



Design Review Commission Report

Meeting Date: Thursday, October 1, 2015

Subject: **245 South Wetherly Drive (PL1521710)**

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: Danny Soroudi – 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 Italian Mediterranean; 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 appears disproportionate with the entry too large and the second floor balcony and balconet elements appear to be too heavy and massive. Staff feels that the design needs further refinement and is recommending that the Commission hold the public hearing and provide the Applicant with design guidance for 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 the City’s Historic Resource Survey, it does not warrant further review as a potential historical resource.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

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



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It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property, along with the block face, be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, September 18, 2015; the site was also posted on Friday, September 18, 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):

Italian Mediterranean - Materials are in keeping with the proposed style: Smooth trowel stucco, Precast Concrete D&W surrounds, 2 piece clay tile roof, Wood rafter tails at eaves, earth tone colors, simple elegance. The intent is to have the home provide a clean Mediterranean style with quality materials.

C Identify the Project Zoning (City Zoning Map available online at <http://gis.beverlyhills.org/>)

- | | | |
|------------------------------|---|------------------------------|
| <input type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input type="radio"/> R-1X | <input checked="" type="radio"/> R-1.6X | |
| <input type="radio"/> R-1.5X | <input type="radio"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 50 x 127 Lot Area (square feet): 6,350
Adjacent Streets: Charleville Blvd & Gregory Way

E Lot is currently developed with (check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input checked="" 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:

Owner has contacted the adjacent neighbors and informed them of the future plans for the property mentioned above.

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:	29'-9"	aprox. 15'	29'-9"
Roof Plate Height:	22'	22'	22'
Floor Area:	4,040	1,403	4,040
Rear Setbacks:	31'-6"	0"	32'-10"
Side Setbacks:	S/E 9'	S/E 3'	S/E 9'-1"
	N/W 5'	N/W 9'	N/W 5'-1"
Parking Spaces:	4 required	2	4 proposed

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 - smooth trowel, paint
Texture /Finish: Smooth
Color / Transparency: Benjamin Moore - #1529 Stingray

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

Material: Aluminum metal clad, wood interior, dual pane glass, K-kron factory paint
Texture /Finish: smooth
Color / Transparency: Anodized Palette - Medium Bronze Anodized

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

Material: Wood at front door& Aluminum metal clad at rear and sides to match windows
Texture /Finish: Wood -smooth
Color / Transparency: Sherman Williams - Van Dyke Brown - SW 7041

PEDIMENTS

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

ROOF

Material: US Tile by Boral - 2 piece - mission style, clay roof
Texture /Finish: smooth
Color / Transparency: Madera Blend - 60% of the darker color then 20% + 20% of the lighter colors

CORBELS

Material: Wood to match eave rafter tails
Texture /Finish: Sanded finish
Color / Transparency: Sherman Williams - Van Dyke Brown - SW 7041

CHIMNEY(S)

Material: Galvanized metal - simple box - no design
Texture /Finish: Smooth
Color / Transparency: Sherman Williams - Van Dyke Brown - SW 7041

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

COLUMNS

Material: Square columns at rear - Stucco
Texture /Finish: Smooth
Color / Transparency: Benjamin Moore - #1529 Stingray

BALCONIES & RAILINGS

Material: True wrought iron with knuckles - minimal
Texture /Finish: Raw
Color / Transparency: Clear coat to keep iron dark and not to rust

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Galvanized metal - half round
Texture /Finish: Smooth
Color / Transparency: Sherman Williams - Van Dyke Brown - SW 7041

EXTERIOR LIGHTING

Material: Metal - Bronze, seeded glass
Texture /Finish: Antiqued
Color / Transparency: Clear coat

PAVED SURFACES

Material: Permeable pavers by Orco
Texture /Finish: rough
Color / Transparency: Gran Pietra - Tuscany

FREESTANDING WALLS AND FENCES

Material: Stucco to match house
Texture /Finish: Smooth
Color / Transparency: Benjamin Moore - #1529 Stingray

OTHER DESIGN ELEMENTS

Material: Fountain at front yard
Texture /Finish: Authentic
Color / Transparency: Tan - precast with metal spouts

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

Due to the arid Italian Mediterranean climate and Style of house the plants are to emulate the types of plants that would grow in that region. Fortunately, the weather in our region and the proposed type of planting is conducive to this area.

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 internal design elements, such as interior wood at the windows and doors, stain grade cabinets, stone floors and warm colors reflect the exterior Mediterranean style.

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 intent of the front and rear elevations is to create undulation with the different planes from first to second floors. We believe that this undulation gives strong shadow lines which in turn show depth in both front and rear facades. In regards to the side elevations the window and door surround detail will show the intent of shadows. Wrought iron, Precast Concrete, Wood rafter tails, smooth trowel stucco along with the Landscape all play a part in the accomplishing this intent.

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

Fortunately, the residences directly across the street and a few houses up and down the same block have already laid the path to the enhancement of the immediate neighborhood. The proposed Soroudi Residence only strengthens and enhances the appearance. The warm colors, arid planting, undulation of planes and the removing of the existing house which is unfortunately in disrepair will enhance the neighborhood.

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

The conversations prior to the initial designs were the location of the existing driveway and whether or not we should flip the driveway approach. We concluded that if kept the existing driveway to the North, then our neighbor would feel encroached. The recess of the Second Floor, at the front and to the South of the facade, allowed the house to the South of the property to feel proportional to our proposed design.

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 existing homes directly across the street from the property and a few that are on the same block are similar in style and scale of the proposed structure.

SUSAN HEALY KEENE, AICP | Director

RAJ PATEL | City Building Official

RYAN GOHLICH | City Planner



COMMUNITY DEVELOPMENT DEPARTMENT

455 North Rexford Drive, 1st Floor

Beverly Hills, CA 90210

Tel. (310) 285-1141

www.beverlyhills.org

CERTIFICATE OF DESIGN COMPLIANCE

I certify that the design and documentation of the Water Efficient Landscape located at 245 S. Wetherly Dr. Beverly Hills, CA complies with all the provisions of City of Beverly Hills, Water Efficient Landscaping, Ordinance Number 09-0-2574, as codified in Article 4, Section 4, of Title 9 of the City of Beverly Hills Municipal Code.

Both E. [Signature]
Wet Signature of Licensed Landscape Designer

9/8/15
Date

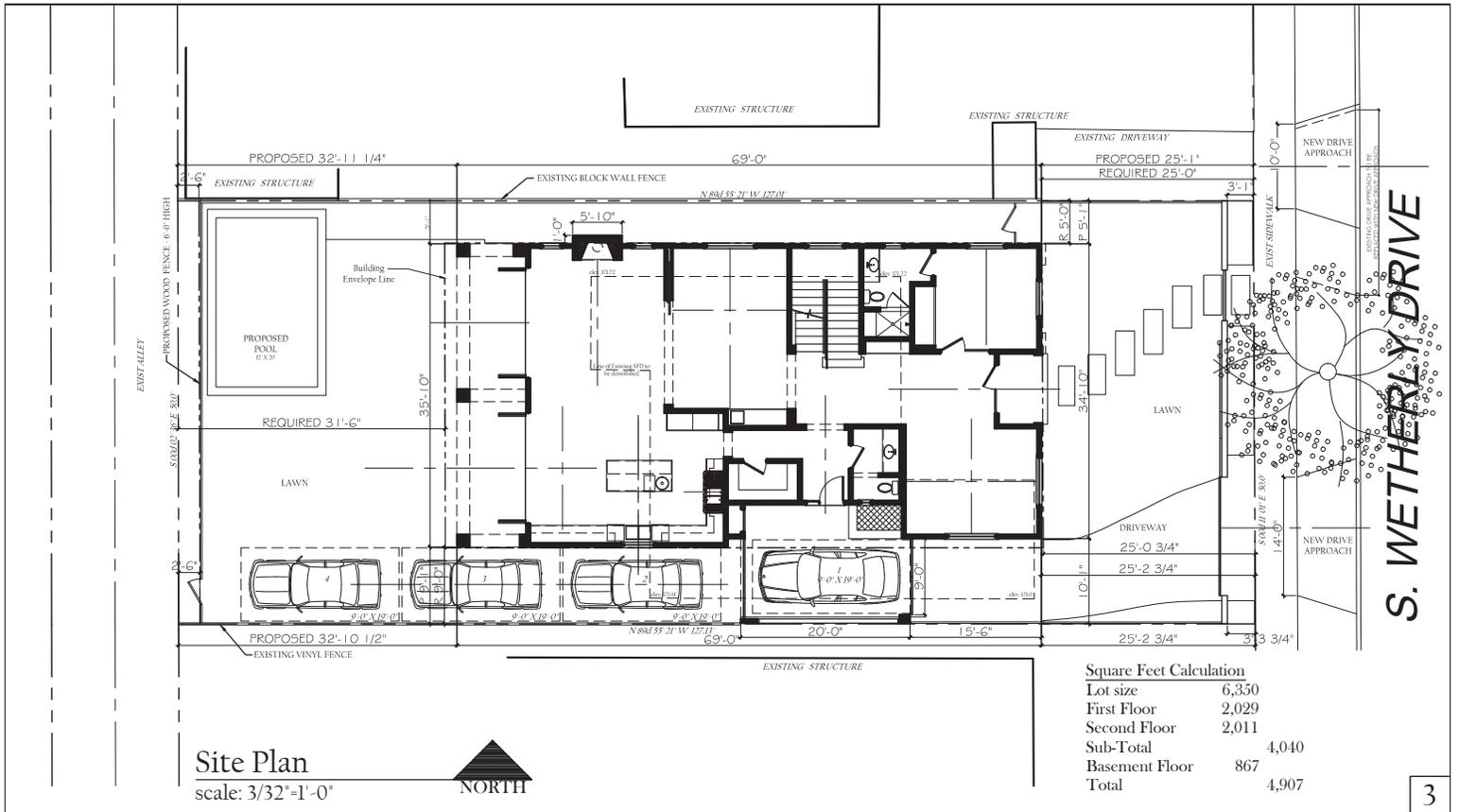


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Attachment B
Project Design Plans



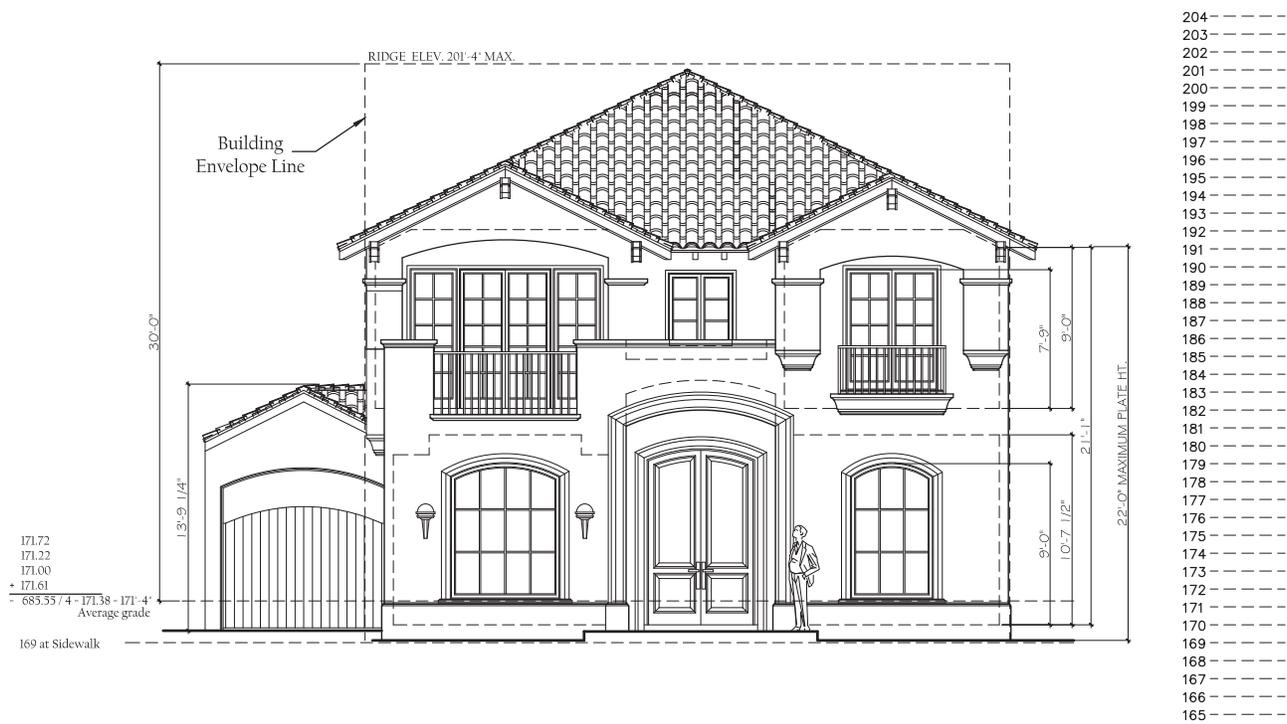
Project: Soroudi Residence
245 South Wetherly Drive



coronado design group

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133 E. De La Guerra #156 Santa Barbara CA 93101

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Front Elevation scale: 3/16"-1'-0"

Project: Soroudi Residence
245 South Wetherly Drive



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Project: Soroudi Residence
245 South Wetherly Drive



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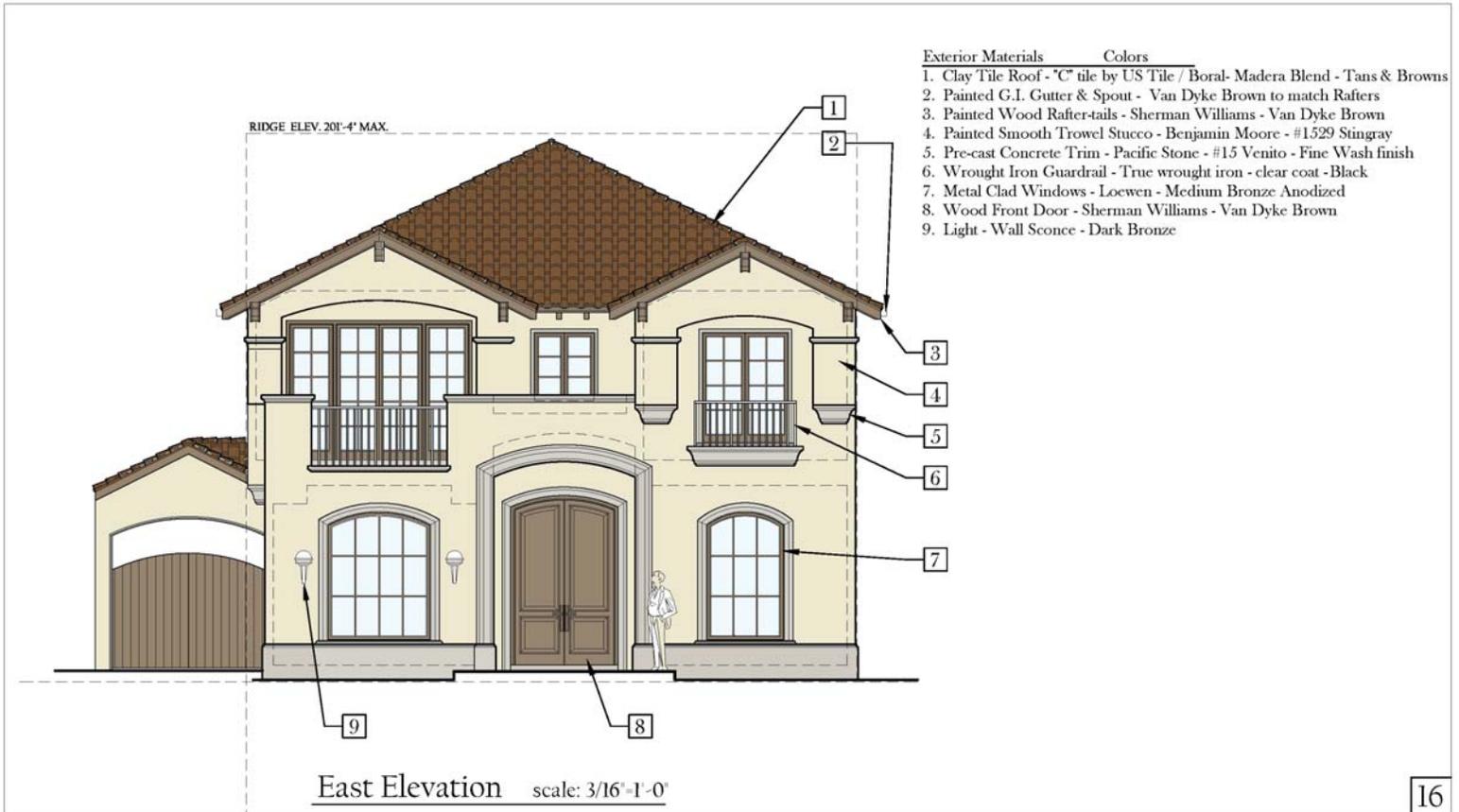
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- | Exterior Materials | Colors |
|---|---|
| 1. Clay Tile Roof - "C" tile by US Tile / Boral- Madera Blend | Tans & Browns |
| 2. Painted G.I. Gutter & Spout | Van Dyke Brown to match Rafters |
| 3. Painted Wood Rafter-tails | Sherman Williams - Van Dyke Brown |
| 4. Painted Smooth Trowel Stucco | Benjamin Moore - #1529 Stingray |
| 5. Pre-cast Concrete Trim | Pacific Stone - #15 Venito - Fine Wash finish |
| 6. Wrought Iron Guardrail | True wrought iron - clear coat - Black |
| 7. Metal Clad Windows | Loewen - Medium Bronze Anodized |
| 8. Wood Front Door | Sherman Williams - Van Dyke Brown |
| 9. Light - Wall Sconce | Dark Bronze |

East Elevation scale: 3/16"=1'-0"

Project: Soroudi Residence
245 South Wetherly Drive



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Perspective
scale: none

Project: Soroudi Residence
245 South Wetherly Drive



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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 245 SOUTH WETHERLY DRIVE.

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

Section 1. Santiago Coronado, architect on behalf of Daniel Souroudi, 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 245 South Wetherly 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 **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. 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: **October 1, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission