



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, July 2, 2015

Subject: **312 South La Peer Drive (PL1507933)**

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: 312 South La Peer Drive, LLC – Property Owner

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 Mediterranean Revival; 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 lacks a cohesive architectural theme and the second floor appears heavy in relation to the ground floor. The front entry door appears to be off center within the recessed opening and the entry appears submissive to the ground floor windows. Staff has not recommended any 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 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

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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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, June 19, 2015; the site was posted on Friday, June 19, 2015. 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):

The proposed style for this project is Mediterranean Revival. The main body of the building design is symmetrical and with two stories and pitched roof. Pitch extends into overhanging eaves carried on ornate corbels placed at rhythmic interval. All windows and doors are deeply recessed to create the appearance of thick walls. Light hued stone veneer is employed typically rendered with a smooth layer of pale stucco. wrought iron rails is used.

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 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: 49.9ft x 119.9ft Lot Area (square feet): 5983.01 sq. ft.
 Adjacent Streets: Gregory and Olympic

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:

At this point there won't be public outreach. However, if it's necessary it is open for discussion.

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"		28'-0"
Roof Plate Height:	22'-0"	21'-0"	21'-0"
Floor Area:			
Rear Setbacks:	27'-0"		27'-0"
Side Setbacks:	S/E 5'-0" N/W 9'-0"	S/E N/W	S/E 5'-0" N/W 9'-0"
Parking Spaces:	4	2	4

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: TEXTON ANTICO™
 Texture /Finish: Exterior Plaster
 Color / Transparency: 2000AN-CLS POL, 400-SDS15102912

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

Material: ALUMINUM WOOD CLAD
 Texture /Finish: MOHAGONY WOOD
 Color / Transparency: (EBONY ON ALDER #28) & (DARK CHERRY ON ADLER #18)

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

Material: ALUMINUM WOOD CLAD
 Texture /Finish: SANDED WOOD
 Color / Transparency: (EBONY ON ALDER #28) & (DARK CHERRY ON ADLER #18)

PEDIMENTS

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

ROOF

Material: REDLAND CLAY TILE (TWO PIECE MISSION TILE)
 Texture /Finish: SMOOTH
 Color / Transparency: TERRA COTA

CORBELS

Material: FAUXWOODBEAMS (REDWOOD)
 Texture /Finish: SANDED WOOD
 Color / Transparency: (EBONY ON ALDER #28) & (DARK CHERRY ON ADLER #18)

CHIMNEY(S)

Material: TEXTON ANTICO™
 Texture /Finish: Exterior Plaster
 Color / Transparency: 2000AN-CLS POL, 400-SDS15102912

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

COLUMNS

Material: TEXTON ANTICO™
Texture /Finish: Exterior Plaster
Color / Transparency: 2000AN-CLS POL, 400-SDS15102912

BALCONIES & RAILINGS

Material: IRON (HOOKS & LATTICE)
Texture /Finish: VICENZA FAUX BALCONY
Color / Transparency: DARK BRONZE

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Aluminum
Texture /Finish: Painted
Color / Transparency: 2000AN-CLS POL, 400-SDS15102912

EXTERIOR LIGHTING

Material: LAMPS PLUS, INC.
Texture /Finish: JARDIN DU JOUR (MISSION HILLS 15" HIGH)
Color / Transparency: DARK BRONZE

PAVED SURFACES

Material: Concrete Pavers (Pavestone)
Texture /Finish: Sierra Blend RumbleBeige /Creamstone
Color / Transparency: Beige /Cream

FREESTANDING WALLS AND FENCES

Material: TEXTON ANTICO™
Texture /Finish: Exterior Plaster
Color / Transparency: 2000AN-CLS POL, 400-SDS15102912

OTHER DESIGN ELEMENTS

Material: IRON WINDOW GRILLS (BY HOOKS AND LATTICE)
Texture /Finish: WROUGHT IRON
Color / Transparency: DARK BRONZE

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

Landscape uses a classical plant palette, complimentary to the character of the neighborhood and architecture. A 48" box olive in the front provides canopy and scale at time of planting. Plants were selected for climate appropriateness, drought tolerance and seasonal color and beauty.

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 proposed development suggests a seamless transition of the the streetscape, to the landscape, and to the proposed dwelling. Colors and textures of the landscape will blend with the colors and textures of the proposed design. Such as: earthy tones and stone treatment. Moreover, coherence will be established by the proportions of the architectural mass and the landscape scale.

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 structure's design implements varying depths and heights which allows ample open space and light to be noticed throughout the structure that aids in the natural look of the site as a whole.

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

Having Mediterranean style elegance, a non-intrusive structure, and draped with lush landscaping, this development will be a healthy addition to its neighborhood by offering a beautiful facade for its neighbors and those who pass by.

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 property will be lined along the rear and sides by landscape which will provide a vegetated screen up to 7' allowing privacy to be maintained by all adjacent neighbors. Additionally, all windows facing neighboring properties will all have obscure glass treatment.

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 development maintains the existing Mediterranean style of the current structure which allow the site to integrate seamlessly. The development also abides by all required setbacks and area limitations making it functionally compatible with its neighborhood.



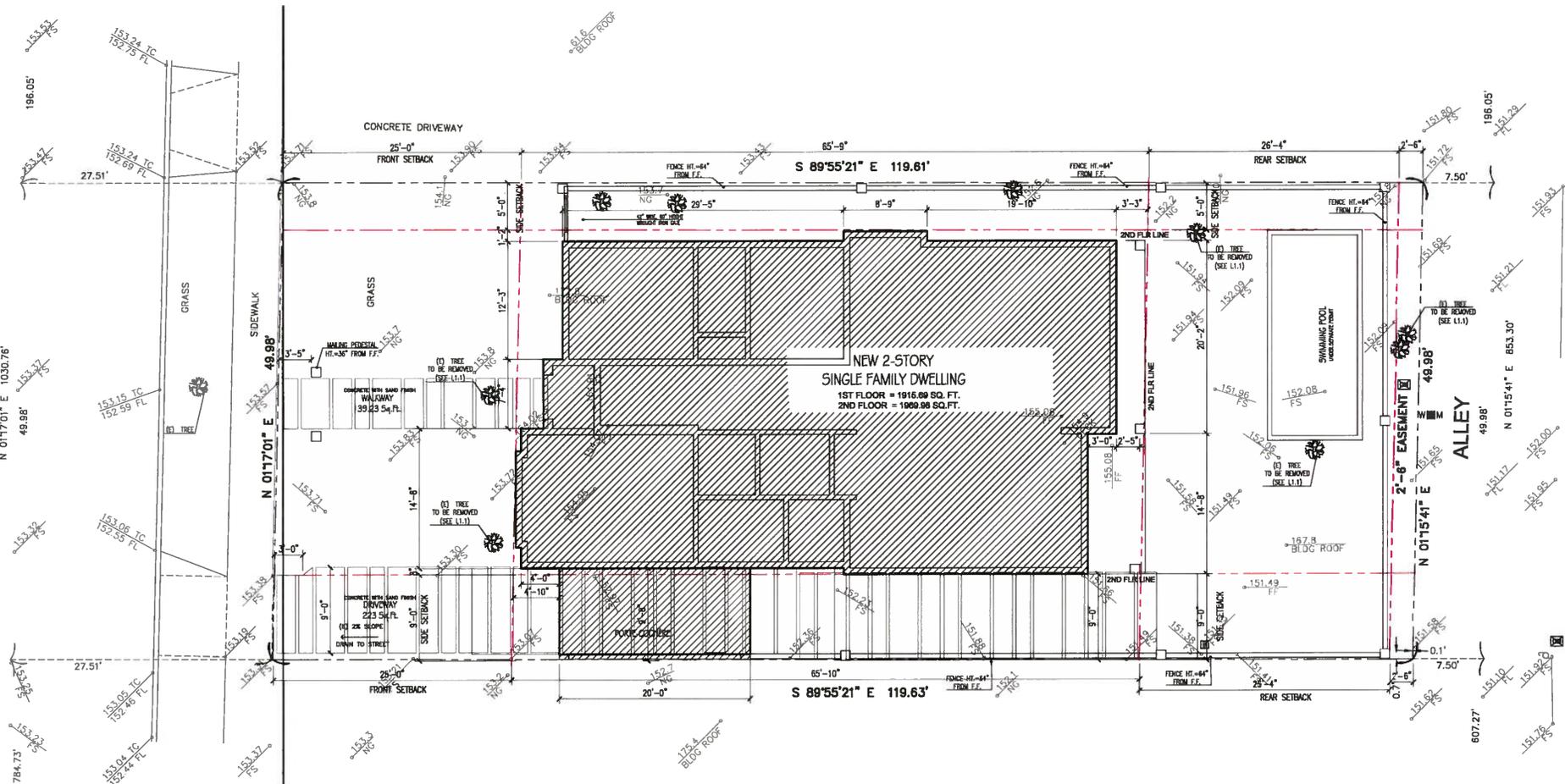
Design Review Commission Report

455 North Rexford Drive

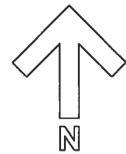
July 2, 2015

Attachment B
Project Design Plans

LA PEER DRIVE



PLOT PLAN
SCALE 3/32"=1'-0"



15-0009
ARIT APRL DESIGN INC

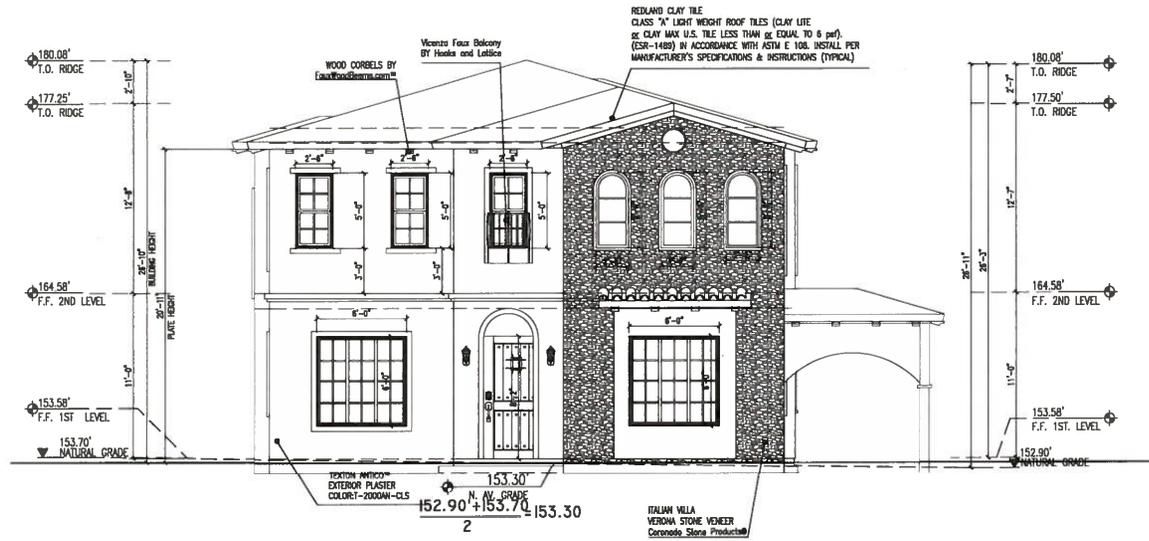
APN	DATE

REVISIONS	
NO.	DESCRIPTION

6411 Independence Ave.
Woodland Hills, CA, 91367
PH: 818.344.8882 | Fax: 818.344.2021
www.aprl.com | info@aprl.com

3125 La Peer Dr,
Beverly Hills, CA 90211

PLOT PLAN
IAI.O



WEST FRONT ELEV.

SCALE 1/8" = 1'-0"

15-0009

APN	
DATE	
BY	
CHECKED	
DATE	

REVISIONS	
NO.	DESCRIPTION

8411 Independence Ave.
Woodland Hills, CA, 91367

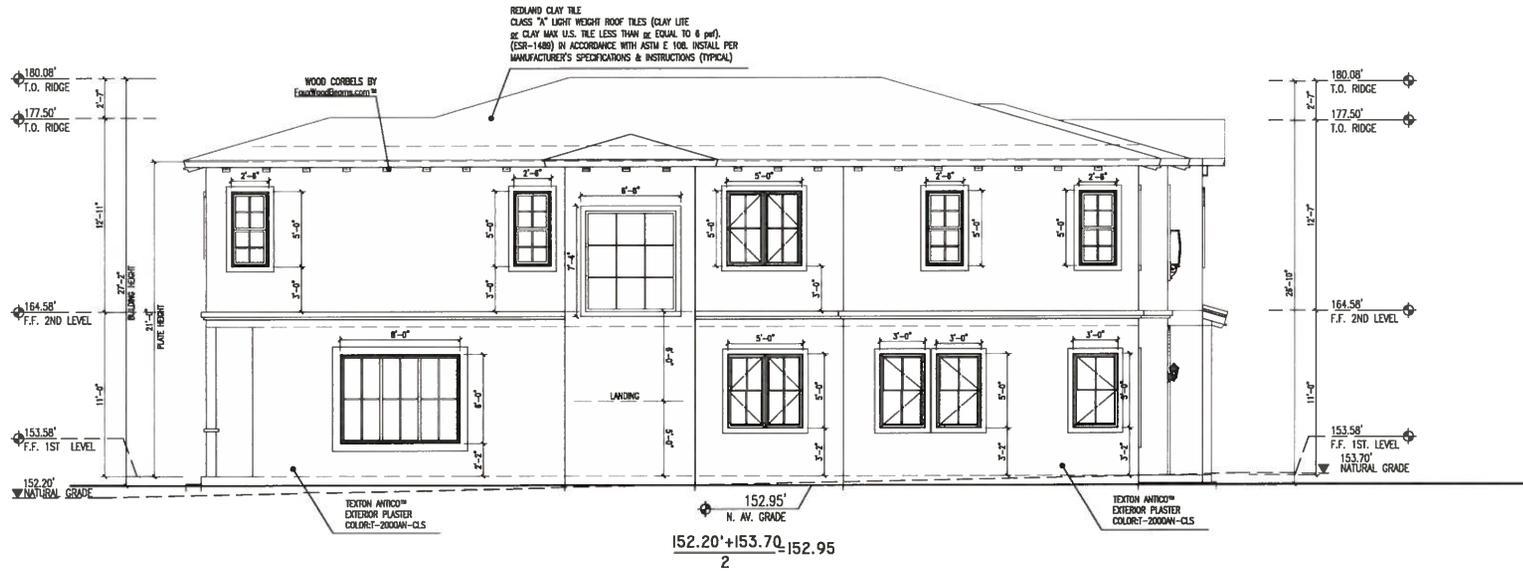
Ph: 818.340.8888 | Fax: 818.340.2091
www.apelapc.com | info@apelapc.com

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3125 La Peer Dr,
Beverly Hills, CA 90211

WEST FRONT ELEV.

A2.1



NORTH SIDE ELEV.

SCALE 1/8" = 1'-0"

15-0009

APM

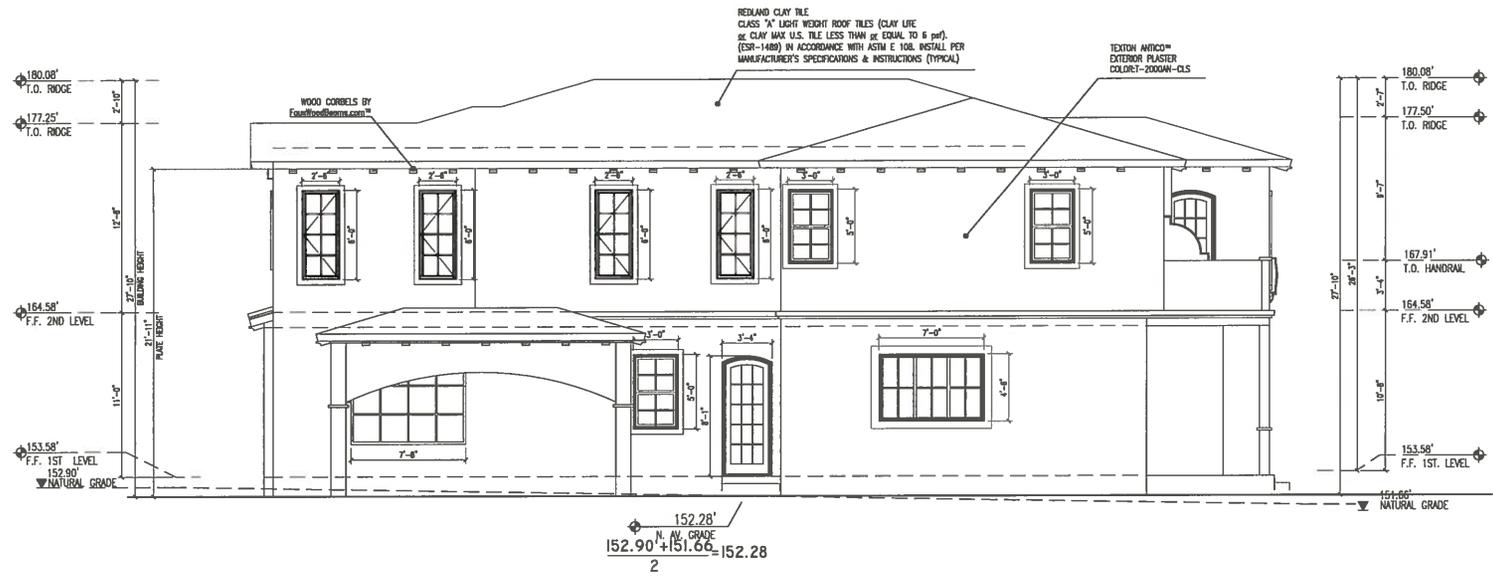
REVISIONS

NO.	DATE	DESCRIPTION

6411 Independence Ave.
 Woodland Hills, CA, 91367
 Ph. 818.340.8888 | Fax 818.340.3091
 www.apfel.com | info@apfel.com

3125 La Peer Dr,
 Beverly Hills, CA 90211

NORTH SIDE ELEV.
 A2.2



SOUTH SIDE ELEV.
 SCALE 1/8" = 1'-0"

PROJECT # 15-0009

APN _____
 ADDRESS _____
 OWNER _____
 DATE _____

REVISIONS	
NO.	DATE

6411 Independence Ave.
 Woodland Hills, CA, 91367
 PH: 818.340.8888 FAX: 818.340.8200
 WWW.AHMTAPELDESIGN.COM



3125 La Peer Dr,
 Beverly Hills, CA 90211

SOUTH SIDE ELEV.
A2.4

RENDER VIEW NO LANDSCAPE



RENDER VIEW WITH LANDSCAPE



15-0009



AHT APPEL DESIGN INC.

APN _____
 ADDRESS _____
 DRAWING NO. _____
 DATE _____

SCALE _____
 NOTES _____

REVISIONS	
NO.	DESCRIPTION

STREETSCAPE PHOTO MONTAGE

312 S La Peer Dr,
 Beverly Hills, CA 90211

6411 Independence Ave.
 Woodland Hills, CA., 91367
 Ph: 818.348.9828 | Fax: 310.918.3001
 www.apeldesign.com | info@apeldesign.com

STREETSCAPE PHOTO
 MONTAGE

A6.0



PROJECT NO. **15-0009**



AMIT APTEL DESIGN INC.

APN _____
 SUBMITTAL DATE _____
 DRAWN BY _____
 OS _____

NOTES:
 1. ALL WORK SHALL BE ACCORDING TO THE CITY OF BEVERLY HILLS SPECIFICATIONS AND THE CITY OF BEVERLY HILLS ORDINANCES AND THE CITY OF BEVERLY HILLS DEPARTMENT OF PUBLIC WORKS AND ENGINEERING. ALL WORK SHALL BE ACCORDING TO THE CITY OF BEVERLY HILLS SPECIFICATIONS AND THE CITY OF BEVERLY HILLS DEPARTMENT OF PUBLIC WORKS AND ENGINEERING. ALL WORK SHALL BE ACCORDING TO THE CITY OF BEVERLY HILLS SPECIFICATIONS AND THE CITY OF BEVERLY HILLS DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.

REVISIONS	

SIDE NORTH ELEVATION

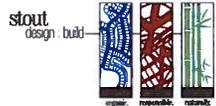
312 S La Peer Dr,
 Beverly Hills, CA 90211

6411 Independence Ave.
 Woodland Hills, CA., 91367
 Ph. 818 346 9628 | Fax: 310 819 3001
 www.apel-design.com | info@apel-design.com

RENDERS
A6.5



FRONT LANDSCAPE





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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 **CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **312 SOUTH LA PEER DRIVE**.

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

Section 1. **312 South La Peer Drive, LLC.**, 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 **312 South La Peer 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 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