



Design Review Commission Report

Meeting Date: Thursday, July 2, 2015
(continued from June 4, 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 an approval.

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.

The project was previously reviewed and returned for restudy by the Design Review Commission at its meetings on Thursday, May 7, 2015 (Attachment A). At the May 7, 2015 meeting, the Commission felt the design had needed to be simplified, front fence/gates eliminated, treatment of the Juliette balconies revised, and roof changed from hipped to fully sloped.

As a result of the Commission's comments, the applicant has modified the design, as follows:

- Eliminated the front yard fence, garden walls and pedestrian gate;
- Eliminated the curve detail at vehicular gate;
- Simplified the front façade details and elements;
- Eliminated a bedroom in front and stepped back second floor at both sides to reduce the boxy appearance;
- Revised Juliette balcony details;
- Reduced openings in the front by substituting doors with windows;
- Revised roof to a shallow pitched design from a hipped/flat roof;
- Revised rendering with more accurate colors of stucco and precast.

An applicant-prepared *Response to Comments* is included in Attachment B of this report.

Attachment(s):

- A. May 4, 2015 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org



URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the Applicant appears to have addressed the Commissions comments and the resulting design is simplified and straight forward. Staff is recommending approval of the design subject to any conditions determined necessary to make the findings by the Design Review Commission.

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. 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

As the project was continued to a date certain, no additional mailing notices are required. The posted notice at the site has been updated as to the continued hearing date of July 2, 2015.



Design Review Commission Report

455 North Rexford Drive

July 2, 2015

Attachment A

May 7, 2015 DRC Staff Report and Previously Proposed Plans

Attachment B

Applicant's Written Response to Commission Comments



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.

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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



Design Review Commission Report

455 North Rexford Drive

May 7, 2015

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.

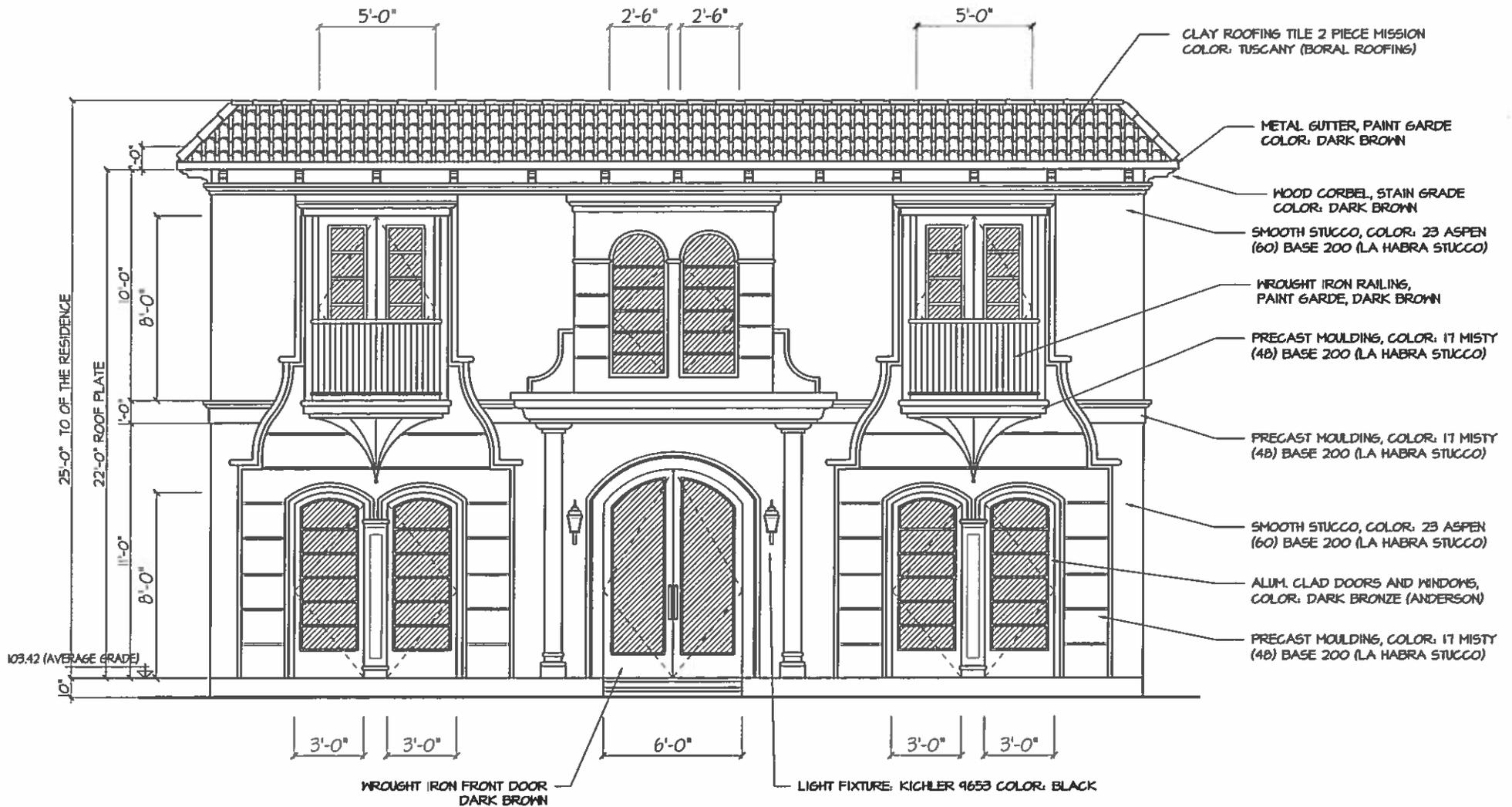
New Single Family Residence



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

FRONT (EAST) ELEVATION

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



Design Review Commission Report

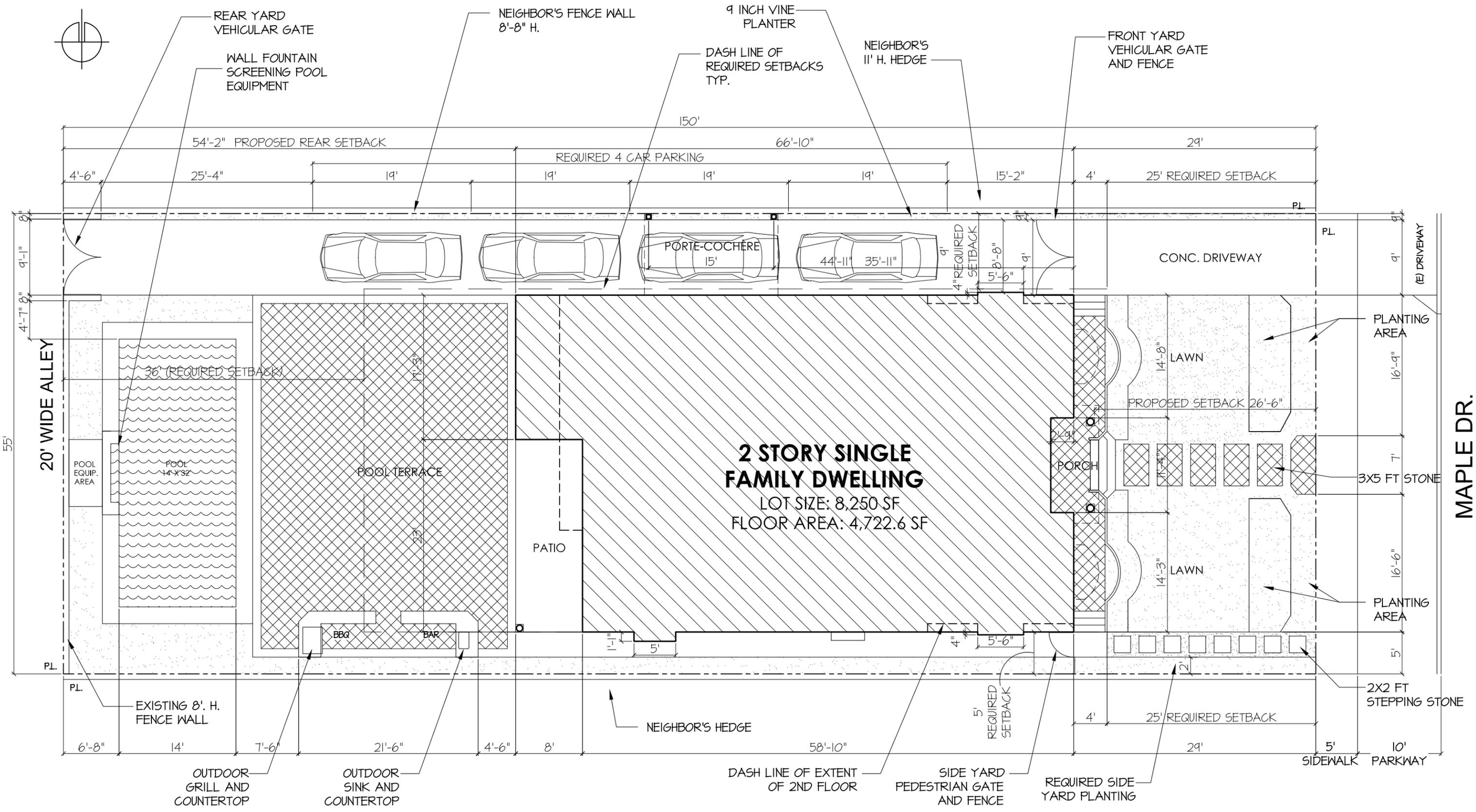
455 North Rexford Drive

July 2, 2015

Attachment C
Project Design Plans

New Single Family Residence





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 #
	PLOT PLAN		1	6/2015	SCALE: 3/32"=1'-0"
			-	-	DRAWN: -
			-	CAD:	A1



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	A6	
	FRONT (EAST) ELEVATION		△ 1	6/2015		SCALE: 1/4"=1'-0"
			△ -	-		DRAWN: -
			△ -	-		CAD:

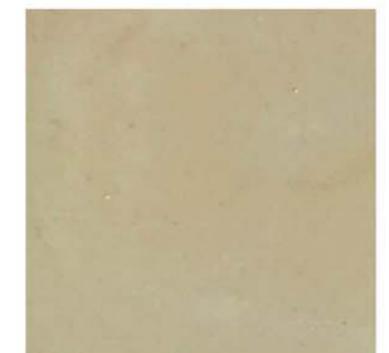
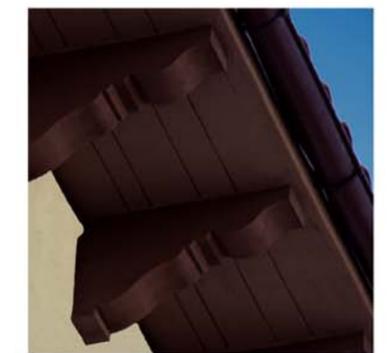
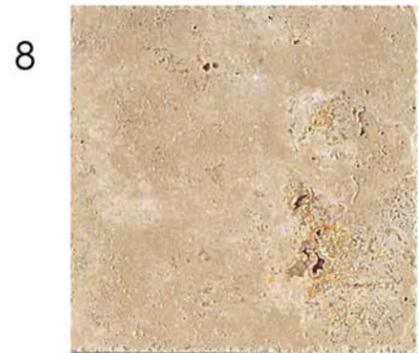
New Single Family Residence



New Single Family Residence



New Single Family Residence



- 1- Roofing Material: Clay Roof Tiles, Color: Tuscany (Boral) 'C' Tiles
- 2- Stain Grade Wood Corbel and Metal Gutter, Color: Dark Brown
- 3- Facade Material: Smooth Stucco Color: 23 Aspen (60) Base200 (LaHabra Stucco)
- 4- Facade Material: Precast Concrete, Color: 17 Misty (48) Base 200 (LaHabra Stucco)
- 5- Doors and Windows: Aluminum Clad, 400 Series, Color: Dark Bronze (Eagles-Anderson)
- 6- Fence, Gates and Railings: Wrought Iron, Color: Black
- 7- Front Door: Custom Wrought Iron Door, Color: Dark Bronze
- 8- Front Yard Paving Material: 18"x18" Travertine, Color: Cream
- 9- Exterior Wall Light: Kichler Madison Collection 1 - Model #9653, Color: Black



Design Review Commission Report

455 North Rexford Drive

July 2, 2015

Attachment D

DRAFT Approval Resolution

RESOLUTION NO. DR XX-15

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW 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 and July 2, 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.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

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: July 2, 2015

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission