STAFF REPORT

CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
September 4, 2008
PL 0815082

TO: Design Review Commission

FROM: Masa Alkire, Consulting Planner

SUBJECT: A request for an R-1 Design Review Permit to allow a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **603 N. Linden Drive.**

EXECUTIVE SUMMARY

Brian Lerman of ARC Design Group, on behalf of the property owners, Asher and Daphna Bartov, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **603 N. Linden Drive.**

Reason for Review by the Commission

The proposed residential development does not adhere to a pure architectural style as outlined in the City's style catalogue. The applicant has identified that the project is in the style of a French Riviera Villa.

Adherence to Zoning Code

As proposed, the design meets required zoning standards including height, setbacks, parking, and floor area requirements. One zoning correction is required on the submitted plans, an opaque wall or hedge 2 to 3 feet high is required along the sides of the proposed driveway. The project received a minor accommodation permit on July 16, 2008 to allow a maximum height of 32 feet with an average height of less than 28 feet.

GENERAL INFORMATION	
Applicant	ARC Design Group
Project Owner	Asher and Daphna Bartov
Zoning District	Central R-1 Area – North of Santa Monica Boulevard

Parcel Size	11, 510 s.f.
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 80-feet wide by 144-feet long lot (lot average width and length), located on the west side of the 600 block of N. Linden Drive Drive between Carmelita and Elevado Avenues and is surrounded by residential development that is characterized by one and two-story homes along both sides of the block. The property is developed with an existing two-story single-family home. According to Los Angeles County records the existing single family residence was originally constructed in 1925. The property is not identified in the City's Historic Resources Survey.

PROJECT DESCRIPTION

Building Envelope/Modulation
The proposed project is a 6,101 square foot two-story single family residence., The proposed residence is just under the maximum allowable building area (6,104 square feet) for the subject site. The single family home currently located on the property is proposed to be demolished to facilitate the construction of the new residence.

As proposed, the maximum height of the proposed residence is 32 feet, with an average roof height of less than 28 feet in height. The applicant has received a minor accommodation permit from the City to allow the 32 foot building height. The project meets the Code required side setbacks of 18 feet cumulative for an 80 foot wide lot. The main entrance to the proposed structure consists of a recessed entryway leading to a prominent custom wood door (applicant will have additional detail information at the meeting). The front façade is articulated with all portions of the façade located behind the required front setback line. The covered porch entryway is 5.5 feet behind the required front setback and the garage entrance is 4 feet behind the setback. The rounded 1st story piano alcove projects to the required front setback line. There is a mix of one and two story roof elevations along the front elevation, with an enclosed porch located on the second story.

Parking
As required by the BHMC, a total of two parking spaces behind the front yard setback have been proposed in conjunction with the new house. The proposed parking will be provided in an attached garage.

Design
The applicant has identified the structure as a "French Riviera Villa". Reference photos of villas from that region were submitted to the Planning Division to identify the

inspiration for the submitted design. The photos will be available for the Commission's review at the hearing. The submitted design appears to have similar characteristics as the reference photos. These include:

- Prominent variegated tile roof with overhanging roof eaves
- Asymmetry in the placement of rooflines windows and balconies
- Recessed entryways
- Pastel color palette with white trim at windows and entryways
- Numerous inset window openings of both arched and rectangular shapes
- Window shutters
- Decorative railings and features at balconies and porches.

Materials
The materials and color proposed for the new structure are as follows:

- Stucco –smooth finish painted - "western sand"
- Precast by Fine Line (example available at meeting) - painted white
- Roof – Redland Clay tile - mix of "buff, café antigua, palmilla and peach"
- Wood French doors and windows - "ultra pure white"
- Shutters and wood fencing - "hollingsworth green"
- Decorative railings and site fencing- "brilliant white"
- Front door – Solid wood painted white.

Paving:
The total amount of paving permitted within the front yard of the subject site is 33% of the area of the front yard. The front yard is 2800 square feet in size. The applicant is proposing 33% or 927 square feet be paved.

Landscape Design:
The project includes new landscaping and site improvements, including a new pool and spa. The applicant has indicated that the project's landscape architect will be available at the meeting to discuss the project. The landscape plan includes: a flagstone driveway, a stone entry path and low 18" high stone entry walls bordering the pathway in the front yard. Turf areas are proposed for the front yard. Some existing trees will be removed with another existing tree to remain in the front yard. The second landscape sheet outlines the proposed planting materials.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on August 25, 2008 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. To date staff has not received any comments regarding the project.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and a Categorical Exemption of Class 3(a) has been issued.

DESIGN ANALYSIS

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the following criteria. If the proposed project meets the criteria set forth, the Commission shall approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the provisions of this article.

1. ***The proposed development's design exhibits an internally compatible design scheme.***

The proposed design is indicated as French Riviera Villa. The features of the proposed structure are consistent with the submitted reference materials. The prominent tile roof, color palette, shuttered windows, recessed entryway and asymmetry of roof line are all features that are prominent on the submitted reference materials.

2. ***Appropriately minimizes the appearance of scale and mass, enhances the garden like quality of the city, and appropriately maximizes the use of required open space within the proposed architectural style.***

Although the structure contains the maximum floor area allowed by code the proposed design has features that minimize the appearance of scale and mass. The front façade is articulated at varying distances behind the required 35-foot front setback line, the front elevation has both one and two story rooflines. The front façade also includes an inset entryway and covered porch that both provide depth and variation along the street-facing façade. The submitted landscaping plans including a detailed planting palette and hardscape information has been provided, is necessary to ensure the project contributes to the garden-like quality of the City.

3. ***The development will enhance the appearance of the neighborhood.***

As discussed in criteria one and two, the proposed residence has an internally compatible design scheme and has articulation and varying rooflines to mitigate the appearance and scale and mass. These design characteristics should result in a residence that contributes to the enhanced appearance of the neighborhood. In

addition, the project as proposed is utilizing high quality building materials. The use of high quality materials will also help to enhance the appearance of the neighborhood.

4. ***The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors.***

As proposed, the structure meets the City's current side setback requirements. However the location of an exterior staircase to the second story rear balcony could potentially lead to privacy concerns with the neighbor directly abutting to the south. The Commission may wish to discuss, shielding, orientation or location solutions to this potential impact. Other than exterior access location, the design appears to balance the reasonable expectation of privacy with to owner's rights to build.

5. ***The proposed development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.***

The properties along North Linden Drive are located on relatively large single family lots and are developed with large single family homes that vary in age and style. The construction of a new residence would be consistent with the varied character of the surrounding homes. The proposed design manages to maximize floor area without appearing unduly massive and bulky and so would be a harmonious addition to the existing neighborhood.

Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

1. Approve the plans as presented;

2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;

3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or

4. Return the plans for restudy and resubmittal.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, staff recommends the Design Review Commission either