



# Design Review Commission Report

**Meeting Date:** Thursday, November 5, 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.

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## 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 meetings of July 2, 2015, August 6, 2015, and October 1, 2015 (Attachment A). As a result of the Commission's earlier comments, the applicant redesigned the project from a Contemporary design to French Mediterranean. At the October 1, 2015 meeting, the Commission stated that the design needed some overall refining with additional character and details. In addition, the landscape plan was insufficient and needed additional planting material.

As a result of the Commission's comments, the Applicant revised the following elements:

- Added balconies;
- Added horizontal mullions on all doors and windows;
- Removed the canopy over the entry door;
- Removed the roof overhang over the main entry door;
- Removed the horizontal stone stripes on the second floor;
- Replaced the stone material on the façade;
- Revised the landscaping plan.

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

Attachment(s):

- October 1, 2015 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

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



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).

#### **URBAN DESIGN ANALYSIS**

Based on a review conducted by the Urban Design Team, the Applicant appears to have addressed the Commission's concerns by adding additional detailing and refinement to the French Mediterranean redesign. In addition, the Applicant revised the landscaping plan and added additional planting material which contributes to the garden like quality of the City. Staff is recommending approval of the design subject to any conditions determined necessary to make the findings by the Design Review Commission.

#### **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 November 5, 2015.



## **Design Review Commission Report**

455 North Rexford Drive

November 5, 2015

### **Attachment A**

October 1, 2015 DRC Staff Report and Previously Proposed Plans



# 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.

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## 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](mailto: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.

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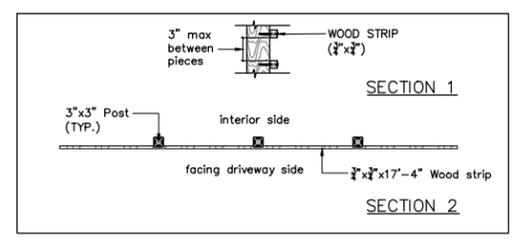
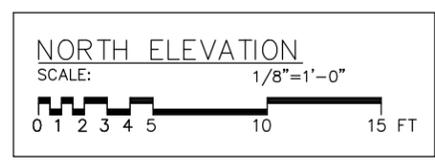
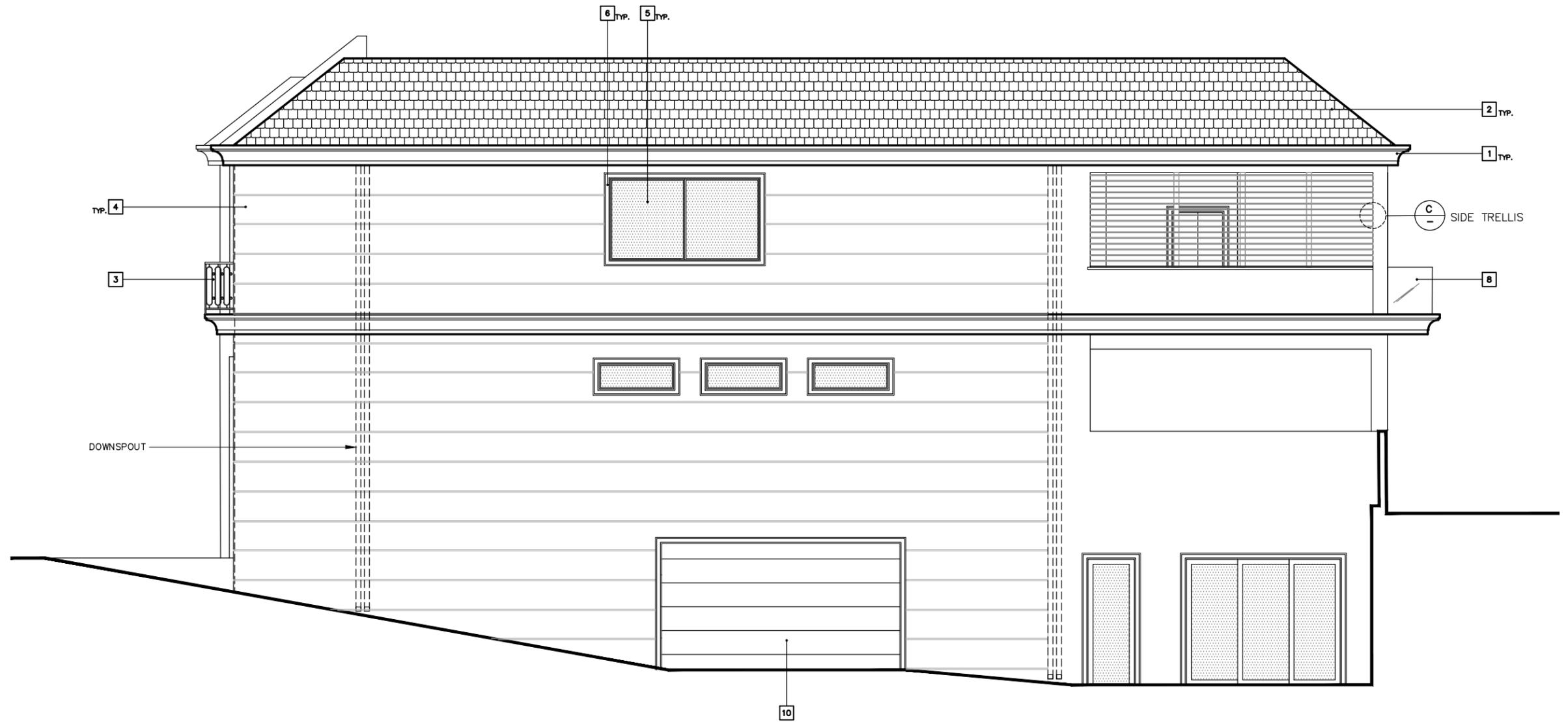
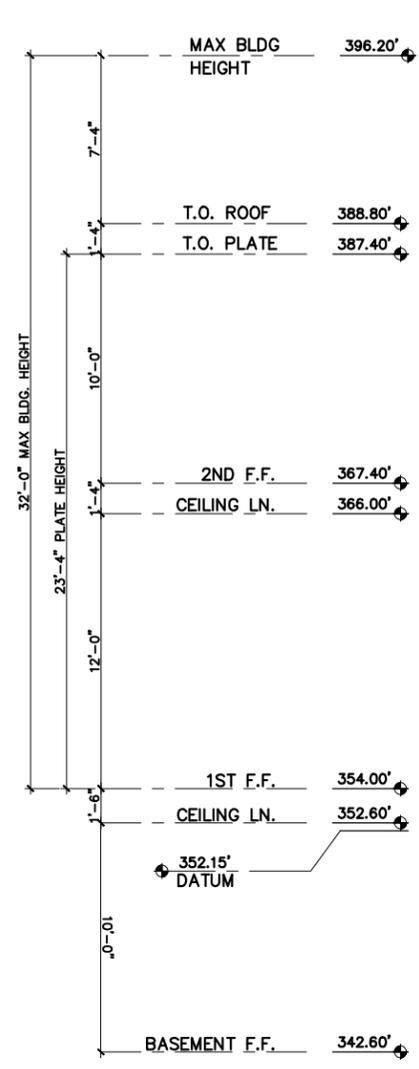
BUILDING ELEVATION KEY NOTES

- |   |  |
|---|--|
| <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

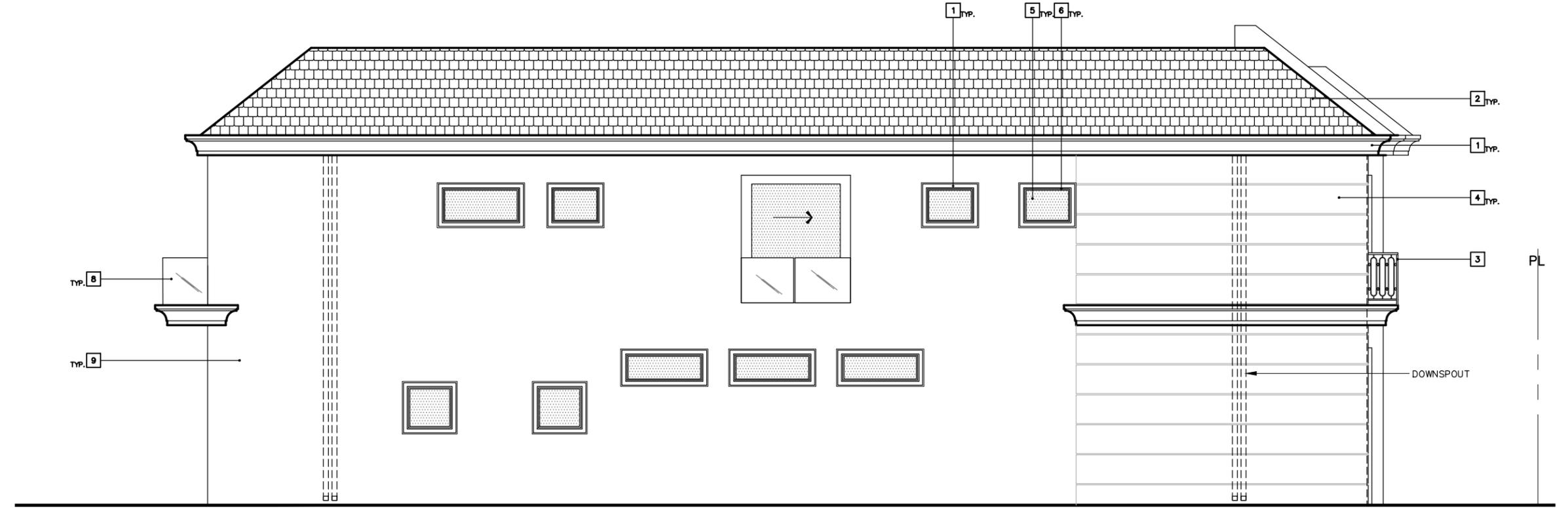
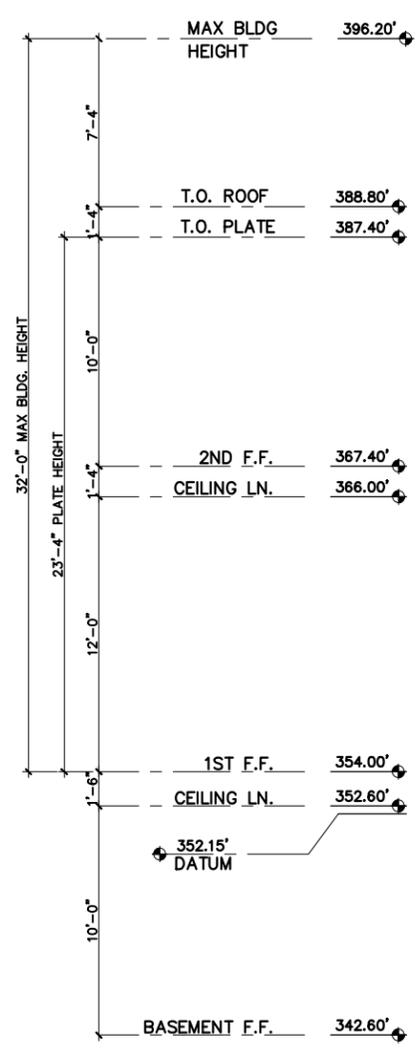
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|--|---|
| 1 PRECAST CONCRETE MOLDING HOUSE BELT (DUNN-EDWARDS PAINTS DE6369, LEGENDARY GRAY LRV 18)                      | 6 WINDOW FRAME (ALUMINUM) (DUNN-EDWARDS PAINTS DE6370 CHARCOAL SMUDGE LRV 11)   |
| 2 DOVINCIGRAY NATURAL SLATE TILE ROOF (GRAND 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.  
BEVERLY HILLS, CA 90210

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><b>1</b> PRECAST CONCRETE MOLDING HOUSE BELT (DUNN-EDWARDS PAINTS DE6369, LEGENDARY GRAY LRV 18)</p> <p><b>2</b> DaVINCI GRAY NATURAL SLATE TILE ROOF (GRAND BLACKBURN)</p> <p><b>3</b> W.I. RAILING 42" HIGH W/4" MAX. OPENING SPACE BETWEEN RAILINGS (GRAPHITE GRAY MICA #2/AVALON-301 CARROLWOOD)</p> <p><b>4</b> STONE FINISH - PORCELANOSA (SILVER WOOD CLASSICO L112995631)</p> <p><b>5</b> LIGHT GREEN TEMPERED GLASS ON WINDOWS/DOORS</p> | <p><b>6</b> WINDOW FRAME (ALUMINUM) (DUNN-EDWARDS PAINTS DE6370 CHARCOAL SMUDGE LRV 11)</p> <p><b>7</b> ENTRY DOOR (PAINTED WOOD) (DUNN-EDWARDS PAINTS DE6370 CHARCOAL SMUDGE LRV 11)</p> <p><b>8</b> RAILING 42" HIGH (GLASS) GREEN TEMPERED GLASS</p> <p><b>9</b> SMOOTH STUCCO FINISH (LA HABRA SBMF BASE-200 COLOR-X-820 SILVERADO)</p> <p><b>10</b> GARAGE DOOR (METAL) (GRAPHITE GRAY MICA #2 AVALON-301 CARROL WOOD)</p> <p><b>11</b> OUTDOOR LIGHTING FIXTURE (KICHLER LIGHTING 9251K 3 LIGHT TRENTON)</p> |
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**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"  
**PROJECT NO.:**

**SHEET NO.:** A2.8

711 N. HILLCREST RD.



COLORED FRONT ELEVATION WITHOUT LANDSCAPE



COLORED FRONT ELEVATION WITH LANDSCAPE

<p><b>GABBAY ARCHITECTS</b>  <small>9107 WILSHIRE BL. STE. 715 BEVERLY HILLS CA. 90210          TEL. 310.953-8888 FAX 310.960-1516</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>DATE:          09-14-15</p>
<p>DRAW: F.P.</p>		<p>SCALE:</p>	<p>SHEET NO.          A4.1</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.



**Design Review Commission Report**

455 North Rexford Drive

November 5, 2015

**Attachment B**

Applicant's Written Response to Commissioner's Comments



GABBAY ARCHITECTS

A PROFESSIONAL CORPORATION

YASSI GABBAY, ARCHITECT, D.P.L.G.

HAMID E. GABBAY, ARCHITECT

October 9, 2015

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

Re: 711 HILLCREST ROAD

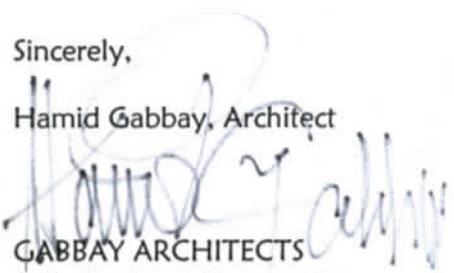
Dear Chair Arline Pepp, Vice Chair Ilene Nathan and Commissioners:

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. Redesign of the following:
  - Addition of balconies
  - Addition of horizontal mullions on all doors and windows
  - Removal of the canopy over the main door
  - Removal of the overhanging part of the roof over the main entrance
  - Removal of the horizontal stone stripes on both sides of the second floor
  - Replacement of stone used for the façade
  
2. Landscape  
To comply with code

Sincerely,

Hamid Gabbay, Architect

  
GABBAY ARCHITECTS  
A Professional Corporation



**Design Review Commission Report**

455 North Rexford Drive

November 5, 2015

**Attachment C**  
Project Design Plans





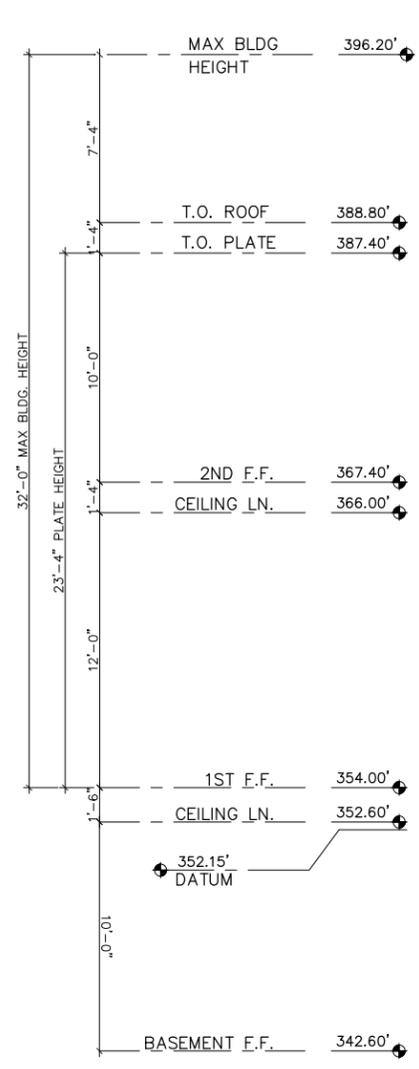
FRONT ELEVATION  
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BUILDING ELEVATION KEY NOTES

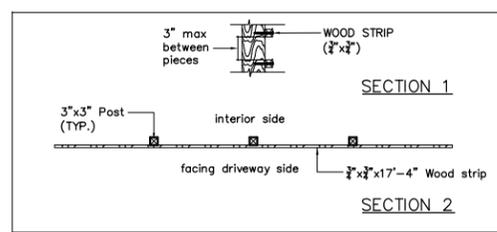
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|---|--|

**GABBAY ARCHITECTS**  
9107 WASHBURN BL., STE. 718 BEVERLY HILLS, CA 90210  
TEL. 310.953-8866 FAX 310.960-1516

SHEET TITLE: <b>(N) MAIN HOUSE FRONT ELEVATION</b>	REVISION: 
PROJECT TITLE: 711 N. HILLCREST RD. BEVERLY HILLS, CA 90210	DRAWN: F.P. SCALE: 1/8"=1'-0" DATE: 10-19-15 PROJECT NO.
	SHEET NO. <b>A2.5</b>



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



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

BUILDING ELEVATION KEY NOTES

- |   |  |
|---|--|
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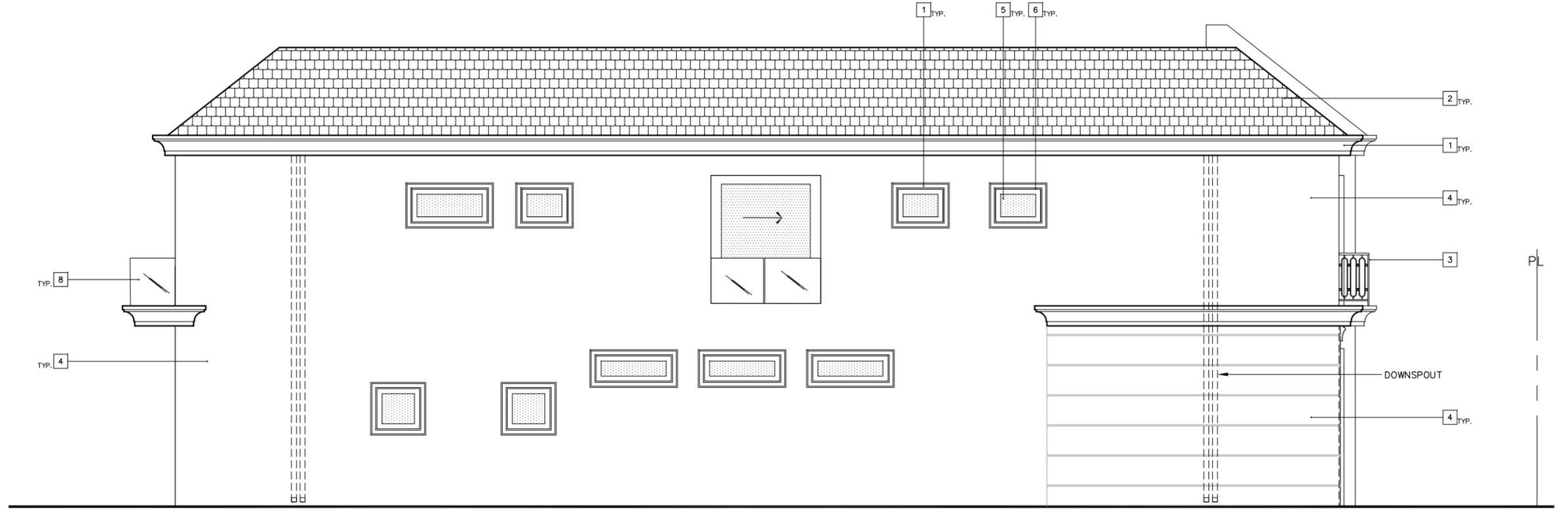
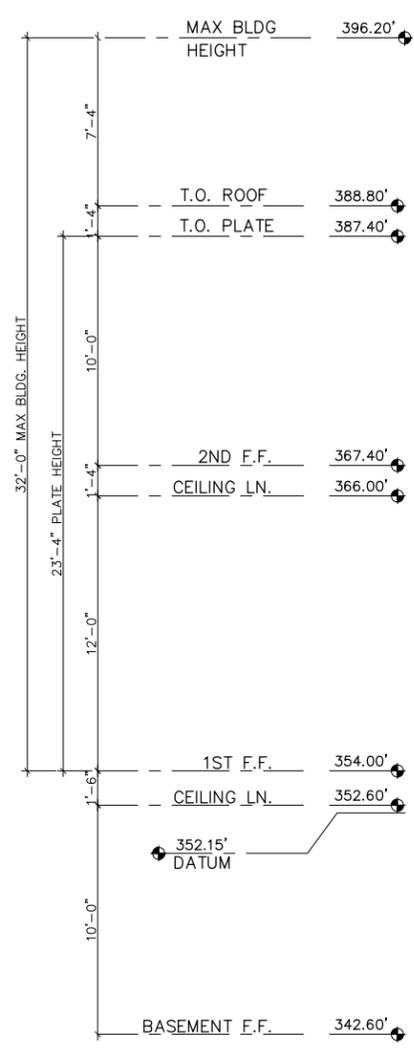
**GABBAY ARCHITECTS**  
9107 WASHIRE BL. STE. 718 BEVERLY HILLS CA. 90210  
TEL. 310.953-8866 FAX 310.960-1516

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:  
10-19-15  
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**

- |   |  |
|---|--|
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|---|--|

**GABBAY ARCHITECTS**  
 9107 WASHBURN BL., STE. 718 BEVERLY HILLS, CA 90210  
 TEL. 310.953-8866 FAX 310.960-1516

**(N) MAIN HOUSE SOUTH ELEVATION**

SHEET TITLE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

PROJECT TITLE: \_\_\_\_\_

711 N. HILLCREST RD.  
 BEVERLY HILLS, CA 90210

DRAW: F.P.  
 SCALE: 1/8"=1'-0"  
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 PROJECT NO. \_\_\_\_\_

SHEET NO. **A2.8**



COLORED FRONT ELEVATION WITHOUT LANDSCAPE



COLORED FRONT ELEVATION WITH LANDSCAPE

**GABBAY ARCHITECTS**  
 9107 WILSHIRE BL., STE. 718 BEVERLY HILLS, CA 90210  
 TEL: 310.953-8895 FAX: 310.960-1516

SHEET TITLE: <b>(N) COLOR FRONT ELEVATION</b>	REVISION:
PROJECT TITLE:	DRAW: F.P.
711 N. HILLCREST RD. BEVERLY HILLS, CA 90210	SCALE:
	DATE: 10-19-15
	PROJECT NO.

SHEET NO. **A4.1**

711 N. HILLCREST RD.



**GABBAY  
ARCHITECTS**  
9107 WASHBURN BL. STE. 718 BEVERLY HILLS CA 90210  
TEL. 310.953-8866 FAX 310.960-1516

SHEET TITLE:

3D VIEW 1

PROJECT TITLE:

711 N. HILLCREST RD.  
BEVERLY HILLS, CA 90210

REVISION:

DRAW: F.P.

SCALE:

DATE:

10-19-15

PROJECT NO.

SHEET NO.

A7.1

711 N. HILLCREST RD.



**GABBAY  
ARCHITECTS**  
9107 WASHBURN BL. STE. 718 BEVERLY HILLS CA 90210  
TEL. 310.953-8866 FAX 310.960-1516

SHEET TITLE:  
3D VIEW 2

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

DRAW: F.P.  
SCALE:  
DATE: 10-19-15  
PROJECT NO.

SHEET NO.  
A7.2

711 N. HILLCREST RD.



**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 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, October 1, 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

No project specific conditions proposed.

Standard Conditions

1. **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.
2. **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.

3. **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.
4. **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.
5. **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.
6. **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.
7. **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.

8. **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.
  
9. **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**

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Ryan Gohlich, Commission Secretary  
Community Development Department

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Arline Pepp, Chairperson  
Design Review Commission