



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
October 2, 2008

TO: Design Review Commission

FROM: Shena Rojemann, Assistant 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 **804 North Camden Drive.**

EXECUTIVE SUMMARY

Dan Miclea of Progetti Inc., on behalf of the property owner, has filed an application for Track 2 design review to allow a new single-family residence at **804 North Camden Drive.**

This item was initially reviewed by the Commission at its August 7, 2008 and September 4, 2008 meetings. At the August 7, 2008 meeting, the Commission asked for a simplified design. The applicant's response, presented at the September 4, 2008 meeting, did not result in a design satisfactory to the Commission which heard presentations from staff and the applicant as well as comments from a neighbor at that meeting. The Commission was clear at the September meeting that it did not like the design concept as presented and asked for a major re-study of the design to be returned to the October 2, 2008 meeting addressing the following concerns:

1. The design needs major simplification as it is too ornate and "heavy";
2. The carport design had no relationship to the design of the proposed residence;
3. The overall proportions of the proposed façade are off;
4. The window types are inconsistent.

At the September 4, 2008 Commission meeting the Commission heard concerns from the neighboring property owner to the north, at 806 North Camden Drive. The property owners concerns included:

1. That the bathroom windows along the side be translucent;
2. That the balcony door along the second floor would look into the neighbor's backyard;
3. Noise from ground floor living spaces along the side property line;

4. That the existing trees located between the properties be maintained.

At the September 4, 2008 meeting, the applicant clarified that the bathroom windows at the second floor would all be translucent to protect privacy.

REVISED DESIGN

The applicant has provided revised elevations pursuant to the Commission's direction for a major re-study of the design. Staff will include site and floor plans in the presentation at the meeting. Below is the applicant's response to the Commission's concerns as listed above:

1. The applicant has reduced the heaviness of the façade by removing the following items;
 - a. The columns at the second story of the residence above the entry and on the southern portion of the façade;
 - b. The ornate railings along the balcony on the southern portion of the façade;
 - c. The balustrades in front of the French doors at the first floor along the northern portion of the façade;
 - d. The pediments above the French doors at the first floor along the northern portion of the façade;
 - e. The detailed molding surrounding the front doorway;
 - f. The detailed molding surrounding the second story windows;
 - g. The columns along the entryway have been simplified;
 - h. The archways above the French doors at the first floor along the southern portion of the façade;
 - i. The brick details along the first story portion of the façade.
2. The applicant has improved the relationship of the carport to the proposed residence by incorporating the same roof materials and adding corbels that are similar to those on the proposed structure. Additionally, the height of the carport has been lowered.
3. The applicant has improved the overall proportions of the façade by reducing many of the heavy elements and simplifying the overall details of the façade.
4. The applicant has made the windows more consistent by using the same style windows along the first floor (square French doors) and along the second floor (rounded French doors). The applicant has made the appearance of the size windows at the second floor consistent (along the northern and southern portions of the façade). Also, the mullions are consistent in all the French doors.

The applicant addressed the neighboring property owners' concerns above as follows:

5. The owner has flipped the proposed residence on the site so that the bedrooms, bathrooms, kitchen, carport, etc., are not located on the southern portion of the site. Now, only two bathroom windows and the sitting room windows will face the neighboring property to the north, thus reducing the privacy impacts.

The applicant has additionally made the follow changes to the project.

- Pediments have been added above the first floor French doors along the northern portion of the façade;
- A molding detail has been added near the roof line above the entryway;

Code Compliance

As proposed, the design meets all required zoning standards including height, setbacks, parking, and floor area requirements

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on July 28, 2008 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. At the September 4, 2008 meeting, the neighboring property owners to the north at 806 North Camden Drive, expressed privacy concerns, which have been included in the details above. At the September 4, 2008 meeting, the public hearing was continued to the October 2, 2008 meeting.

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 REVIEW 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 criteria.

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

As revised the design may be more consistent with an "Italian" style of architecture and has incorporated simpler and more consistent design elements as requested by the Commission.

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.*

As revised, the simplified design more appropriately minimizes the appearance of scale and mass. The revised landscaping plan contains large existing trees, a variety of ground cover, shrubs, and trees in a variety of sizes and quantities, which will enhance the garden-like quality of the City.

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

As proposed, the existing mature trees and the lush landscaping shall help enhance the appearance of the neighborhood. Additionally, as stated in items 1) and 2) above, the revised design appears to be more consistent with the "Italian" style of architecture and has been simplified.

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 and the proposed window and door openings are of an appropriate scale. In response to the neighboring property owner's concerns from the September 4, 2008 meeting, the applicant has flipped the house on the property to reduce the impacts to the property owners to the north. The Commission may still wish to address privacy concerns with the second story balcony off the bedroom now along the southern elevation.

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.*

A large number of the neighboring residences are two-story houses that are boxy in shape and are located on large lots. The design pattern is characterized by circular driveways, a driveway leading from the circular drive to a garage and/or a porte cochere and a walkway leading from the circular drive to the entryway of the residence. The

residence is set back from the front lot line a distance comparable to the neighboring properties. Thus, the proposed design could be found consistent with those of the neighboring properties.

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 that the Design Review Commission consider all of staff's recommendations and either deny the design or approve it with the following conditions:

- The proposed solar panels shall be reviewed by staff to minimize any adverse impact on the appearance of the house from the street and any adverse impacts on the neighbors;
- The bathroom windows along the second story of the northern and southern facades shall contain translucent or other obscured glass;
- The lush existing landscaping along the northern and southern portions of the façade shall be maintained and/or replaced if removed.


Shena Rojeman
Assistant Planner

Attachments:

Staff Report of August 7, 2008

Staff Report of September 4, 2008



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
September 4, 2008

TO: Design Review Commission

FROM: Shena Rojemann, Assistant 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 **804 North Camden Drive.**

EXECUTIVE SUMMARY

Dan Miclea of Progetti Inc., on behalf of the property owner, has filed an application for Track 2 design review to allow of a new single-family residence at **804 North Camden Drive.**

This item was initially reviewed by the Commission at its August 7, 2008 meeting. At that meeting, the Commission heard presentations from staff and the applicant as well as comments from a neighbor. The Commission recommended the design be re-studied and returned to the September 4, 2008 meeting addressing the following concerns:

- The design was too ornate and “heavy”;
- As presented, the design has too many design elements and needed to be simplified to be made more elegant;
- The proposed fence was tall and un-inviting and, if maintained, should be set back with landscaping in front. The Commission requests the applicant reconsider the proposed fence for aesthetic and security purposes;
- The proposed landscape plan needed to be further developed with larger tree sizes;
- The carport design had no relationship to the design of the proposed residence.

REVISED DESIGN

The applicant addressed the Commission's concerns above as follows:

- The applicant has removed the following architectural elements on the facade:
 - The ornate wrought iron door;
 - One of the three first floor windows along the northern portion of the facade;
 - The second story balcony elements along the northern portion of the facade;
 - The pediments and balconies around the first story doors along the southern portion of the facade.
- The following changes have been made to the proposed front yard fencing:
 - The fencing has been moved approximately 3 feet behind the front property line.
 - The style of the fencing has changed and the revised fence is 3 feet high concrete, with a simplified wrought iron detail resting on top. The pilasters shall be 4 feet in height and the gate shall be 4 feet 8 inches in height and entirely open to public view.
- The applicant has further developed the landscaping plan by adding hedge details, more plant types, quantities and sizes.

The applicant has additionally made the follow changes to the project.

- The modulation has been increased along the front facade by creating balconies at the first and second stories along the southern portion of the facade. These balconies project approximately 2 feet out from the adjacent portions of the facade.
- A gazebo has been added to the site plan at the rear of the property. The gazebo does not count towards floor area and is not visible from the public right of way so it is not part of the Commission's review.
- Solar panels have been proposed on the roof anticipating the City's green building requirements.

The overall materials and colors have not been revised.

Code Compliance

As proposed, the design meets all required zoning standards including height, setbacks, parking, and floor area requirements

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on July 28, 2008 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. At the August 7, 2008 meeting, the public hearing was continued to the September 4, 2008 meeting. To date staff has not received any comments in regard to the submitted plans.

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 REVIEW 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 criteria.

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

As revised the design appears to be more consistent with the "Italian" style of architecture and has incorporated design elements that are more internally compatible than the previously submitted design.

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.

As revised, the simplified design more appropriately minimizes the appearance of scale and mass. The revised landscaping plan contains large existing trees, a variety of ground cover, shrubs, and trees in a variety of sizes and quantities which will enhance the garden-like quality of the City.

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

As proposed, the existing mature trees and the lush proposed landscaping shall help enhance the appearance of the neighborhood. Additionally, as stated in items 1) and 2) above, the revised design appears to be more consistent with the "Italian" style of

architecture and has been simplified. As proposed, it appears the design could 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 and the proposed window and door openings are of an appropriate scale. The Commission may wish to address privacy concerns with the second story balcony off the bedroom along the north elevation.

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.*

As proposed, the project is consistent with the prevailing design patterns of the surrounding neighborhood. A large number of the neighboring residences are large 2-story houses which are boxy in shape and are located on large lots. The design patterns are characterized by items such as a circular driveway, a driveway leading from the circular drive to a garage and/or a porte cochere and a walkway leading from the circular drive to the entryway of the residence. Also common in the design pattern is a wall or fence along the front lot line and the residence is set back from the front lot line a distance comparable to the neighboring properties. Thus, the proposed design is consistent with those of the neighboring properties and will ensure harmony between old and new homes in the surrounding area.

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 that the Design Review Commission consider all of staff's recommendations and approve the project with the following conditions:

- The proposed solar panels shall be reviewed by staff to minimize any adverse impact on the appearance of the house from the street and any adverse impacts on the neighbors.

Shena Rojemann
Assistant Planner

Attachments:
Staff Report of August 7, 2008



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
August 7, 2008
PL0833870

TO: Design Review Commission

FROM: Shena Rojemann, Assistant 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 **804 North Camden Drive.**

EXECUTIVE SUMMARY

Dan Miclea of Progetti Inc., on behalf of the property owner, has filed an application for Track 2 design review to allow of a new single-family residence at **804 North Camden Drive.**

Reason for Review by the Commission

The architectural style of the proposed project has been called out by the applicant as "Italian", however staff determined it does not substantially adhere to a pure architectural style as outlined in the Style Catalogue. Consequently, the proposal is being brought before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

Due to last minute design changes, the proposed first and second story balconies along the northern portion of the front façade are projecting further into the front yard setback than is permitted per the BHMC. The applicant plans to move the house back 1 foot 6 inches (1'-6") to resolve the non-conforming condition. The applicant has indicated on the plans where the front yard setback will be in relation to the balconies once the house has been moved back.

GENERAL INFORMATION	
Applicant	Dan Miclea
Project Owner	David & Roia Shamsian
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	15,330 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 77-feet wide by 195-feet long lot (lot average width and length), located on the east side of the 800 block of North Camden Drive between Lomas Avenue and Sunset Boulevard. The lot is currently developed with a two-story single-family residence and detached garage. The existing primary residence and garage would be demolished and replaced by a new two-story residence with a basement and porte cochere. Surrounding development consists of one- and two-story single-family homes.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed house would have a total floor area of 7,579 square feet, just under the maximum allowable building area (7,632 square feet) for the subject site.

As proposed, the total height of the residence would be approximately 27 feet 9 inches (27'-9") to the highest point of the roof (28 feet maximum height allowed), with an approximately 58 foot 6 inch wide façade. Due to the non-conforming encroachments (balconies) into the front yard the house will be moved back 1 foot 6 inches (1'-6"). With this adjustment, approximately 25 feet (25') of the proposed façade is set back an average of 42 feet (42') from the front property line (at or behind the required 40' front yard setback). The remaining 18 feet 6 inches (18'-6") of the façade will be set back between approximately 44 feet (44') and 46 feet (46') from the front property line (between 4' and 6' behind the required 40' front yard setback). The main entryway of the proposed façade is set back approximately 45 feet (45') from the front property line (approximately 5' behind the required 40' front yard setback). The main entrance to the proposed structure consists of an arched entryway with double doors constructed of wrought iron and glass. Portions of the second floor, in conjunction with the portions of

the first floor, are stepped back providing balcony areas at the second floor. The variations in façade depth create greater modulation.

The proposed balconies in addition to the entablature between the first and second floors of the structure emphasizes a horizontal orientation, while the pilasters, quoins, and tall windows bring vertical elements to the façade. The roofline is a low-pitched hipped roof composed of clay tiles with overhanging eaves and wooden corbels. The metal clad doorways along the first floor are covered with fiberglass pediments while the doorways along the second floor are surrounded by fiberglass moldings. Additionally, the applicant is proposing a stucco and wrought iron fence to be located along the front property line. The stucco shall be painted to match the house and the ornate wrought iron fencing will be painted "Bistro Brown".

The structure also includes a 3,597 square foot basement for which the light and air requirements are met by providing two (2) lightwells along the south perimeter of the basement and one (1) lightwell along the north perimeter. Ingress and egress from the basement is also provided via the proposed subterranean stairway along the south perimeter of the basement.

Parking

As required by §10-3-2419 of the BHMC, a total of four (4) parking spaces behind the front yard setback have been proposed in conjunction with the new house. The proposed parking will be provided via a porte cochere and a concrete pad on the north side of the residence and two spaces located on a concrete pad accessed from the alley at the rear of the property. A garage is not proposed on the subject site.

Design

The proposed design of the structure is called out as "Italian" by the project's designer and includes the following features:

- Two stories;
- Very low pitched hipped tiled roofs, extended into overhanging eaves;
- Wooden corbels;
- Deeply recessed entry;alconies;
- Chimney;
- Upper story shorter than the lower;
- Porte Cochere.

Materials

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

- Stucco – Vista Paint "Arizona Heat" and "Shell White"
- Iron work – by Vista Paints "Bistro Brown"

- Roof - Clay tiles by Redlands "Sandstone"
- Marvin clad windows – "Autumn Leaves"
- Paving – by Metro Brick "Fieldstone Flashed" and "Commons" interlocking turf stone

A material board will be presented at the meeting.

Paving

Per the BHMC §10-3-2422, the total amount of paving permitted within the front yard of the subject site is 33% of the area of the front yard in addition to one walkway that does not exceed the area equal to five feet (5') in width multiplied by the front yard setback. The proposed project is in compliance with the BHMC.

Landscape Design:

The proposed landscaping contains large existing trees and a variety of plants in many sizes and quantities. The detailed landscape plan depicts the lush detailed pattern of the various plants throughout the front yard. The proposed plants consist of a combination of drought tolerant and non-drought tolerant plants, which include the following trees:

- Coast Live Oak – 24" Box
- Willow Pittosporum – 24" Box
- Glendora White Crape Myrtle – 24" Box
- Marina Strawberry Tree – 24" Box
- Wild Lilac – 15 gallon

PUBLIC NOTICE AND COMMENTS

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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 appears to contain design elements commonly found with the "Italian" style of architecture, which can include a rectangular, symmetrical appearance and a very flat façade if the design details are successfully executed. Staff has concerns with the abundance of the architectural details on the façade. The Commission may wish to discuss the elaborate nature of the front yard fencing.

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.*

As stated in item 1 above, the Commission may wish to address whether the design details have been successfully executed. The proposed landscaping contains large existing trees and a diverse variety plants in many sizes and quantities, which will enhance the garden-like quality of the City.

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

The existing mature trees and the lush proposed landscaping shall help enhance the appearance of the neighborhood. Additionally, as stated in items 1) and 2) above, the residence shall provide a number of elements consistent with the "Italian" style of architecture however; the Commission may wish to discuss the scale and mass of the design and whether it enhances 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 and the proposed window and door openings are of an appropriate scale. The Commission may wish to address privacy concerns with the second story balcony off the bedroom along the north elevation.

- 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.*

As proposed, the project is consistent with the prevailing design patterns of the surrounding neighborhood. A large number of the neighboring residences are large 2-story houses which are boxy in shape and are located on large lots. The design patterns are characterized by items such as a circular driveway, a driveway leading from the circular drive to a garage and/or a porte cochere and a walkway leading from the circular drive to the entryway of the residence. Also common in the design pattern is a wall or fence along the front lot line and the residence is set back from the front lot line a distance comparable to the neighboring properties. Thus, the proposed design is consistent with those of the neighboring properties and will ensure harmony between old and new homes in the surrounding area.

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 that the Design Review Commission consider all of staff's recommendations and approve the project with the following conditions:

1. All entablatures, railings and moldings will not contain a Styrofoam core.


SHENA ROJEMANN
Assistant Planner