



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Design Review  
Commission Meeting of  
November 6, 2008**

**TO:** Design Review Commission

**FROM:** Ivy Nguyen, Assistant Planner

**SUBJECT:** A request for an R-1 Design Review Permit to allow for the construction of a new, two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **601 North Crescent Drive**

**SUMMARY**

At its July 2, 2008 and September 4, 2008 meetings, the Design Review Commission initially reviewed the proposed façade remodel. At both meetings, the Commission heard presentations from staff and the applicant and the Commission recommended conditional approval of the design, subject to the following conditions:

- Stone arch at front door to be re-submitted to staff and be more articulated in keeping with the Spanish Colonial style residence
- Kitchen window at the south elevation and area above it be re-studied and submitted to staff for review
- Pedestrian front entrance gate be re-studied and set back from the line of the fence surrounding the property to be submitted to staff for review
- More detailed drawing of the front door, which shall be consistent with what was presented to the Commission, to be submitted to staff for review.

The applicant has provided revised elevation plans that addresses all of the Commission's concerns and above conditions are included in the resolution. the applicant has made the following revisions:

- Material and sample color of precast concrete surround has been provided to staff.
- A wood trellis frame and plant materials has been specified and will be maintained at wall at southern elevation.
- Pedestrian front gate has been pushed back five feet from the fence surrounding the property.
- Picture of wood front door was provided to staff.

Staff recommends the Design Review Commission adopt the attached resolution as presented.



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Ivy Nguyen

Attachment:  
Resolution

RESOLUTION NO.

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT PROPERTY LOCATED IN THE CENTRAL AREA OF THE CITY, NORTH OF SANTA MONICA BOULEVARD AT 601 NORTH CRESCENT DRIVE.

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

Section 1. Samuel Moon, on behalf of the property owner David Harte of Severin Property LLC (collectively, the “Applicant”), has applied 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 601 North Crescent Drive (the “Project”). As proposed, the Project meets all required zoning standards, including height, setbacks, parking and floor area.

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, no single-family residence located in a Central R-1 Zone shall be erected, constructed, altered or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission is the reviewing authority if it has first been determined that the design does not otherwise qualify for a staff-level review of the proposed project. The design was prepared by a licensed architect, but did not substantially conform to a pure architectural style when submitted. Therefore, it has been determined that the Design Review Commission shall be the reviewing authority.

Pursuant to Beverly Hills Municipal Code Section 10-3-4415, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings.

Section 2. The Project site is a trapezoidal-shaped lot that averages 96 feet wide by 171 feet long, and is located on the northwest corner of the 600 block of North Crescent Drive, between Elevado Avenue and Carmelita Avenue. The lot is currently developed with a

two-story residence and two-story accessory structure and one-story detached garage at the rear of the property. The existing two-story residence and accessory structures will be demolished, and replaced with a new, two-story, 6,682 square foot residence and 746 square foot detached accessory structure. The accessory structure has been specified to be a three-car garage and pool house. The maximum allowed floor area for the Project is 8,020 square feet, and the Project utilizes 7,028 square feet of the maximum allowed floor area. The Project meets the minimum side setbacks allowed for the house, 10 feet to the north and 15 feet to the south. The required front setback for the house is 40 feet. The design of the house provides modulation at the front elevation as it is set back 4' to 5' from the required front yard setback. Additionally, modulation is enhanced along the south elevation facing Carmelita Avenue with two recessed balconies and inset windows on the first and second floors. The proposed height to the top of the roof is 31 feet 2 inches, which is 10 inches less than the maximum allowed by Code (32 feet). Surrounding development consists of one- and two-story single-family residences.

Parking for the proposed Project will be provided with a three-car garage entering at the south elevation from Carmelita Avenue and in one uncovered space, which will be accessible from the alley. The Project provides for four parking spaces, which meets the number of spaces required by Code. New paving within the front yard has been proposed as a part of the landscaping plan. The total area of paved surface within the front yard is 24% (320 square feet out of allowed 1,338 square feet). Per Code, the total amount of paving permitted within the front yard can be no more than 33% of the area.

A detailed landscaping plan for the Project is provided with landscaping along the fence at the front and side yards.

This Project came before the Design Review Commission at its meetings of July 2, 2008 and September 4, 2008. At its meeting of July 2, 2008 the Commission requested several design changes and returned the Project for restudy. At the meeting of September 4, 2008, the Applicant returned with revised plans that incorporated design changes requested by the Commission, and the Commission approved the Project, subject to the following conditions:

1. Precast concrete surround at front door to be submitted to staff and be more articulated in keeping with the architectural style of the house.
2. Re-study of wall at southern elevation along Carmelita Avenue to be submitted to staff.

3. Pedestrian front entrance gate to be re-studied and set back from the line of the fence surrounding the property to be submitted to staff for review.
4. Detail of front door to be submitted to staff.

The Applicant has revised the Project to respond to the Commission's concerns. The revisions are as follows:

1. Material and sample color of precast concrete surround provided to staff.
2. A wood trellis frame and plant materials has been specified and will be maintained at wall at southern elevation.
3. Pedestrian front gate has been pushed back five feet from the fence surrounding the property.
4. Picture of wood front door was provided to staff.

Section 3. The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq*, hereafter the "Guidelines"), and the City's environmental guidelines. The City has determined that the Project qualifies for a Class 2 Categorical Exemption (Replacement or Reconstruction) in accordance with the requirements of Section 15302 of the Guidelines because the Project involves the demolition of an existing single family residence, and reconstruction of a new single family residence on the same site and which will have substantially the same purpose and capacity as the structure replaced. Therefore, no significant impacts to the environment are anticipated.

Section 4. On July 2, 2008 and September 4, 2008, the Design Review Commission held a duly noticed public hearing to consider the application. Evidence, both written and oral, was presented at said hearing, and the hearing was closed.

Section 5. In reviewing the application and pursuant to Beverly Hills Municipal Code Section 10-3-4415, the Design Review Commission considered whether the proposed Project meets the following criteria:

1. The proposed development's design exhibits an internally compatible design scheme.
2. 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.
3. The proposed development will 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.
5. 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 homes.

Section 6. Based upon the evidence presented at the hearing, including the staff report, the Design Review Commission hereby finds:

1. As conditioned, the Project exhibits a design that is internally compatible and exhibits features that are similar to those of Spanish Colonial and Italianate styles. The balance of the Project exhibits an internally compatible design scheme in a Mediterranean theme.

2. As conditioned, the Project appropriately minimizes the appearance of scale and mass as the residence is set back several feet behind the required front yard setback, through the use of balconies and inset windows, and meets all Code required setbacks. The Project, as conditioned, includes appropriate façade modulation and proposes new landscaping, specifically throughout the front and street side yards. The Project enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

3. As conditioned, the Project will enhance the appearance of the neighborhood as a result of the revisions made to the design as discussed under Section 2 of this Resolution and as a result of the Project's use of quality materials, modulation and extensive landscaping including mature trees. The Project utilizes thoughtful high quality building materials including

Development. The plan shall include the location of construction parking, loading and hauling routes and locations, and number of construction employees anticipated on site. All construction-related parking, staging and hauling shall conform to the construction parking and hauling plan submitted to and approved by the Building Official and the City Engineer.

4. The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including, but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the site, dust suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of Community Development and the Building Official. In addition, the Applicant shall post the name and telephone number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development.

5. These conditions of approval shall run with the land and shall remain in full force and effect for the duration of the life of this approval. This resolution approving the 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 this resolution as an exhibit.

The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Design Review 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 R-1 Design Review **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 R-1 Design Review.

Section 8. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Design review Commission of the City.

Adopted:

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Howard Szabo  
Chair of the Design Review  
Commission of the City of Beverly Hills,  
California

Attest:

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Secretary

Approved as to form:

Approved as to content:

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David M. Snow  
Assistant City Attorney

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Jonathan Lait, AICP  
City Planner