



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, December 3, 2015
(continued from Thursday, November 5, 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 an approval, as conditioned.

REPORT SUMMARY

The applicant is requesting review and 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 Italianate 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, October 3, 2015. At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to a date certain (November 3, 2015; the project was subsequently continued to the December meeting as revised plans had not been submitted). The Commission's comments related primarily to the heaviness of the second floor balcony, scale of the front entry, front yard fountain details, front yard tree sizing, and general internal compatibility between the architectural elements.

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

- Reduction in scale of the front entry;
- Modified gable feature at second floor balcony (projecting gable removed);
- Reduced window sizes on southern half of front façade;
- Simplification of architectural molding at second floor;
- Removal of front yard fountain, and;
- Increase in front yard tree size.

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:

Cindy Gordon, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

December 3, 2015

URBAN DESIGN ANALYSIS

The proposed design demonstrates a significant improvement from the previous iteration and the applicant appears to have thoughtfully incorporated the Commission's comments. The entry and roof elements are greatly simplified, which allows for a greater internal compatibility among the design's various architectural elements. While the moldings have been removed from the second floor, it is recommended that a horizontal banding be included at the base of the residence to provide a scale to the design and to appropriately ground the building. Additionally, the landscape elevation appears to be inconsistent with the landscape plan, specifically regarding the number and location of trees, and it is recommended that such plans be updated accordingly.

Project-specific conditions have been proposed as a result of this analysis; however, the Commission may wish to amend, add, or delete any project-specific conditions deemed necessary to make the findings required for approval.

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. 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 mailed notices are required. The posted notice at the site has been updated to reflect the continued hearing date of December 3, 2015. To date, staff has not received any comments in writing in regards to the submitted project.



Design Review Commission Report

455 North Rexford Drive

December 3, 2015

Attachment A

October 1, 2015 DRC Staff Report
and Previously Proposed Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

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.

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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.

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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

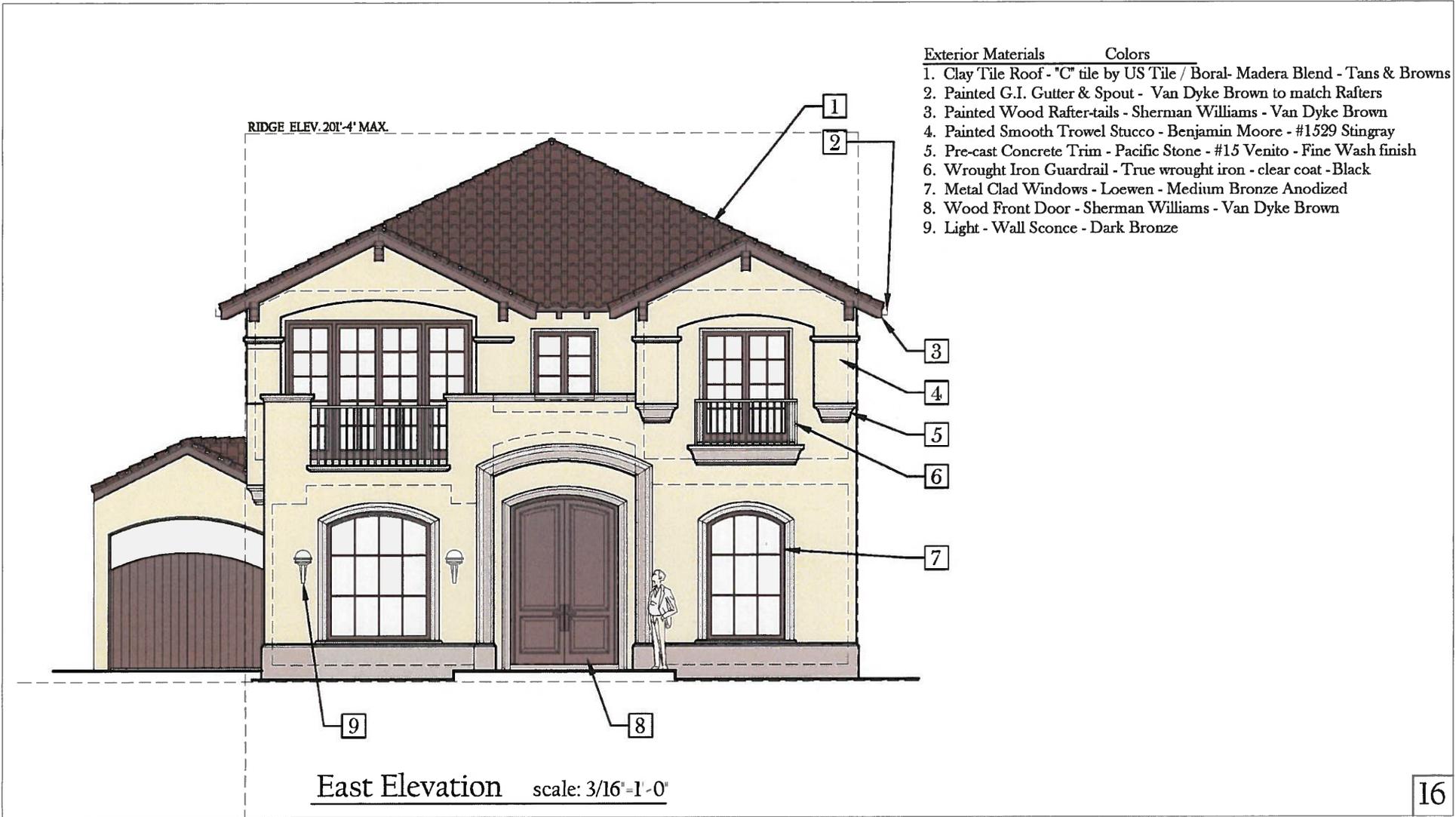
455 North Rexford Drive

October 1, 2015

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

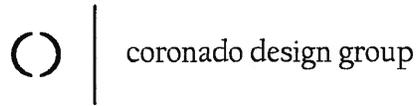
The project requires mailed public notice within 100 feet of the subject property, along with the block face, be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, September 18, 2015; the site was also posted on Friday, September 18, 2015. To date, staff has not received any comments in writing in regards to the submitted project.



- | 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



Coronado Design Group
office: 805 262 2459 mobile: 626 293 7085
email: santiago@coronadodesign.net
1613 Chelsea Rd # 231 San Marino CA 91108
133 E. De La Guerra #156 Santa Barbara CA 93101

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Perspective
scale: none

Project: Soroudi Residence
245 South Wetherly Drive



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Design Review Commission Report

455 North Rexford Drive

December 3, 2015

Attachment B

Applicant's Written Response to Commission's Comments

Beverly Hills Design Review Commission
455 North Rexford Drive
Beverly Hills, Calif. 90210

Thursday, November 12, 2015

coronado design group

Dear Committee

Thank you for your comments on October 1, 2015 Design Review meeting. We appreciate your input and understand that the design recommendations made are to better the projects that are proposed. The comments / design recommendations that the Committee made were clear and our responses are as follows:

1. Comment: Entry at front door overpowered the front facade, opening was too large and out of proportion.
Response: Front entry opening has been reduced both in height and width, the flat roof has been replaced with a sloped roof to match the main roof. The intent is to reduce the scale of the Entry by proportionally design elements that are consistent with the adjacent windows, doors, railings, etc.
2. Comment: Precast concrete details at Door and Window surrounds are overscaled.
Response: Reduce the scale of the precast to a more appropriate size.
3. Comment: Windows on either side of front door are not equal, one window seemed oversized.
Response: Reduce the size of the windows.
4. Comment: Top left portion of the front facade - large arched overhang with corbel - was out of scale and not consistent in proportion with the rest of the elements.
Response: Removed large overhang and redesigned the roof to accept the removal of the overhang. A gable over the smaller door opening was designed to add interest and a focal point to that area.
5. Comment: Stucco end walls at the balcony railing in the front facade are too wide and look massive.
Response: Reduced the width of the end walls at the balcony at front and rear.
6. Comment: Detail of front Fountain
Response: Fountain removed.
7. Comment: Fruit tree to be increased from a 24" to a 48" box.
Response: Fruit tree increased to a 48" box.
8. Comment: Garden wall on either side of the property in the front setback should be added and to attach to the front garden wall at the side walk.
response: Added 3' high stucco walls on both sides of the property.

Respectfully,

Santiago Coronado

Santiago Coronado



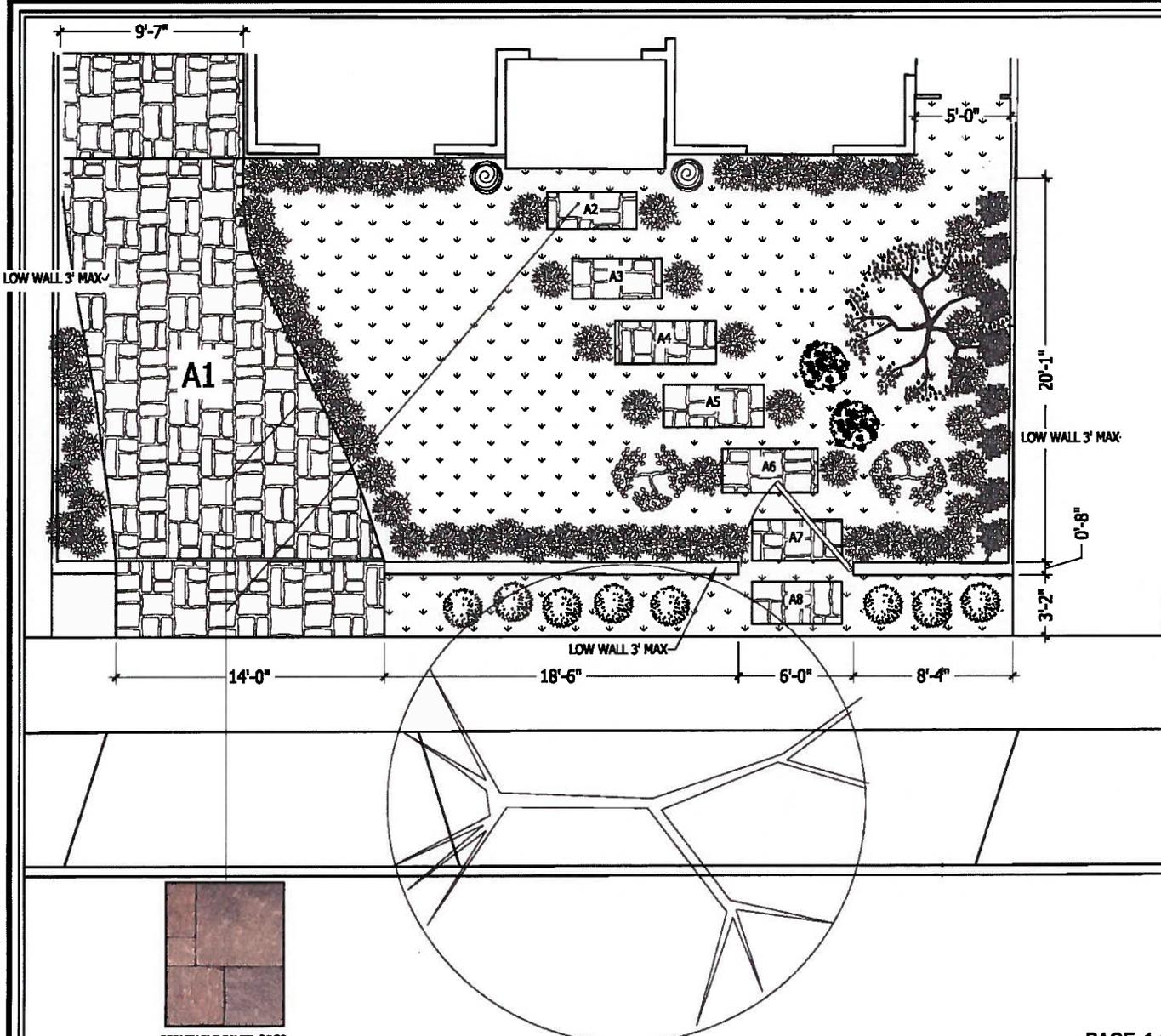


Design Review Commission Report

455 North Rexford Drive

December 3, 2015

Attachment C
Project Design Plans



PERMEABLE PAVES ORCO
- 'GRAN PIETRA' COLOR TUSCANY

(PROPOSAL) PLAN VIEW

PLANT LEGEND

SYMBOL	NAME	SIZE	PTC / REF
	(Existing street tree)	-	-
	Lavender	5 Gals	
	Fruitless olive tree	48" Box	
	Boxwood topiary	15 Gals & 5 Gals	
	Wistringia 'smoky'	5 Gals	
	Lemon Tree	24" Box	
	Pittosporum tenuifolium Marjorie Channon	15 Gals	
	Ground cover lippia nodifolia		
	Star jasmine vine	5 Gals	

PAVED AREA CALCULATION

AREA #	NAME	LENGTH	WIDTH	SQ FT
A1	DRIVEWAY	-	-	290.3
A2	PATHWAY PAVED	4'-6"	1'-11"	8.9
A3	PATHWAY PAVED	4'-8"	2'-1"	9.7
A4	PATHWAY PAVED	5'-3 1/2"	2'-3"	11.8
A5	PATHWAY PAVED	5'-2"	2'-2 1/2"	11.6
A6	PATHWAY PAVED	4'-11 1/2"	2'-3 1/2"	11.4
A7	PATHWAY PAVED	4'-8"	2'-2"	10.1
A8	PATHWAY PAVED	4'-8"	2'-2 1/2"	10.3
	TOTAL			364.1

BETH EDELSTEIN
edelsteinbeth@gmail.com
310.592.5773
CA LIC #909868

CUSTOMER : Soroudi Residence
ADDRESS : 245 S Wetherly Dr Beverly Hills CA 90211
DWG NAME: 245 S WETHERLY DR BEVERLY HILLS CA 90211.DWG

BETH EDELSTEIN
LANDSCAPE DESIGN

BETH EDELSTEIN
edelsteinbeth@gmail.com
310.592.5773
CA LIC #909888

CUSTOMER : Soroudi Residence
ADDRESS : 245 S Wetherly Dr Beverly Hills CA 90211
DWG NAME: 245 S WETHERLY DR BEVERLY HILLS CA 90211.DWG

BETH EDELSTEIN
LANDSCAPE DESIGN



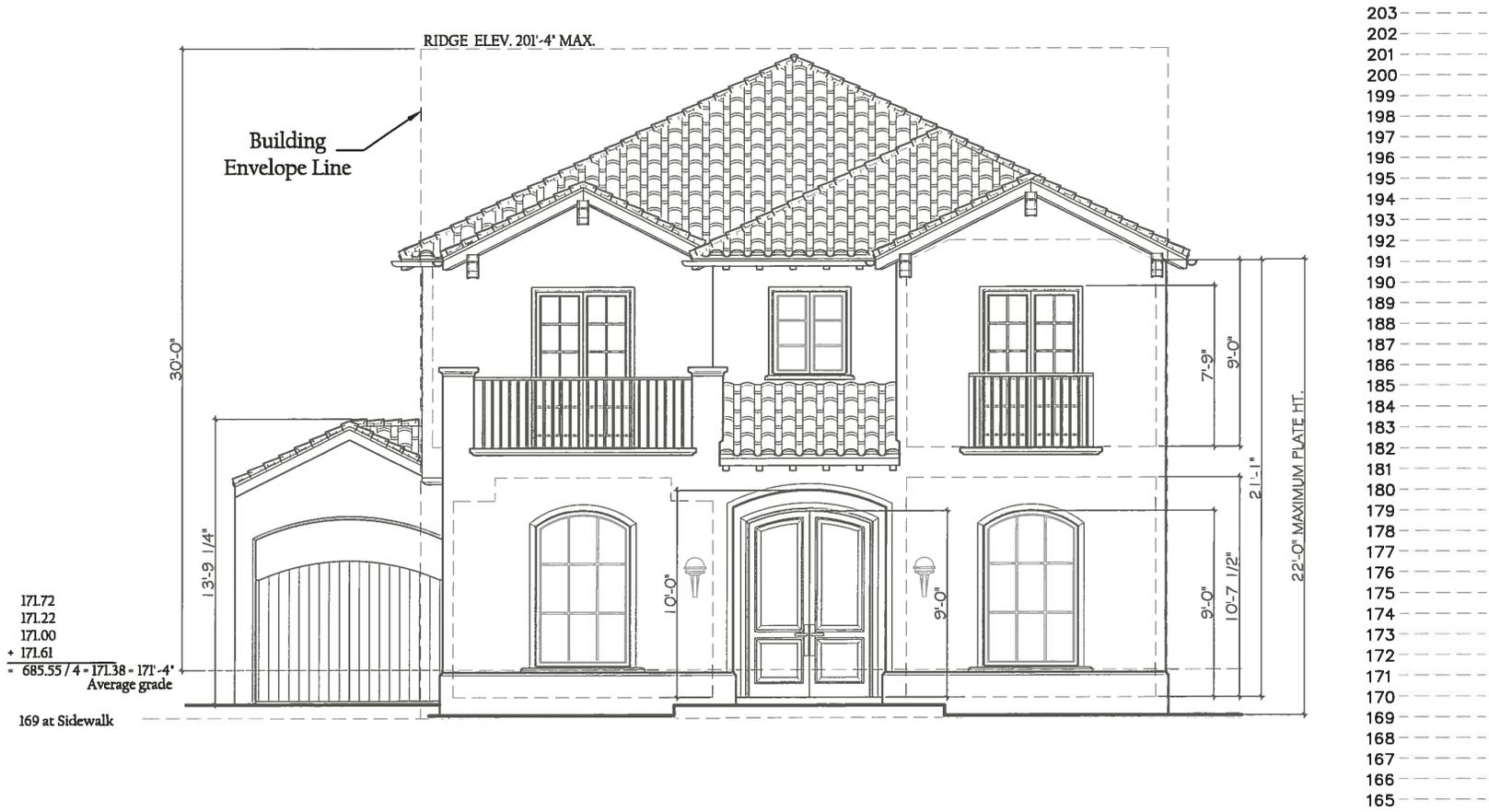
PAINT TO MATCH HOUSE TRIM
VAN DYKE BROWN / SHERWIN WILLIAMS

PAINT TO MATCH HOUSE TRIM
VAN DYKE BROWN / SHERWIN WILLIAMS

BLOCK WALL WITH TROWEL
STUCCO TO MATCH HOUSE

FENCE ELEVATION

PAGE: 2 / 3
SCALE: 1/4" = 1'-0"



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

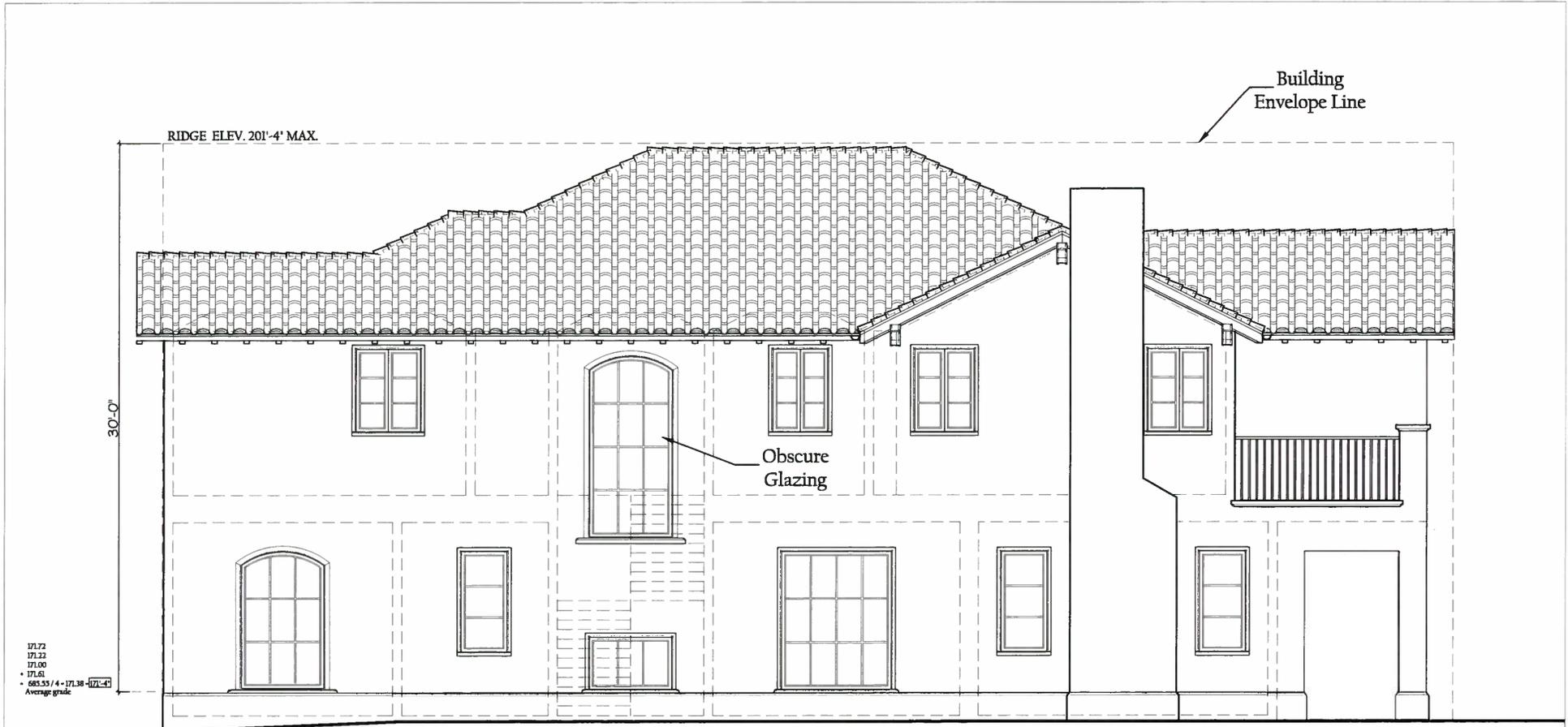
Project: Soroudi Residence
245 South Wetherly Drive



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

Project: Soroudi Residence
 245 South Wetherly Drive



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

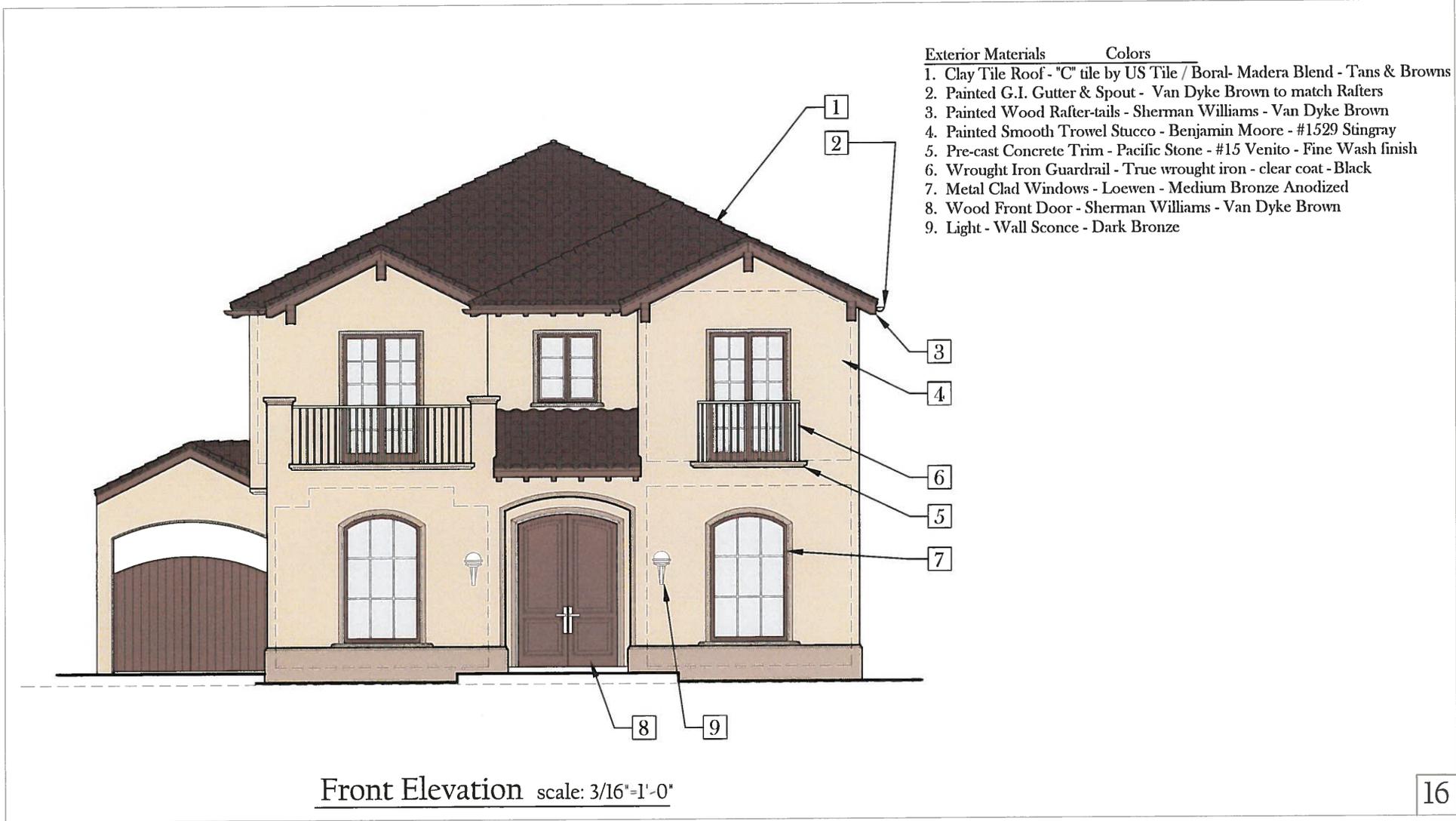
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Project: **Soroudi Residence**
 245 South Wetherly Drive



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Photo Montage scale: ±1/32"=1'-0"

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Perspective
scale: none

Project: Soroudi Residence
245 South Wetherly Drive



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Design Review Commission Report

455 North Rexford Drive

December 3, 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 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 duly noticed public hearings on **October 1, 2015 and December 3, 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 horizontal molding shall be included toward the base of the single-family residence to provide appropriate scale to the design, subject to final review and approval by the City's Urban Design staff.
2. The landscape elevation shall be revised to be consistent with the landscape plan.

Standard Conditions

3. **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.
4. **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.
5. **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.

6. **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.
7. **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.
8. **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.
9. **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.

10. **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.

11. **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: **December 3, 2015**

Ryan Gohlich, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission