



Design Review Commission Report

Meeting Date: Thursday, October 1, 2015
(continued from September 3, 2015)

Subject: **711 Hillcrest Road (PL1507304)**
A request for an R-1 Design Review Permit to allow a new 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: Hamid Gabbay – Gabbay Architects

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 north of Santa Monica Boulevard. The proposed style was originally identified by the applicant as Contemporary and has now been revised to French Mediterranean; 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 by the Design Review Commission at its meeting on Thursday, July 2, 2015 and then continued with the request for a redesign to the August 6, 2015 (Attachment A). At that meeting, the Commission felt the design was substantially the same as the design presented at the July 2, 2015 meeting and stated the project needed a complete redesign.

As a result of the Commission's comments, the applicant has redesigned the project from a Contemporary design to French Mediterranean.

It should be noted that the Applicant has chosen to increase the plate height from 22 feet to 23 feet, 4 inches (23'-4") thus the Code requires that the house be set back an additional five feet (5') from the front property making the required front yard setback 45 feet (45') rather than 40 feet (to allow the increase in the plate height).

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

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the design is a redesign and a new style in keeping with the direction provided by the Commission. However, the new design still appears boxy and harsh and the materials proposed do not appear to soften the overall look. Staff has not included

Attachment(s):

- A. August 6, 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



Design Review Commission Report

455 North Rexford Drive

October 1, 2015

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.

The landscaping plan still lacks the minimum Code requirement that the areas of paving have an 18" to 3' high hedge along the sides of the paved areas. Staff has added a condition of approval to the resolution that the landscaping plan return to staff for review and approval prior to final plans being submitted.

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 October 1, 2015.



Design Review Commission Report

455 North Rexford Drive

October 1, 2015

Attachment A

August 6, 2015 DRC Staff Report and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, August 6, 2015
(continued from July 2, 2015)

Subject: **711 Hillcrest Road (PL1507304)**
A request for an R-1 Design Review Permit to allow a new 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: Hamid Gabbay – Gabbay Architects

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 north of Santa Monica Boulevard. The proposed style is identified by the applicant as Contemporary; 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 by the Design Review Commission at its meeting on Thursday, March 5, 2015 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to the building being too boxy, too many lights, camphor trees and bamboo needing to be replaced, fence too cold, design being bland, massive, and imposing, and the house needs a complete redesign.

As a result of the Commission's comments, the applicant has made the following changes to the design:

1. Reduced the number of doors by more than 50%, a drastic change from the original plans.
2. Reduced the number of lights from 40+ to 10.
3. Replaced the Camphor trees with 72" Box Olive trees.
4. Eliminated the fence and gate.
5. Stated that the style is a "Symmetrical Contemporary" or a "Simplified Traditional."

The Applicant further states that "On paper it might appear massive, but in reality the house has major modulation. The height is 30' - 0" (below maximum), the side yards are 11' - 0" and 16' - 0", which is way over the minimum required; and the front yard is 45' - 0" instead of the required 40' - 0"."

Attachment(s):

- A. June 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



Design Review Commission Report

455 North Rexford Drive

August 6, 2015

It should be noted that the Applicant has chosen to increase the plate height from 22 feet to 24 feet thus the Code requires that the house be set back an additional five feet (5') from the front property making the required front yard setback 45 feet (45') rather than 40 feet (to allow the increase in the plate height). The maximum allowable height for a flat roof is 30 feet (30') which is the proposed height of the house.

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

URBAN DESIGN ANALYSIS

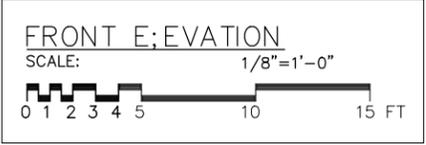
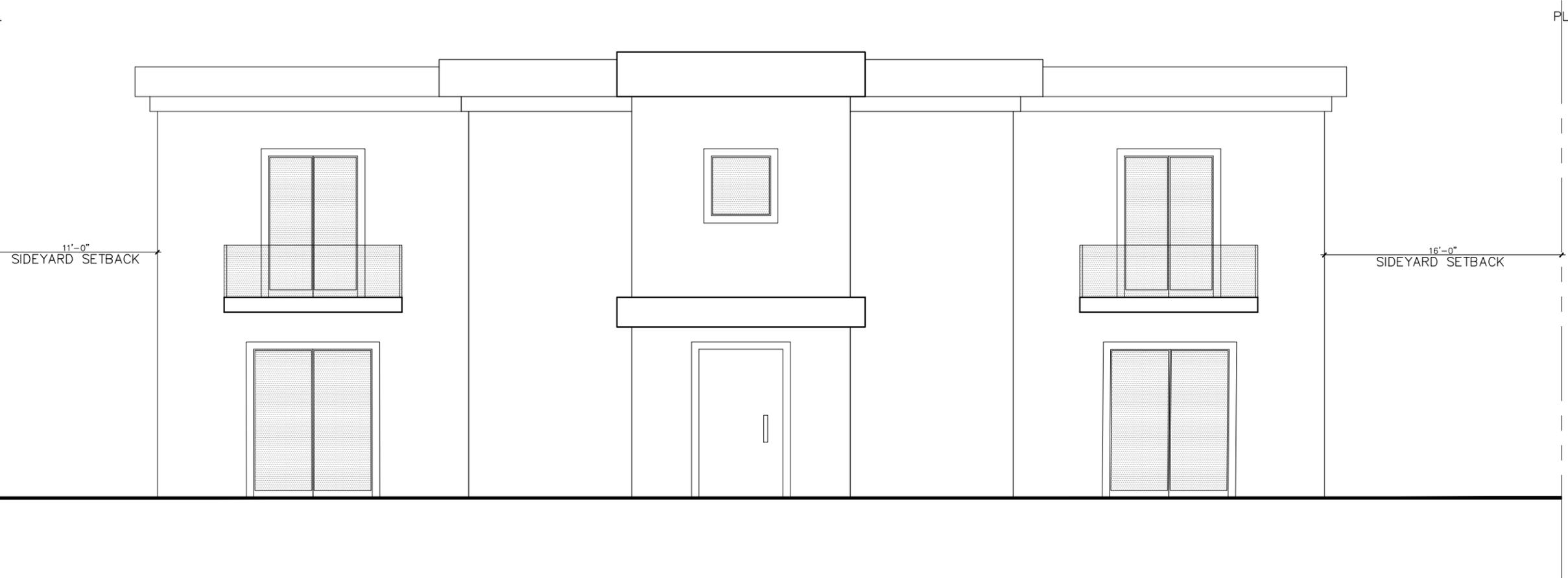
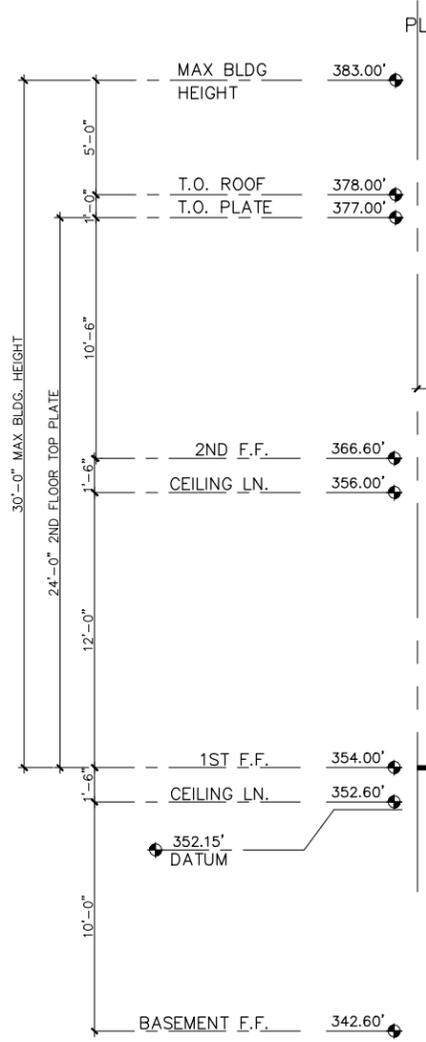
Based on a review conducted by the Urban Design Team, the design does not appear to respond adequately to the Commission's request for a complete redesign. The redesign still appears very boxy and the proposed green glass for the windows is more commercial office than residential. The landscaping plan while replacing the Camphor trees with Olive trees, is just lawn and bamboo at the base of the building with limited hedges on the side. At a minimum the Code requires that the areas of paving have an 18" to 3' high hedge along the sides which the plan lacks entirely. Staff feels that the design needs further refinement along with the proposed landscape plan and is recommending that the Commission hold the public hearing and provide the Applicant with design guidance for the project.

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 August 6, 2015.



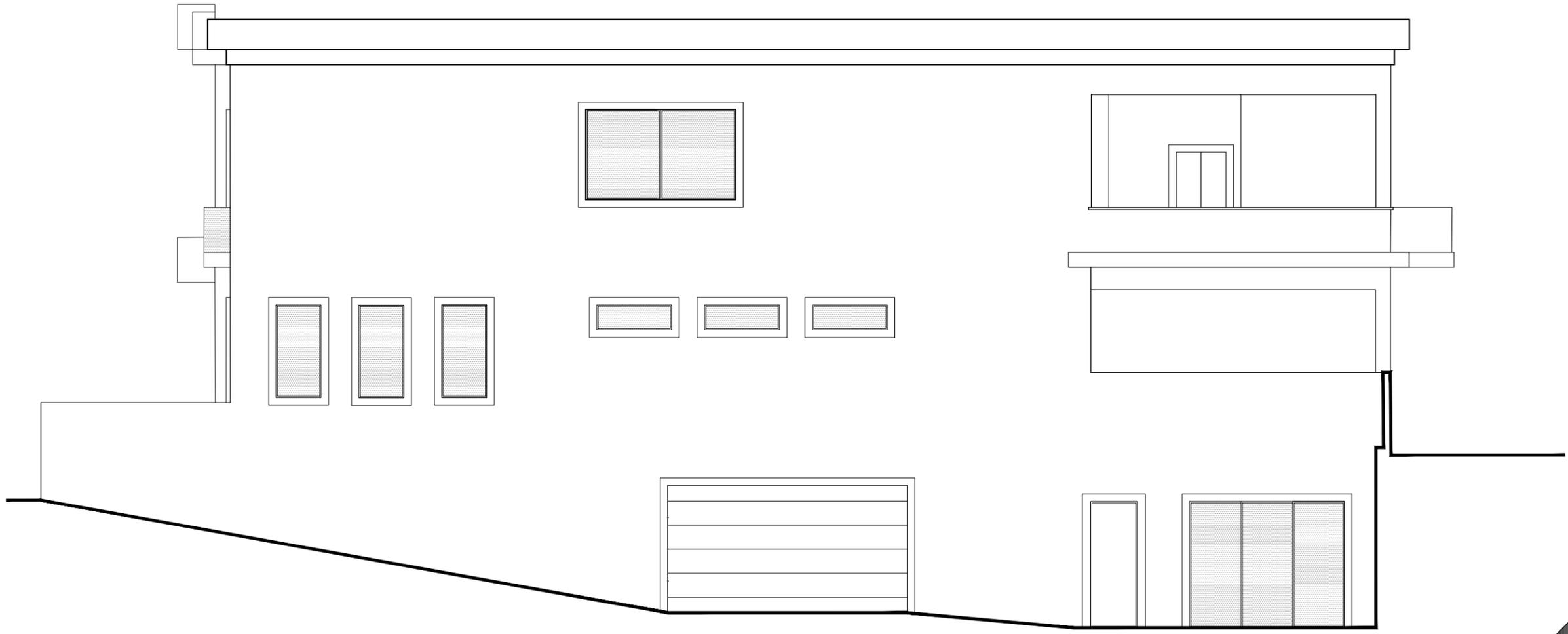
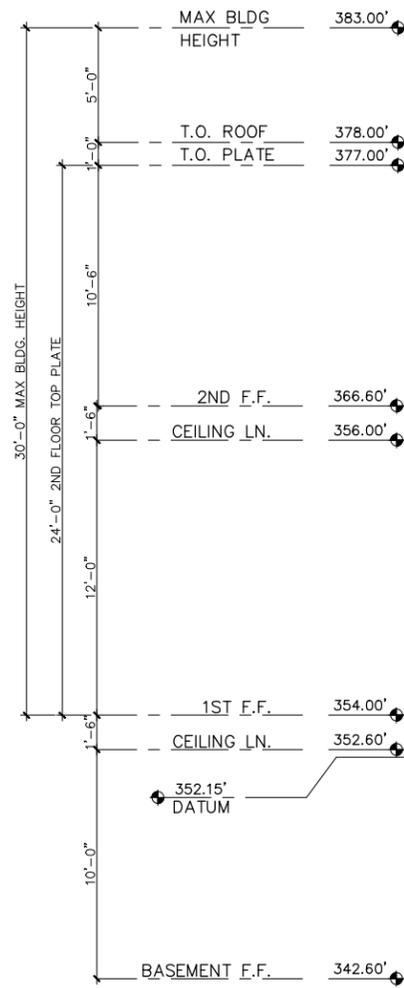
GABBAY ARCHITECTS
 8107 WILSHIRE BL., STE. 718 BEVERLY HILLS, CA 90210
 TEL. 310.985.4888 FAX 310.986.1616

SHEET TITLE: (N) MAIN HOUSE FRONT ELEVATION
 PROJECT TITLE: 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210

REVISION: _____
 DRAW: F.P.
 SCALE: 1/8" = 1'-0"
 DATE: 07-20-15
 PROJECT NO. _____

SHEET NO. **A2.5**

HILLCREST RESIDENCE



NORTH ELEVATION
 SCALE: 1/8"=1'-0"
 0 1 2 3 4 5 10 15 FT

SHEET TITLE:
 (N) MAIN HOUSE NORTH ELEVATION

PROJECT TITLE:
 711 N. HILLCREST RD.
 BEVERLY HILLS, CA 90210

REVISION:

DRAW: F.P.

SCALE: 1/8"=1'-0"

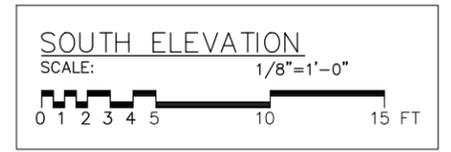
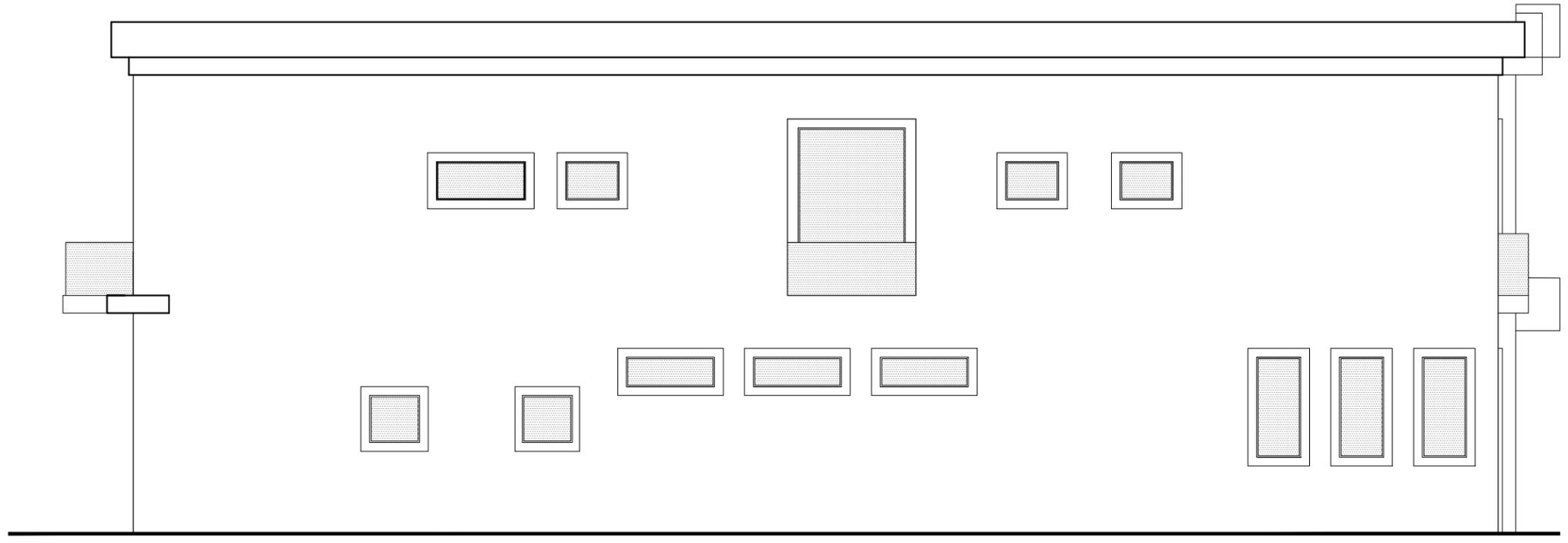
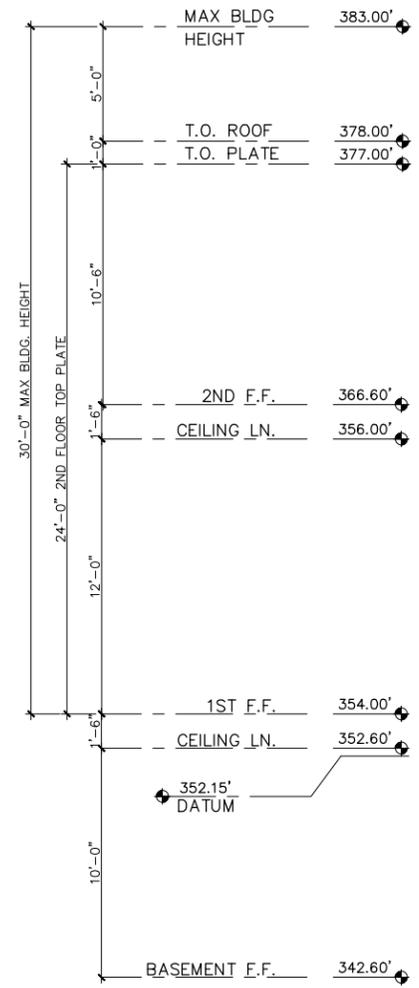
DATE: 07-20-15

PROJECT NO.

SHEET NO.
 A2.7

GABBAY ARCHITECTS
 9107 WILSHIRE BL., STE. 719 BEVERLY HILLS CA 90210
 TEL. 310.985.4866 FAX 310.986.1516

HILLCREST RESIDENCE



GABBAY ARCHITECTS
9107 WILSHIRE BL., STE. 719 BEVERLY HILLS, CA 90210
TEL. 310.855.4866 FAX 310.855.1616

SHEET TITLE: (N) MAIN HOUSE SOUTH ELEVATION

REVISION:

PROJECT TITLE: 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210

DRAW: F.P.

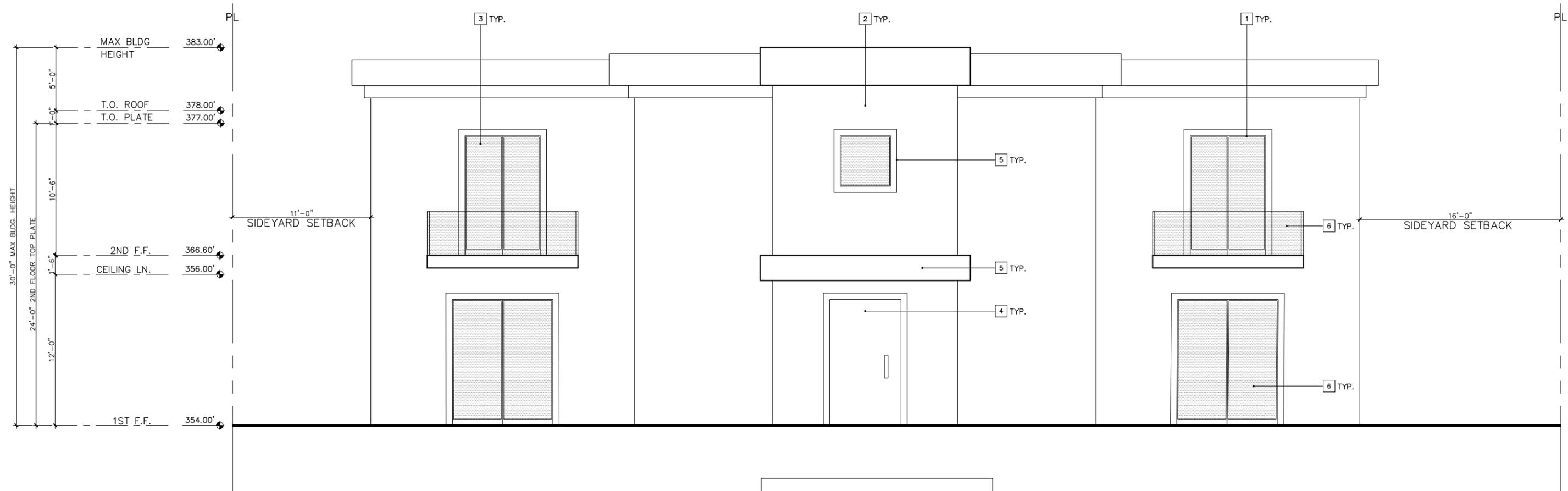
SCALE: 1/8"=1'-0"

DATE: 07-20-15

PROJECT NO.

SHEET NO. **A2.8**

HILLCREST RESIDENCE



FRONT ELEVATION
 SCALE: 1/8"=1'-0"
 0 1 2 3 4 5 10 15 FT

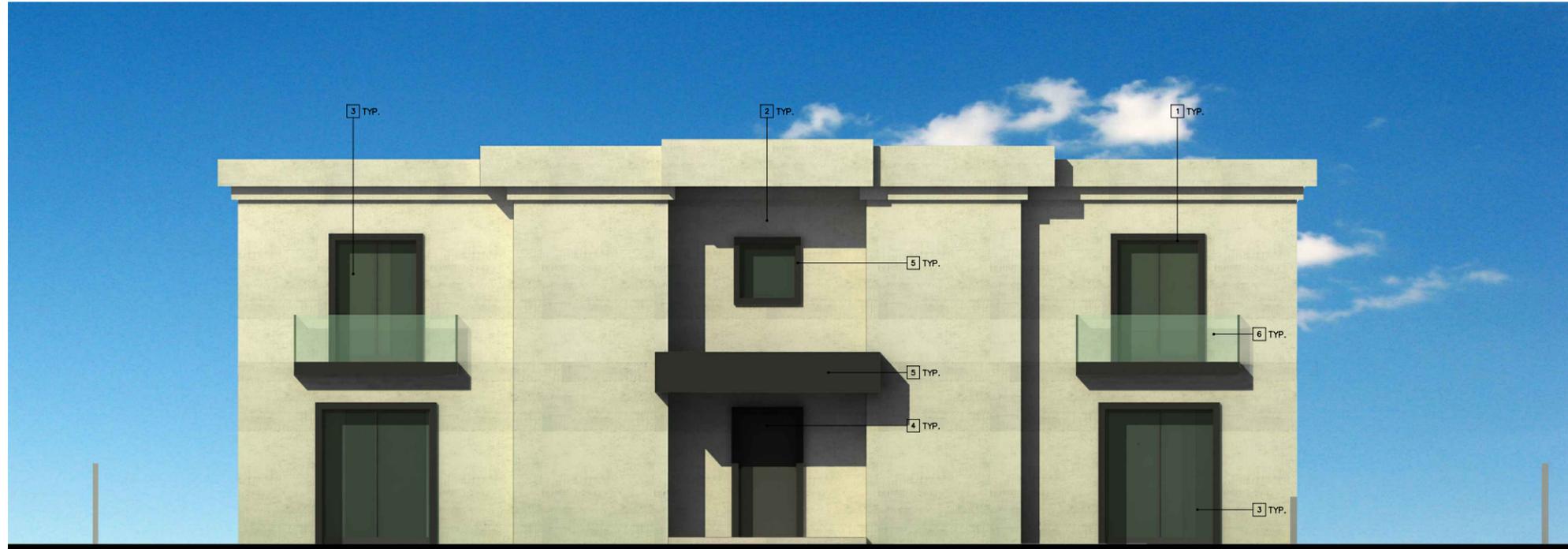
BUILDING ELEVATIONS KEY NOTES

- 1 ALUMINIUM WINDOW FRAME PAINT
(KYNAR 70% 2 COAT MICA, GRAPHITE GRAY MICA#2)
- 2 FACADE MATERIAL / TILE FINISH
(MARK GYPSUM MATT)
- 3 WINDOWS / GREEN GLASS
(ATLANTICA GLASS)
- 4 MAIN ENTRANCE DOOR
(to match GRAPHITE GRAY for ALUMINIUM)
- 5 WINDOWS, DOOR SURROUND / TILE FINISH
(MARK GRAPHITE MATT)
- 6 SANDBLASTED FRAMELESS
STARFIRE GLASS (GLASS SYSTEM)

GABBAY ARCHITECTS
9107 WILSHIRE BL. STE. 719 BEVERLY HILLS CA 90210
 TEL. 310.985.4888 FAX 310.986.1616

SHEET TITLE: (N) FRONT ELEVATION WITHOUT GATE	REVISION: _____ _____ _____
PROJECT TITLE: 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210	DRAW: F.P. SCALE: 1/8"=1'-0" DATE: 07-20-15 PROJECT NO.: <div style="border: 1px solid black; display: inline-block; padding: 2px 10px; font-weight: bold;">A4.1</div>

HILLCREST RESIDENCE



COLORED FRONT ELEVATION WITHOUT LANDSCAPE



COLORED FRONT ELEVATION WITH LANDSCAPE

<p>GABBAY ARCHITECTS <small>8107 WILSHIRE BL., STE. 719 BEVERLY HILLS, CA 90210 TEL. 310.985.4888 FAX 310.986.1616</small></p>		<p>SHEET TITLE: (N) COLOR FRONT ELEVATION</p>		<p>REVISION:</p>
		<p>PROJECT TITLE: 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210</p>		<p>DRAW: F.P. SCALE: 1/8"=1'-0" DATE: 07-20-15 PROJECT NO.</p>
		<p>SHEET NO. A4.2</p>		<p>HILLCREST RESIDENCE</p>



GABBAY ARCHITECTS 8107 WILSHIRE BL., 5TH FL., BEVERLY HILLS, CA 90210 TEL: 310.658.4868 FAX: 310.658.1616	
SHEET TITLE: 3D VIEW 1	REVISION: _____ _____ _____
PROJECT TITLE: 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210	DRAW: F.P. SCALE: DATE: 07-20-15 PROJECT NO. SHEET NO. A7.1

HILLCREST RESIDENCE



<p>GABBAY ARCHITECTS <small>8107 WILSHIRE BL., STE. 718 BEVERLY HILLS, CA 90210 TEL. 310.985.4888 FAX 310.985.1616</small></p>	
<p>SHEET TITLE: 3D VIEW 2</p>	<p>REVISION:</p>
<p>PROJECT TITLE: 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210</p>	<p>DRAW: F.P. SCALE: DATE: 07-20-15 PROJECT NO.</p>
<p>SHEET NO. A7.2</p>	

HILLCREST RESIDENCE



Design Review Commission Report

455 North Rexford Drive

October 1, 2015

Attachment B

Applicant's Written Response to Commissioner's Comments

September 21, 2015

Design Review Commission
City of Beverly Hills
455 N. Rexford Dr.
Beverly Hills, CA 90210

Re: **711 HILLCREST ROAD**

Dear Chair Arline Pepp, Vice Chair Ilene Nathan and Commissioners:

Based on the commentary during the Design Review Commission meeting of August 6, 2015, the following is a list of the highlighted issues of the proposed residence at the aforementioned location and how we addressed said issues in the new proposed design.

1. Complete Redesign

Based on the commission request the exterior design has been completely changed to a different style (French).

2. Theme (style) not defined

See above

Sincerely,

Hamid Gabbay, Architect



GABBAY ARCHITECTS
A Professional Corporation

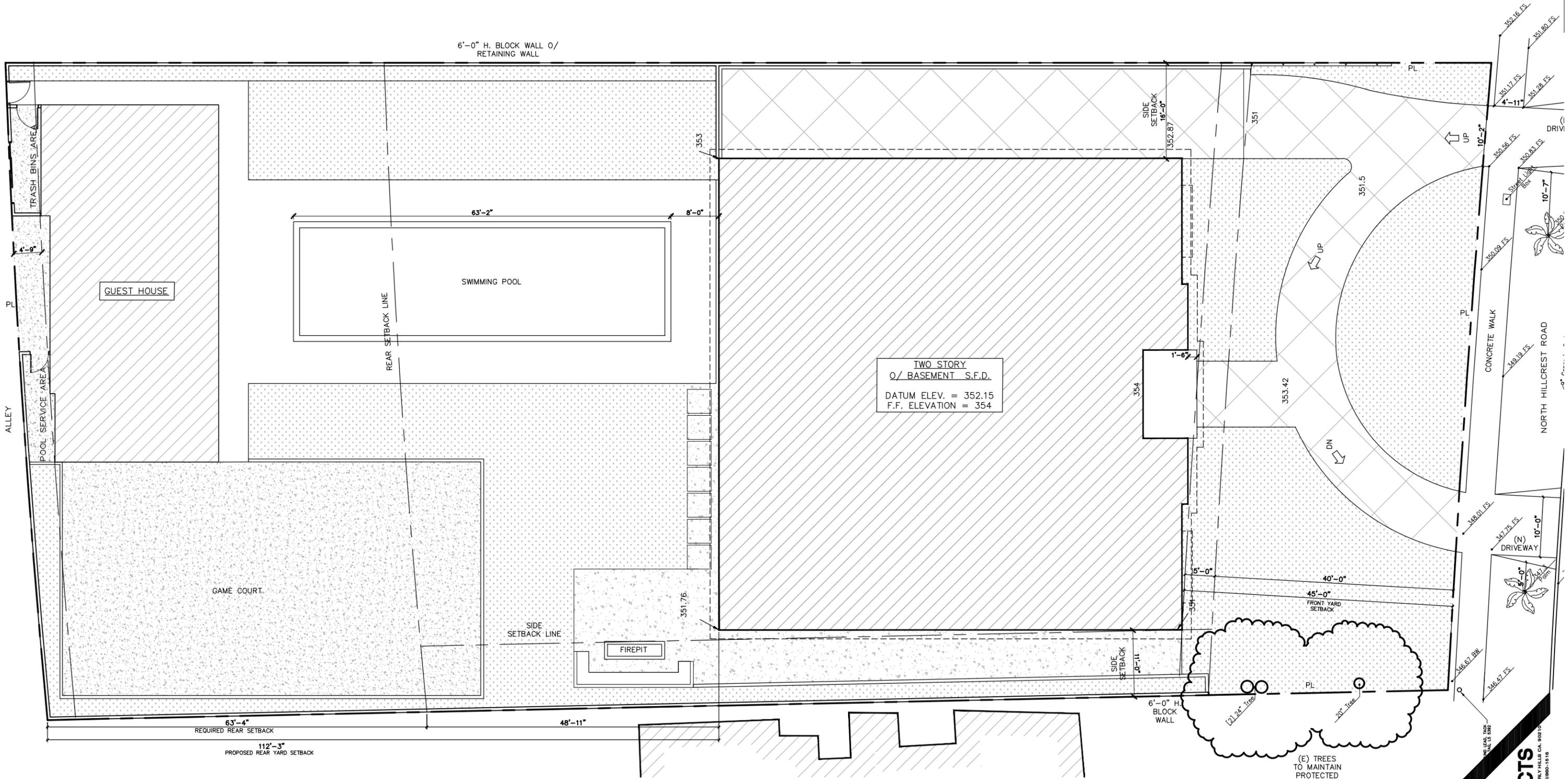


Design Review Commission Report

455 North Rexford Drive

October 1, 2015

Attachment C
Project Design Plans



(N) SITE PLAN
SCALE: 1/16" = 1'-0"
0 1 2 3 4 5 10 15 FT

GABBAY ARCHITECTS
9107 WILSHIRE BL. STE. 719 BEVERLY HILLS CA 90210
TEL: 310.953-8886 FAX: 310.960-1516

SHEET TITLE: SITE PLAN	REVISION:
PROJECT TITLE: 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210	DRAWN: F.P. SCALE: 1/16" = 1'-0" DATE: 09-14-15 PROJECT NO.
	SHEET NO. A1.1

711 N. HILLCREST RD.



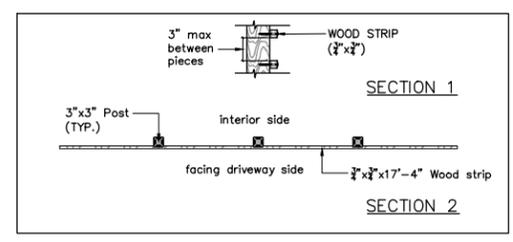
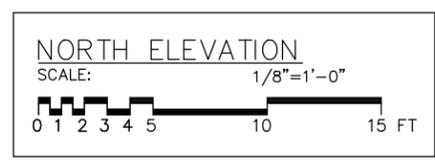
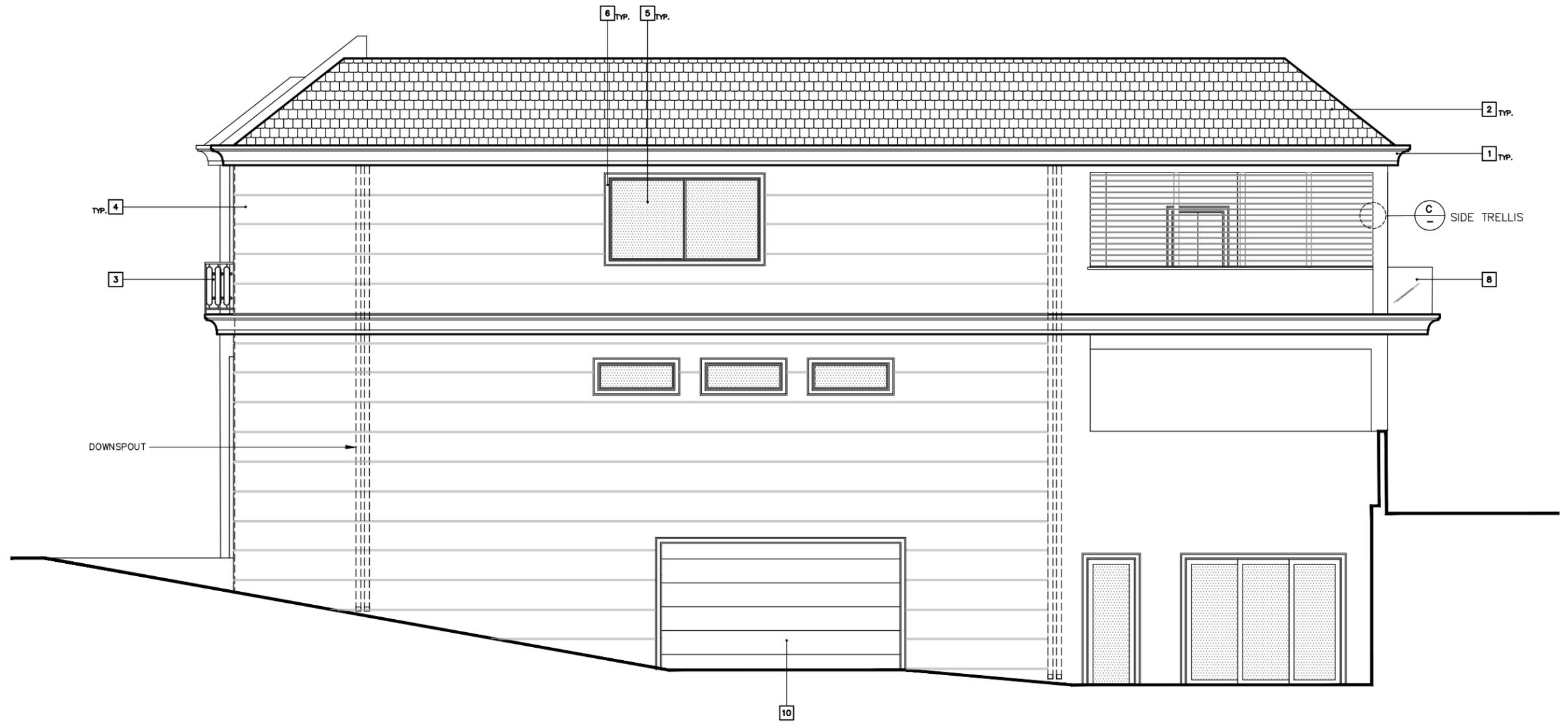
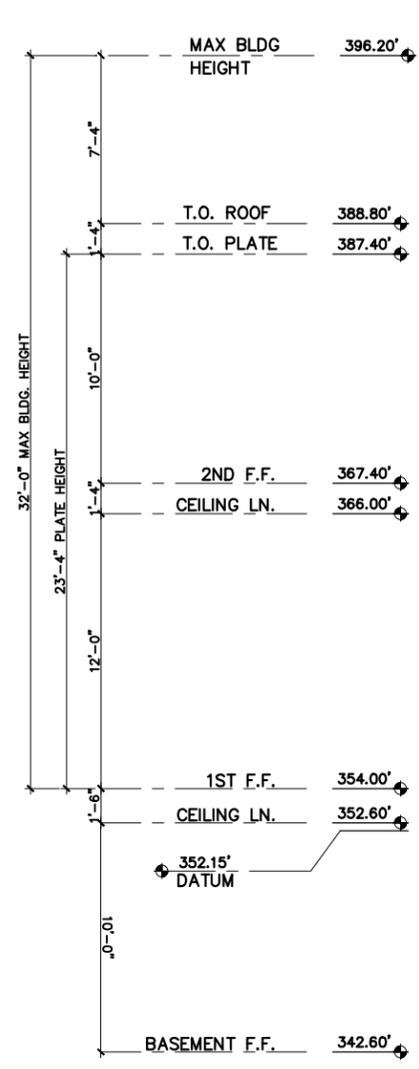
BUILDING ELEVATION KEY NOTES

- | | |
|---|--|
| <p>1 PRECAST CONCRETE MOLDING HOUSE BELT (DUNN-EDWARDS PAINTS DE6369, LEGENDARY GRAY LRV 18)</p> <p>2 DeVINCI GRAY NATURAL SLATE TILE ROOF (GRAND BLACKBURN)</p> <p>3 W.I. RAILING 42" HIGH W/4" MAX. OPENING SPACE BETWEEN RAILINGS (GRAPHITE GRAY MICA #2/AVALON-301 CARROLWOOD)</p> <p>4 STONE FINISH - PORCELANOSA (SILVER WOOD CLASSICO L112995631)</p> <p>5 LIGHT GREEN TEMPERED GLASS ON WINDOWS/DOORS</p> | <p>6 WINDOW FRAME (ALUMINUM) (DUNN-EDWARDS PAINTS DE6370 CHARCOAL SMUDGE LRV 11)</p> <p>7 ENTRY DOOR (PAINTED WOOD) (DUNN-EDWARDS PAINTS DE6370 CHARCOAL SMUDGE LRV 11)</p> <p>8 RAILING 42" HIGH (GLASS) GREEN TEMPERED GLASS</p> <p>9 SMOOTH STUCCO FINISH (LA HABRA SBMF BASE-200 COLOR-X-820 SILVERADO)</p> <p>10 GARAGE DOOR (METAL) (GRAPHITE GRAY MICA #2 AVALON-301 CARROL WOOD)</p> <p>11 OUTDOOR LIGHTING FIXTURE (KICHLER LIGHTING 9251K 3 LIGHT TRENTON)</p> |
|---|--|

GABBAY ARCHITECTS
9107 WILSHIRE BL. STE. 719 BEVERLY HILLS CA. 90210
 TEL. 310.953-8888 FAX 310.960-1516

SHEET TITLE: (N) MAIN HOUSE FRONT ELEVATION PROJECT TITLE: 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210	REVISION: _____ _____ _____ DRAW: F.P. SCALE: 1/8"=1'-0" DATE: 09-14-15 PROJECT NO.
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A2.5



C SIDE TRELLIS DETAIL
SCALE: 1/2"=1'-0"

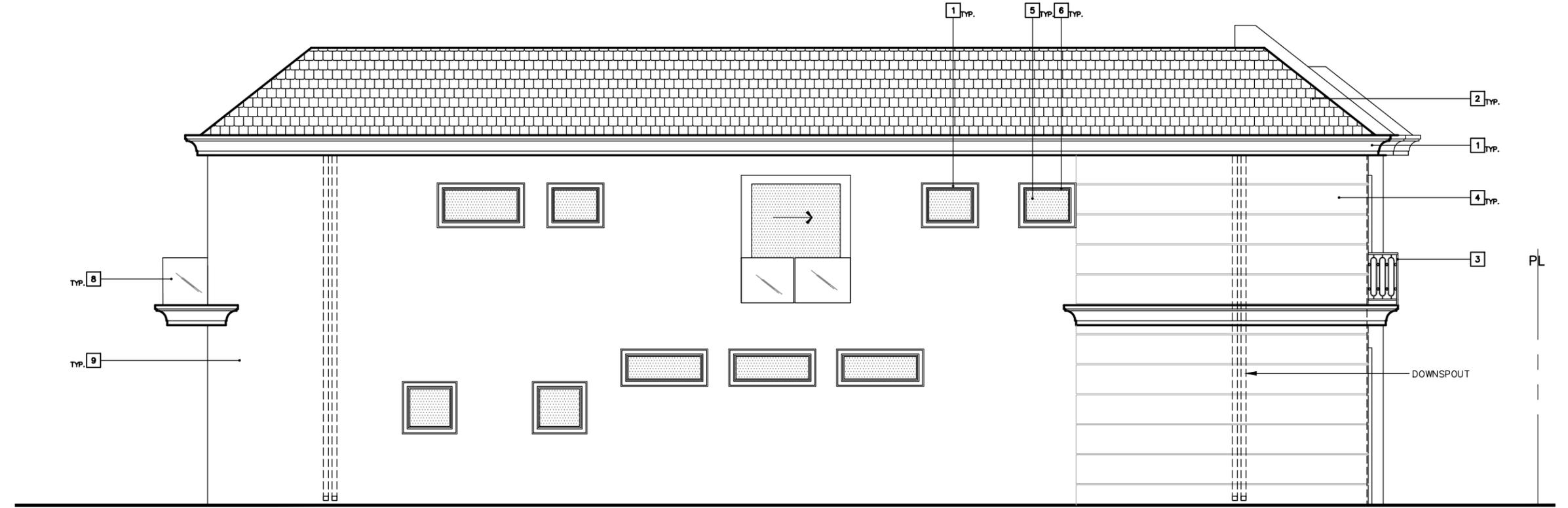
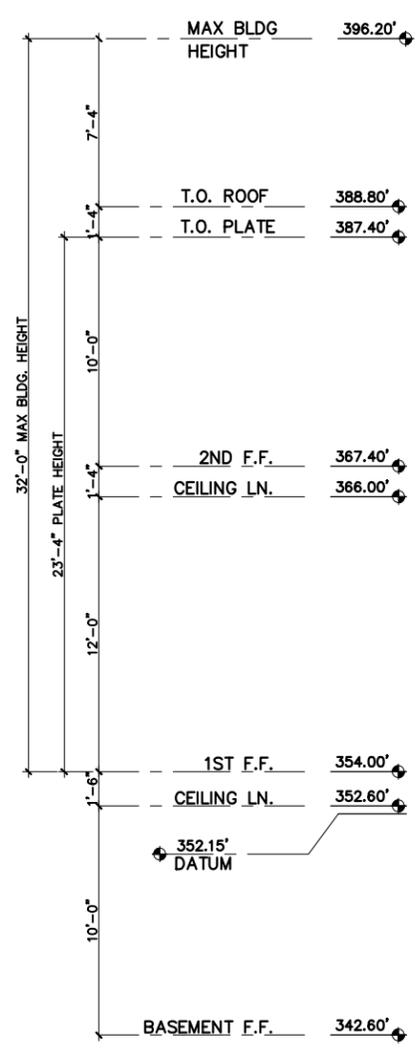
BUILDING ELEVATION KEY NOTES

- | | |
|--|---|
| 1 PRECAST CONCRETE MOLDING HOUSE BELT (DUNN-EDWARDS PAINTS DE6369, LEGENDARY GRAY LRV 18) | 6 WINDOW FRAME (ALUMINUM) (DUNN-EDWARDS PAINTS DE6370 CHARCOAL SMUDGE LRV 11) |
| 2 DOVINCI GRAY NATURAL SLATE TILE ROOF (GRAND BLACKBURN) | 7 ENTRY DOOR (PAINTED WOOD) (DUNN-EDWARDS PAINTS DE6370 CHARCOAL SMUDGE LRV 11) |
| 3 W.I. RAILING 42" HIGH W/4" MAX. OPENING SPACE BETWEEN RAILINGS (GRAPHITE GRAY MICA #2/AVALON-301 CARROLWOOD) | 8 RAILING 42" HIGH (GLASS) GREEN TEMPERED GLASS |
| 4 STONE FINISH - PORCELANOSA (SILVER WOOD CLASSICO L112995631) | 9 SMOOTH STUCCO FINISH (LA HABRA SBMF BASE-200 COLOR-X-820 SILVERADO) |
| 5 LIGHT GREEN TEMPERED GLASS ON WINDOWS/DOORS | 10 GARAGE DOOR (METAL) (GRAPHITE GRAY MICA #2 AVALON-301 CARROL WOOD) |
| | 11 OUTDOOR LIGHTING FIXTURE (KICHLER LIGHTING 9251K 3 LIGHT TRENTON) |

GABBAY ARCHITECTS
9107 WILSHIRE BL. STE. 718 BEVERLY HILLS CA. 90210
TEL. 310.953-8888 FAX 310.960-1516

SHEET TITLE: (N) MAIN HOUSE NORTH ELEVATION
PROJECT TITLE: 711 N. HILLCREST RD.
REVISION: _____
DRAW: F.P.
SCALE: 1/8"=1'-0"
DATE: 09-14-15
PROJECT NO. _____

SHEET NO. A2.7



SOUTH ELEVATION
 SCALE: 1/8"=1'-0"
 0 1 2 3 4 5 10 15 FT

BUILDING ELEVATION KEY NOTES

- | | |
|---|--|
| <p>1 PRECAST CONCRETE MOLDING HOUSE BELT (DUNN-EDWARDS PAINTS DE6369, LEGENDARY GRAY LRV 18)</p> <p>2 DOVINCI GRAY NATURAL SLATE TILE ROOF (GRAND BLACKBURN)</p> <p>3 W.I. RAILING 42" HIGH W/4" MAX. OPENING SPACE BETWEEN RAILINGS (GRAPHITE GRAY MICA #2/AVALON-301 CARROLWOOD)</p> <p>4 STONE FINISH - PORCELANOSA (SILVER WOOD CLASSICO L112995631)</p> <p>5 LIGHT GREEN TEMPERED GLASS ON WINDOWS/DOORS</p> | <p>6 WINDOW FRAME (ALUMINUM) (DUNN-EDWARDS PAINTS DE6370 CHARCOAL SMUDGE LRV 11)</p> <p>7 ENTRY DOOR (PAINTED WOOD) (DUNN-EDWARDS PAINTS DE6370 CHARCOAL SMUDGE LRV 11)</p> <p>8 RAILING 42" HIGH (GLASS) GREEN TEMPERED GLASS</p> <p>9 SMOOTH STUCCO FINISH (LA HABRA SBMF BASE-200 COLOR-X-820 SILVERADO)</p> <p>10 GARAGE DOOR (METAL) (GRAPHITE GRAY MICA #2 AVALON-301 CARROL WOOD)</p> <p>11 OUTDOOR LIGHTING FIXTURE (KICHLER LIGHTING 9251K 3 LIGHT TRENTON)</p> |
|---|--|

GABBAY ARCHITECTS
 9107 WILSHIRE BL. STE. 719 BEVERLY HILLS CA. 90210
 TEL. 310.953-8886 FAX 310.960-1516

SHEET TITLE:
 (N) MAIN HOUSE SOUTH ELEVATION

PROJECT TITLE:
 711 N. HILLCREST RD.
 BEVERLY HILLS, CA 90210

REVISION:

DATE: 09-14-15

SCALE: 1/8"=1'-0"

SHEET NO.: A2.8

PROJECT NO.:

DRAWN: F.P.

711 N. HILLCREST RD.



COLORED FRONT ELEVATION WITHOUT LANDSCAPE



COLORED FRONT ELEVATION WITH LANDSCAPE

<p>GABBAY ARCHITECTS <small>9107 WILSHIRE BL. STE. 715 BEVERLY HILLS CA. 90210 TEL. 310.953-8866 FAX 310.960-1516</small></p>		<p>SHEET TITLE:</p> <p>(N) COLOR FRONT ELEVATION</p>	<p>REVISION:</p> <p>_____</p> <p>_____</p> <p>_____</p>
		<p>PROJECT TITLE:</p> <p>711 N. HILLCREST RD. BEVERLY HILLS, CA 90210</p>	<p>DATE:</p> <p>09-14-15</p> <p>PROJECT NO.</p>
<p>DRAW: F.P.</p> <p>SCALE:</p>		<p>SHEET NO.</p> <p>A4.1</p>	<p>711 N. HILLCREST RD.</p>



SHEET TITLE:
3D VIEW 1

PROJECT TITLE:
711 N. HILLCREST RD.
BEVERLY HILLS, CA 90210

REVISION:

DRAW: F.P.
SCALE:

DATE:
09-14-15

PROJECT NO.

SHEET NO.
A7.1

GABBAY ARCHITECTS
9107 WILSHIRE BL. STE. 718 BEVERLY HILLS CA. 90210
TEL. 310.953-4866 FAX. 310.980-1516

711 N. HILLCREST RD.



SHEET TITLE:
3D VIEW 2

PROJECT TITLE:
711 N. HILLCREST RD.
BEVERLY HILLS, CA 90210

REVISION:
DRAW: F.P.
SCALE:
DATE: 09-14-15
PROJECT NO.

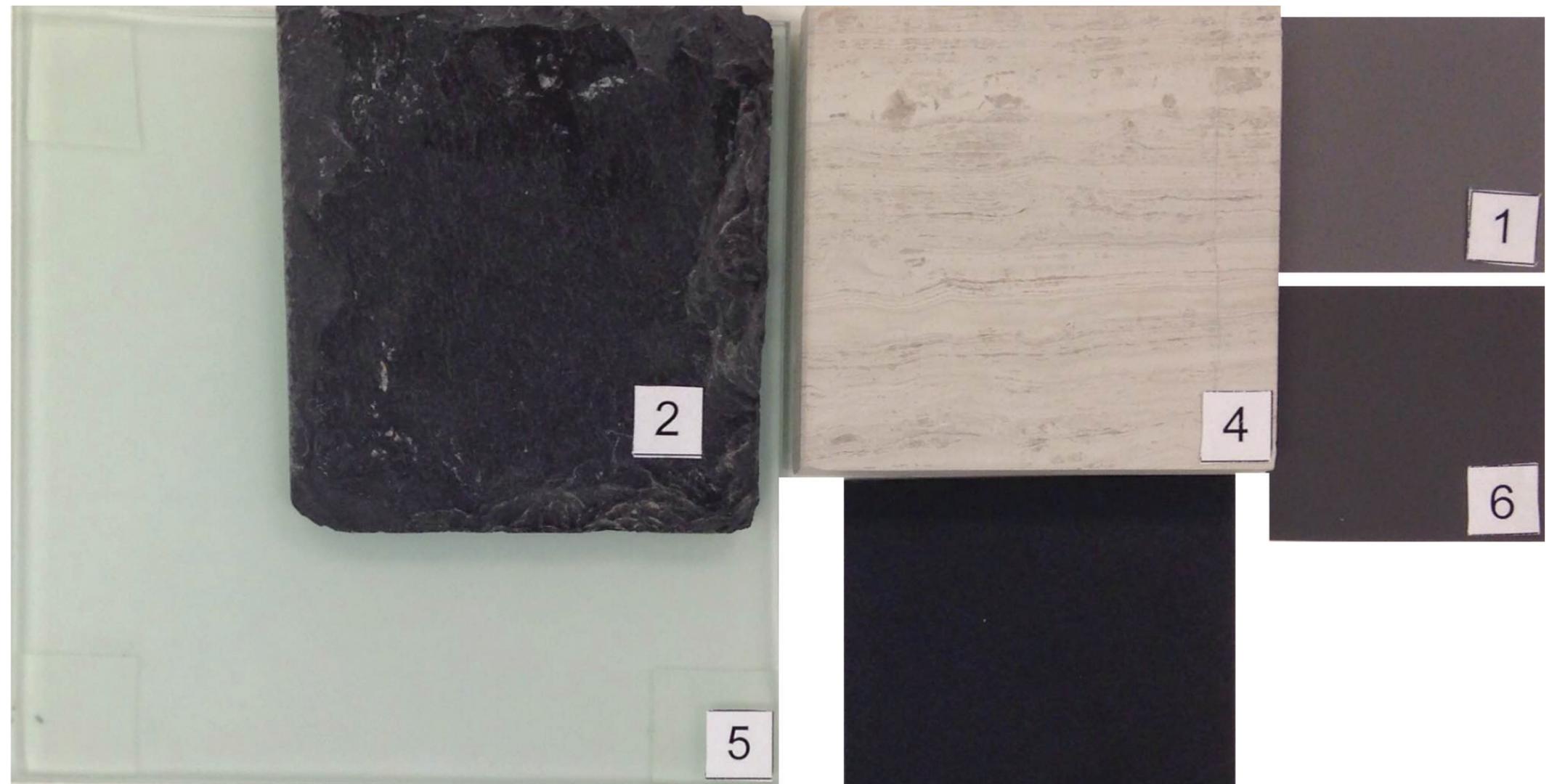
SHEET NO.
A7.2

GABBAY ARCHITECTS
9107 WILSHIRE BL. STE. 718 BEVERLY HILLS CA. 90210
TEL. 310/653-8898 FAX.310/860-1816

711 N. HILLCREST RD.

BUILDING ELEVATION KEY NOTES

- 1 PRECAST CONCRETE MOLDING HOUSE BELT (DUNN-EDWARDS PAINTS DE6369, LEGENDARY GRAY LRV 18)
- 2 DaVINCI GRAY NATURAL SLATE TILE ROOF (GRAND BLACKBURN)
- 3 W.I. RAILING 42" HIGH W/4" MAX. OPENING SPACE BETWEEN RAILINGS (GRAPHITE GRAY MICA #2/AVALON-301 CARROLWOOD)
- 4 STONE FINISH - PORCELANOSA (SILVER WOOD CLASSICO L112995631)
- 5 LIGHT GREEN TEMPERED GLASS ON WINDOWS/DOORS
- 6 WINDOW FRAME (ALUMINUM) (DUNN-EDWARDS PAINTS DE6370 CHARCOAL SMUDGE LRV 11)
- 7 ENTRY DOOR (PAINTED WOOD) (DUNN-EDWARDS PAINTS DE6370 CHARCOAL SMUDGE LRV 11)
- 11 OUTDOOR LIGHTING FIXTURE (KICHLER LIGHTING 9251K 3 LIGHT TRENTON)



GABBAY ARCHITECTS
9107 WILSHIRE BL. STE. 716 BEVERLY HILLS CA 90210
 TEL. 310.555-8866 FAX.310.860-1516

SHEET TITLE: SAMPLE MATERIAL BOARD PROJECT TITLE: 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210	REVISION: _____ _____ _____ DRAW: F.P. SCALE: DATE: 09-14-15 PROJECT NO.
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SHEET NO. **A8.1**



Design Review Commission Report

455 North Rexford Drive

October 1, 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 A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 711 HILLCREST ROAD (PL1507304).

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

Section 1. Hamid Gabbay, agent, on behalf of Dan Rosen, property owner (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 711 Hillcrest Road which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the

subject activity could result in a significant effect on the environment. 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 **June 4, 2015, August 6, 2015, and October 1, 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. A revised landscaping plan that incorporates the requirements of Beverly Hills Municipal Code Section 10-3-2422 shall be returned to the Urban Design staff for review and approval prior to the submittal of final plans.

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: **October 1, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission