



Design Review Commission Report

Meeting Date: Thursday, July 2, 2015

Subject: 607 Alta Drive (PL1508995)

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

Project Applicant: Studio By Design

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

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Spanish Mission Revival; however, since the proposed renovations do 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 modifications to the façade and the front yard planters are not in keeping with the original Spanish design. The precast surround on the porte cochere is too large and heavy for the existing wall area of the arch of the opening. 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

Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (J.H. Hillock). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the

Attachment(s):

- A. Letter received from the neighbor
- B. Detailed Design Description and Materials (Applicant Prepared)
- C. Project Design Plans
- D. 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

July 2, 2015

issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the design review permit for façade modifications may proceed.

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.

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. Staff has received a letter from the adjacent neighbor (letter in Attachment A) in response to the public notice sent out for the project. The letter expresses concern regarding the work that has been done and that the overall changes are not harmonious with the rest of the houses on the block.



Design Review Commission Report

455 North Rexford Drive

July 2, 2015

Attachment A

Letter Received from the Neighbor



A PROFESSIONAL LAW CORPORATION

T 310.286.3400 F 310.286.3404

www.castlelawoffice.com

8383 Wilshire Boulevard, Suite 810
Beverly Hills, California 90211

Nomi L. Castle
ncastle@castlelawoffice.com

June 23, 2015

Georgana Millican
Associate Planner
CITY OF BEVERLY HILLS
455 N. Rexford Rive
Beverly Hills, California 90210

Via Email: gmillican@beverlyhills.org

Re: July 2, 2015, Design Review Commission Hearing
Request for R-1 Design Review Permit – 607 North Alta Drive

Dear Ms. Millican:

The purpose of this letter is to object to the granting of any permit or variance to allow the precast windows and planters that were added to the property at 607 North Alta Drive. I live at 605 North Alta Drive, right next door.

The primary basis for my objection to allow the changes made by the property owners to remain is that the entire façade of the property is incompatible with the other houses on the 600 block of Alta Drive and is unsightly. In addition, I also note that the current owners of the property are the owners of the Sterling Family Trust and the property was purchased as an investment with the intent to use it as rental property. During the months following the purchase of the 607 North Alta Drive property by the Sterling Family Trust, I personally observed the changes being made to the property. The work was done in a haphazard manner by workers who were often unsupervised. That fact may not be highly relevant to the inquiry being made by the Commission but it is indicative of the strategic approach by the Sterling Family Trust owners in their investment properties. Moreover, the precast additions made to the 607 North Alta property in the planter area specifically affect my property as further described below.

One of the precast elements added at the 607 North Alta property are planter caps which were added to bulk up the existing single row of brick and mortar berm on the south side of the front yard. When the 607 Alta workers added the precast cap they encroached on my property and made a (sloppy) stucco connection to my wall which is not a property wall. When I pointed that out to the "Contractor", I was told that I would have to talk to the Owner of the property. After

CASTLE

& ASSOCIATES

Georgana Millican
Associate Planner
CITY OF BEVERLY HILLS
June 23, 2015
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asking who the Owner was, the "Contractor" purportedly made a cell phone call and left a message. I was told that I would hear back from the Owner soon. Of course I never heard back and the "Contractor" refused to tell me who the Owner was. It was then that I had to resort to the public records and learned that the Sterling Family Trust had purchased the property. I wrote a letter dated September 22, 2014, to the Sterling Family Trust about the encroachment on my property line with the precast planter element. A copy of that letter is attached. I never received a response to that letter and the offending precast planter cap remains unacceptably attached to my property.

It is also important for me to point out that during the same period of time when the Sterling Family Trust workers were appearing at various times and working in a haphazard manner (including tying ropes to my landscaping under the mistaken belief the landscaping belonged to the 607 North Alta property) and removing and replacing the iron fence on the front balcony to that property as well as adding the offensive precast elements around the windows, etc., I had to replace the front balcony on my own property because of termite damage. My project was very costly but nonetheless I obtained all the required permits and had all requisite building inspections for all work performed at my property. Part of the cost was specifically associated with providing plans to the City to satisfy the City that any replacement work required would conform with the requisite characteristics to comply with the proposed historical registry criteria. My house and the other houses on the block are compliant and harmonious. The only exception is 607 North Alta Drive.

I respectfully ask that the Commission deny any request to allow the modifications to the façade of 607 North Alta to remain and that the Sterling Family Trust be required to restore the property to an acceptable condition.

Lastly, I ask that a copy of this letter be distributed to all members of the Commission. I understand the Commission members are volunteers and I appreciate their efforts on behalf of the City and its residents.

Very truly yours,



Nomi L. Castle

NLC:sj



A PROFESSIONAL LAW CORPORATION

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8383 Wilshire Boulevard, Suite 810
Beverly Hills, California 90211

Nomi L. Castle
ncastle@castlelawoffice.com

September 22, 2014

Sterling Family Trust
9441 Wilshire Blvd.
Beverly Hills, CA 90212

Re: Your Property: 607 North Alta Drive, Beverly Hills, California 90210

To Whom It May Concern:

It has come to my attention that you are the new Owner of the subject project. I live next door at 605 North Alta Drive. Your contractors have been working on your property inside and outside the house. Last week, on September 18, 2014, your contractors built a planter by applying stucco over a shorter row of bricks that were in place and placing a precast concrete-like cap on top of the planter making it taller. That new planter was placed north and south of your walkway which approaches the front door. In the process of constructing your new planter, you and your contractor encroached on my property line and in addition physically attached your new planter to my wall — not a party wall — which I immediately noticed when I came home on the evening on September 18, 2014. At that time, the last worker was leaving your property and I explained the situation to him. I am not certain that he understood English but nodded in agreement and then told me he was a painter and did not work on the outside. He told me that the contractor in charge of the project would be at your property the next morning. When I left my house on the morning of September 19, 2014. I spoke with someone named "Jose" and went through the explanation again. Jose said his son was in charge of the project, and his son would be at the property later in the day.

When I returned home in the afternoon on Friday, September 19, 2014, I spoke with a representative of your contractor. He was presumably Israeli and not Jose's son. I showed him where your property line stopped and mine began, showed him where your new planter wall encroached on my property and that the stucco and cap were impermissibly attached to my wall, showed him that his grey stucco had slopped over onto my painted wall, and explained to him that the plantings on the south side of your property (and the north side of my driveway) belong to me and are on my property. Those plantings were installed years ago after I had a formal survey performed which was provided by me to the previous owners. Your representative

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& ASSOCIATES

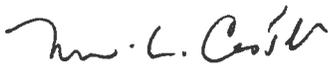
Sterling Family Trust
September 22, 2014
Page 2

agreed that the stucco job was sloppy and offered to repaint my wall. He also said that the contractor stuccoed over the old brick planter and added the precast cap and he had assumed that your property line extended to the (my) wall. Furthermore, a week before the encroachment and trespass involving my property and wall, I encountered your workers using my foliage as a post to tether ropes for a makeshift tent where they were constructing your new brick walkway. I told them they were breaking and bending my succulents and asked them to remove the ropes, which they did. They had seemed to think that all things and property immediately north of my driveway is yours, albeit wrongly. I had pointed out to those workers where the property line lies and asked that they pass that information on to others working at your project site. I also asked told this to your contractor on September 19, 2014. He indicated that I would have to discuss the encroachment and trespass issue with the Owner. When I asked who the new owner is he evaded the question but placed a call to the "owner" and left my name and telephone number on a voicemail message. He told me that the owner would be calling me right back but I have not received a return call as of his writing.

Therefore, I found that the Sterling Family Trust is the new owner of the subject project and am writing to you. Please be advised that I expect the trespass and encroachment issues to be satisfactorily addressed and abated by you within the next ten (10) days. In addition, I ask that you instruct your workers to become aware of what is your property and what is not.

Lastly, please provide me with the name, telephone number, and other contact information for your duly authorized representative(s) with respect to the work being performed or to be performed at the subject property as well as generally in case of emergency. Since you are not and will not be occupying the property, it is all the more important that I receive this information.

Very truly yours,



Nomi L. Castle

NLC:sj

cc: Robbie Swarz



Design Review Commission Report

455 North Rexford Drive

July 2, 2015

Attachment B

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):

SPANISH REVIVAL MISSION

- C Identify the Project Zoning** (City Zoning Map available online at <http://gis.beverlyhills.org/>)
- | | | |
|---|----------------------------------|--|
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input checked="" type="checkbox"/> R-1.8X |
| <input type="checkbox"/> R-1X | <input type="checkbox"/> R-1.6X | |
| <input type="checkbox"/> R-1.5X | <input type="checkbox"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 75'x157" Lot Area (square feet): 11,500

Adjacent Streets: ELEVADO AVE & CARMELITA AVE

- E Lot is currently developed with (check all that apply):**
- | | |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

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

Yes No

If YES, provide the following information:

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

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:	N/A		N/A
Roof Plate Height:	N/A		
Floor Area:	N/A		
Rear Setbacks:	N/A		
Side Setbacks:	S/E _____ N/W _____	S/E _____ N/W _____	S/E _____ N/W _____
Parking Spaces:	TWO COVERED		

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, IRON RAILINGS, WOOD CLAD METAL WINDOWS
 Texture /Finish: CLAY TILE
 Color / Transparency: _____

WINDOWS (Include frame, trim, glass, metal, etc)
 Material: WOOD CLAD METAL
 Texture /Finish: WHITE PLASTER TRIM
 Color / Transparency: _____

DOORS (Include frame, trim, glass, metal, etc)
 Material: N/A
 Texture /Finish: _____
 Color / Transparency: _____

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

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

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

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: IRON RAILINGS
Texture /Finish: _____
Color / Transparency: EXISTING

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

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

PAVED SURFACES

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

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: PLASTER WINDOW AND DOOR TRIM
Texture /Finish: SMOOTH
Color / Transparency: WHITE

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

NO LANDSCAPING TO BE CHANGED DURING CONSTRUCTION. IF ALTERED, IT MUST BE REPLACED IN KIND.

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 design will exhibit a consistent and compatible Spanish design scheme. By altering it, we will maintain a fresh yet respectable Spanish look. A home just across the street, for example at 610 Alta, features many of the looks and design schemes that we have either changed or are proposing. If necessary, the tone of the colors in the trims can change to a more somber look. Furthermore, the new window trims help defend against rain leakage, thus helping keeping the windows fresh.

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.

Our cosmetic changes were within both proportion and scale to the existing elevation and helped give the home and block a fresh and clean look. Window edges are consistent with the rest of the moldings, which assists in giving a seamless yet respectfully traditional look.

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

In many ways there needed to be changes done to the front elevation of the home. The low garden bricks looked worn out and in need of a replacement. Since then they now look much nicer and attractive with the plasters. The overall changes to the building can be seen as the equivalent of giving the façade a facelift, as it went from a darker, older and somewhat foreboding look to a fresher and lighter appearance.

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.

Cosmetic details will not have any impact on the privacy of the 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.

In analyzing the surrounding neighborhood we find that our changes are both respectful and reasonable to the overall block design. For example, refer to 610 Alta to see a home that performs in a similar manner. The block consists mostly of Spanish style homes, with a healthy variety within a consistent style. Our home is closer to the type of Spanish design found on 610 Alta.



Design Review Commission Report

455 North Rexford Drive

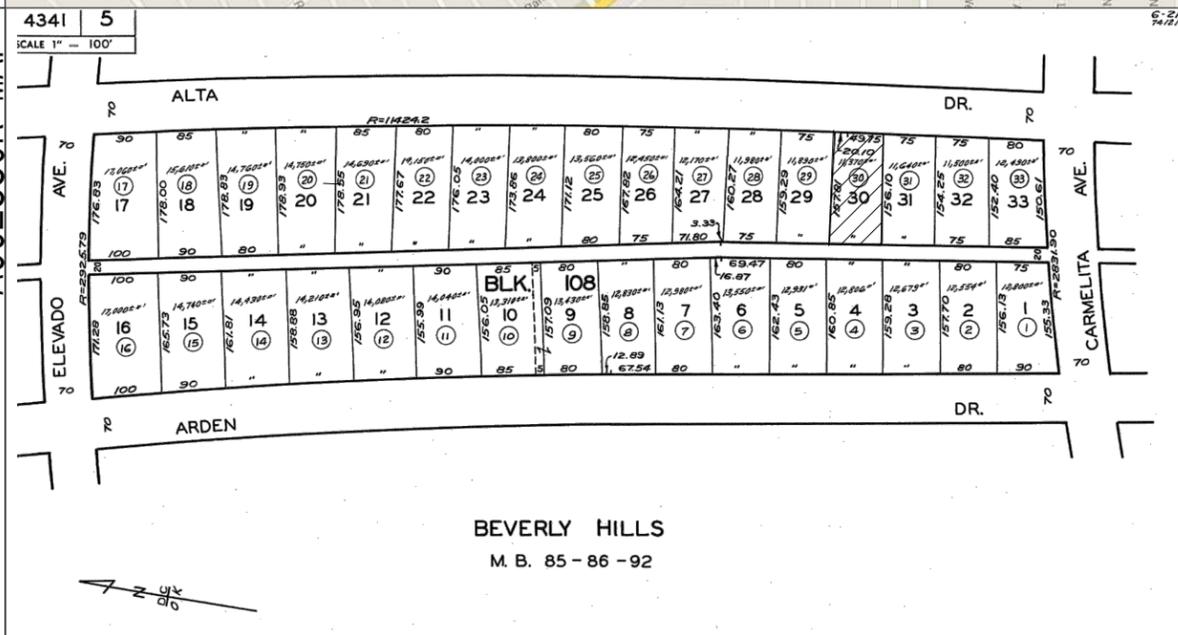
July 2, 2015

Attachment C
Project Design Plans

VICINITY MAP



ACCESSOR MAP



PROJECT INFORMATION SCOPE OF WORK

1. REMOVE AND REPLACE EXISTING WINDOWS AT FRONT, UPPER LEVEL TO 'KOBI' WINDOWS.
 2. REMOVE UPPER DECK CONCRETE BLASTERS AND REPLACE WITH DECORATIVE WROT IRON, SIMILAR TO PRE EXISTING CONDITION.
 3. DECORATIVE WINDOW TRIM TO REMAIN AS IS.
 4. DECORATIVE TREATMENT AROUND ACHED OPENING TO REMAIN.

Assessor's ID No: 4341-005-030
 Address: 607 N ALTA DR BEVERLY HILLS CA 90210
 Property Type: Single Family Residential
 Region / Cluster: 07 / 07152
 Tax Rate Area (TRA): 02410
Property Boundary Description
 BEVERLY HILLS LOT 30 BLK 108
 Square Footage: 5,310
 Year Build / Effective Year Built: 1931 / 1945
 Bedrooms / Bathrooms: 6 / 5
 Units: 1
 Type of construction: V-B



10935 CAMARILLO STREET
 TOLLUCA LAKE, CA 911602
 E: CONTACT@STUDIOBYDESIGN.ORG
 P: 818-506-6671
 F: 818-506-6673

DESIGN PROPOSAL FOR:
 607 N. ALTA DR.
 BEVERLY HILLS, CA 90210

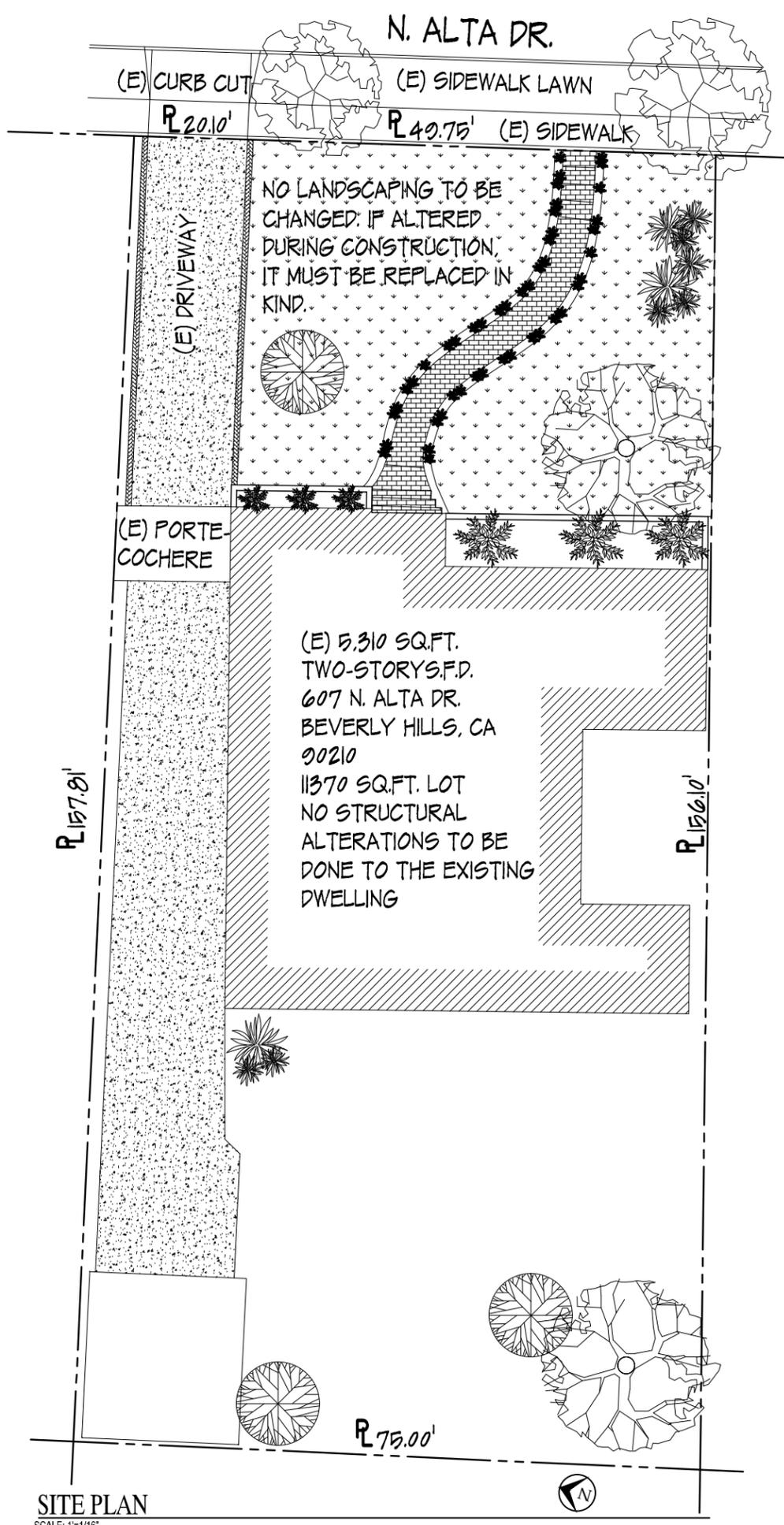
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DATE
 June 1, 2015
 Site / Owner
 Modifications

REVISIONS	BY	DATE

JOB NUMBER
 PROJECT MANAGER
 DESIGNER
 PRINCIPAL

A-1
 Construction Documents



SITE PLAN
 SCALE: 1"=1/16"



Studio by Design inc

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DESIGN PROPOSAL FOR:
607 N. ALTA DR.
BEVERLY HILLS, CA 90210

UPPER LEVEL FLOOR PLAN

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DATE
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REVISIONS	BY	DATE

JOB NUMBER
PROJECT MANAGER
DESIGNER
PRINCIPAL

A - 7
Construction Documents



ORIGINAL FRONT ELEVATION
SCALE: 1"=1/4"

NEW STONE/ PLASTER COLUMN
AND COLUMN BASE

NEW STONE/ PLASTER RAILING
AND BALSTER

NEW STONE/ PLASTER TRIM
AT BASE OF DECK

NEW STONE/ PLASTER TRIM
ARCH.

NEW STONE/PLASTER PLANTER
CAPS AND PLASTER FACE

NEW WINDOW STONE/PLASTER
WINDOW TRIM AND WINDOW SILL
REPLACE WINDOW INSTALLED, WITH
"KOBI" WINDOW

NEW STONE/ PLASTER TRIM
ARCH.

NEW STONE/ PLASTER
TRIM
ARCH. NEW STONE/PLASTER PLANTER
CAPS AND PLASTER FACE

NEW STONE/ PLASTER TRIM
ARCH.





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EXTERIOR COLUMNS TO REMAIN, COLUMN BASE TO REMAIN
STONE/PLASTER BLASTERS TO BE REMOVE AND REPLACED
WITH WROT IRON DECORATIVE GUARD RAIL PANELS.
SIMILAR TO ORIGINAL DESIGN SEE ORIGINAL PHOTO.

REMOVE INSTALLED WINDOWS AND REPLACE WITH:
KOBI' WOOD CLAD WINDOWS. EXTERIOR TRIM TO REMAIN
OR BE MODIFIED TO ACCEPT "KOBI" WOOD CLAD WINDOWS
INSTALL PER MANUFACTURE SPECIFICATIONS TYPICAL
ALL WINDOWS FACING THE FRONT YARD, UPPER LEVEL.

NOTE;
OTHER THAN MODIFICATIONS INDICATED IN THIS ELEVATION DRAWING,
ALL OTHER MODIFICATION SHALL REMAIN AS IS AND UNTOUCHED. IF
FURTHER MODIFICATIONS ARE REQUIRED, MODIFICATIONS SHOULD BE
DOCUMENTED ACCORDINGLY INDICATING THE FULL EXTENT OF THE
MODIFICATION.



PROPOSED FRONT ELEVATION MODIFICATIONS

SCALE: 1"=1/8"

DESIGN PROPOSAL FOR:
607 N. ALTA DR.
BEVERLY HILLS, CA 90210

UPPER LEVEL FLOOR PLAN

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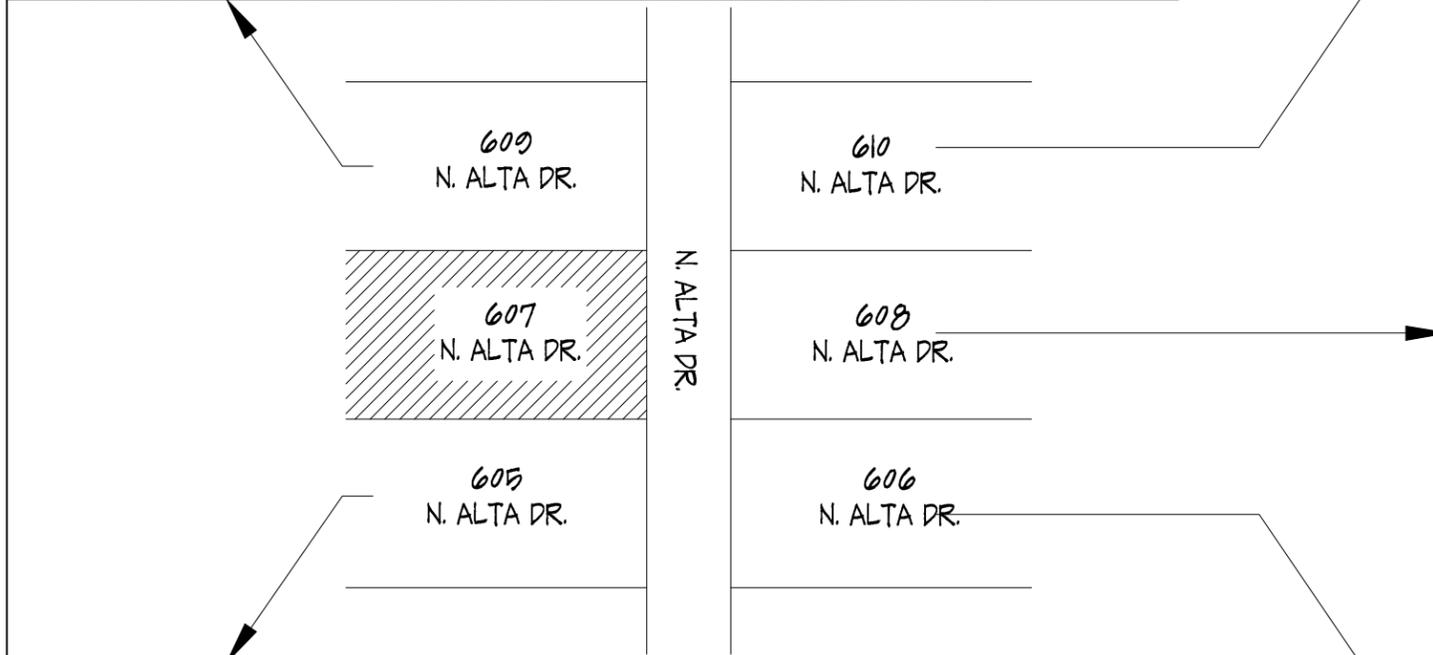
JOB NUMBER
PROJECT MANAGER
DESIGNER
PRINCIPAL



PHOTO OF FRONT ELEVATION PRIOR TO EXTERIOR MODIFICATIONS



PHOTO OF FRONT ELEVATION AFTER EXTERIOR MODIFICATIONS
TO BE CHANGED TO NEW PROPOSED



Studio by Design inc

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607 N. ALTA DR.
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UPPER LEVEL FLOOR PLAN

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PROJECT MANAGER
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PRINCIPAL



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 MODIFICATIONS TO THE FAÇADE OF AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 607 ALTA DRIVE.

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

Section 1. Beverly Hills Property, property owners (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of modifications to the façade of an existing two-story single-family residence for the property located at 607 Alta 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. Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City’s Master Architect list (J.H. Hillock). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city’s list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be

issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the design review permit for façade modifications may proceed.

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.

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