



Design Review Commission Report

Meeting Date: Thursday, November 5, 2015
(continued from October 1, 2015)

Subject: **705 North Camden Drive (PL1500923)**
A request for an R-1 Design Review Permit to allow the construction 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 Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Erick Molinar, Designer

Recommendation: Conduct public hearing and provide the applicant with an approval.

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 Italianate California style; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

The project was previously reviewed by the Design Review Commission at its meeting on Thursday, February 5, 2015 and then continued with the request for a redesign (Attachment A). At that meeting, the Commission felt the design needed a complete redesign with the comments that the design was not working, appeared bulky and massive, the components of the design were not compatible, and overall it was not an improvement to the neighborhood.

As a result of the Commission's comments, the applicant has redesigned the project and taken it more toward an Italianate California design which is in keeping with the remodel of the interior of the residence which has been in progress. As part of the redesign, the Applicant revised the following elements:

- Added a mansard slate roof across the façade with gable dormer over the entry and hipped roofs next the entry and the south end of the building in place of the previous flat roof.
- Introduced balconies, bay windows and tower design elements.
- Revised the design to be more in keeping with the Italian style characteristics presented in the Beverly Hills Style Guidelines;

Attachment(s):

- A. Feb. 5, 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



- Revised the landscape plan to introduce new drought tolerant plants and evergreen canopy trees;
- Reduced the amount of exterior lighting.

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 Applicant has appeared to respond to the Commission's comments with the revised design. The front entry of the revised design could benefit from some refinement in its overall proportions. In addition, the plans need additional details on the precast molding proposed. 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

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. The property was originally designed by W. Asa Hudson, an architect listed on the City's Master Architect List. However, numerous renovations, additions, and alterations have taken place in the years since the property was built. According to a historic report completed on the property by Daly and Associates, the property has lost integrity and is therefore, not considered a potential historic resource for the City and 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 November 5, 2015.



Design Review Commission Report

455 North Rexford Drive

November 5, 2015

Attachment A

February 5, 2015 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, February 5, 2015

Subject: **705 North Camden Drive (PL1500923)**

A request for an R-1 Design Review Permit to allow the construction 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 Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Erick Molinar, Designer

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 Italianate California style; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed remodel of the existing Streamline Modern design into a style identified as Italianate California style lacks overall cohesiveness. The resulting design is not internally compatible and has uncoordinated design elements. The contrasting entry element is unsympathetic and does not appear to belong to the rest of the design. Additionally, the window fenestration is unresolved and overly simplistic and does not contribute to the character of the overall design. 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.

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Attachment(s):

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

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive

February 5, 2015

ENVIRONMENTAL ASSESSMENT

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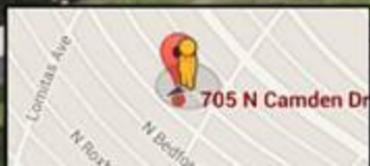
PUBLIC OUTREACH AND NOTIFICATION

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, January 23, 2015; the site was posted on Monday, January 26, 2015. To date staff has not received comments in regards to the submitted project.

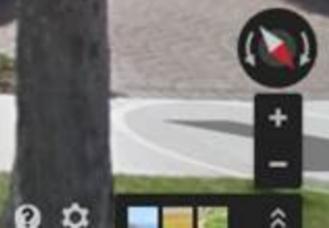
705 N Camden Dr

Beverly Hills, California

Street View - Apr 2011



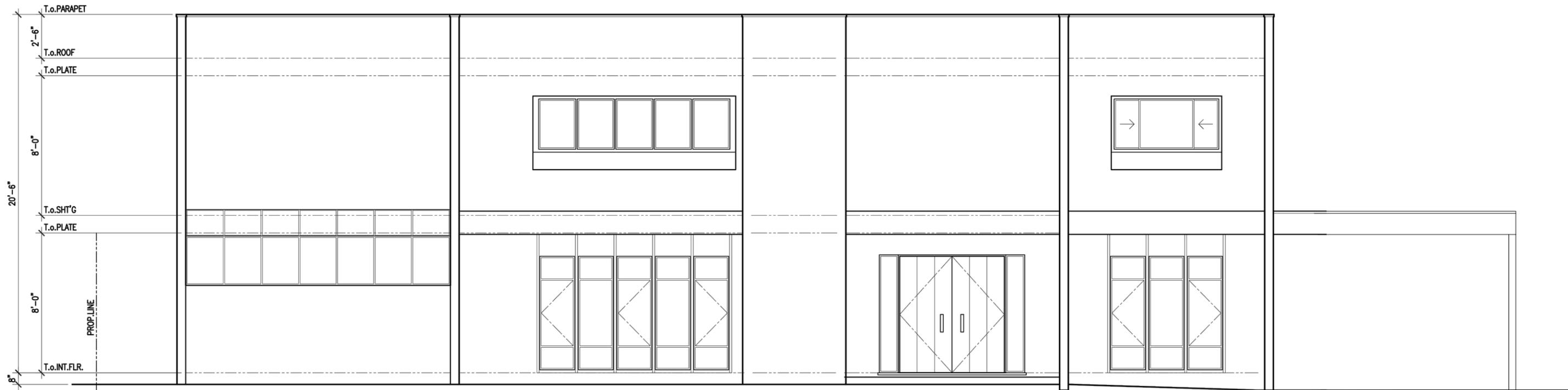
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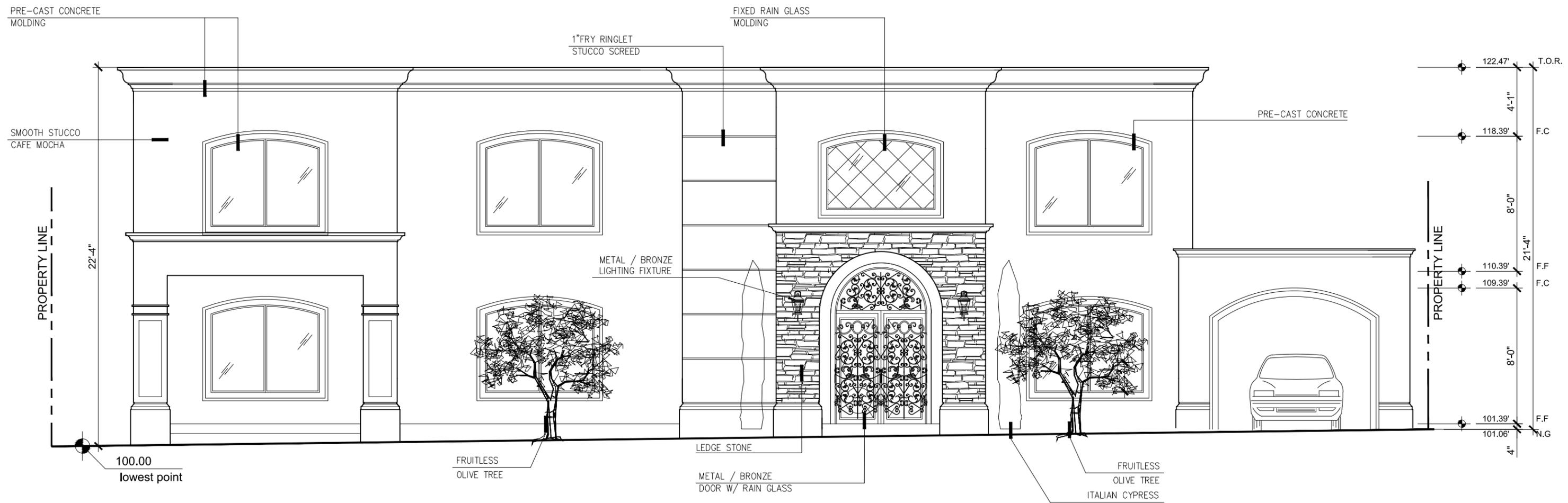
105





EXISTING FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



Design Review Commission Report

455 North Rexford Drive

November 5, 2015

Attachment B

Applicant's Written Response to Commission's Comments

705 Camden Dr. – Tanoë residence

Design review commission comments and applicant response:

1. The overall mass and the elements of the building seem too heavy and bulky.

Response: The new design offers more modulation and more design elements by introducing the mansard slate roof across the building with the gable dormer over the entry and hipped roofs next to the entry and on the south end of the building. The balconies, bay window and tower are added design elements as well.

2. Overly simplistic and basic design- needs more design to look Italianate.

Response: The proposed design follows the Italianate style characteristics as listed in the Beverly Hills Style Design guide book.

It presents an asymmetry around the entry with second order symmetry created vertically within each module.

Low pitched roofs are introduced above the entry and the bay window.

The two story entry is broken up to provide a single story porch with square pilasters and paired doors. The second story presents an indented window with the elaborate enframement .

The upper floor windows are smaller than the first floor windows.

Windows are arranged in pairs or triple windows as a repetition.

Eave brackets are used, crowns over the windows, and corbels at the entry.

3. The proposed Design is missing a story. The elements do't relate to each other, Building is not internally compatible.

Response: The attempt to create an internally compatible building was done by coordinating between the design modules and elements to have a dialogue .

For example : the tower was created to accompany the entry porch. The lower part of the tower has 2 perpendicular windows offering the view of the garden and the fountain to the interior.

The tiled niche in back of the fountain was created to provide a glazed background to the water and the fountain.

The low planter across the façade and the overall roof eave provide a wide common frame to the whole building.

The two balconies echo each other and add to the focus on the entry.

The separation of the two stories on the south side helps to recall and balance the one story porte de cochere.

4. Roses are dormant in the winter . evergreen is preferable to enhance the neighbourhood.

Response: The new landscape design introduces evergreen and drought resistant plants.

5. Excessive lighting .

Response: the proposed design shows less lighting in the front than the previous design. The lighting illuminates the driveway , trees, planting areas and porch area.

6. Modulation should be added to break up the massing.

Response: The revised façade offers more modulation along the width of the building as well as vertically.



Design Review Commission Report

455 North Rexford Drive

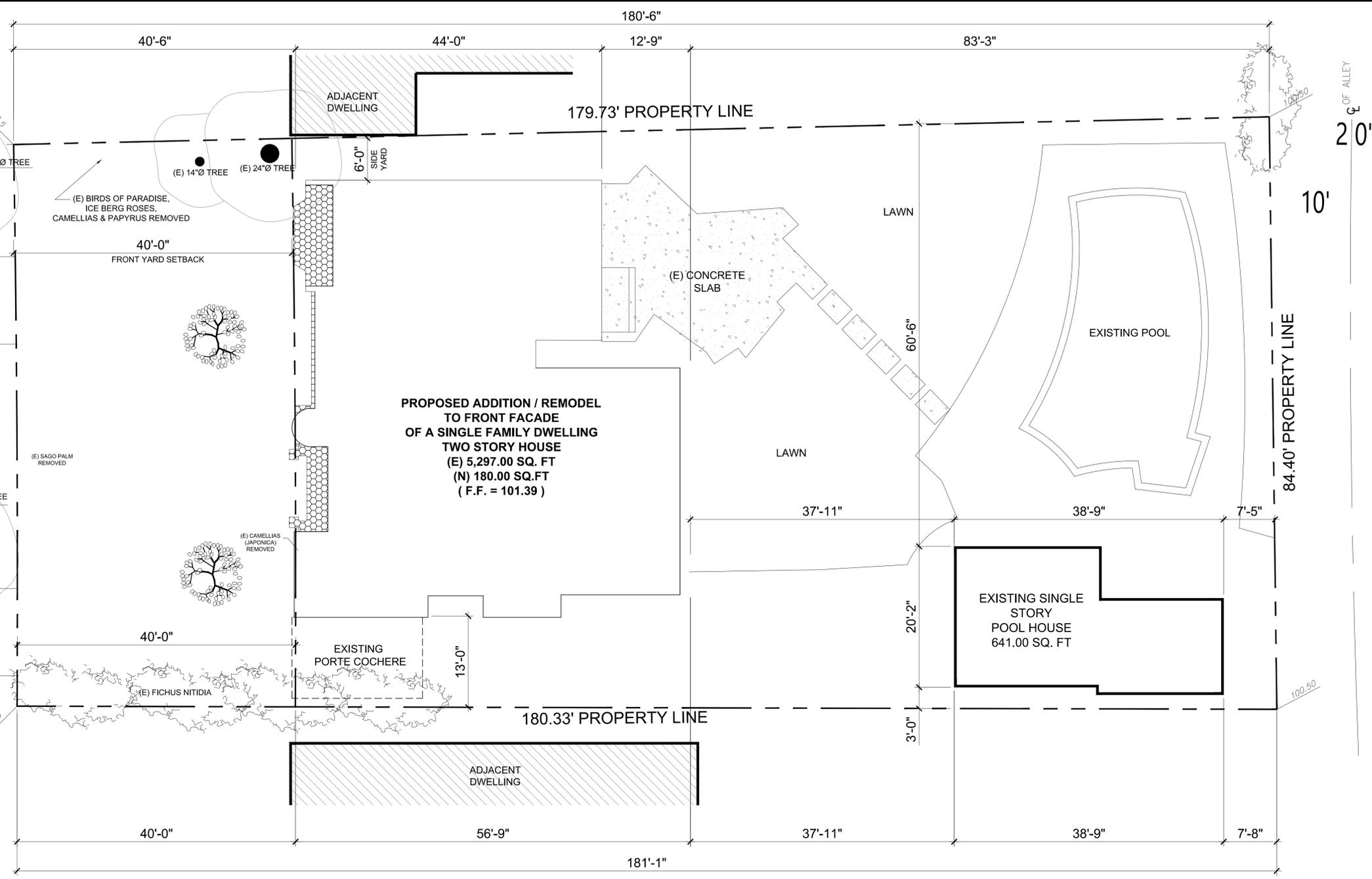
November 5, 2015

Attachment C
Project Design Plans

705 CAMDEN DRIVE
BEVERLY HILLS CA 90210

CL OF STREET

CL OF ALLEY



- FLOOR AREA LEGEND:**
-  INDICATES AREA OF NEW FOOTPRINT - 180 S.F.
 -  INDICATES AREA OF LAWN
 -  INDICATES AREA OF HARDSCAPE

ALLEY

MOLINAR
design & drafting

Erick E. Molinar
1132 S. Spence Street
Los Angeles, CA 90023
323.402.3524
erick_molinar@yahoo.com

Project Title:
Tanoe Residence
705 Camden Drive
Beverly Hills Ca. 90210
Owner:
Rudy Tanoe

Construction Drawings

Date: 08-17-13

Scale: AS NOTED

Rev.No. Rev./Issue Date./Issue

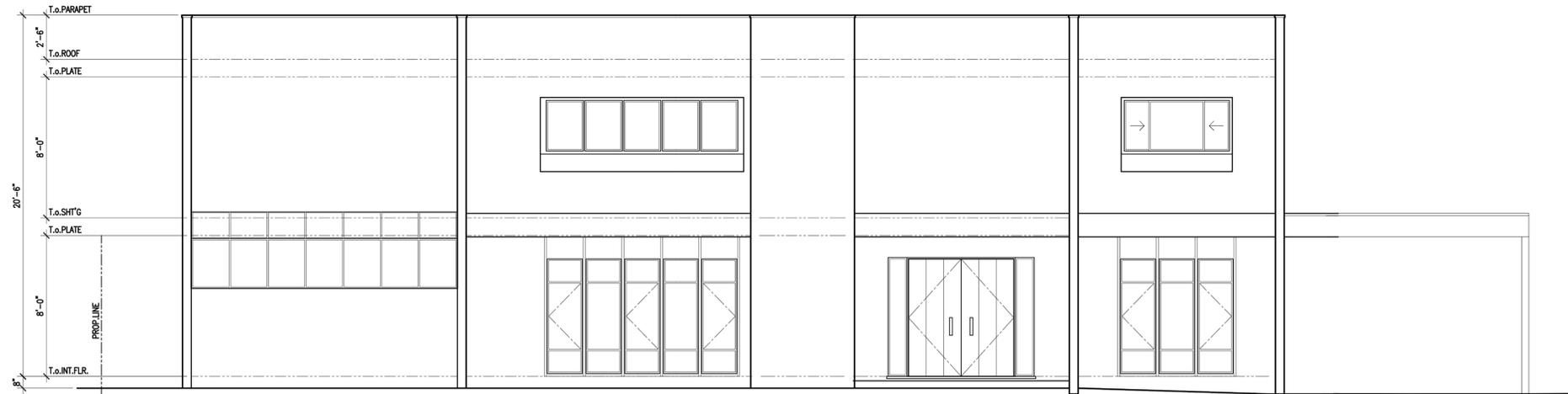
Sheet Title:

SITE PLAN
SCALE 1/8" = 1'-0"



Sheet No.
A-1.0

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EXISTING FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



Erick E. Molinar
1132 S. Spence Street
Los Angeles, CA 90023
323.402.3524
erick_molinar@yahoo.com

Project Title:

Tanoe Residence

705 Camden Drive
Beverly Hills Ca. 90210
Owner:
Rudy Tanoe

Construction Drawings

Date: 08-17-13

Scale: AS NOTED

Rev.No. Rev./Issue Date./Issue

Sheet Title:

PROPOSED ELEVATION

Sheet No.

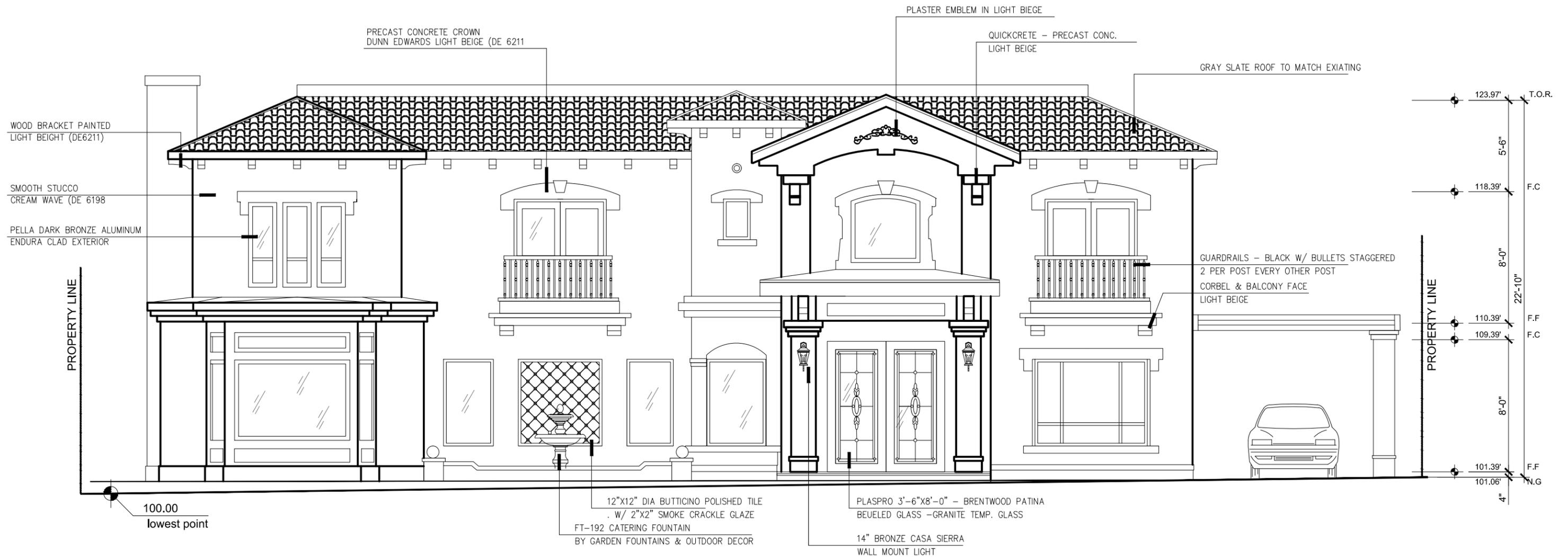
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EXISTING FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"





Name: Stucco
Finish: Smooth
Color: CREAM WAVE (DE 6198)
Mfg: DUNN EDWARDS



Name: Precast Molding
Finish: Concrete
Color:



Name: Lighting Fixture
Finish: Metal
Color: Bronze



Name: Front Door
Finish:
Color: PATINA

Name: PRECAST CONCRETE
Finish: Sandstone/Limestone
Color: LIGHT BEIGE
Mfg: QUICKCRETE



Design Review Commission Report

455 North Rexford Drive

November 5, 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 FAÇADE REMODEL TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 705 NORTH CAMDEN DRIVE.

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

Section 1. Erick Molinar, agent, on behalf of Rudy Tanoesoedibjo, property owners (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a façade remodel to an existing two-story single-family residence for the property located at 705 North Camden 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. The property was originally designed by W. Asa Hudson, an architect listed on the City’s Master Architect List. However, numerous renovations, additions, and alterations have taken place in the years since the property was built. According to a historic report completed on the property by Daly and

Associates, the property has lost integrity and is therefore, not considered a potential historic resource for the City and 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 **February 5, 2015 and November 5, 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: **November 5, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission