



# Design Review Commission Report

**Meeting Date:** Thursday, November 3, 2016  
(Continued from October 6, 2016)

**Subject:** **606 Foothill Road (PL1623787)**  
A request for an R-1 Design Review Permit to allow a façade remodel and addition to an existing 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:** Accel Builders

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

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## REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and addition to an existing 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 a “Modern Farmhouse” style; however, as the project does not adhere to a pure architectural style, the project is before the Commission for review.

## BACKGROUND

This project was previously reviewed by the Design Commission at its hearing on October 6, 2016. The Staff and Commission provided comments for the resolution of the design with a general comment that the building be redesigned. Additional comments were also provided that encouraged the design team to create a more cohesive design stylistically, to refine the design for the roofline, to study the façade glazing and to review the front entry proposed. Finally, a close review of the proposed material specifications was requested by the Commission, including the garage door and the manmade cladding proposed.

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

- Revised the siding material from a composite to a red wood fire retardant product;
- Revised window sizes and mullion pattern;
- Revised the garage door design to blend in with the siding;
- Revised the overall façade design to a more cohesive modern/farm house design.

### Attachment(s):

- October 6, 2016 DRC Staff Report and Previously Proposed Plans
- Applicant’s Written Response to Comments
- Project Design Plans
- DRAFT Approval Resolution

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



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

### **URBAN DESIGN ANALYSIS**

The design has been revised based on these comments and a continued close review of the overall design concept for the extensive remodeling of the single-family residence in conjunction with the architectural studies recommended by staff should be undertaken as the project moves forward in the approval process:

- Continue to review the modulation of the southern portion of the street-facing façade of the residence in conjunction with the gabled roofline to create greater architectural consistency on this elevation and to further modulate the elevation.
- Review the resolution of the shed roof feature located along the main roofline of the second floor of the front façade to consider the introduction of another smaller gable feature, as seen to the north.
- Continue to review the fenestration for consistency in unit type, operation and muntin configurations to simplify the facades overall and ensure useable window types are considered, as appropriate. In addition, provide the final specifications and detailing for the more contemporary recessed window trim design proposed which shall include a canted sill element to shed water as necessary.
- Closely review the vertical and horizontal wood cladding treatment proposed and consider applying the material in a uniform fashion with deference given to the lengths available for the cladding product specified.
- Restudy the material specification for the two-story entry component on the front façade, as it appears to currently be proposed as cement-plaster which is an anomaly on the front façade.

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.



## **Design Review Commission Report**

606 Foothill Road  
November 3, 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, November 3, 2016. To date staff has not received comments in regards to the submitted project.



## **Design Review Commission Report**

606 Foothill Road  
November 3, 2016

### **Attachment A**

October 6, 2016 DRC Staff Report  
and Previously Proposed Plans



## Design Review Commission Report

**Meeting Date:** Thursday, October 6, 2016

**Subject:** **606 Foothill Road (PL1623787)**

A request for an R-1 Design Review Permit to allow a façade remodel and addition to an existing 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.

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### URBAN DESIGN ANALYSIS

The close review of the overall design concept for the extensive remodeling of the single-family residence in conjunction with the architectural studies recommended by staff, will serve as an enhancement to the streetscape. Consideration of the existing architectural styling as an impetus for the aesthetic for the expansion of the existing residence could help to give further cohesiveness to the overall design. Alternately, a review of the front elevation in particular in conjunction with the main entry feature, the glazing and the proposed rooflines in response to a definitive architectural style, rather than a conglomeration of contemporary and “western” design elements, would allow for the residence to provide for a more rational and engaging frontage. Finally, a close review of the proposed materials and specifications, including the proposed garage door, and metal roofing specification in concert with the inclusion of the necessary architectural detailing should be undertaken as the project moves forward.

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

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](mailto:gmillican@beverlyhills.org)



## Design Review Commission Report

606 Foothill Road

October 6, 2016

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



PINNACLE  
DESIGN  
GROUP INC.

4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210

ACCEL BUILDERS



F.F. @ +10'-0"  
@ SECOND FLOOR

F.F. @ 0'-0"  
A.F.F.

EXISTING WEST ELEVATION

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SEPT. 19, 2016

EXISTING  
EXT. ELEVATION

SK10

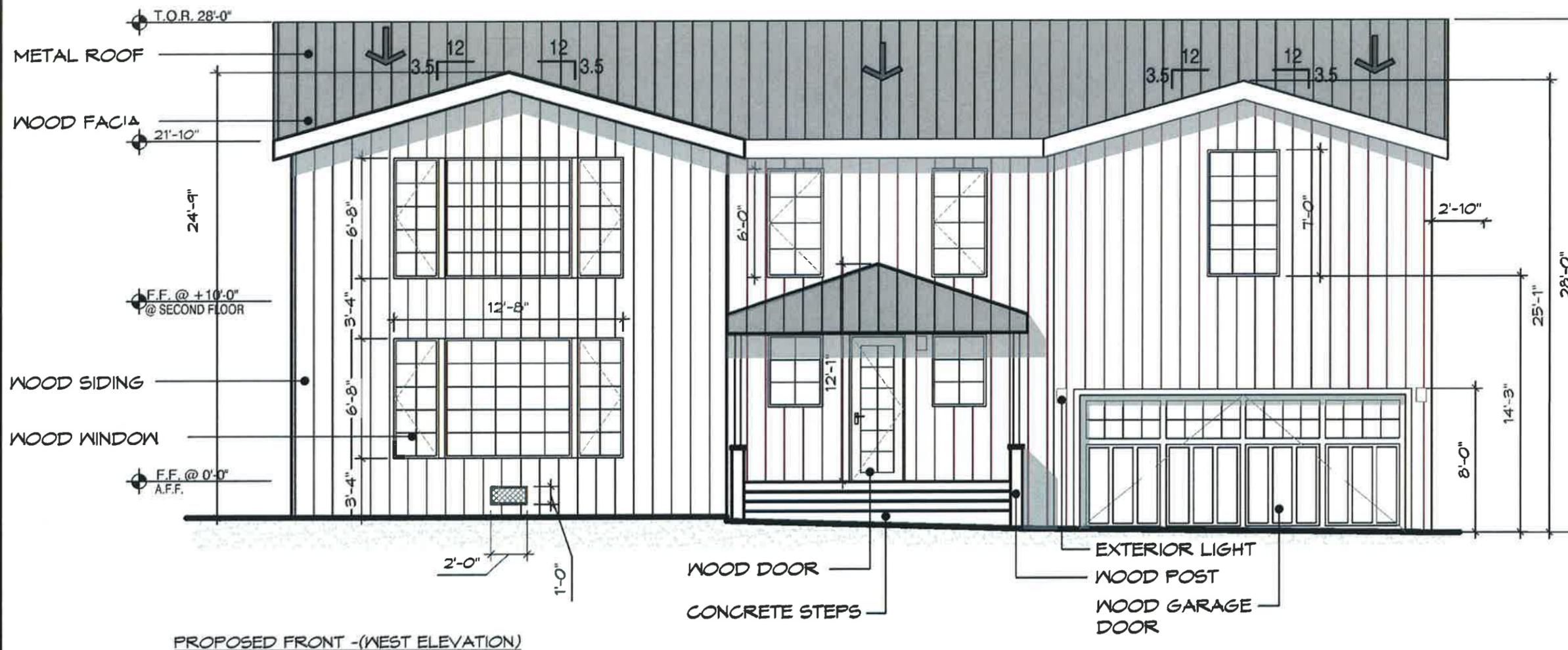


**PINNACLE  
DESIGN  
GROUP INC.**

4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)147-4784

**606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210**

**ACCEL BUILDERS**



PROPOSED FRONT -(WEST ELEVATION)

SEPT. 19, 2016

PROPOSED  
ELEVATION

SK14



PINNACLE  
DESIGN  
GROUP INC.

4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784



STREET VIEW OF PROPOSED FRONT ELEVATION

606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210

ACCEL BUILDERS

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SEPT. 19, 2016

COLOR  
ELEVATION

SK22



STREET VIEW OF PROPOSED FRONT ELEVATION



PINNACLE  
DESIGN  
GROUP INC.

4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210

ACCEL BUILDERS

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SEPT. 19, 2016

CONTEXTUAL

RENDERING

SK26



DRIVENWAY VIEW OF PROPOSED FRONT ELEVATION



PINNACLE  
DESIGN  
GROUP INC.

4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210

ACCEL BUILDERS

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SEPT. 19, 2016  
CONTEXTURAL  
RENDERINGS

SK27



**PINNACLE  
DESIGN  
GROUP INC.**  
4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

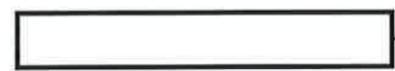
**606 FOOTHILL PROJECT  
BEVERLY HILLS, CA 90210**

**ACCEL BUILDERS**

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SEPT. 19, 2016  
PROPOSED  
COLOR PALLET  
SK28



METAL ROOFING  
(MANUFACTURED BY PACIFIC  
METAL ROOFING)- DARK  
BRONZE SR.27



SIDING - BENJAMIN MOORE  
DOVE WHITE



TRIM - BENJAMIN MOORE,  
BLACK 2132-10



WINDOWS (MANUFACTURED BY  
LINCOLN) - COLOR BENJAMIN  
MOORE, BLACK 2132-10



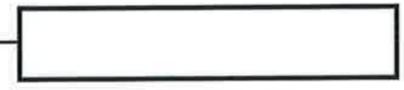
EXTERIOR LIGHT FIXTURE  
(MANUFACTURED BY MODERN  
FORMS) - COLOR BLACK



GARAGE DOOR - COLOR RAW  
UMBER



EXISTING PAVERS



COLUMNS - BENJAMIN  
MOORE, DOVE WHITE



## **Design Review Commission Report**

606 Foothill Road  
November 3, 2016

### **Attachment B**

Applicant's Written Response to Comments

## 606 Foothill Rd.- Commission's Comment Responses

Commission's Comment: Siding material quality is too cheap.

Applicants Response: We changed the composite material being used for siding to a higher quality red wood "FireBlocker"

Commission's Comment: Windows not related to one another. Adjust window mullion structure.

Applicant Response: Adjusted window sizes and mullion structure to not be as busy. Windows are more proportionate and relate to one another.

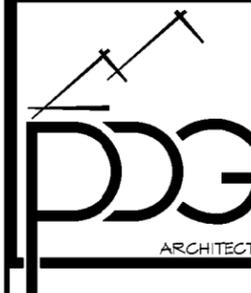
Commission's Comment: Change garage door look "Distracts elevation"

Applicant Response: The design of the garage door has been modified to blend in with the siding, minimizing its exposure and not breaking up the façade of the home.

Commission's Comment: Change entire design of façade.

Applicant Response: The entire facade of the property has been redesigned and reimagined to have a more cohesive look inspired by a modern/farm house. With this new architectural design, the proposed property will be a great contribution to the neighborhood.





PINNACLE  
DESIGN  
GROUP INC.

4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

ACCEL BUILDERS



EXISTING FRONT -(WEST ELEVATION)



PROPOSED FRONT -(WEST ELEVATION)

SECOND FLOOR

FIRST FLOOR



EXISTING REAR -(EAST ELEVATION)



PROPOSED REAR -(EAST ELEVATION)

SECOND FLOOR

FIRST FLOOR



EXISTING SIDE -(SOUTH ELEVATION)



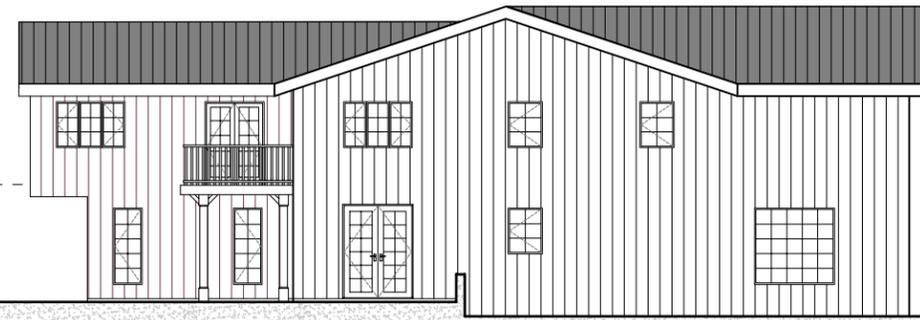
PROPOSED SIDE -(SOUTH ELEVATION)

SECOND FLOOR

FIRST FLOOR



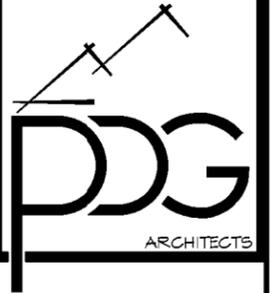
EXISTING SIDE -(NORTH ELEVATION)



PROPOSED SIDE -(NORTH ELEVATION)

SECOND FLOOR

FIRST FLOOR



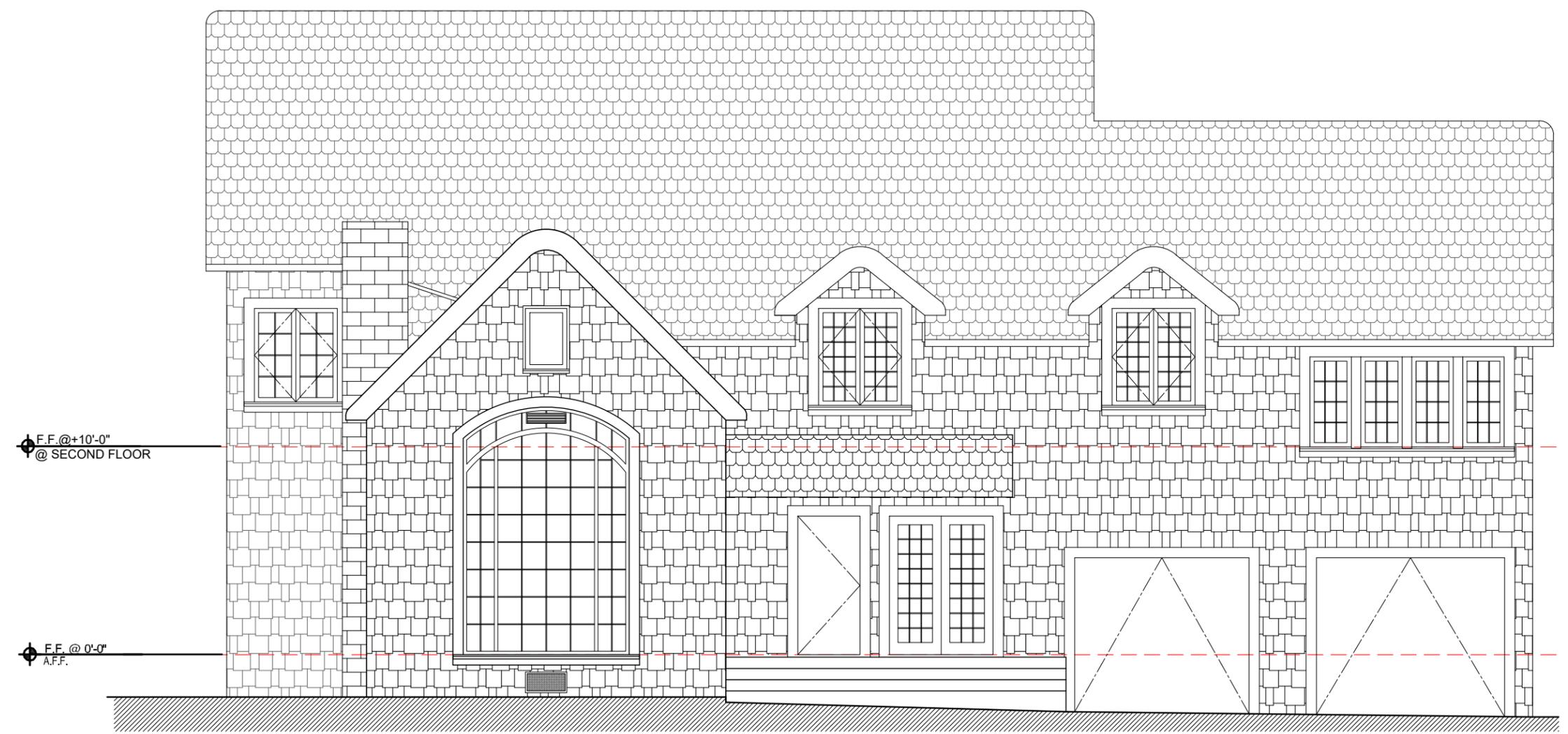
PINNACLE  
DESIGN  
GROUP INC.

4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

ACCEL BUILDERS

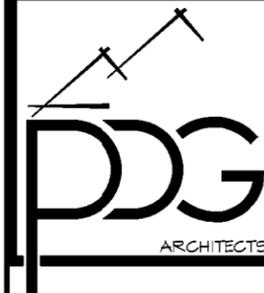


PINNACLE  
DESIGN  
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4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

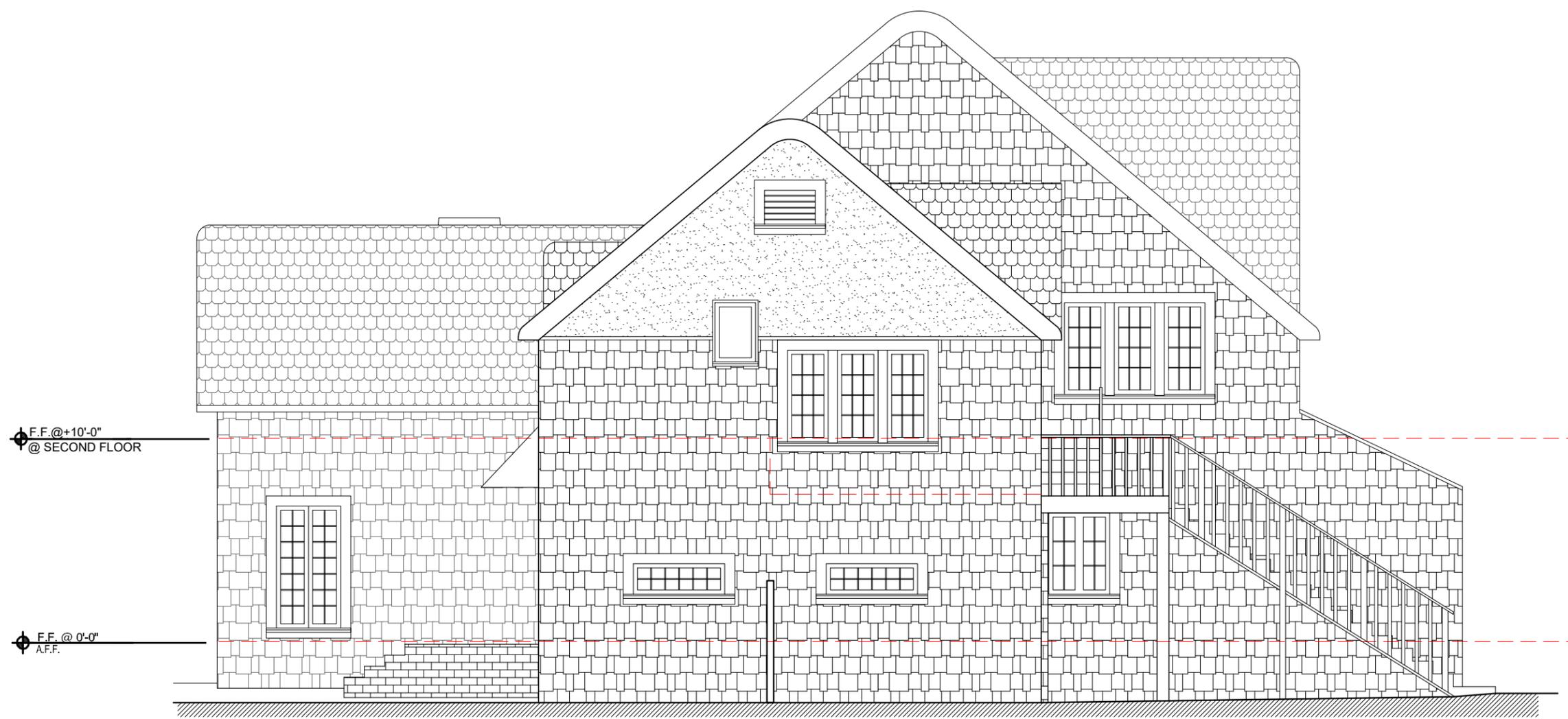


EXISTING WEST ELEVATION

ACCEL BUILDERS



PINNACLE  
DESIGN  
GROUP INC.  
4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

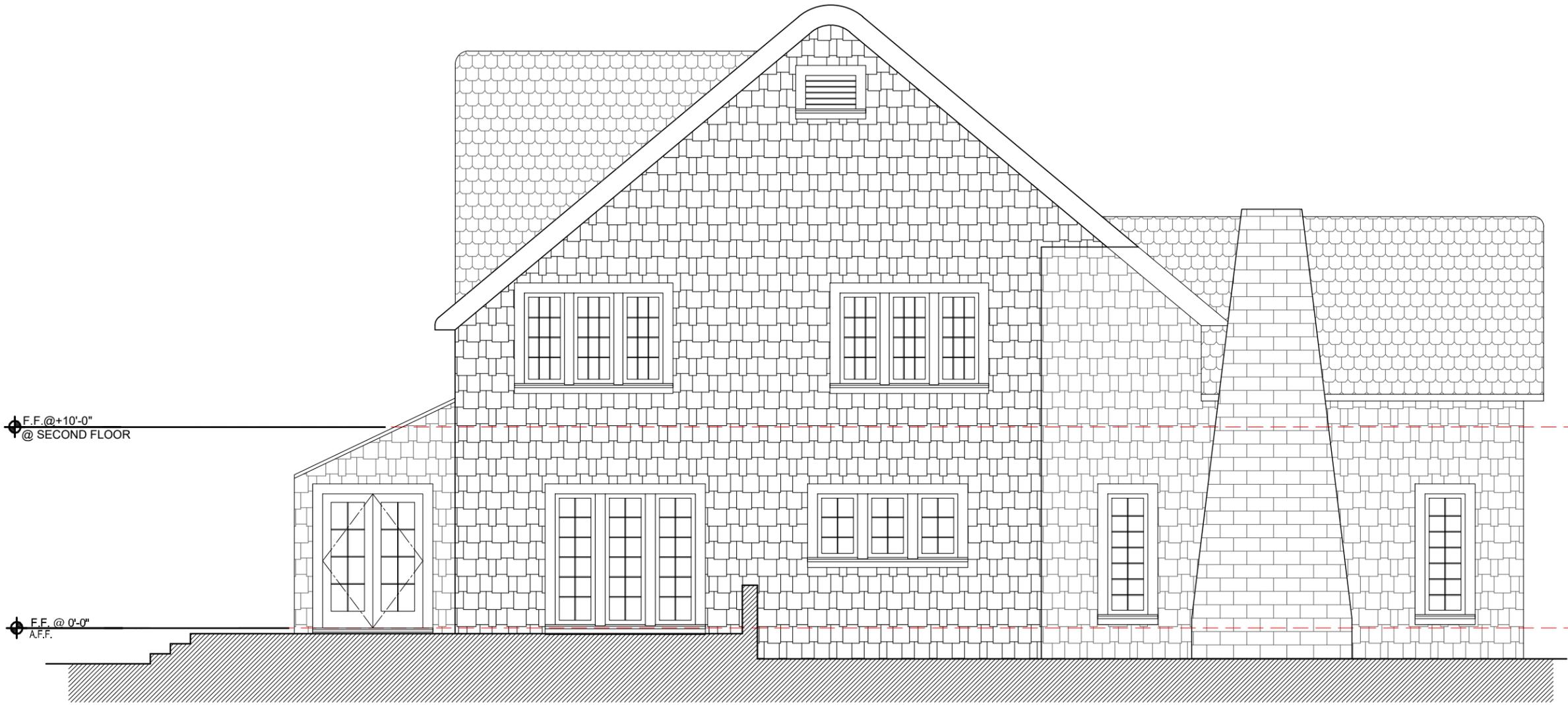


EXISTING SOUTH ELEVATION

ACCEL BUILDERS




PINNACLE  
DESIGN  
GROUP INC.  
4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784



F.F. @ +10'-0"  
@ SECOND FLOOR

F.F. @ 0'-0"  
A.F.F.

EXISTING NORTH ELEVATION

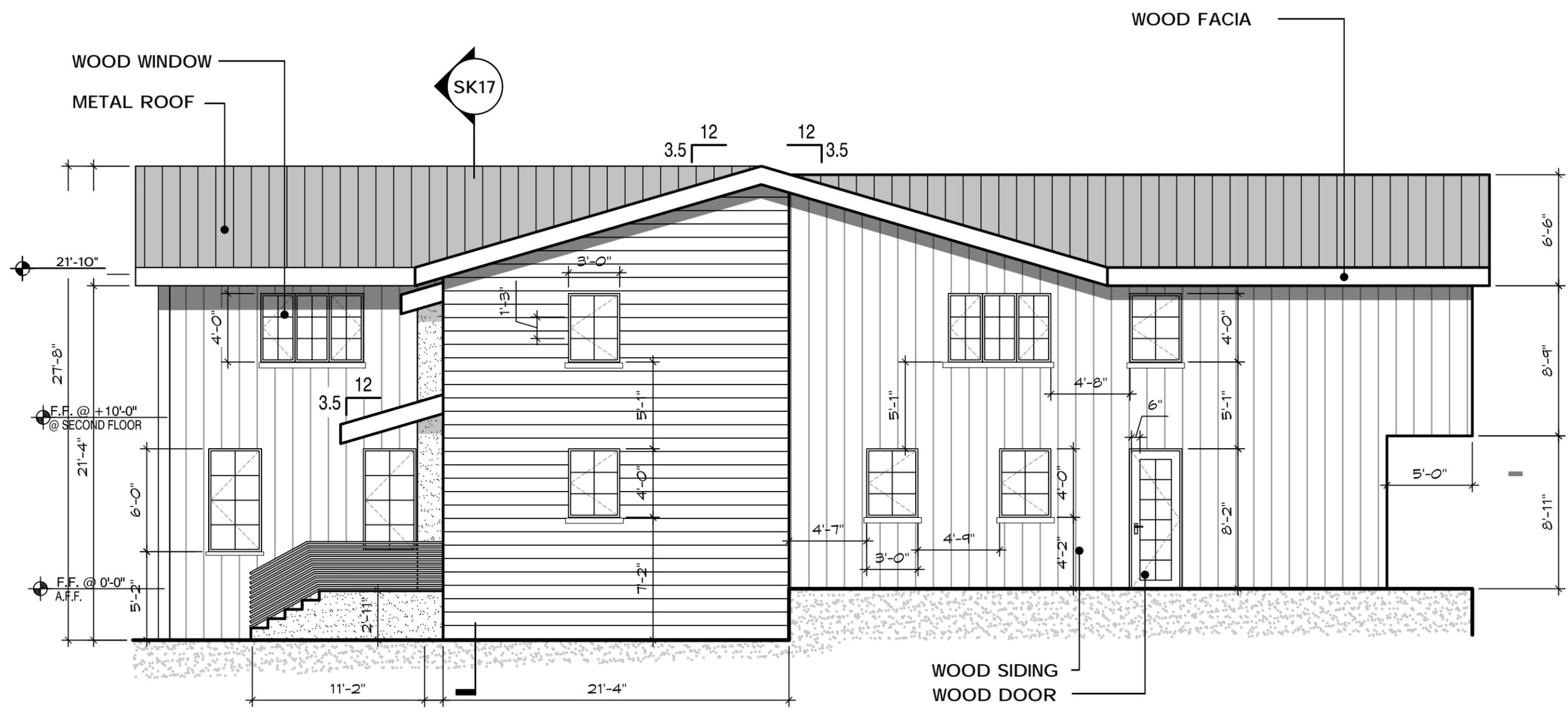
ACCEL BUILDERS






PINNACLE  
DESIGN  
GROUP INC.  
4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

ACCEL BUILDERS

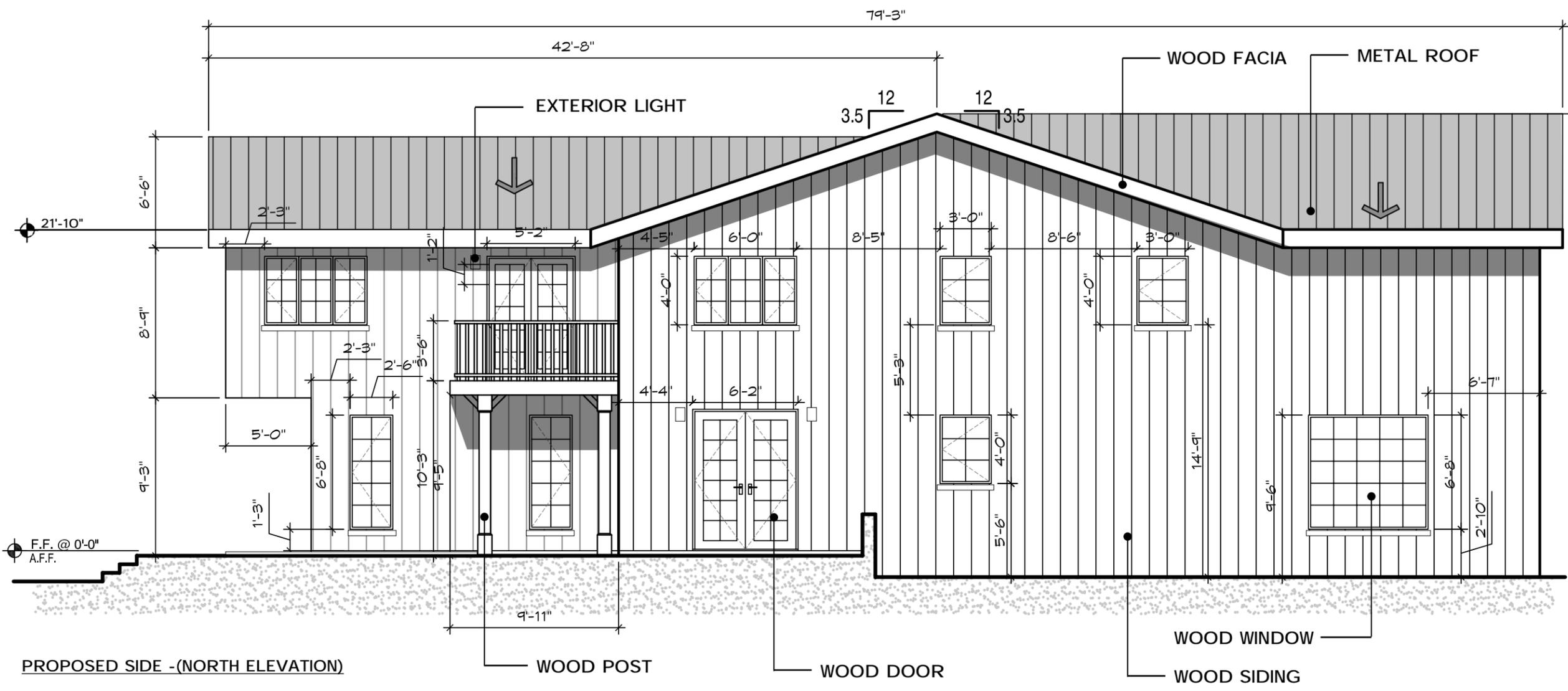


PROPOSED SIDE -(SOUTH ELEVATION)



PINNACLE  
DESIGN  
GROUP INC.  
4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

ACCEL BUILDERS



PROPOSED SIDE -(NORTH ELEVATION)

WOOD POST

WOOD DOOR

WOOD WINDOW

WOOD SIDING

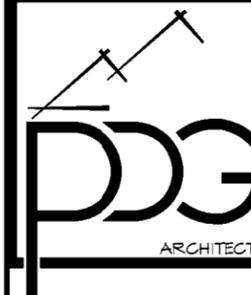
WOOD FACIA

METAL ROOF

EXTERIOR LIGHT

F.F. @ 0'-0"  
A.F.F.





PINNACLE  
DESIGN  
GROUP INC.

4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784



SIDE VIEW OF PROPOSED SOUTH ELEVATION

ACCEL BUILDERS






STREET VIEW OF PROPOSED FRONT ELEVATION



PINNACLE  
DESIGN  
GROUP INC.

4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

ACCEL BUILDERS



DRIVEWAY VIEW OF PROPOSED FRONT ELEVATION



PINNACLE  
DESIGN  
GROUP INC.

4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

ACCEL BUILDERS



PINNACLE  
DESIGN  
GROUP INC.  
4375 EAST LOWELL ST.  
SUITE H  
ONTARIO - CA - 91761  
(909)747-4784

ACCEL BUILDERS



METAL ROOFING  
(MANUFACTURED BY PACIFIC  
METAL ROOFING)- DARK  
BRONZE SR.27



SIDING - BENJAMIN MOORE  
DOVE WHITE



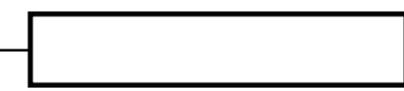
TRIM - BENJAMIN MOORE,  
BLACK 2132-10



WINDOWS (MANUFACTURED BY  
LINCOLN) - COLOR BENJAMIN  
MOORE, BLACK 2132-10



EXTERIOR LIGHT FIXTURE  
(MANUFACTURED BY MODERN  
FORMS) - COLOR BLACK



GARAGE DOOR - COLOR RAW  
UMBER



EXISTING PAVERS

RAIL - STAINLESS STEEL FINISH



**Design Review Commission Report**

606 Foothill Road  
November 3, 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 **A FAÇADE REMODEL AND ADDITION TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **606 FOOTHILL ROAD**.

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

Section 1. **Accel Builders, agent**, on behalf of **GB Blue Jay LLC**, property owner (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of **a façade remodel and addition to an existing two-story single-family residence** for the property located at **606 Foothill Road** 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 **October 6, 2016, and November 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 filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **November 3, 2016**

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Mark Odell, Urban Designer  
Community Development Department

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Ilene Nathan, Chair  
Design Review Commission