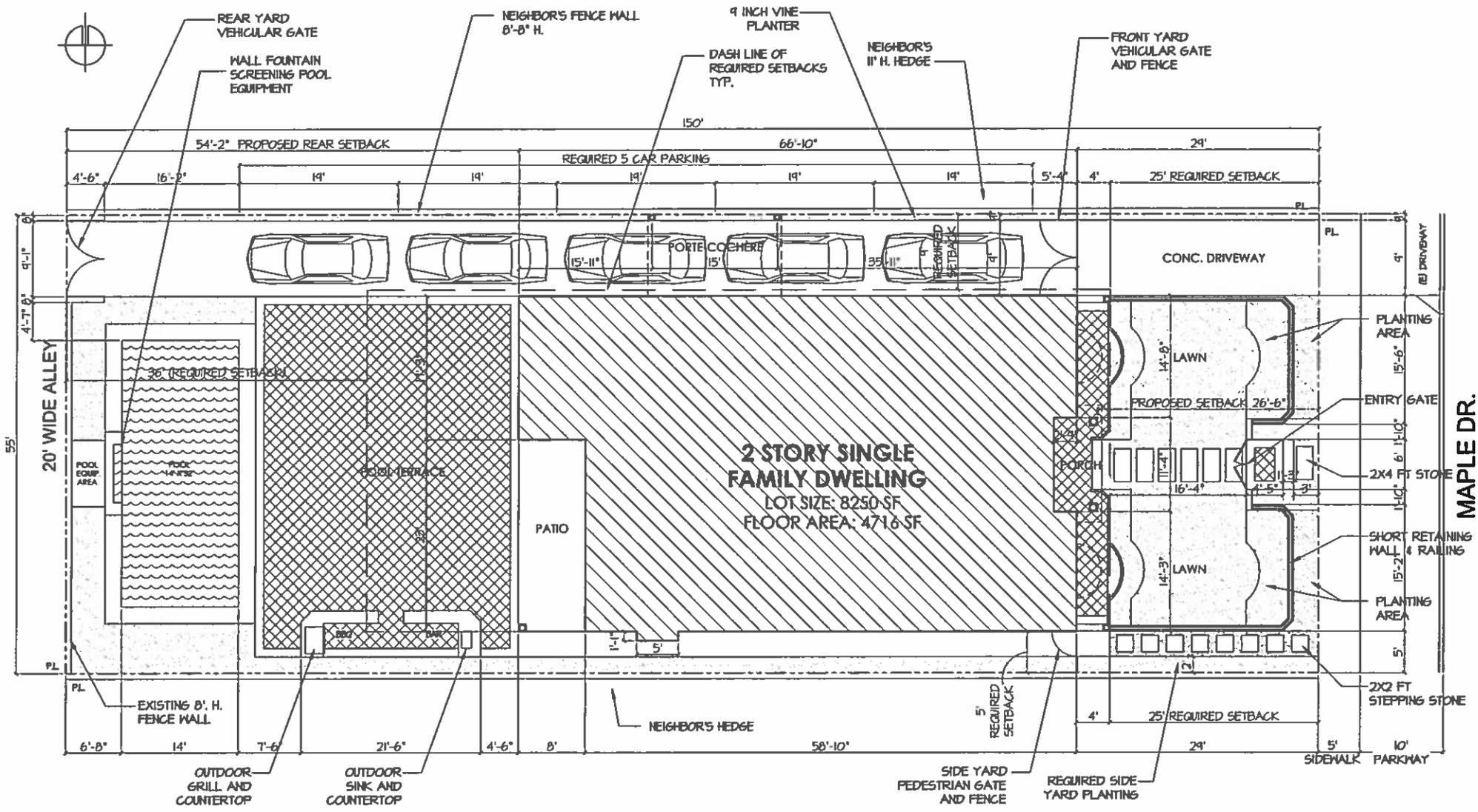
New Single Family Residence



205 N. Maple Drive

City of Beverly Hills

April 2015



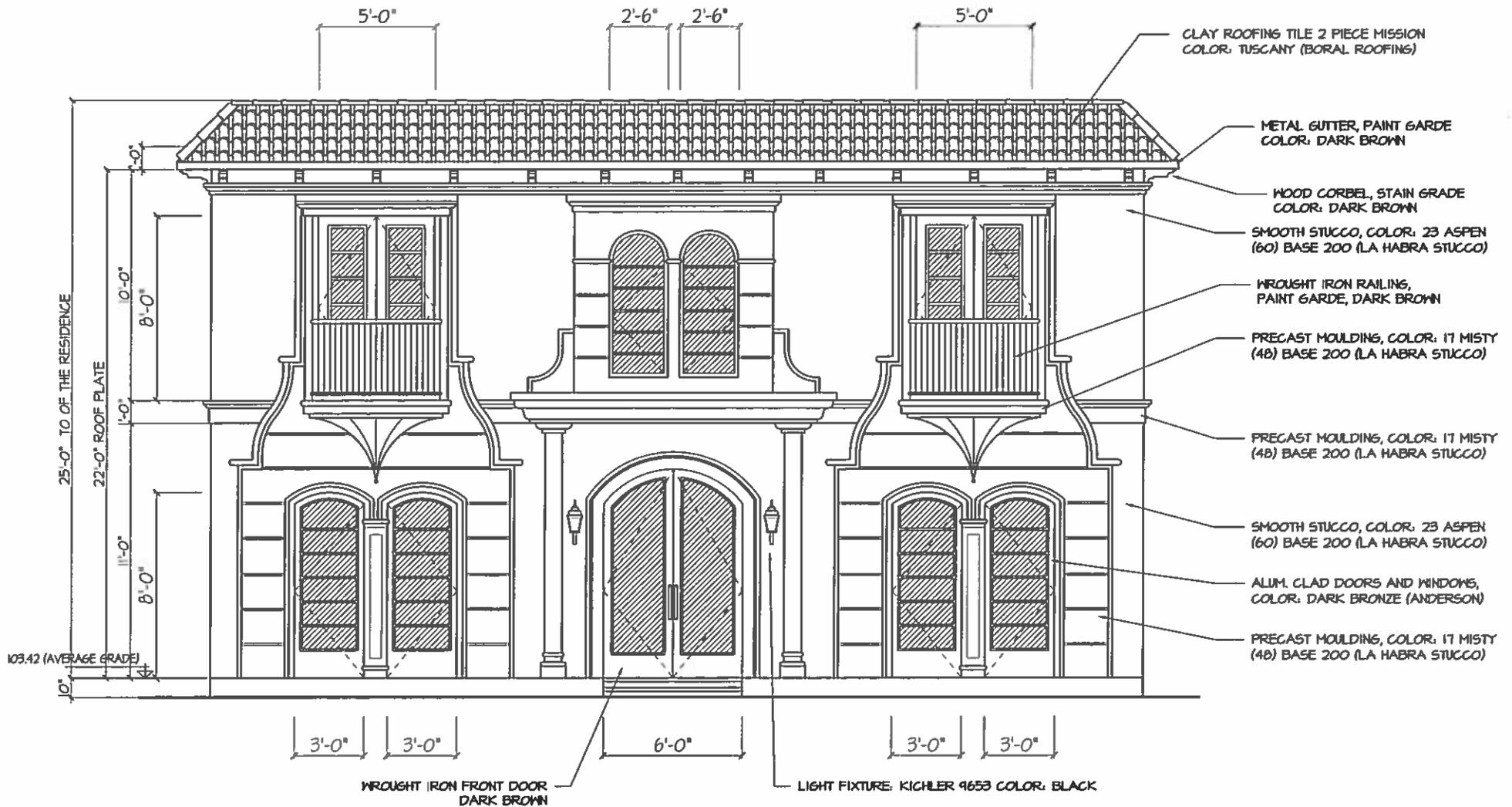
KINGSTON DESIGN & CONSTRUCTION, INC.
 11628 SANTA MONICA BLVD.
 LOS ANGELES, CA 90025
 Tel: 310.386.4555

ArcDLA Inc. ARCHITECTURE & DESIGN Tel: 424.354.9494

NEW RESIDENCE - 205 N. MAPLE DR. BEVERLY HILLS

PLOT PLAN

REVISIONS	DATE: APRIL 2015	SHEET /
△ -	SCALE: 3/32"=1'-0"	A1
△ -	DRAWN: -	
△ -	CAD:	



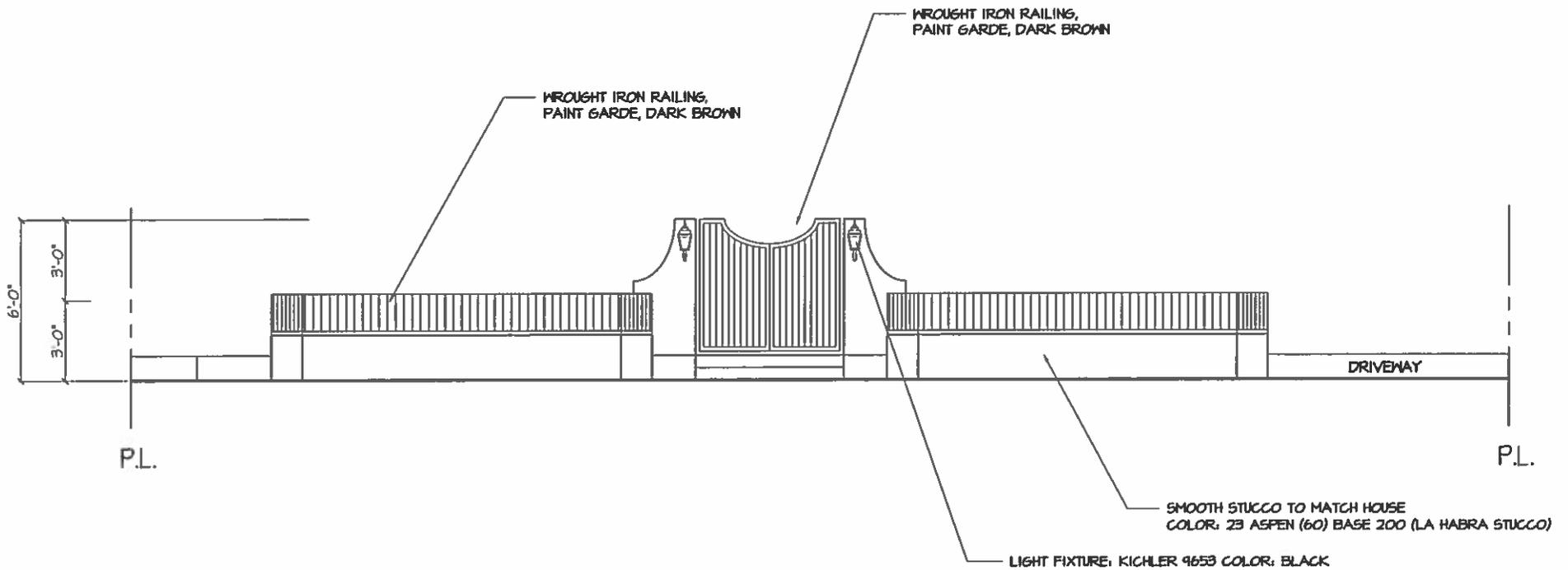
KINGSTON DESIGN & CONSTRUCTION, INC.
 11628 SANTA MONICA BLVD.
 LOS ANGELES, CA 90025
 Tel: 310.386.4555

ArcDLA Inc. ARCHITECTURE & DESIGN Tel: 424.354.9494

NEW RESIDENCE - 205 N. MAPLE DR. BEVERLY HILLS

FRONT (EAST) ELEVATION

REVISIONS	DATE: APRIL 2015	SHEET /
△ -	SCALE: 1/4"=1'-0"	A6
△ -	DRAWN: -	
△ -	CAD:	



KINGSTON DESIGN & CONSTRUCTION, INC. 11628 SANTA MONICA BLVD. LOS ANGELES, CA 90025 Tel: 310.386.4555 ArcDLA Inc. ARCHITECTURE & DESIGN Tel: 424.354.9494	NEW RESIDENCE - 205 N. MAPLE DR. BEVERLY HILLS		REVISIONS	DATE: APRIL 2015	SHEET /
	FRONT YARD WALL AND FENCES		△ -	SCALE: 1/4"=1'-0"	A11
			△ -	DRAWN: -	
			△ -	CAD:	



205 N. Maple Drive

Streetscape Photo Montag

ArcDLA April 2015



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May 7, 2015

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 CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 205 NORTH MAPLE DRIVE.

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

Section 1. Sharona and Farzad Labib, property owners (Collectively the "Applicant"), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 205 North Maple 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 a duly noticed public hearing on **May 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

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: May 7, 2015

**William Crouch, Commission Secretary
Community Development Department**

**John Wyka, Chairperson
Design Review Commission**