



STAFF REPORT  
CITY OF BEVERLY HILLS

For the Design Review  
Commission Meeting of  
October 2, 2008  
080009770 / PL 0846755

**TO:** Design Review Commission  
**FROM:** Ivy Nguyen, 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, south of Santa Monica Boulevard at **329 South Clark Drive.**

**EXECUTIVE SUMMARY**

Eduardo De La Torre, on behalf of the property owner, has filed an application for Track 2 design review to allow a new, two-story, 3,896 square foot single-family residence located at **329 South Clark Drive.**

**Reason for Review by the Commission**

The proposed residence has been identified as "Spanish Mission Revival".

The proposed residence has not been submitted to the Planning Department under the authority of a licensed architect and therefore, is being reviewed by the Commission.

**Adherence to Zoning Code**

As proposed, the residence and walls meet all required zoning standards including height, setbacks, parking, and floor area requirements.

However, the paving buffer provided at the driveway at the south side of the property shall be modified to comply with parking requirements set forth in Section 10-3-2419 (C). Parking areas located in the side yard exposed to view from the street shall be screened from the view from the adjacent property by a wall or fence six feet in height, with the top 3 feet open to view. As proposed, the applicant has specified a 30" tall fence.

GENERAL INFORMATION	
<b>Applicant</b>	Eduardo De La Torre
<b>Project Owner</b>	Nushin Stan
<b>Zoning District</b>	Central R-1 Area – South of Santa Monica Boulevard
<b>Parcel Size</b>	5,995 square feet
<b>Listed in City's Historic Survey</b>	No

**SITE AND AREA CHARACTERISTICS**

The project site is a rectangular-shaped lot that is 50-feet wide by 120-feet long lot located on the western side of the 300 block of South Clark Drive between Gregory Way and Olympic Boulevard. The current property contains a one-story residence with a detached garage at the rear of the property. The existing residence and garage will be demolished in order to allow for the construction of the proposed project; parking will be provided for in the porte cochere and parking space in the rear. The abutting neighbor at the northern property line is a one-story single-family residence; at the southern property line is a two-story residence.

**PROJECT DESCRIPTION**

Building Envelope

The property will be built to its maximum allowed floor area on the lot (proposing 3,986 square feet out of the allowable 3,987 square feet).

As proposed, the residence will be 26'-10" to the highest point of the roof, which is a little more than three feet lower than the 30 feet maximum height allowed for buildings with a sloped roof.

The required and provided setbacks are as follows:

Setback	Required	Provided
Front	25'	25'
North Side	5'	5'
South Side	9' for the first 38'; 5' thereafter	9' for the first 38'; 5' thereafter
Rear	30% of lot depth – 9' = 27'	28'-11"

### Modulation

The front facade is modulated with a courtyard setback 10'-7" behind the required front yard setback. The tower element at the staircase, a six-foot wide window at the first floor living room set in 1'-4" deep, and a second story bedroom set back 11'-7" behind the required front setback provides additional modulation.

### Parking

As required by the BHMC, three parking spaces are required for the five-bedroom project. The proposed parking will be provided in a newly constructed porte cochere entering from South Clark and one uncovered space at the rear of the property, which will be accessible from the alley.

### Design

The proposed design of the structure includes the following features:

- Two stories
- Low, pitched Mission clay tile roof
- Circular tower element
- Decorative iron work at windows
- Wood windows and doors
- Arched recessed porch entryway
- Stucco wall surface in white

As proposed, the balance of the design appears to adhere to the characteristics typically found in a combination of Spanish Mission Revival style residences.

### Materials

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

- Rough trowel stucco finish - white
- Wood roof eaves – light taupe color
- Mission Tile roof - Terra cotta color
- Wood door at front entrance – mahogany color
- Stucco chimney cap
- Wood corbels – dark brown color

### Paving

The total amount of paving permitted within the front yard of the subject site can be no more than 400 square feet of the front yard. The proposed project includes a total of

314 square feet of paving at the stamped concrete walkway and driveway in a beige color; therefore, the proposed paving specifications comply with the BHMC.

### Landscape Design

The proposed project will provide for lush landscaping consisting of several flowering trees, small hedges along the walkway to the house and grass in the front yard. Additionally, two posts adjacent to the walkway 30" tall are proposed; no fences along the front yard have been specified.

### PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on September 18, 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 in regards to the submitted plans.

### ENVIRONMENTAL DETERMINATION

The project has been reviewed to be 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 (construction of a single-family residence in a residential zone).

### 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 and architectural features are similar to those defined in the Design Catalogue for the Spanish Mission Revival style with a contemporary interpretation. The balance of proposed design could exhibit an internally

compatible design scheme with more refinement to the design. The tower element and arched entryways are attractive elements but the façade could be interpreted as having too many focal points and feel busy yet lacks specific design details that could make the project distinctive.

**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.***

The proposed design utilizes nearly the maximum amount of floor area permitted by the BHMC. The proposed height of the main residence is 26'-10" tall and less than permitted by Code (maximum height allowed by Code is 30' for sloped roofs).

The proposed façade provides a high degree of modulation as a portion of the front is set back approximately 11' behind the required front yard setback creating a courtyard at the front entrance, inset windows and a second story that is set back between 8' and 13' behind the required front yard setback. Additionally, modulation at the side elevations of the proposed residence provides another aspect of visual interest to the project.

The arched entryways at the front elevation provide additional depth and contributes to maximizing the amount of open space with the creation of the courtyard. The amount of modulation is sufficient but could be arranged in a slightly different way to give a less "busy" feel. The Commission may wish to discuss the chimney as such a prominent element.

The proposed landscaping plan includes mature trees and a variety of plant materials and will enhance the garden quality of the city.

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

The proposed project could exhibit an internally compatible design scheme with the suggested revisions as discussed in criteria 1 and 2 above. The project utilizes thoughtful, high quality building materials including stucco walls with wood doors and windows, which will 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.***

A sufficient amount of modulation has been provided for at the proposed residence. There is one small balcony at the second story at the rear of the property leading from the master bedroom that overlooks the backyard. It is not

anticipated that there will be privacy issues for the neighbors as a result of this balcony.

At the north elevation, there are several windows ranging from 2'-6" to 4' wide and approximately 5' tall. The windows overlook the neighbors' side yard from bedroom and bathroom windows at the second story.

At the south elevation, there are similar windows ranging from 1' to 5' wide and between 3' and 5' tall.

In conclusion, the height of the windows at the proposed project is not expected to create adverse impacts associated with privacy of neighbors.

- 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 South Clark Drive are developed with a number of one- and two-story Spanish style residences. The proposed residence is a two-story development abuts a two-story residence at the southern property line and a one-story residence at the northern property line, and would integrate well with the neighbors. The architectural style of the proposed design along with the landscaping could be found consistent with the existing streetscape. The proposed paving and driveway approach are consistent with the neighbors in the vicinity.

Therefore, it appears that the proposed development could be found in harmony with the old and new residences in the surrounding area.

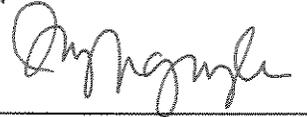
**Upon consideration of criteria set forth in BHMC 10-3-4415, The Commission has the following options:**

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 re-submittal.

**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 provide the applicant with further direction and return the item for restudy, or approve the project with the following conditions and any other conditions the Commission may wish to add:

1. Applicant provide a fence or hedge to comply with paving requirements set forth in Section 10-3-2419 (C). Parking areas located in the side yard exposed to view from the street shall be screened from the view from the adjacent property by a wall or fence six feet in height, with the top 3 feet open to view.



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