



Design Review Commission Report

Meeting Date: Thursday, August 4, 2016

Subject: **310 North Palm Drive (PL1610663)**
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: SIA Architectural Design, Inc.

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 Georgian/Federal; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The close review of the proposed traditionally-styled single-family residence in conjunction with the architectural studies recommended by staff, will serve as a positive enhancement to the streetscape. The design resolutions are being requested as follows:

- Review the overall design for the (clipped) hipped or Gambrel roof design and the design for the gabled roof for the porte cochere. The roofline for the main building and the porte cochere should follow the precepts of the architectural style proposed and not create design anomalies or inconsistencies.
- Study the proposed roofing material and provide samples of the specified artificial slate product indicated. Further consideration should be given for the inclusion of a roofing tile that is not imitative of a natural material, as indicated on the plans, and that responds appropriately to the architectural style.
- Re-study the solid-to-void ratio on the front façade and consider reducing the height of the glazing units on the ground floor to appropriately complement the traditional architectural styling proposed. A reduction in the height of the glazing units in conjunction with a re-study of the placement of the horizontal decorative banding on the façade could also help to reduce the verticality of the building, and thereby reduce the perceived height.

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

310 North Palm Drive

August 4, 2016

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 Friday, July 22, 2016; the site was posted on Friday, July 22, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

310 North Palm Drive

August 4, 2016

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):

C Identify the Project Zoning (City Zoning Map available online at <http://gis.beverlyhills.org/>)

- | | | |
|---------------------------------|----------------------------------|---------------------------------|
| <input type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input type="checkbox"/> R-1.8X |
| <input type="checkbox"/> R-1X | <input type="checkbox"/> R-1.6X | |
| <input type="checkbox"/> R-1.5X | <input type="checkbox"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: _____ Lot Area (square feet): _____
Adjacent Streets: _____

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

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

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:	_____	_____	_____
Roof Plate Height:	_____	_____	_____
Floor Area:	_____	_____	_____
Rear Setbacks:	_____	_____	_____
Side Setbacks:	S/E _____ N/W _____	S/E _____ N/W _____	S/E _____ N/W _____
Parking Spaces:	_____	_____	_____

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: _____
Texture /Finish: _____
Color / Transparency: _____

WINDOWS (Include frame, trim, glass, metal, etc)
Material: _____
Texture /Finish: _____
Color / Transparency: _____

DOORS (Include frame, trim, glass, metal, etc)
Material: _____
Texture /Finish: _____
Color / Transparency: _____

PEDIMENTS
Material: _____
Texture /Finish: _____
Color / Transparency: _____

ROOF
Material: _____
Texture /Finish: _____
Color / Transparency: _____

CORBELS
Material: _____
Texture /Finish: _____
Color / Transparency: _____

CHIMNEY(S)
Material: _____
Texture /Finish: _____
Color / Transparency: _____

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

COLUMNS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

BALCONIES & RAILINGS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

TRELLIS, AWNINGS, CANOPIES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: _____
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: _____
Texture /Finish: _____
Color / Transparency: _____

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:

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.

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.

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

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.

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.

SUSAN HEALY KEENE, AICP | Director

RAJ PATEL | City Building Official

JONATHAN LAIT | City Planner



COMMUNITY DEVELOPMENT DEPARTMENT

455 North Rexford Drive, 1st Floor

Beverly Hills, CA 90210

Tel. (310) 285-1141

www.beverlyhills.org

CERTIFICATE OF DESIGN COMPLIANCE

I certify that the design and documentation of the Water Efficient Landscape located at 310 N. PALM DRIVE BEVERLY HILLS 90212 complies with all the provisions of City of Beverly Hills, Water Efficient Landscaping, Ordinance Number 09-0-2574, as codified in Article 4, Section 4, of Title 9 of the City of Beverly Hills Municipal Code.

Aug. Ornelas #3249
Wet Signature of Licensed Landscape Designer

7/16/16
Date



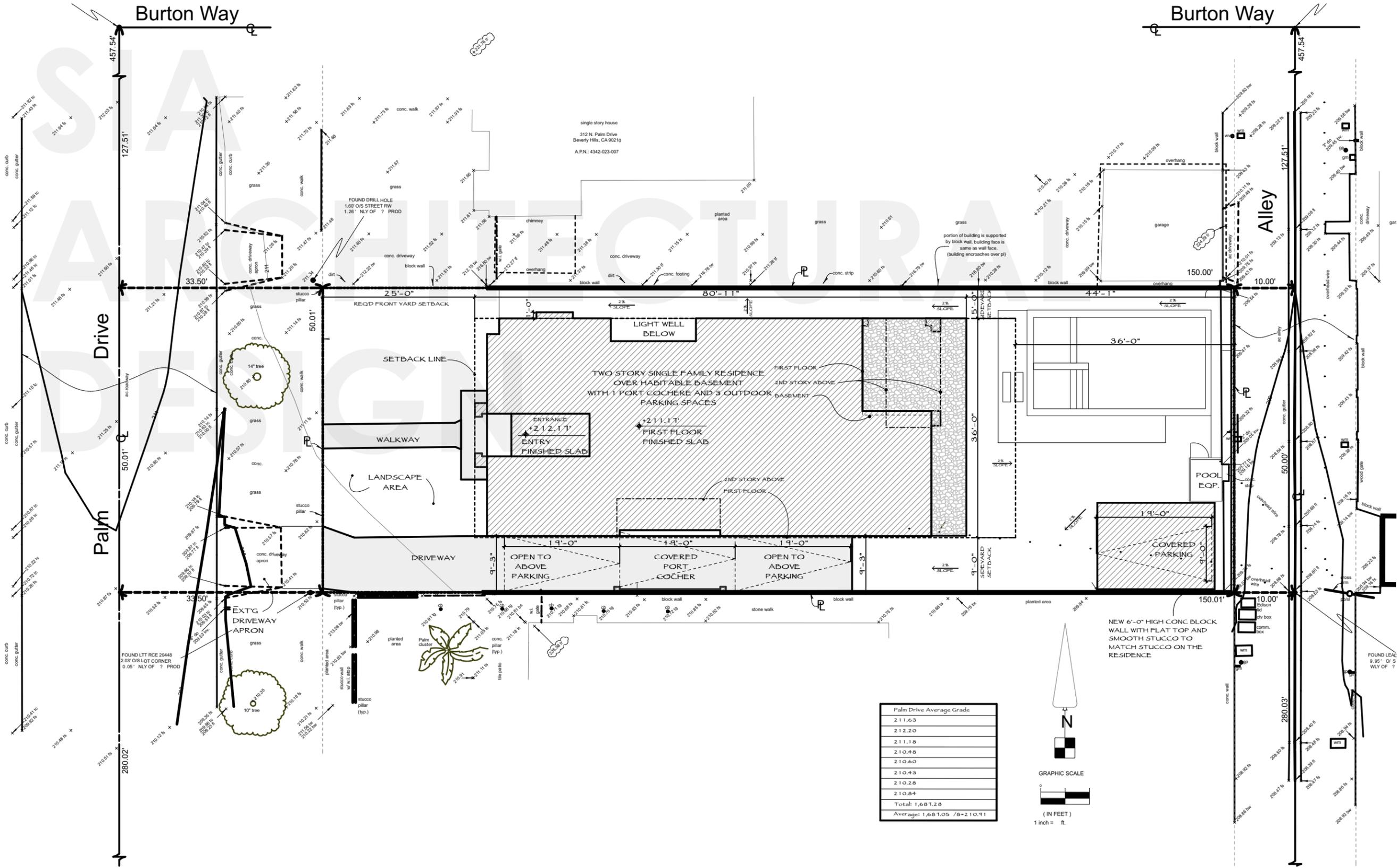
Design Review Commission Report

310 North Palm Drive

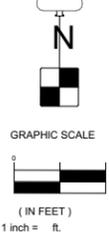
August 4, 2016

Attachment B
Project Design Plans

NOTE TO ALL: No changes shall be made to these plans or specifications without prior approval from the Architect. Unauthorized changes will constitute a breach of Contract.



Palm Drive Average Grade	
211.63	
212.20	
211.18	
210.48	
210.60	
210.43	
210.28	
210.84	
Total: 1,681.28	
Average: 1,681.05 / 8 = 210.14	



TOTAL BUILDING FLOOR AREA: 4,483.82 Sq. Ft.
 MAX. ALLOWABLE FLOOR AREA PER BHMC SECTION 10-3-100:
 1,500 Sq. Ft. + 40% OF LOT AREA
 1,500 Sq. Ft. + 40% (1,501) =
 1,500 Sq. Ft. + 3,000.40 = 4,500.40 Sq. Ft.

FRONT SETBACK : 25.00 FEET
 SOUTH SIDE SETBACK : 5.00 FEET
 NORTH SIDE SETBACK : 9.00 FEET
 REAR SETBACK : LOT DEPTH X 30% - 9.00' = 150.00' X 30% - 9.00' = 36.00'

Permit Date

Project

Palm Drive

310 N. Palm Drive
 Beverly Hills, CA 90212

Owner

Jack and Adele
 Mussyry

310 N. Palm Drive, Beverly
 Hills, CA 90212



20230 Wells Drive
 Woodland Hills, CA
 91364
 t: 818-704-0667
 f: 818-704-0760
 www.siaarchdesign.com

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SITE PLAN

7/18/2016

scale:

prepared by: M.D.

job #: 2016-239

A-0.0



1 FRONTYARD LANDSCAPE ELEVATION
SCALE: 1/8" = 1'-0"

Revisions	
△	07-14-2016
△	
△	
△	

SQLA INC
Landscape Architects
380 N. PALM ST. SUITE B T. 562-905-0800 (Home)
BREA, CA. 92821 F. 562-905-0880
info@sqla.com www.sqla.com T. 213-383-1788 (Studio)

310 N. PALM DRIVE
BEVERLY HILLS, CA. 90210

drawing title
FRONT YARD
LANDSCAPE ELEVATION
@ PLANTING

designed	project number
drawn	21646
checked	scale
reviewed	AS SHOWN
date	drawing number
07-14-2016	LE-1

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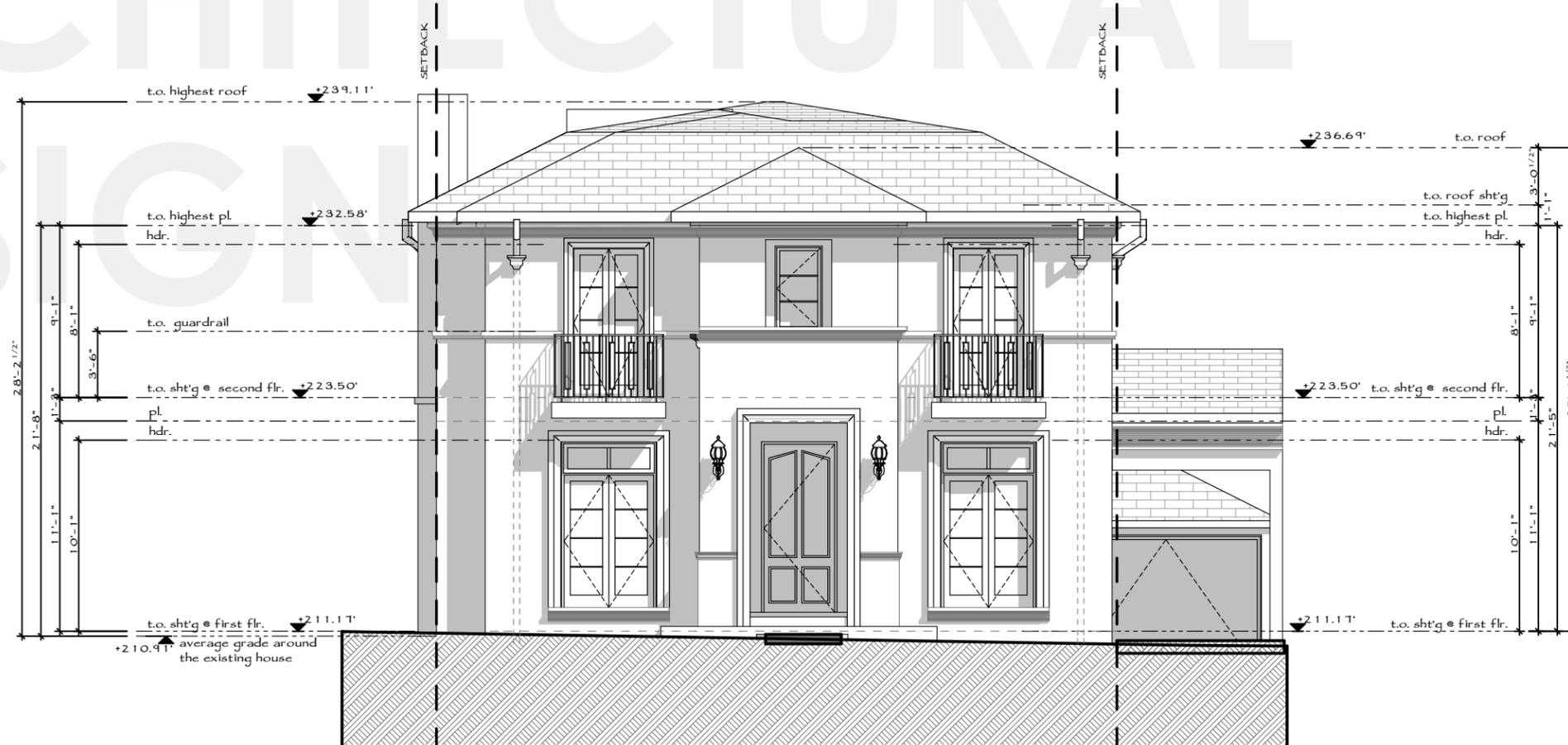
Underground Service Alert

Call: TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A
DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A
PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT ID.
NUMBER CALL UNDERGROUND SERVICE ALERT.
TOLL FREE: 1-800-422-4133 (CALL 2) WORKING DAYS
BEFORE YOU DIG

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SIA ARCHITECTURAL DESIGN



FRONT / WEST ELEVATION

1/8" = 1'-0"

Permit Date

Project

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Beverly Hills, CA 90212**

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Mussry

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Hills, CA 90212

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architectural
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**EAST / FRONT
ELEVATION**

7/18/2016

scale:

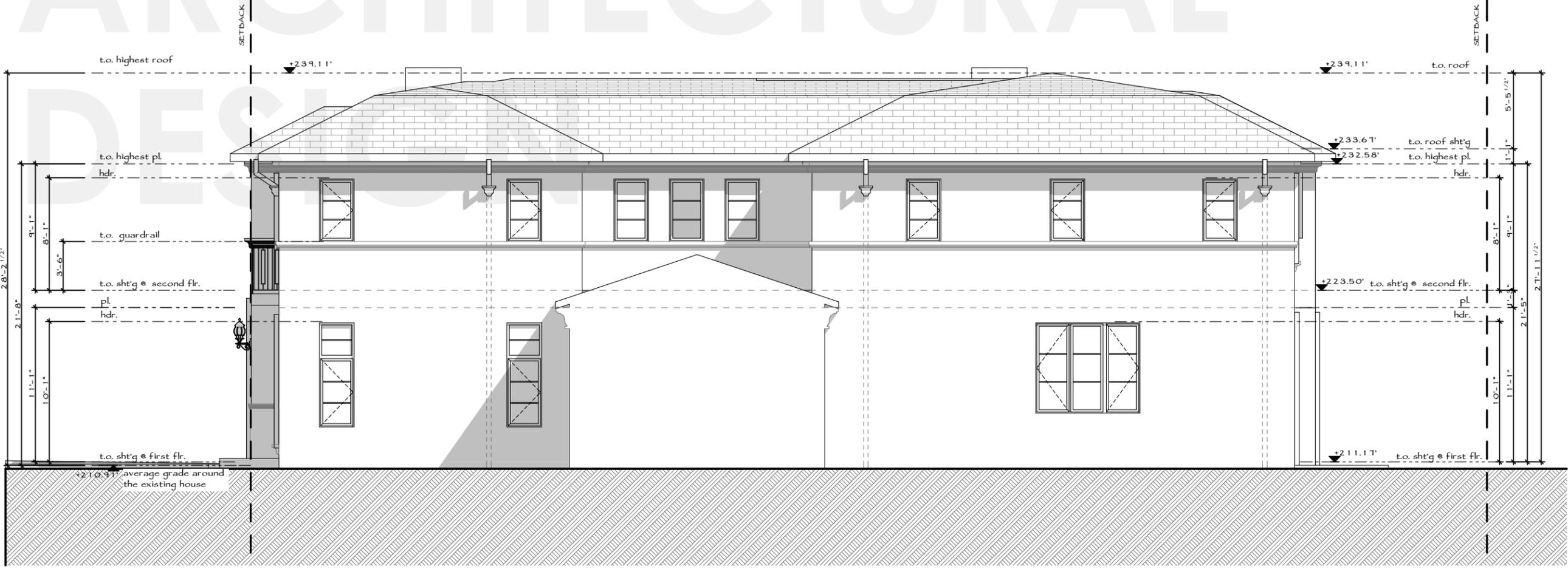
prepared by: M.D.

job #: 2016-239

A-2.1

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SIA ARCHITECTURAL DESIGN



NORTH ELEVATION

1/8" = 1'-0"

Permit Date

Project

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NORTH ELEVATION

7/18/2016

scale:

prepared by: M.D.

job #: 2016-239

A-2.3

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SIA ARCHITECTURAL



SOUTH ELEVATION

1/8" = 1'-0"

Permit Date

Project

Palm Drive

**310 N. Palm Drive
Beverly Hills, CA 90212**

Owner

**Jack and Adele
Mussry**

**310 N. Palm Drive, Beverly
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SOUTH ELEVATION

7/18/2016

scale:

prepared by: M.D.

job #: 2016-239

A-2.4

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SIA ARCHITECTURAL DESIGN



COLOR FRONT/WEST ELEVATION

1/8" = 1'-0"

Permit Date

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COLOR FRONT/EAST ELAVATION

7/18/2016

scale:

prepared by: M.D.

job #: 2016-239

A-2.5

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SIA
ARCHITECT
DESIGN

EXISTING STREET VIEW



PROPOSED STREET VIEW



Permit Date

Project

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STREET VIEW PHOTO MONTAGE

7/18/2016

scale:

prepared by: M.D.

job #: 2016-239

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Permit Date

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COLOR RENDERINGS

7/18/2016

scale:

prepared by: M.D.

job #: 2016-239



Design Review Commission Report

310 North Palm Drive

August 4, 2016

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 310 NORTH PALM DRIVE.

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

Section 1. SIA Architectural Design Inc., agent, on behalf of Mussry Family Trust, 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 310 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 **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