



Design Review Commission Report

Meeting Date: Thursday, August 4, 2016
(Continued from July 7, 2016)

Subject: **527 North Palm Drive (PL1608828)**
A request for an R-1 Design Review Permit to allow for 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: Tag Front

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 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.

It should be noted that the two-story accessory structure shown in the plans is not subject to Design Review. However, it is subject to a Minor Accommodation Permit, for the proposed height over 14 feet and the applicants have submitted the required application which is currently under review.

URBAN DESIGN ANALYSIS

The project was previously reviewed by the Design Review Commission at its meeting on July 7, 2016 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to the August 4, 2016 meeting. The Commission's comments related primarily to the current design appearing too closed off from the street, landscape plan requiring the addition of mature trees in the northeast corner of the lot, and the front yard fence needing to be more open.

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

- Two additional 48-inch box trees have been added to the landscape plan in the front setback to further soften the residence as it addresses the street.

Attachment(s):

- July 7, 2016 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to the Commission's Comments
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:
Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org



Design Review Commission Report

527 North Palm Drive

August 4, 2016

- The permeability of the front fencing and vehicular gate have been substantially increased to create a more open design along the main street-facing frontages for the residence.
- The solid-to-void ratios for the main elevations of the building have been restudied and additional glazing has been added with the introduction of a large two-story vertical unit at the southern edge of the main façade, and an additional clerestory unit which wraps the main building module along the roofline at the northeast corner of the structure.

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

The close study of the proposed Contemporary-style single-family residence in conjunction with the various modifications and architectural studies recommended by staff, will serve as a positive enhancement to the streetscape. The design resolutions and additional architectural details are being requested as follows:

- Continue to review the new curb cut proposed on North Palm Drive and the associated parking provided in the front setback and consider alternate, less prominent, locations for automobile access and surface parking.
- Provide specifications for the external building corners for the materials proposed to ensure that an appropriate architectural detail is included in the final building plan set. In addition, provide the preservative treatment proposed for the specialty wood cladding on the facades.

Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to consider such comments during the course of its review.

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.

PUBLIC OUTREACH AND NOTIFICATION

As the project was continued to a date certain, no additional mailed notices are required. The posted notices at the site have been updated to reflect the continued hearing date of Thursday, August 4, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

527 North Palm Drive

August 4, 2016

Attachment A

July 7, 2016 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, July 7, 2016

Subject: **527 North Palm Drive (PL1608828)**

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: Tag Front

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 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.

It should be noted that the two-story accessory structure shown in the plans is not subject to Design Review. However, it is subject to a Minor Accommodation Permit, for the proposed height over 14 feet and the Applicants have submitted the required application which is currently under review.

URBAN DESIGN ANALYSIS

The close study of the proposed Contemporary-style single-family residence in conjunction with the various modifications and architectural studies recommended by staff, will serve as a positive enhancement to the streetscape. The design resolutions and additional architectural details are being requested as follows:

- Study the manner in which the building addresses the northeast corner of the site, as the residence is located on a prominent corner lot and steps back significantly from the street edge to accommodate a large light well at the front building corner, and driveway access. The residence also steps back significantly along Carmelita Avenue to accommodate a proposed swimming pool. Architectural studies should be undertaken that allow the structure to better engage the street edge and respond appropriately to the public realm.
- Further review the new curb cut proposed on North Palm Drive and the associated parking provided in the front setback and consider alternate, less prominent, locations for automobile access and surface parking.

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) 285-1191
gmillican@beverlyhills.org



Design Review Commission Report

527 North Palm Drive

July 7, 2016

- Review the interior programming of the residence in conjunction with the location of the bathrooms on the first and second floors which abut the east (street-facing) building wall. A study of this building elevation in conjunction with the minor relocation of the bathrooms on both floors would allow for the introduction of additional glazing on the front elevation and create a less imposing façade at the street edge.
- Study the “permeability” of any proposed site walls and proposed automobile access gate(s) on the street-facing elevations to create more openness and to generate a pedestrian friendly face to the street. In addition, the proposed front yard wall and fence does not appear to meet the code requirements for “open to public view” for the portion over three feet in height.
- Provide specifications for the external building corners for the materials proposed to ensure that an appropriate architectural detail is including in the final building plan set. In addition, provide a detail for a more generous recess for all glazing proposed on the street-facing elevations.

Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to consider such comments during the course of its review.

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.

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 Thursday, June 23, 2016; the site was posted on Friday, June 24, 2016. To date staff has not received comments in regards to the submitted project.

MAPLE DRIVE

CARMELITA AVENUE

PALM DRIVE



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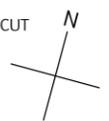
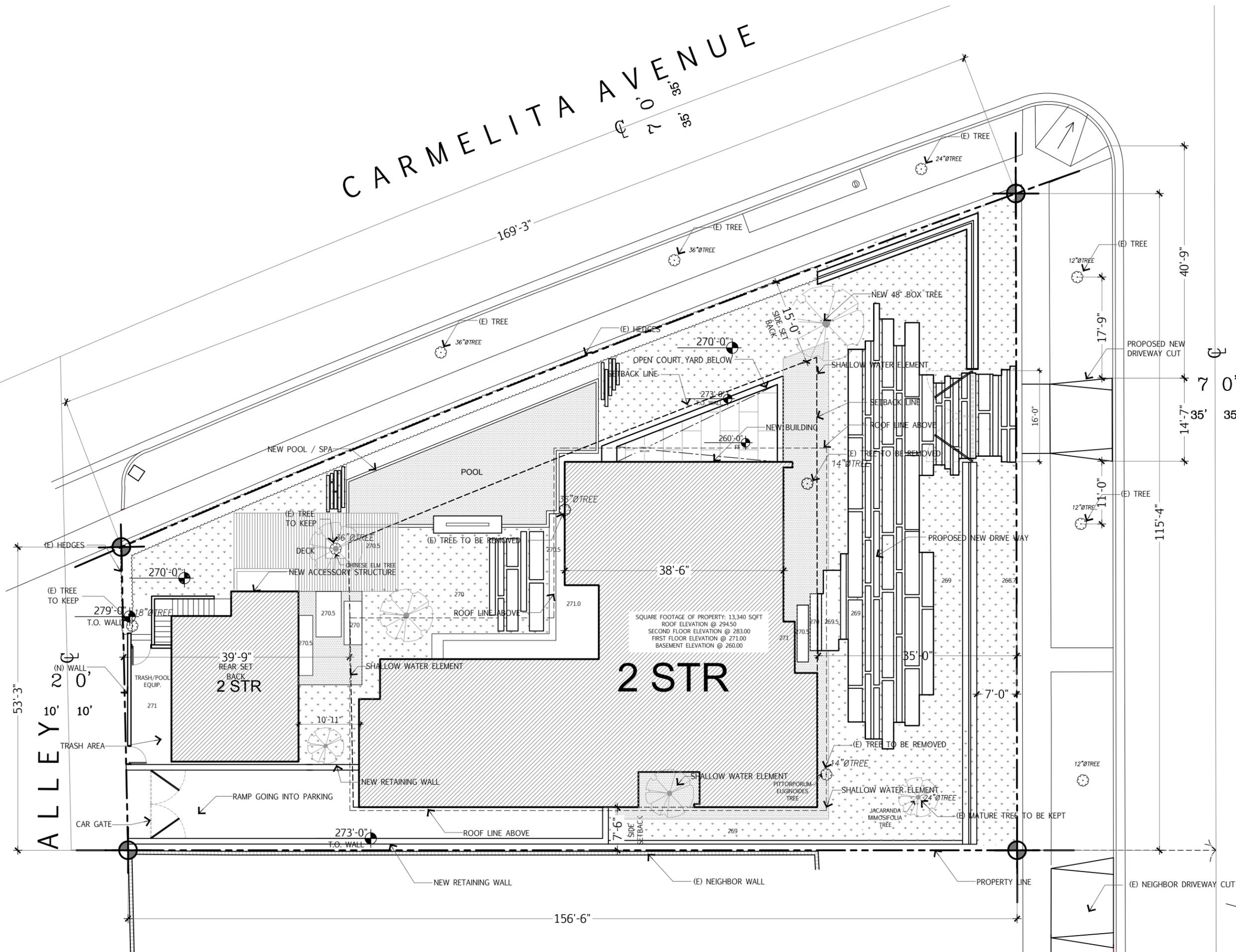
PALM RESIDENCE

527 N. PALM DRIVE
BEVERLY HILLS, CA 90210

SUBMITTAL DATE

DATE: 06-16-2016
SCALE: 1/16" = 1'-0"

AS 100
SITE PLAN





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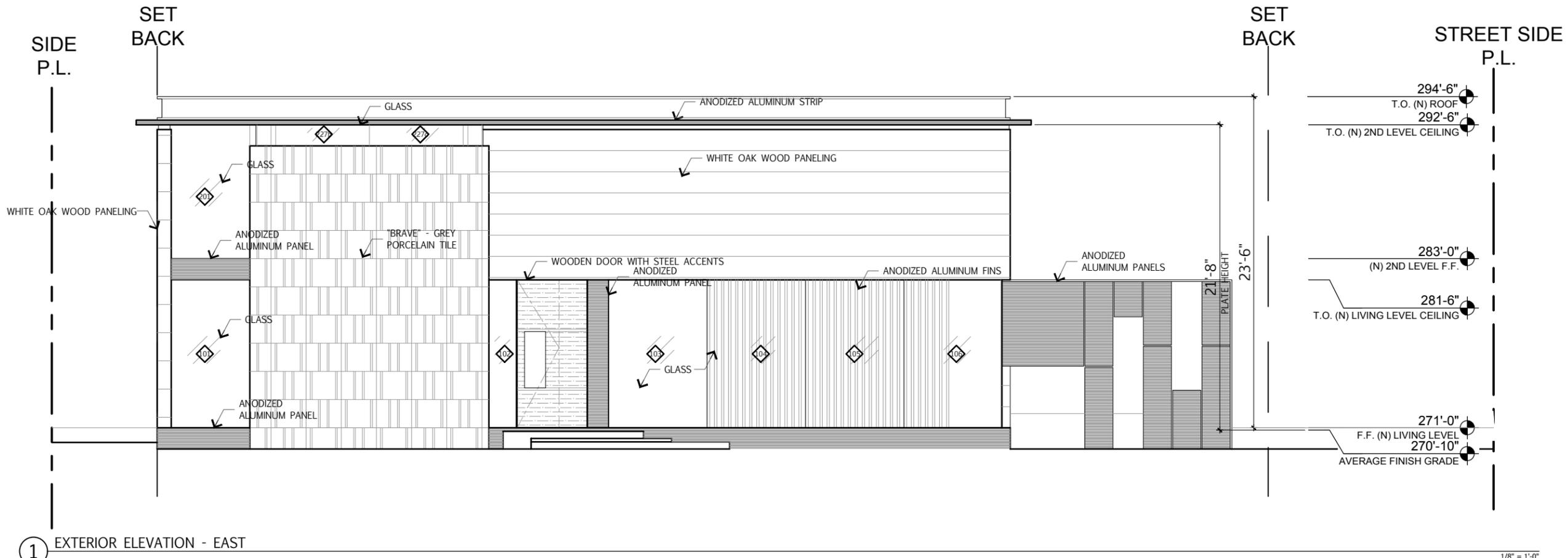
PALM RESIDENCE

527 N. PALM DRIVE
BEVERLY HILLS, CA 90210

SUBMITTAL _____ DATE _____

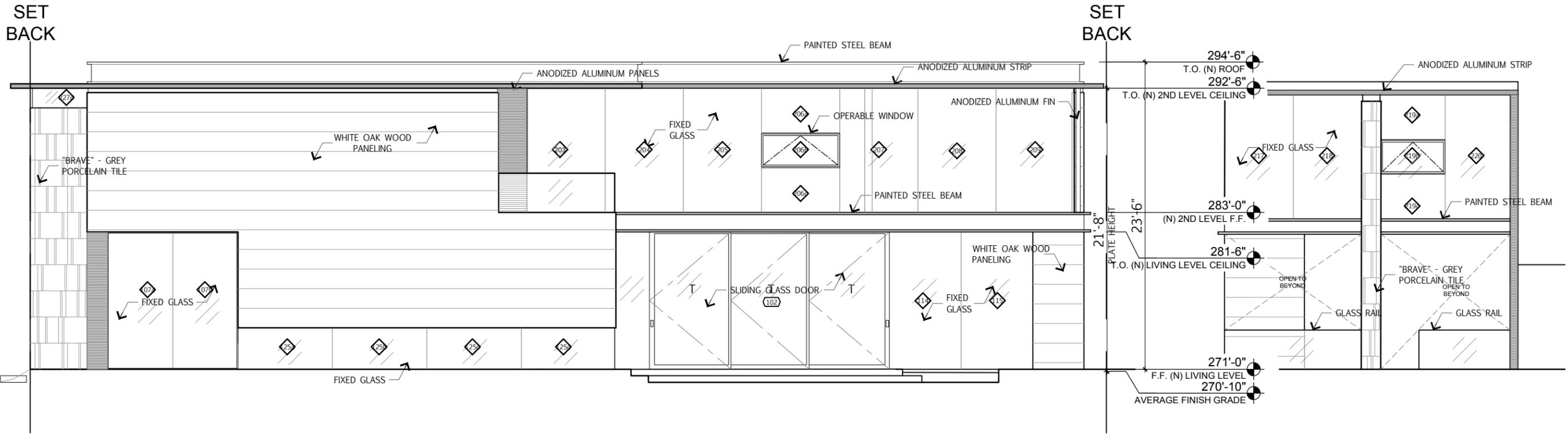
DATE: 06-16-2016
SCALE: 1/8" = 1'-0"

A 200
EXTERIOR
ELEVATIONS



1 EXTERIOR ELEVATION - EAST

1/8" = 1'-0"



② EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"

PALM RESIDENCE

527 N. PALM DRIVE
BEVERLY HILLS, CA 90210

SUBMITTAL	DATE

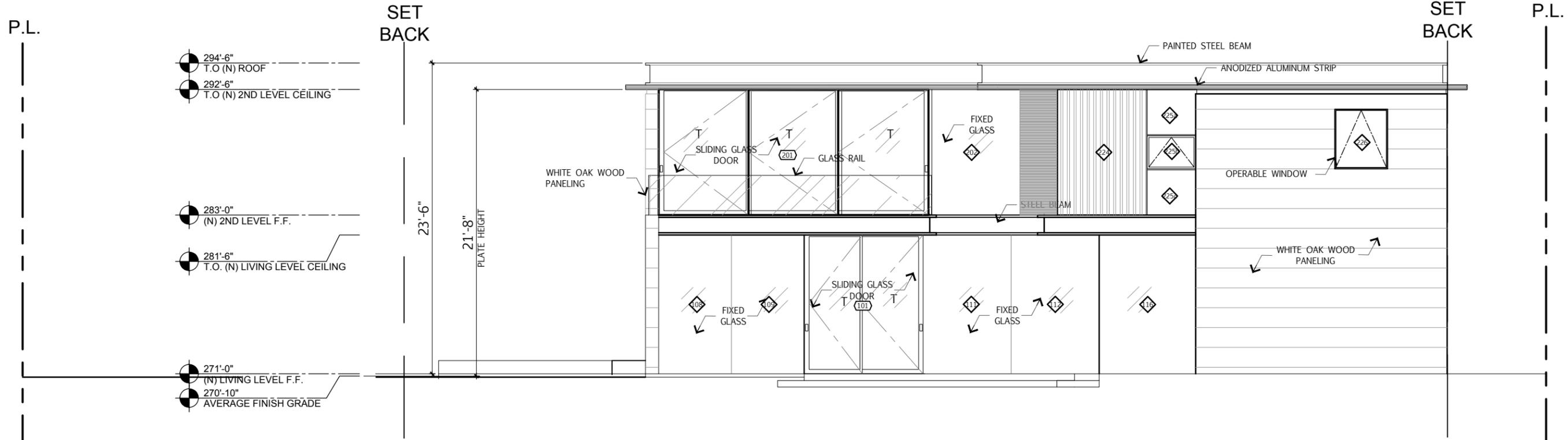
DATE: 06-16-2016
SCALE: 1/8" = 1'-0"

A 201
EXTERIOR
ELEVATIONS



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3 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

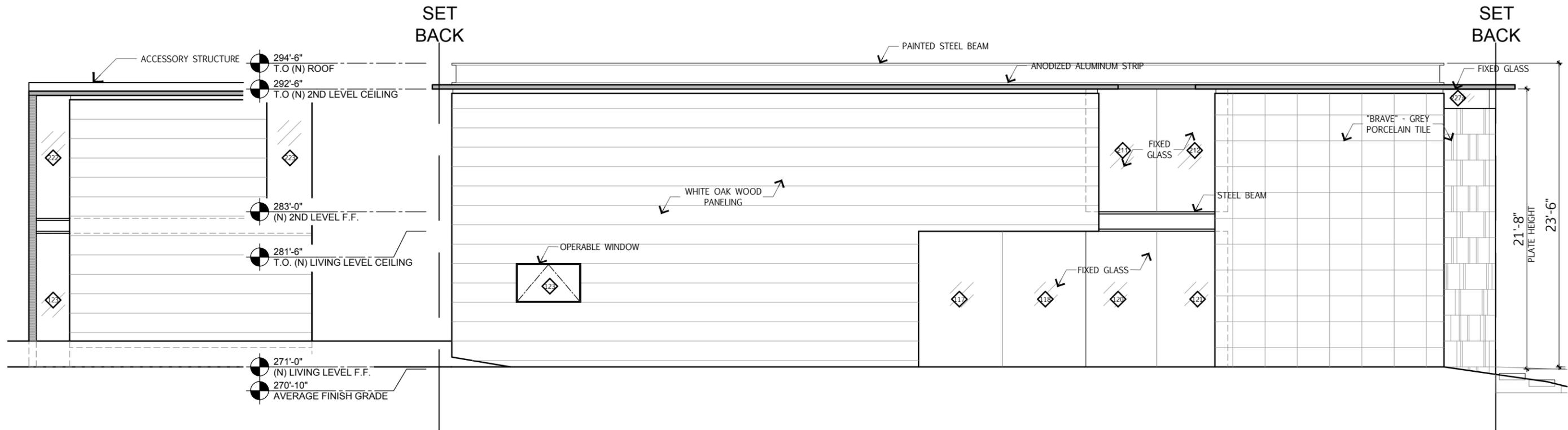
PALM RESIDENCE

527 N. PALM DRIVE
BEVERLY HILLS, CA 90210

SUBMITTAL	DATE

DATE: 06-16-2016
SCALE: 1/8" = 1'-0"

A 202
EXTERIOR
ELEVATIONS



4 EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"

PALM RESIDENCE

527 N. PALM DRIVE
 BEVERLY HILLS, CA 90210

SUBMITTAL _____ DATE _____

DATE: 06-16-2016
 SCALE: 3/32" = 1'-0"

A 203
 EXTERIOR
 ELEVATIONS



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SIDE
P.L.

STREET SIDE
P.L.



① FRONT COLOR ELEVATION

1/8" = 1'-0"

PALM RESIDENCE

527 N. PALM DRIVE
 BEVERLY HILLS, CA 90210

SUBMITTAL DATE

DATE: 06-16-2016
 SCALE: 1/8" = 1'-0"

A 207
 COLOR
 ELEVATIONS



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FRONT
P.L.

REAR
P.L.



② STREET SIDE COLOR ELEVATION

3/32" = 1'-0"

PALM RESIDENCE

527 N. PALM DRIVE
BEVERLY HILLS, CA 90210

SUBMITTAL	DATE

DATE: 06-16-2016
SCALE: 3/32" = 1'-0"

A 208
COLOR
ELEVATIONS



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PALM RESIDENCE

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SUBMITTAL _____ DATE _____

DATE: 06-16-2016
SCALE: _____

A 700
RENDER 1



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A 701
RENDER 2



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A 702
RENDER 3



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PALM RESIDENCE

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BEVERLY HILLS, CA 90210

SUBMITTAL _____ DATE _____

DATE: 06-16-2016
SCALE: _____

A 703
RENDER 4



Design Review Commission Report

527 North Palm Drive

August 4, 2016

Attachment B

Applicant's Written Response to Commission's Comments

527 North Palm Drive
Correction Write Up
July, 18, 2016

1. Add more landscaping to front corner of lot; possibly add another 48" box tree, to soften the corner.

We have added 2 large 48" elm trees in the corner, the elm tree is a semi-evergreen tree and is considered an evergreen tree in Beverly Hills since the temperature does not drop low. We did this in order to soften the corner and add to the image of the streetscape. Please refer to page 1.

2. Front fence does not allow the kind of interaction with the neighborhood they are looking for; please revise to be more open.

We have increased the opacity of the fence by taking away many of the panels that were large and may have been blocking the house. Attached is a diagram to show that each part of the fence has an opacity of greater than 75%. Please refer to page 2-5.

3. Add more glazing to the front of the home, specifically at the second level, to allow for more neighborhood interaction. Second level scale feels too massive.

We have increased the glazing of the front of the house, adding in a deep clerestory window, which wraps around the edge of the second level on the front and street sides, allowing natural light to flow in and also creating a more inviting facade for the neighborhood. Please refer to page 6.



Design Review Commission Report

527 North Palm Drive

August 4, 2016

Attachment C
Project Design Plans

MAPLE DRIVE

CARMELITA AVENUE

PALM DRIVE

PALM RESIDENCE

527 N. PALM DRIVE
BEVERLY HILLS, CA 90210

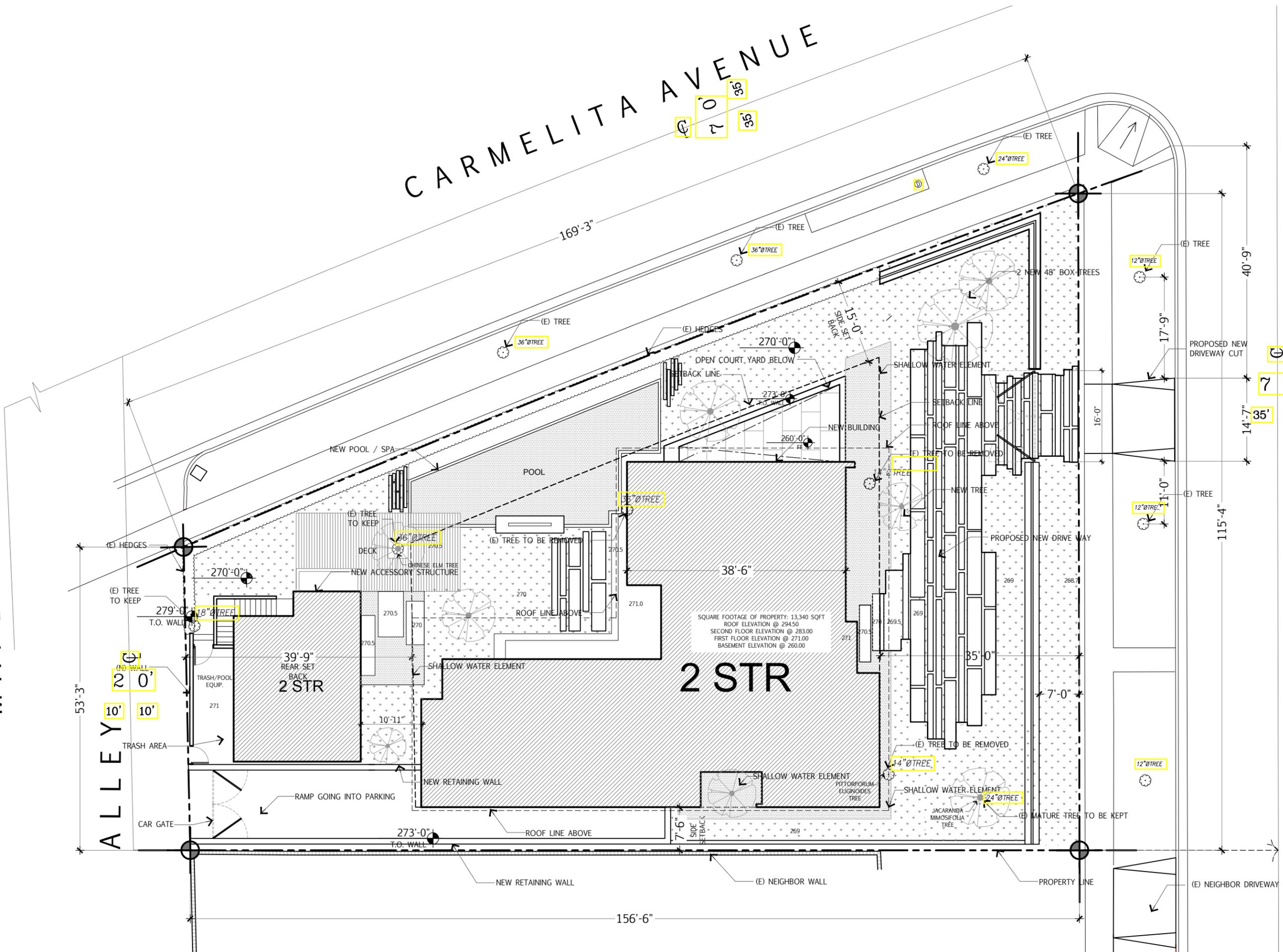
SUBMITTAL DATE

DATE: 06-16-2016
SCALE: 1/16" = 1'-0"

AS 100
SITE PLAN

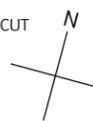


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SQUARE FOOTAGE OF PROPERTY: 13,340 SQFT
ROOF ELEVATION @ 294.50
SECOND FLOOR ELEVATION @ 283.00
FIRST FLOOR ELEVATION @ 271.00
BASEMENT ELEVATION @ 260.00

2 STR





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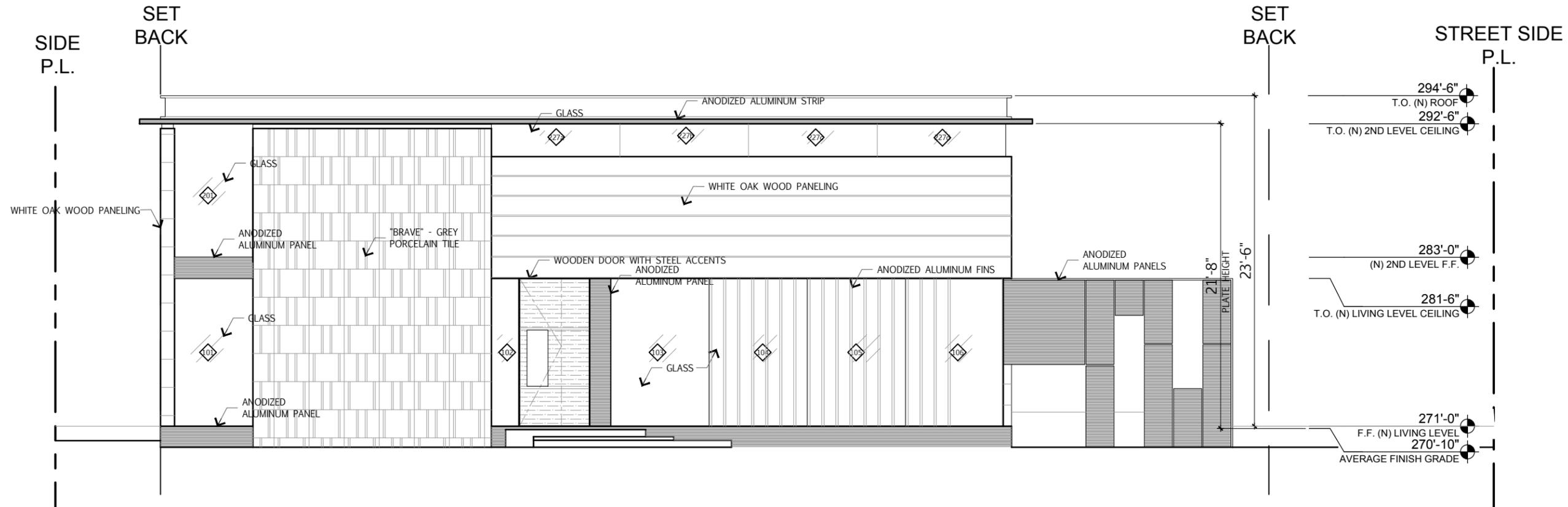
PALM RESIDENCE

527 N. PALM DRIVE
BEVERLY HILLS, CA 90210

SUBMITTAL _____ DATE _____

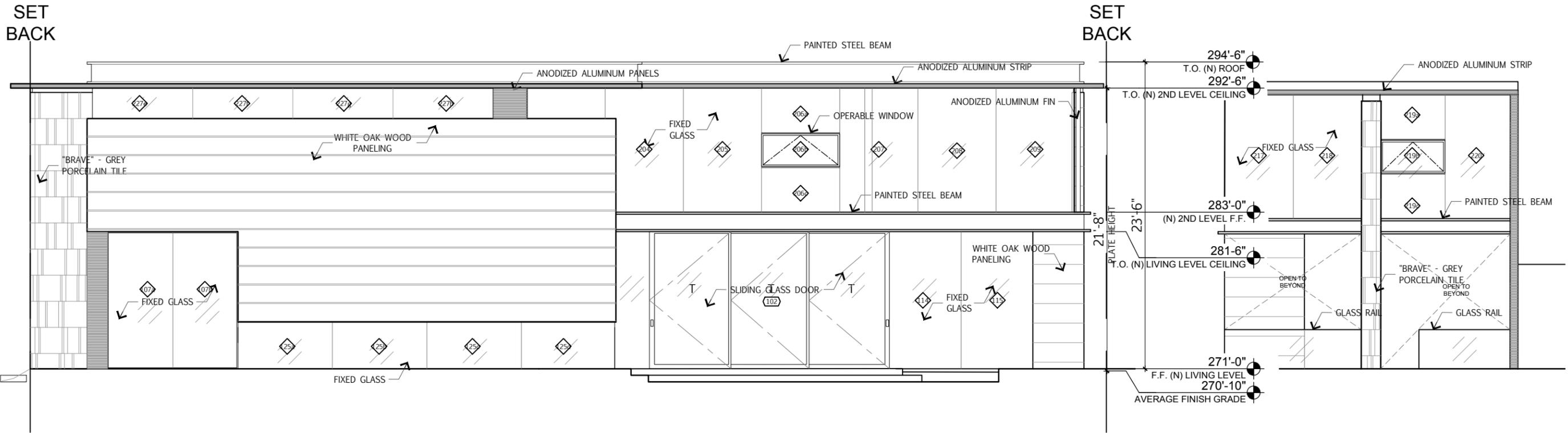
DATE: 06-16-2016
SCALE: 1/8" = 1'-0"

A 200
EXTERIOR
ELEVATIONS



1 EXTERIOR ELEVATION - EAST

1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"

PALM RESIDENCE

527 N. PALM DRIVE
BEVERLY HILLS, CA 90210

SUBMITTAL DATE

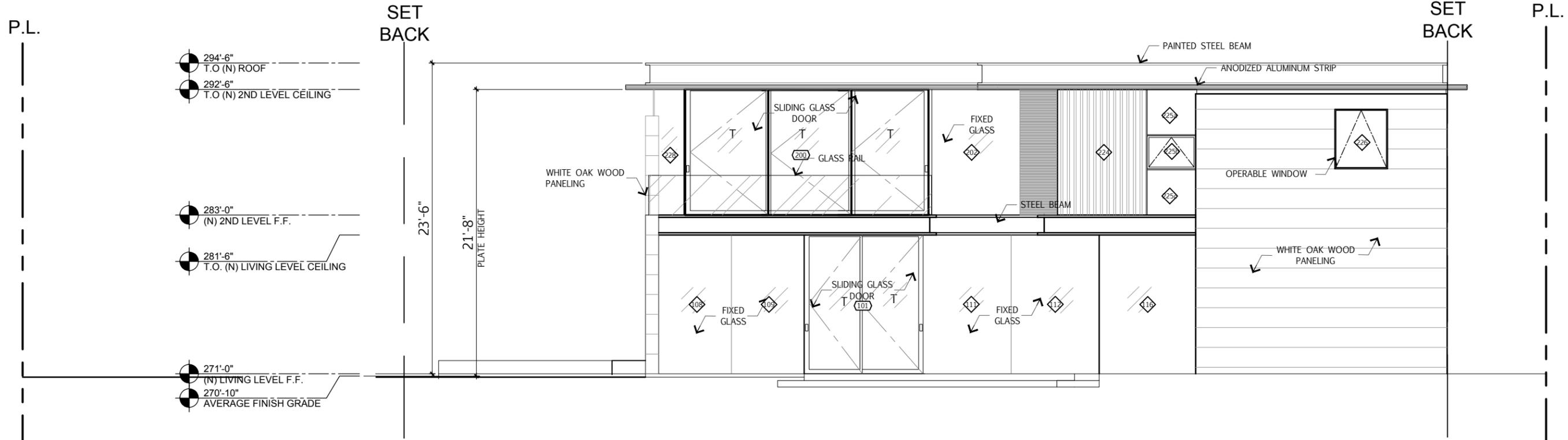
DATE: 06-16-2016
SCALE: 1/8" = 1'-0"

A 201
EXTERIOR
ELEVATIONS



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3 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

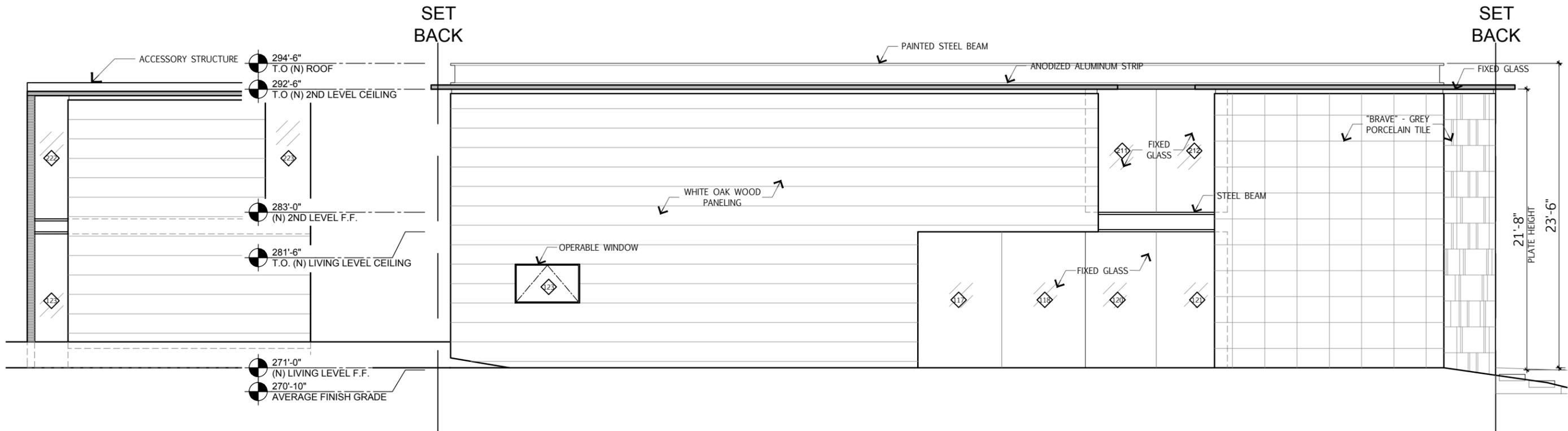
PALM RESIDENCE

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BEVERLY HILLS, CA 90210

SUBMITTAL _____ DATE _____

DATE: 06-16-2016
SCALE: 1/8" = 1'-0"

A 202
EXTERIOR
ELEVATIONS



4 EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"

PALM RESIDENCE

527 N. PALM DRIVE
 BEVERLY HILLS, CA 90210

SUBMITTAL DATE

DATE: 06-16-2016
 SCALE: 3/32" = 1'-0"

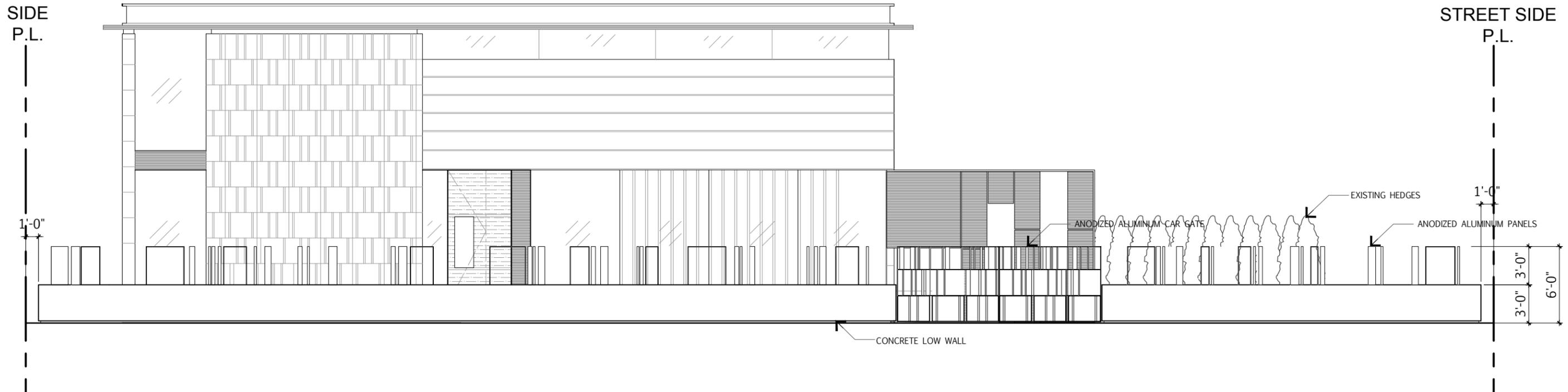
A 203
 EXTERIOR
 ELEVATIONS



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STREET SIDE
P.L.



① WALL AND FENCE ELEVATION - FRONT

1/8" = 1'-0"

PALM RESIDENCE

527 N. PALM DRIVE
 BEVERLY HILLS, CA 90210

SUBMITTAL _____ DATE _____

DATE: 06-16-2016
 SCALE: 1/8" = 1'-0"

A 204
 WALLS AND FENCES
 ELEVATIONS



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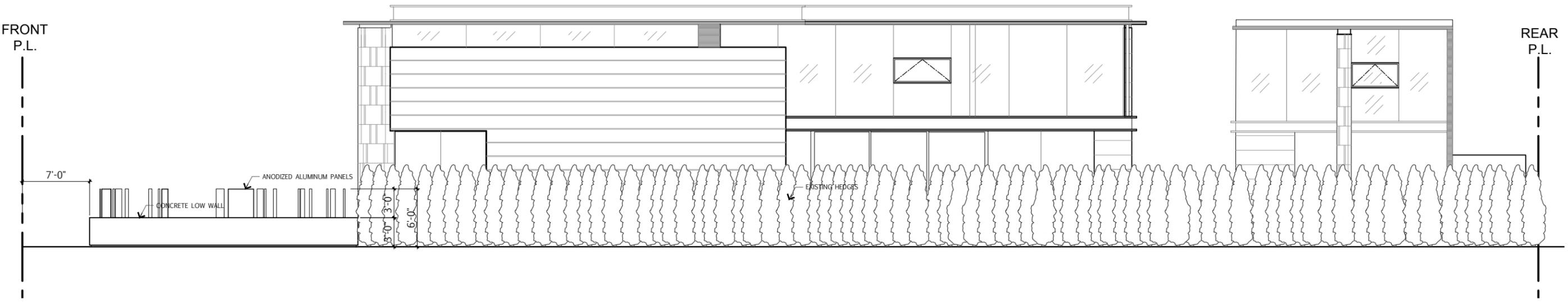
SUBMITTAL DATE

DATE: 06-16-2016
SCALE: 3/32" = 1'-0"

A 205
WALLS AND FENCES
ELEVATIONS

FRONT
P.L.

REAR
P.L.



2 WALL AND FENCE ELEVATION - STREET SIDE

3/32" = 1'-0"



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SIDE
P.L.

STREET SIDE
P.L.



① FRONT COLOR ELEVATION

1/8" = 1'-0"

PALM RESIDENCE

527 N. PALM DRIVE
BEVERLY HILLS, CA 90210

SUBMITTAL	DATE

DATE: 06-16-2016
SCALE: 1/8" = 1'-0"

A 207
COLOR
ELEVATIONS



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REAR
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2 STREET SIDE COLOR ELEVATION

3/32" = 1'-0"

PALM RESIDENCE

527 N. PALM DRIVE
BEVERLY HILLS, CA 90210

SUBMITTAL DATE

DATE: 06-16-2016
SCALE: 3/32" = 1'-0"

A 208
COLOR
ELEVATIONS



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PALM RESIDENCE

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SUBMITTAL _____ DATE _____

DATE: 06-16-2016
SCALE: _____

A 700
RENDER 1



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SUBMITTAL _____ DATE _____

DATE: 06-16-2016
SCALE: _____

A 701
RENDER 2



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SUBMITTAL _____ DATE _____

DATE: 06-16-2016
SCALE: _____

A 702
RENDER 3



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SUBMITTAL _____ DATE _____

DATE: 06-16-2016
SCALE: _____

A 703
RENDER 4



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PALM RESIDENCE

527 N. PALM DRIVE
BEVERLY HILLS, CA 90210

SUBMITTAL _____ DATE _____

DATE: 06-16-2016
SCALE: _____

A 704
RENDER 5



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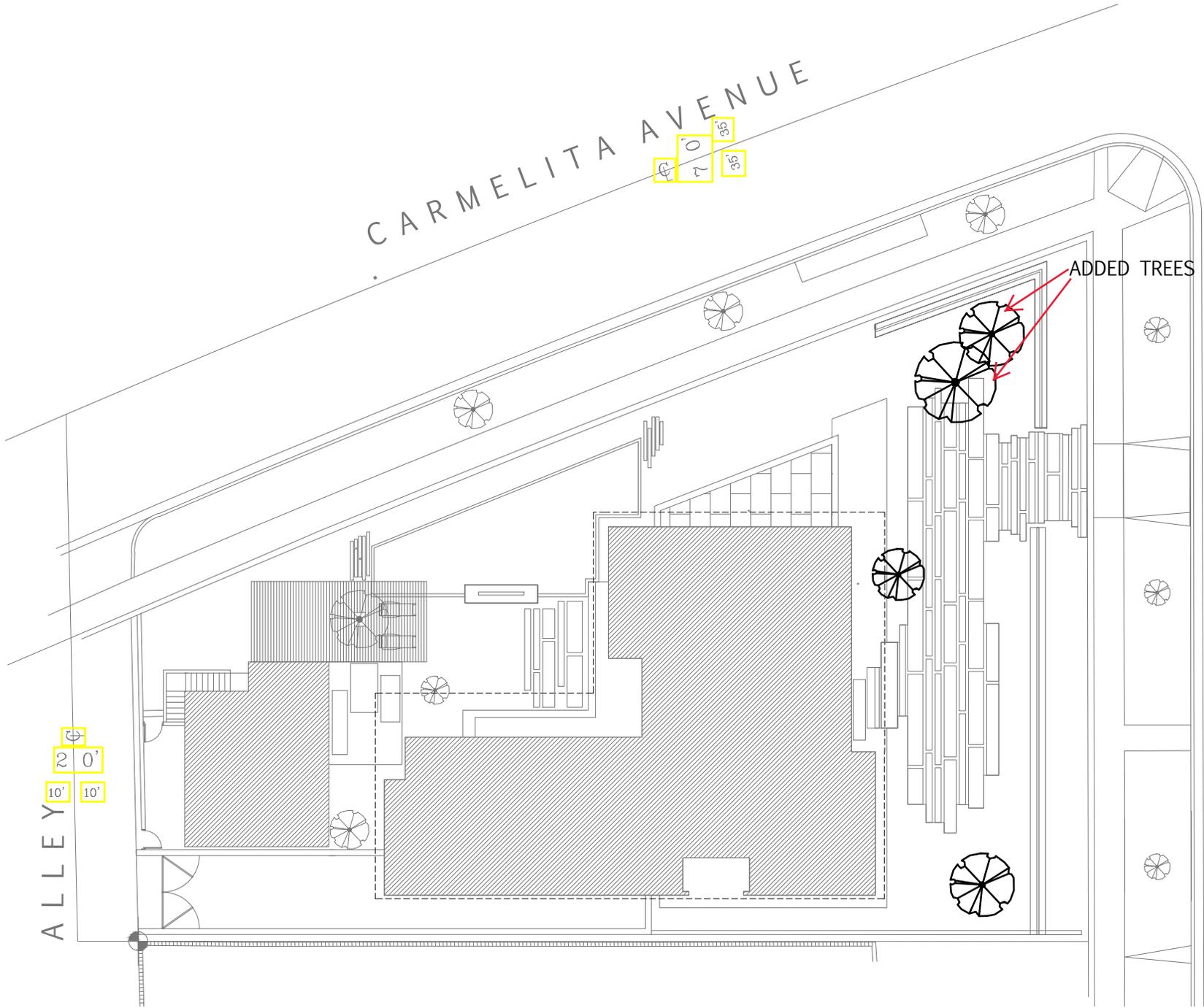
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A 706
RENDER 7





Design Review Commission Report

527 North Palm Drive

August 4, 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 527 NORTH PALM DRIVE.

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

Section 1. Crest Real Estate, agent, on behalf of 527 N. Palm Drive LLC., 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 527 North Palm 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 **July 7, 2016, and August 4, 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: **August 4, 2016**

Mark Odell, Urban Designer
Community Development Department

Mahnaz Sharifi Ardani, Acting Chair
Design Review Commission