



Design Review Commission Report

Meeting Date: Thursday, November 3, 2016

Subject: **711 North Beverly (PL1627718)**
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: San Besbelli, Architect

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

REPORT SUMMARY

The applicant is requesting review and approval of a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant as French Baroque; however, as the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The design of the classically French styled single-family residence should be carefully refined and studied in order for the project to create a meaningful enhancement to the streetscape and to appropriately align with the design principles of the architectural style proposed. Generally, a study of traditional solid-to-void ratios in classical historical buildings and the restrained use of decorative elements should be reviewed to help simplify the proposal overall and thereby allow for an upgraded material palette and a higher caliber building overall. Generally, the building massing is appropriately articulated and additional scrutiny of the decorative features employed in conjunction with the architectural design features of the classical "French Empire" architectural styling proposed can help to create a more elegantly restrained design. Finally, an architectural study that seeks to underplay the highly emphasized central entry feature, and aligned upper balcony element on the building façade, should be considered and closely reviewed to reduce the impact of this aspect of the massing on the main elevation.

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:
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gmillican@beverlyhills.org



Design Review Commission Report

711 North Beverly Drive

November 3, 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, October 21, 2016; the site was posted on Monday, October 24, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

711 North Beverly Drive

November 3, 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):

Basic characteristics of French Baroque Architecture can be seen in this design in terms of symmetry, steep roof slopes with curved eave lines, metal diamond shaped roof tiles, towering chimneys, roof dormers, strong definition of center and side towers by means of modulations, corner stones and window door surrounds.

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 checked="" 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: 92' x 257' Lot Area (square feet): 23,622
 Adjacent Streets: elevado and lomas

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

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

none

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:	31'-10"		31'-10"
Roof Plate Height:	24'	22'-4"	22'-4"
Floor Area:	10,949 S.F		10,801 S.F
Rear Setbacks:	68'		87'
Side Setbacks:	S/E 10' N/W 11.6'	S/E N/W	S/E 10' N/W 11.6'
Parking Spaces:	7		7

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: Stucco and pre-cast stone

Texture /Finish: Smooth Stucco and Travertine textured pre-cast Concrete

Color / Transparency: La Habra Mirage and Sandstone Designs - ivory

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

Material: Wood frame and clear glass

Texture /Finish: Mahogany, factory finished

Color / Transparency: Marvin bahamabrown

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

Material: Wood frame and clear glass

Texture /Finish: Mahogany, factory finished

Color / Transparency: Marvin Bahamabrown

PEDIMENTS

Material: Pre-cast stone

Texture /Finish: Travertine textured

Color / Transparency: Sandstone- ivory

ROOF

Material: Natural Zinc tiles

Texture /Finish: smooth / natural

Color / Transparency: Weathered to bluish grey

CORBELS

Material:

Texture /Finish:

Color / Transparency:

CHIMNEY(S)

Material: Stucco

Texture /Finish: Smooth

Color / Transparency: La Habra Mirage

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

COLUMNS

Material: Pre-cast stone
Texture /Finish: Travertine textured
Color / Transparency: Sandstone, Ivory

BALCONIES & RAILINGS

Material: Wrought iron railings
Texture /Finish: Painted
Color / Transparency: Black Dunn Edwards DE6350 dark engine

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Sheet metal
Texture /Finish: Smooth paint
Color / Transparency: to match stucco Dunn Edwards DE 6121 siamese kitten

EXTERIOR LIGHTING

Material: recessed downlight and landscape lighting
Texture /Finish: _____
Color / Transparency: no color light

PAVED SURFACES

Material: Concrete bands colored D29-3 by Trademark and Belgard field pavers
Texture /Finish: _____
Color / Transparency: colored D29-3 by Trademark

FREESTANDING WALLS AND FENCES

Material: Pre-cast stone and stucco pilasters with wrought iron railings
Texture /Finish: Travertine textured pre-cast and smooth stucco
Color / Transparency: La Habra Mirage and Sandstone Designs - ivory

OTHER DESIGN ELEMENTS

Material: wrought iron roof spheres
Texture /Finish: Paint
Color / Transparency: Black Dunn Edwards DE6350 dark engine

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

Proposed landscaping features formal elements such as low clipped formal hedges to define paving areas and shrub beds. Other shrubs will by nature maintain a clean more formal look with no pruning. Tree types will continue this theme.

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.

Symmetries exist in floor plan layouts are directly reflected on exteriors as distinctive modulations, defining and representing internal functions as part of the 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.

Deep modulations and volumetric varieties of the design enhanced by various roof styles minimizes the visual impact of the building, while further softened by the beautiful landscape extending throughout the front yard. Security fence and gate are generously set back to allow landscaped buffer zone, enhancing the garden quality of the City.

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

By replacing an ugly existing house although designed by a "notable" architect but further ruined by various remodeling jobs in the past, this house will definitely 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.

proposed house features smaller windows on side elevations and orients exterior functions towards the front and rear yards, therefore respecting privacies of neighboring houses while creating privacy for the family living in itself.

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.

Like most houses in the street, old or new, this proposed house features a circular driveway and a large backyard not extending any building wings all the way to the rear setback line, it blends in to the existing built environment like it belongs there.



1 East
1/8" = 1'-0"

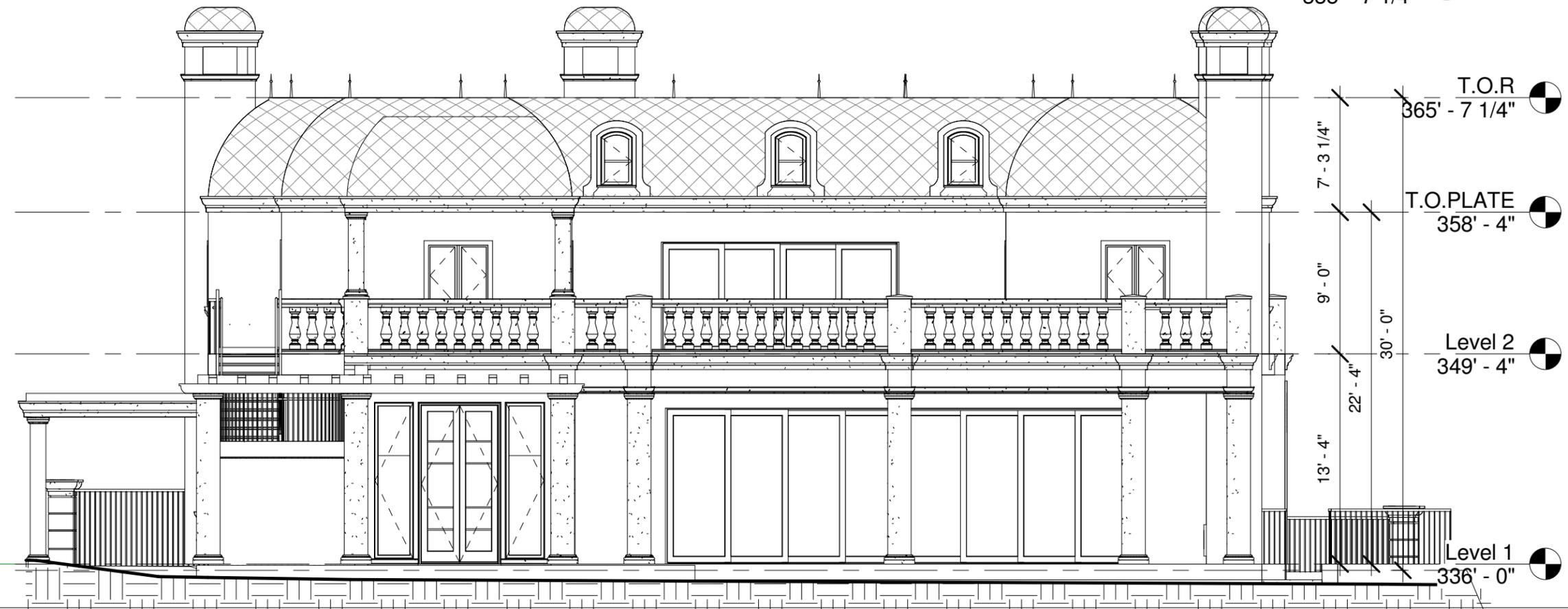
T.O.R 365' - 7 1/4"
 T.O.PLATE 358' - 4"
 Level 2 349' - 4"
 Level 1 336' - 0"
 AVG. GRADE 335' - 7 1/4"

7' - 3 1/4"
 9' - 0"
 22' - 4"
 13' - 4"
 30' - 0"

711 N. BEVERLY DR.

1/8" = 1'-0"
ELEVATIONS

A105



2 West
1/8" = 1'-0"

T.O.R 365' - 7 1/4"
 T.O.PLATE 358' - 4"
 Level 2 349' - 4"
 Level 1 336' - 0"
 AVG. GRADE

7' - 3 1/4"
 9' - 0"
 22' - 4"
 13' - 4"
 30' - 0"



1 North
1/8" = 1'-0"

AVG. GRADE
335' - 7 1/4"



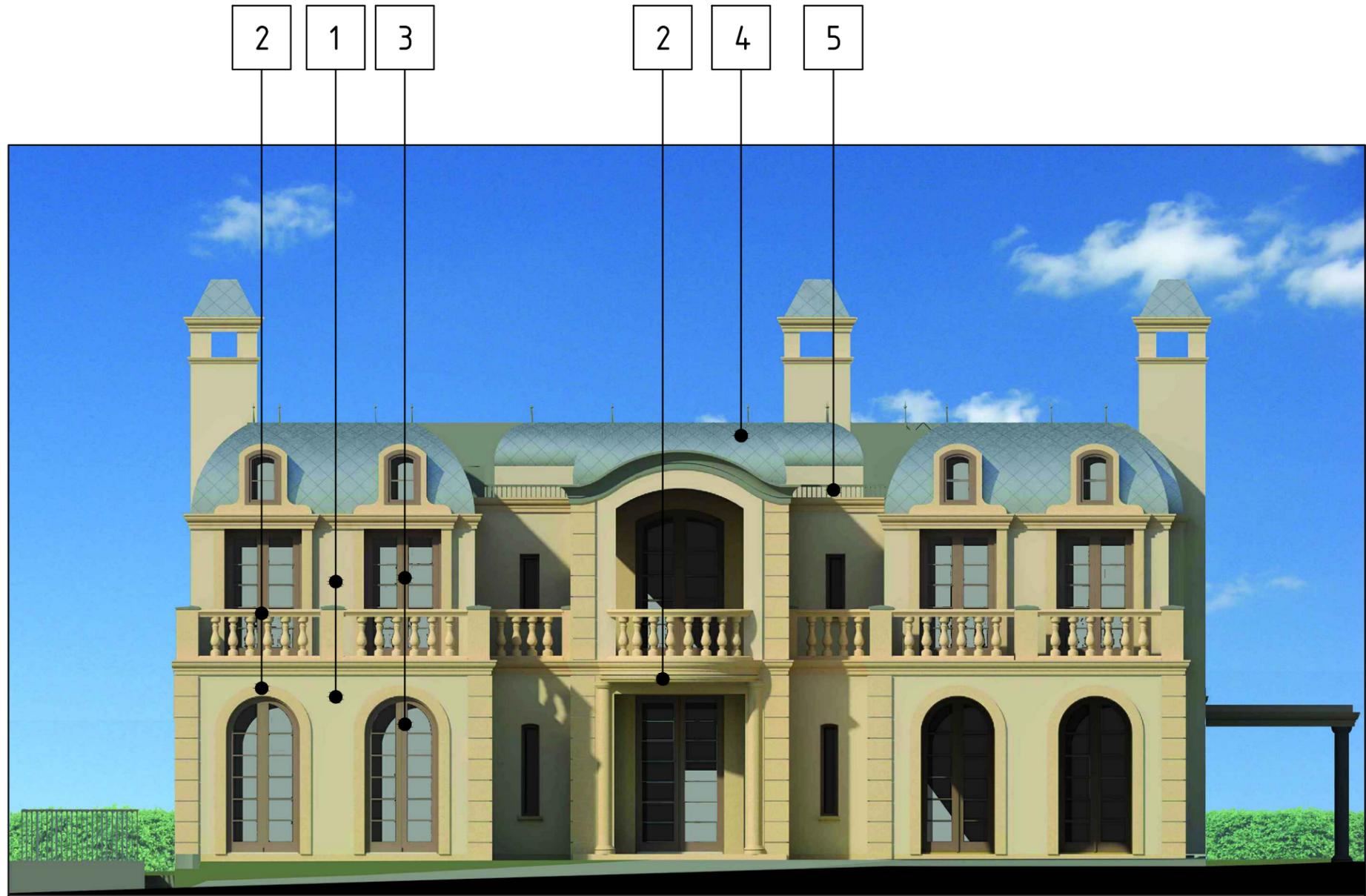
2 South
1/8" = 1'-0"

AVG. GRADE
335' - 7 1/4"

711 N. BEVERLY DR.

1/8" =
1'-0"
ELEVATIONS

A106



- 1 LA HABRA MIRAGE SMOOTH STUCCO
- 2 PRECAST STONE BY SANDSTONE DESIGNS IVORY W/ TRAVERTINE TEXTURE
- 3 MAHOGANY WOOD CLAD DOOR AND WINDOWS BY MARVIN W/ CLEAR DUAL GLAZING
- 4 NATURAL ZINC ROOF TILES BY FINE METAL ROOF TECH
- 5 WROUGHT IRON RAILING AND SPEARS PAINTED BLACK DUNN EDWARDS DE6350 DARK ENGINE

711 N. BEVERLY DR.
BEVERLY HILLS, CA 90210

COLORED
FRONT ELEV

A109



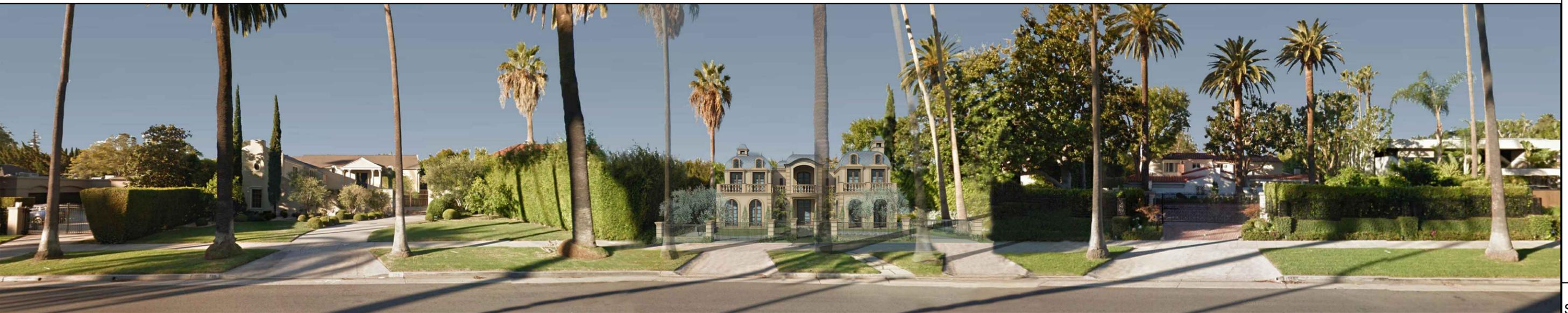
711 N. BEVERLY DR.
BEVERLY HILLS, CA 90210

COLORED
FRONT ELEV.
W/ LANDSCAPE

A110



EXISTING STREETScape



PROPOSED STREETScape W/ LANDSCAPE

711 N. BEVERLY DR.
BEVERLY HILLS, CA 90210

STREETScape

A117

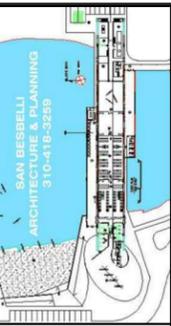


PROPOSED STREETScape W/O LANDSCAPE

711 N. BEVERLY DR.
BEVERLY HILLS, CA 90210

STREETScape

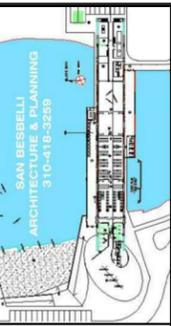
A118



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COLORED
RENDERINGS

A119



711 N. BEVERLY DR.
BEVERLY HILLS, CA 90210

COLORED
RENDERINGS

A120



4

6

3

2

2

1

3

2

4

5

6

8

7



- 1 LA HABRA MIRAGE SMOOTH STUCCO
- 2 PRECAST STONE BY SANDSTONE DESIGNS IVORY W/ TRAVERTINE TEXTURE
- 3 MAHOGANY WOOD CLAD DOOR AND WINDOWS BY MARVIN W/ CLEAR DUAL GLAZING
- 4 NATURAL ZINC ROOF TILES BY FINE METAL ROOF TECH
- 5 WROUGHT IRON RAILING PAINTED BLACK
- 6 NATURAL FINISH ZINC GUTTERS
- 7 SHEET METAL DOWNSPOUT PAINTED TO MATCH BUILDING COLOR
- 8 WROUGHT IRON SPHERES PAINTED BLACK



LED recessed ceiling downlights - symmetrical distribution - stainless steel

Designed for down lighting atriums, canopies, passages, and other interior and exterior locations.

Recessed ceiling luminaires with stainless steel faceplate and pure anodized aluminum reflector. Clear tempered glass diffuser.

Integral 120V - 277V electronic LED driver, 0-10V dimming.

LED color temperature is 3000K (for 4000K add suffix K4).

CSA certified to U.S. and Canadian standards.

Protection class: IP65

Finish: #4 brushed stainless steel.

	Lamp	Ø	T [°] C	A	B	C
55 821	4.2W LED	28"		3 1/8	2 1/2	-

Options

- K27 - 2700K color temperature
- K35 - 3500K color temperature
- HXL - Hex cell louver
- FRO - Frosted lens
- SLL - Solite lens

**711 N. BEVERLY DR.
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SAMPLE BOARD

A120



1 LA HABRA MIRAGE SMOOTH STUCCO
2 PRECAST STONE BY SANDSTONE DESIGNS IVORY W/ TRAVERTINE TEXTURE
3 MAHOGANY WOOD CLAD DOOR AND WINDOWS BY HARVIN W/ CLEAR DUAL GLAZING
4 NATURAL ZINC ROOF TILES BY FINE METAL ROOF TECH
5 WROUGHT IRON RAILING AND SPEARS PAINTED BLACK DUNN EDWARDS DE6350 DARK ENGINE

1

2

LED recessed ceiling downlights - symmetrical distribution - stainless steel

Designed for down lighting atriums, canopies, passages, and other interior and exterior locations.

Recessed ceiling luminaires with stainless steel faceplate and pure anodized aluminum reflector. Clear tempered glass diffuser.

Integral 120V - 277V electronic LED driver, 0-10V dimming.

LED color temperature is 3000K (for 4000K add suffix K4).

CSA certified to U.S. and Canadian standards.

Protection class: IP65

Finish: #4 brushed stainless steel.

Lamp	G	T [°] C	A	B	C
55 821	4.2W LED	28°	3 1/8	2 1/2	-

Options

K27 - 2700K color temperature

K35 - 3500K color temperature

HXL - Hex cell louver

FRO - Frosted lens

SLL - Sollar lens

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SAMPLE BOARD

A121



Design Review Commission Report

711 North Beverly Drive

November 3, 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 711 NORTH BEVERLY DRIVE.

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

Section 1. San Besbelli, Architect, agent, on behalf of Bob Rashidi, 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 711 North Beverly 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 **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**

Mark Odell, Urban Designer
Community Development Department

Ilene Nathan, Chair
Design Review Commission