



Design Review Commission Report

-
- Meeting Date:** Thursday, May 5, 2016
(continued from Thursday, April 7, 2016)
- Subject:** **224 South Linden Drive (PL1600747)**
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:** Gabbay Architects
- Recommendation:** Conduct public hearing and provide the applicant with an approval.
-

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 was originally identified by the applicant as 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 February 4, 2016 and a revised project was presented at the meeting of April 7, 2016 (Attachment A). At the February 4, 2016 meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to a date certain (March 3, 2016; the project was subsequently continued to the April 7, 2016 meeting as revised plans had not been submitted for the March meeting). At the April 7, 2016 meeting, the Commission's comments related primarily to the overall box-like appearance of the design and the extensive use of French doors on the front façade. In addition, the Commissioners were concerned that the design did not appropriately respond to the existing neighborhood architectural context.

The Applicant redesigned the residence pursuant to the request of the Commission.

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

URBAN DESIGN ANALYSIS

The Architect has redesigned the residence in a French Provincial style with significant modifications to the previous design presented, however, additional refinements have been identified that will promote the architectural style, which will in turn will enhance the streetscape of South Linden Drive. Such modifications include:

- Attachment(s):
- A. April 7, 2016 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



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224 South Linden Drive

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- Review the proposed finish of the precast architectural trim and consider either a more neutral or earth tone painted finish or specify an integral neutral coloration rather than a painted finish.
- Review the final roof plan and provide for an articulation of the roofline in conjunction with the projecting entry porch and upper floor balcony area. In addition, provide specifications for the corbeling that is indicated along the roof edge and consider adding a heading or other style-appropriate detailing above the pilasters in the central upper floor balcony.
- Reconcile the final specifications for the material and finishes as they differ on the plans and material board. Coordinate the coloration for the metal work including any proposed downspouts or gutters.
- Consider adding a precast base component and remove the vertical trim elements below the ground floor windows to provide greater horizontality to the structure and to complement the traditional design aesthetic.
- Restudy the upper horizontal balcony rail on the façade to create a more style appropriate design. Further simplification of the decorative metalwork for the main entry door in conjunction with the upper balcony railings is suggested.
- Restudy design of the porte cochere to ensure that this feature appropriately complements the style of the residence.

It is recommended that the Design Review Commission approve the project with the condition that a revised design and final details be presented to the Urban Designer for final review and approval.

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, as 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 Thursday, May 5, 2016. In addition, staff notified via email, the neighbors who attended the April 7, 2016 meeting to let them know that revised plans were submitted.



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224 South Linden Drive

May 5, 2016

Attachment A

April 7, 2016 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, April 7, 2016

Subject: **224 South Linden Drive (PL1600747)**
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: Gabbay Architects

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

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 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 February 4, 2016 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to a date certain (March 3, 2016; the project was subsequently continued to the current meeting [April 7, 2016] as revised plans had not been submitted for the March meeting). The Commission's comments related primarily to the verticality of the design, configuration and hierarchy of the fenestration, and the internal compatibility of Mediterranean design elements.

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

- Reduced height of the French doors and entry-adjacent window;
- Revised entry way design;
- Removal of the travertine stone around the ground floor French doors;
- Revised balcony configuration at the second floor, and;
- Addition of a centrally-located dormer element and horizontal pre-cast moldings;

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

URBAN DESIGN ANALYSIS

The verticality of the design remains a concern as it does not appear that the revisions have substantially modified the orientation. Modifications to the design, however, have been

Attachment(s):

- A. February 4, 2016 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:
Cindy Gordon, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

341 South Canon Drive

April 7, 2016

identified that will promote the Mediterranean architectural style, which will in turn enhance the streetscape of South Linden Drive. Such modifications include:

- Consider removing, or reducing in number, the pre-cast horizontal moldings that wrap the facade, which have been included in the redesign for the purpose of increasing the design's horizontality. Such additions create an undesirable busyness to the façade that detracts from the overall style.
- Consider reducing the size of the openings for the glazing, including the French doors and the window unit located above the entry, as refinement of these openings would have a more substantial impact on the perceived verticality of the facade. The applicant may wish to explore continuing the ground floor bulkheads and replacing the French doors with double casement windows, which would sit atop the bulkhead to better ground the building and thereby enhance the horizontality of the design.
- Review removal of the single dormer vent that has been added to the front portion of the roof. This element serves only to increase the design's verticality, drawing the eye upward, and does not promote the desired horizontal configuration.
- Continue to study the porte cochere by introducing a columnar element and eliminate the cantilever, which is a contemporary treatment that is in conflict with the more traditional, Mediterranean style.
- Further study the keyhole design proposed at the second floor balconies in relation to the traditional styling of the residence. The applicant may wish to also explore the incorporation of arched balcony openings or consider the introduction of a header for these areas, which would be more indicative of a Mediterranean style. Additionally, the applicant may wish to reconsider the metal treatment at the railings and incorporate a more traditional, and less contemporary, pattern into these elements.

It is recommended that the Design Review Commission approve the project with the condition that a revised design and final details be presented to the Urban Designer for final review and approval.

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.



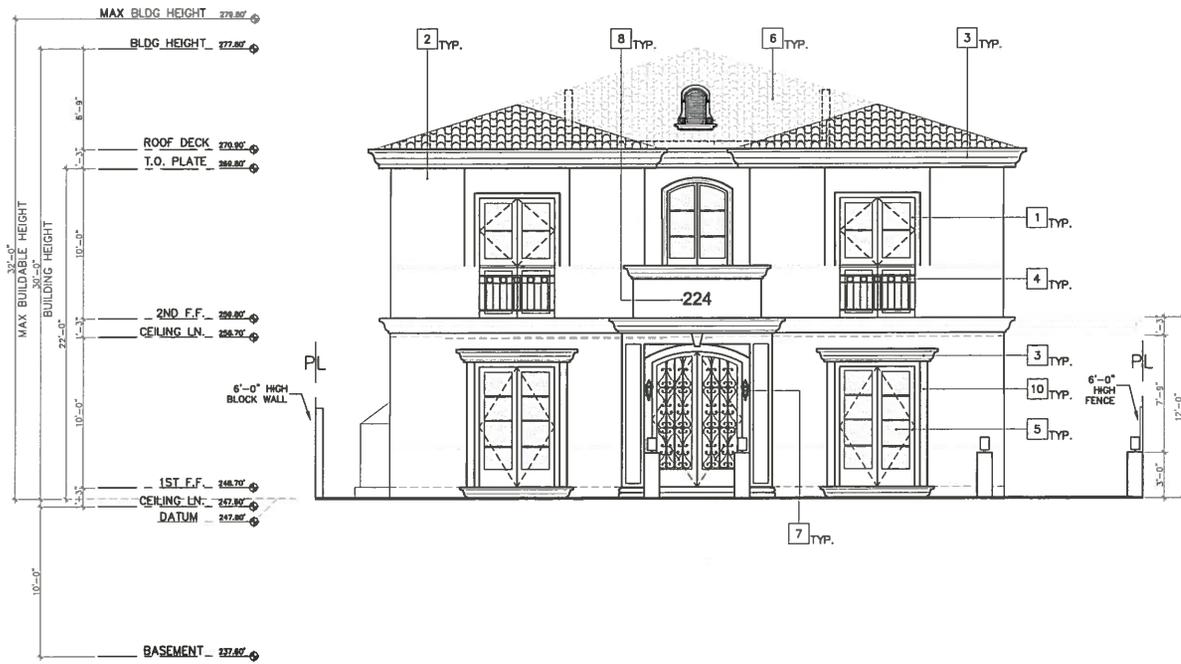
Design Review Commission Report

341 South Canon Drive

April 7, 2016

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 Thursday, April 7, 2016. To date, staff has not received any comments in writing in regards to the submitted project.



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

BUILDING ELEVATIONS KEY NOTES

- | | |
|--|---|
| <p>1 WINDOW FRAMING
(BRAEWOOD - F/C WALNUT 579/FN23 PF)
SMOOTH PLASTER STUCCO SAND FINISH
(LA HABRA BASE-200 X-820 SILVERADO)</p> <p>2 MOLDING
(PRECAST FINISH / DUNN DE6376)</p> <p>4 W. RAILING 42" HIGH W/4" MAX. OPENING SPACE
BETWEEN RAILINGS (BLACK MAGNETIC CHALKBOARD)</p> <p>5 WINDOW GLASS
(CLEAR TEMPERED GLASS)</p> | <p>6 'C' CONNECTION CLAY TILE ROOFING
(CLADDING McBEAN & CO. BLENDED RED)</p> <p>7 OUTDOOR LIGHTING FIXTURE
(RICHLER LIGHTING 923K 3 LIGHT TRENTON)</p> <p>8 OUTDOOR LETTERS
(CHEMETAL 912 SATIN BRONZE ALUMINUM)</p> <p>9 CLEAR GLASS ANNEAL SANDBLAST</p> <p>10 PRECAST FINISH
(TO MATCH MOLDING / DUNN DE6376)</p> |
|--|---|

GABBAY ARCHITECTS
1107 W. HOLLYWOOD BL., STE. 714 HOLLYWOOD, CALIF. 91605-1918
 TEL: 310.407.8888

SHEET TITLE: (N) WEST ELEVATION	REVISION:
PROJECT TITLE: 224 S. LINDEN DRIVE BEVERLY HILLS, CA 90212	DRAW: F.P. SCALE: 1/8" = 1'-0" DATE: 03-21-18 PROJECT NO.: A4.1

224 S. LINDEN DR.



PL

PL

GABBAY ARCHITECTS
1100 WILSON AVENUE, SUITE 100, BEVERLY HILLS, CA 90212
 TEL: 310.277.0000 FAX: 310.277.0001

SHEET TITLE: _____

REVISION: _____

DR. COLORED FRONT
 ELEVATION WITH
 LANDSCAPE

PROJECT TITLE:

224 S. LINDEN DRIVE
 BEVERLY HILLS, CA 90212

DRAWN: F.P.

SCALE:

1/4"=1'-0"

DATE:

03-21-16

PROJECT NO. _____

SHEET NO.
A4.5

224 S. LINDEN DR



Design Review Commission Report

224 South Linden Drive

May 5, 2016

Attachment B

Applicant's Written Response
to Commission's Comments

April 25, 2016

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

Re: **224 South Linden Drive**

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

In order to achieve the goals and direction set by The Commission, such as the main façade has been completely redesigned to a French Provincial style.

The comments from the Commission are as follows:

Wyka:

- The new design was just a dumbed down version of the previous.
- There was no improvement to the new design.
- The design has no character.

Nathan:

- Needs a complete redesign.
- The doors are too boxy.
- Does not promote Mediterranean Style.

Sharifi:

- The horizontal lines do not help the design.
- The windows need more details.
- Over all the design is too simple.

Sherman:

- Too boxy

Pepp:

- The design is boring and unimaginative.
- The design is a big box.
- There are details or finesse.
- It is too massive.
- It needs more windows.
- There is no detail to the style.
- The palm tree needs to be removed from the landscape.
- It disrupts the streetscape.

I hope that you find the aforementioned drastic redesign changes to your satisfaction and we anxiously await your approval.

Sincerely,

Hamid Gabbay, Architect

A handwritten signature in black ink, appearing to read 'Hamid Gabbay', with a large, stylized flourish above the name.

GABBAY ARCHITECTS
A Professional Corporation



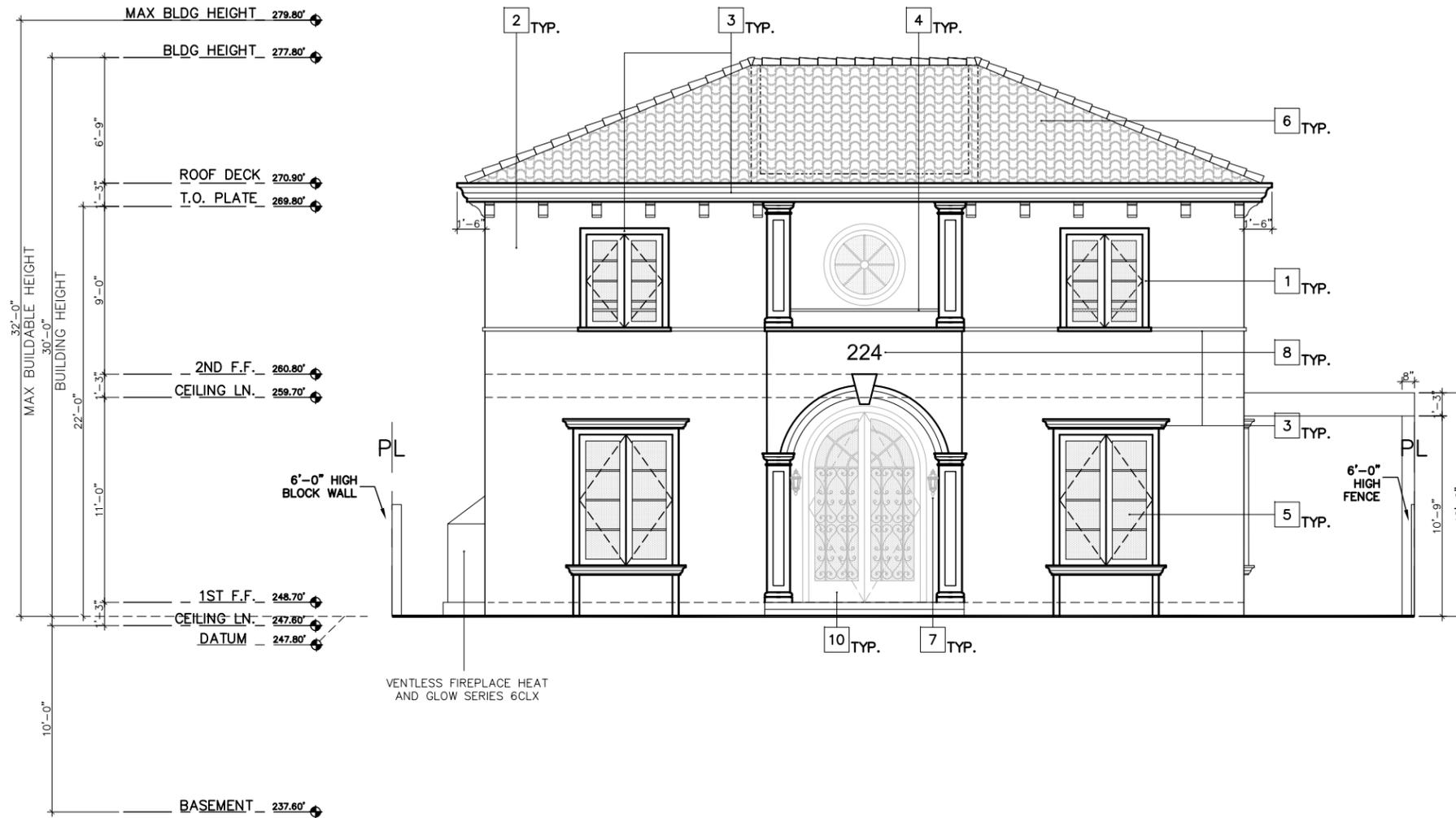
Design Review Commission Report

224 South Linden Drive

May 5, 2016

Attachment C

Project Design Plans



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

BUILDING ELEVATIONS KEY NOTES

- | | |
|--|--|
| <p>1 WINDOW FRAMING (BRAEWOOD - F/C WALNUT 579/FNZ3 PF)</p> <p>2 SMOOTH PLASTER STUCCO SAND FINISH (LA HABRA BASE-200 DOVE GREY)</p> <p>3 MOLDING / PRECAST FINISH (PRECAST FINISH / DUNN DE6376)</p> <p>4 W.I. RAILING 42" HIGH W/4" MAX. OPENING SPACE BETWEEN RAILINGS (BLACK MAGNETIC CHALKBOARD)</p> <p>5 WINDOW GLASS (CLEAR TEMPERED GLASS)</p> | <p>6 'C' CONNECTION CLAY TILE ROOFING (CLADDING McBEAN & CO. BLENDED RED)</p> <p>7 OUTDOOR LIGHTING FIXTURE (KICHLER LIGHTING 925K 3 LIGHT TRENTON)</p> <p>8 OUTDOOR LETTERS (CHEMETAL 912 SATIN BRONZE ALUMINIUM)</p> <p>9 CLEAR GLASS ANNEAL SANDBLAST</p> <p>10 MAIN ENTRANCE DOOR (BLACK MAGNETIC CHALKBOARD))</p> |
|--|--|

GABBAY ARCHITECTS
9107 WILSHIRE BL. STE. 715 BEVERLY HILLS CA. 90210
 TEL. 310.853-8888 FAX 310.860-1516

SHEET TITLE: (N) WEST ELEVATION	REVISION: _____ _____ _____
PROJECT TITLE: 224 S. LINDEN DRIVE BEVERLY HILLS, CA 90212	DRAW: F.P. SCALE: 1/8"=1'-0" DATE: 05-05-16 PROJECT NO.

A4.1

224 S. LINDEN DR.



PL

PL

GABBAY ARCHITECTS
 8107 WILSHIRE BL. STE. 715 BEVERLY HILLS, CA 90210
 TEL. 310.855.8866 FAX 310.860.1516

SHEET TITLE:

(N) COLORED FRONT ELEVATION W/O LANDSCAPE

REVISION:

REVISIONS

DRAW: F.P.

SCALE:

1/4" = 1'-0"

DATE:

05-05-16

PROJECT NO.

SHEET NO.

A4.5

PROJECT TITLE:
 224 S. LINDEN DRIVE
 BEVERLY HILLS, CA 90212

224 S. LINDEN DR.



GABBAY ARCHITECTS
 8107 WILSHIRE BL. STE. 715 BEVERLY HILLS, CA 90210
 TEL. 310.955-8866 FAX 310.960-1516

SHEET TITLE:
 (N) COLORED FRONT
 ELEVATION W
 LANDSCAPE

REVISION:

PROJECT TITLE:
 224 S. LINDEN DRIVE
 BEVERLY HILLS, CA 90212

DRAW: F.P.
 SCALE:
 1/4" = 1'-0"
 DATE:
 05-05-16
 PROJECT NO.

SHEET NO.
A4.6

224 S. LINDEN DR.



GABBAY ARCHITECTS
 8107 WILSHIRE BL., STE. 718 BEVERLY HILLS, CA 90210
 TEL: 310.985.8888 FAX: 310.985.1616

SHEET TITLE:
 3D VIEW

REVISION:

PROJECT TITLE:
 224 S. LINDEN DRIVE
 BEVERLY HILLS, CA 90212

DRAW: F.P.
 SCALE:
 DATE: 05-05-16
 PROJECT NO. _____

SHEET NO.
A7.2

224 S. LINDEN DR.



Design Review Commission Report

224 South Linden Drive

May 5, 2016

Attachment D

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 224 SOUTH LINDEN DRIVE.

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

Section 1. Gabbay Architects, agent, on behalf of Albert Bootesaz, 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 224 South Linden 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 duly noticed public hearings on **February 4, 2016, April 7, 2016, and May 5, 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 filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **May 5, 2016**

Mark Odell, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission