



Design Review Commission Report

Meeting Date: Thursday, March 3, 2016

Subject: **1729 Angelo Drive (PL1602200)**
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 north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Yassi Gabbay – Gabbay Architects

Recommendation: Conduct public hearing and provide the applicant with design guidance.

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 north of Santa Monica Boulevard. The proposed style is identified by the applicant as Contemporary; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

While the proposed Contemporary-styled single-family residence contains many architecturally appropriate elements, such as a strong horizontal configuration and floor-to-ceiling windows, it lacks a cohesive design statement. The various Contemporary design elements do not create a consistent design aesthetic and lack the necessary internal compatibility. Additionally, the entryway is greatly diminished as it is partially obscured from the front elevation; greater attention should be given to this element to create a greater focal point in this area. Furthermore, the second floor appears overly strong when compared to the first floor and creates a top-heavy feeling to the design. It is recommended that the design be rethought to express a more coherent Contemporary design.

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. Additionally, 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.

Attachment(s):
A. Detailed Design Description and Materials (applicant-prepared)
B. Project Design Plans
C. DRAFT Approval Resolution

Report Author and Contact Information:
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(310) 285-1191
cgordon@beverlyhills.org



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PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet and the block face of the subject property 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 Monday, February 22, 2016; the site was posted on Monday, February 22, 2016. To date staff has not received comments 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):

Architectural style of the residence is contemporary. A lot of attention is made in selection of finishing material, such as finish of second floor stripe and first floor blank wall, also large. Floor to ceiling windows to express the style.

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

D Site & Area Characteristics

Lot Dimensions: 85.31'x117.53' Lot Area (square feet): 10,875.00 SF.
 Adjacent Streets: Benedict Canyon Drive

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

- | | |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input checked="" 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:

Mailing by the City.

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:	28'-0"		28'-0"
Roof Plate Height:		23'-0"	23'-0"
Floor Area:	5,850.00 sq. ft.	2,750.10 sq. ft.	5,820.01 sq. ft.
Rear Setbacks:		6'-10 5/8"	20'-6"
Side Setbacks:	S/E 12'-0"	S/E 10'-9 3/8"	S/E 12'-0"
	N/W 10'-0"	N/W 16'-8 1/4"	N/W 10'-0"
Parking Spaces:	4		4

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: Parklex Natural Wood / Textured Ceramics
Texture /Finish: smooth / glazed
Color / Transparency: Rubi / blue cobalt

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

Material: Powder Coated Alu. Frame w/ tinted glass
Texture /Finish: semi gloss
Color / Transparency: Bronze Frame / blue glass

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

Material: Entry: Natural Wood
Texture /Finish: Natural
Color / Transparency: to match Parklex-Rubi

PEDIMENTS

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

ROOF

Material: Flat - not visible
Texture /Finish:
Color / Transparency:

CORBELS

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

CHIMNEY(S)

Material: Stucco
Texture /Finish: smooth / sand finish
Color / Transparency: off white

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

COLUMNS

Material: Steel
Texture /Finish: Paint matt
Color / Transparency: Dark brown to match windows frame

BALCONIES & RAILINGS

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

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

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

EXTERIOR LIGHTING

Material: Cast iron
Texture /Finish: glass
Color / Transparency: white

PAVED SURFACES

Material: Lime stone
Texture /Finish: smooth
Color / Transparency: light beige

FREESTANDING WALLS AND FENCES

Material: CBW - stucco
Texture /Finish: smooth sand finish
Color / Transparency: to match

OTHER DESIGN ELEMENTS

Material:
Texture /Finish:
Color / Transparency:

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

The landscape evokes a minimalist feel featuring only a few plant types in masses mirroring the contemporary massing of the house. Plant types have individually a strong architectural form.

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.

Selected materials and colors are consistent with the contemporary style of the Design. Same material are used in interior with harmony.

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.

An interior two level garden, open and visible from street is incorporated in the design to create a feeling of continuity of exterior to interior. Street scape indicates the low volume of proposed design.

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

The architectural style is modern and fresh, replacing an old, tired residence with no specific beauty and character.

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.

A high sense of privacy is given to next door neighbors, by minimizing windows in side-facades. Owner is happy with having exposure to the rear yard and to the front only at upper floor.

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.

This residence will be an addition to a collection of homes with different architectural styles, and/or some hidden behind very high green walls and fences.

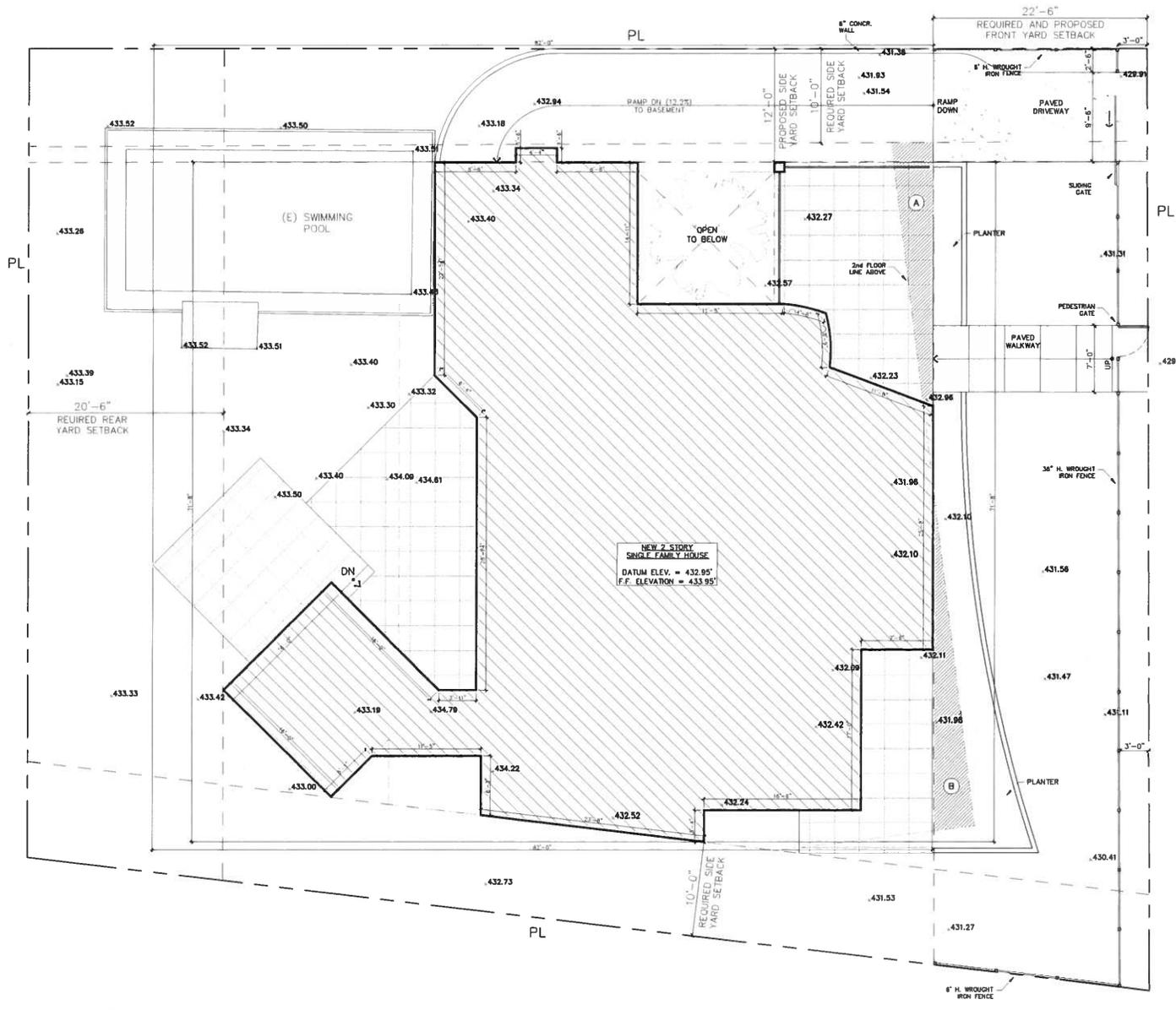


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Attachment B
Project Design Plans



(N) SITE PLAN
 SCALE: 3/32"=1'-0"
 0 1 2 3 4 5 10 15 FT

AVERAGE HEIGHT:
 DATUM:
 (432.57' + 432.23' + 432.96' +
 432.11' + 432.09' + 432.42' +
 432.24' + 432.52' + 434.22' +
 433.00' + 433.42' + 434.79' +
 433.32' + 433.51') =
 6,061.4' / 14 = 432.95'

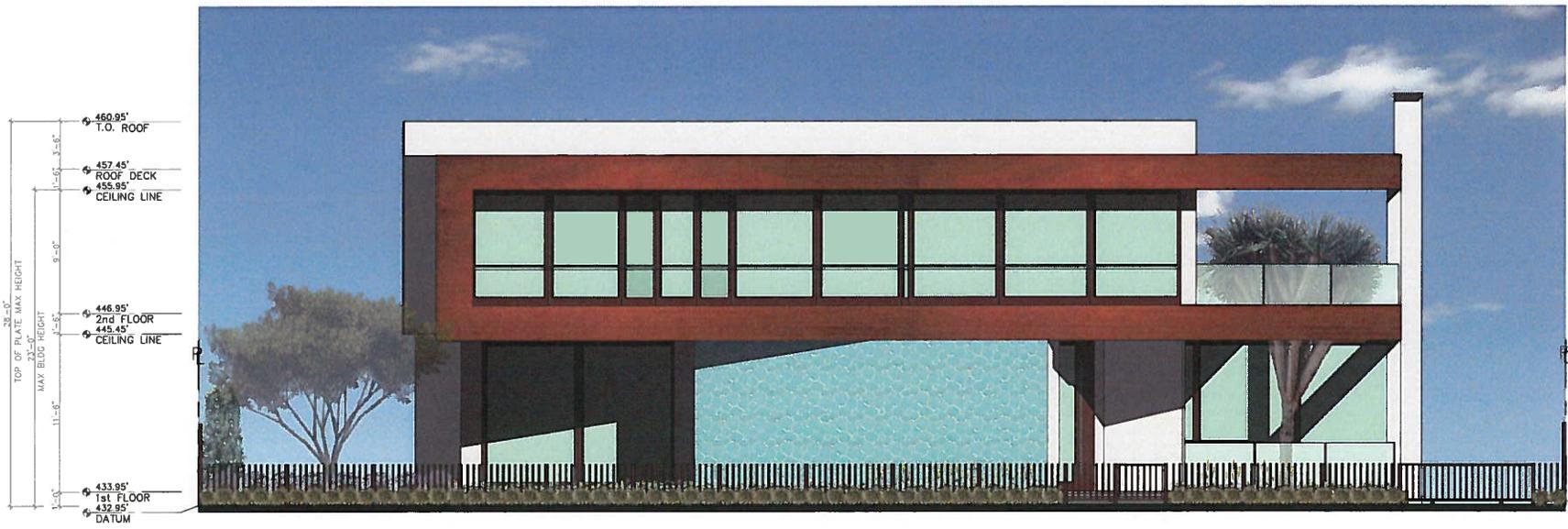
1st FLOOR FIN. ELEV: 433.95'
 MAX. BUILDING HEIGHT ELEV: 460.95'

FRONT YARD AVERAGING:
 (A) = (B)

ANGELO DRIVE

GABBY ARCHITECTS
 4117 WILSHIRE BL., STE. 712, BEVERLY HILLS, CA 90212
 P: 310.435.8888 F: 310.435.8889

SHEET TITLE: (N) SITE PLAN	PROJECT TITLE: 1729 ANGELO DRIVE BEVERLY HILLS, CA 90210	DATE: 02-16-16	SHEET NO. A1.1
PROJECT TITLE: 1729 ANGELO DRIVE BEVERLY HILLS, CA 90210	DATE: 02-16-16	PROJECT NO.:	



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

<p>GABBAY ARCHITECTS <small>11177 WILSHIRE BL., SUITE 710 BEVERLY HILLS, CA 90210 TEL: 310.659.6666 FAX: 310.659.6666</small></p>	
<p>SHEET NO. _____</p>	<p>DATE: 02-16-16</p>
<p>PROJECT TITLE: 1729 ANGELO DRIVE, BEVERLY HILLS, CA 90210</p>	<p>SCALE: 1/8"=1'-0"</p>
<p>(1) COLORED FRONT ELEVATION W LANDSCAPE</p>	<p>SHEET NO. A4.6</p>



STREETScape PHOTO MONTAGE (with EXISTING HOUSE)



STREETScape PHOTO MONTAGE (PROPOSED HOUSE without LANDSCAPE)



STREETScape PHOTO MONTAGE (PROPOSED HOUSE with LANDSCAPE)

GABBAY ARCHITECTS <small>ARCHITECTS INC. 1729 ANGELO DRIVE BEVERLY HILLS, CA 90210 TEL: 310.960.0888 FAX: 310.960.1518</small>		SHEET TITLE:	REVISION:
		STREETScape PHOTO MONTAGE	
PROJECT TITLE:	DATE:	DRAWN: F.P.	SHEET NO.
1729 ANGELO DRIVE BEVERLY HILLS, CA 90210	02-16-16		A6.1
	PROJECT NO.:		1729 ANGELO DR.



GABBAY ARCHITECTS 10017 WILSHIRE BL., SUITE 770, BEVERLY HILLS, CA 90212 TEL: 310.276.0000 FAX: 310.276.0001	
SHEET TITLE: SOUTHWEST VIEW 3D RENDERING	BLVD/001/01
PROJECT TITLE: 1729 ANGELO DRIVE BEVERLY HILLS, CA 90210	DRAWN: F.P. SCALE: SHEET NO.: DATE: 02-15-16 PROJECT NO.: A7.1



GABBAY ARCHITECTS 1077 PALMWOOD BL. STE. 718 BENTLEY PALMS, CA 90242 TEL: 310.885.6888 FAX: 310.885.6118	
SHEET TITLE: NORTHEAST VIEW 3D RENDERING	REVISION:
PROJECT TITLE: 1729 ANGELO DRIVE BEVERLY HILLS, CA 90210	DRAWN: F.P. SCALE: DATE: 02-15-16 PROJECT NO.:
	SHEET NO. A7.2

1729 ANGELO DR.



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Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-16

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 1729 ANGELO DRIVE (PL1602200).

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

Section 1. Yassi Gabbay, Gabbay Architects, agent, on behalf of Dr. Michael Hayavi, 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 1729 Angelo 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. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. Additionally, 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 March 3, 2016, 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 are 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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: March 3, 2016

Mark Odell, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission