



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 resolution approving 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 **812 North Alpine Drive**

EXECUTIVE SUMMARY

At its October 2, 2008 meeting, the Design Review Commission requested a resolution conditionally approving an R-1 Design Review Permit for the proposed new, two-story single-family residence at **812 North Alpine Drive**.

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

A handwritten signature in cursive script, appearing to read "Ivy Nguyen", written over a horizontal line.

Ivy Nguyen

Attachment:
Resolution
Minutes of October 2, 2008 meeting

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 812
NORTH ALPINE DRIVE

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

Section 1. David Falk of Harrison Design Associates Architects, on behalf of the property owner Alpine Investment Group (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 812 North Alpine 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. Staff determined the design 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 averages 100 feet wide by 220 feet long, and is located on the east side of the 800 block of North Alpine Drive, between Lomitas Avenue and Sunset

Boulevard. The lot is currently developed with a two-story residence and two-story accessory structure at the rear of the property. The existing two-story residence and accessory structure will be demolished, and replaced with a new, two-story, 10,053 square foot residence and 609 square foot detached accessory structure. The accessory structure was issued a Minor Accommodation permit as the structure was over 14 feet in height and located in the required rear yard setback. The maximum allowed floor area for the Project is 10,287 square feet, and the Project utilizes 10,053 square feet of the maximum allowed floor area. The Project also contains a basement of 5,249 square feet, which is not included in the maximum allowed floor area, as permitted by Code. The Project meets the minimum side setbacks allowed for the house, 10 feet to the north and 14 feet to the south. The required front setback for the house is 45 feet.

The design of the house provides modulation at the front elevation as it is set back 9 feet from the required front yard setback. Additionally, modulation is enhanced with two light wells located on either side of the stairs leading to the front entryway and along the sides of the property. The light wells serve as light and air for the basement as well as additional setbacks for the principal building. The proposed height to the top of the roof is 28 feet 6 inches, which is 1 foot 6 inches less than the maximum allowed by Code (32 feet). Surrounding development consists mostly of two-story single-family residences.

Parking for the proposed Project will be provided in the basement, with access from the driveway ramp to subterranean parking at the southern property line. Access from the driveway will be assisted with a car turntable. 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 Project will utilize the circular driveway method of calculating paving as permitted by Code.

A detailed landscaping plan for the Project is provided with landscaping along the circular driveway and the side yards abutting the neighbors.

This Project came before the Design Review Commission at its meetings of September 4, 2008 and October 2, 2008. At its meeting of September 4, 2008 the Commission requested several design changes and returned the Project for restudy. At the meeting of October 2, 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. The landscape plan to be revised to eliminate the high fence and gate in the front yard.
2. Cross-section of access to subterranean parking shall be provided to staff.

The Applicant has revised the Project to respond to the Commission's concern. The revision is as follows:

1. The landscape plan has been revised to eliminate the high fence and gate in the front yard.
2. The applicant has provided a cross-section of subterranean parking to Planning staff.

Section 3. The site was included in a citywide Historic Resources Survey conducted in 1985-1986 by Johnson-Heuman Resources, and in an inventory update conducted by the PCR Resources in 2004. The property was identified as a possible contributor to a potential historic district defined as the "Alpine Drive Architects Grouping." At the request of the City, the applicant employed the expertise of Historian, Charles J. Fisher, to evaluate the historical significance of the property. It was found that the structure was not historically or culturally significant.

Therefore, 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 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 design and architectural features are similar to those defined for Palladian architectural styles. The balance of the proposed design appears to exhibit an internally compatible design scheme in an English theme.

2. As conditioned, the Project appropriately minimizes the appearance of scale and mass as the residence is set back 9 feet behind the required front yard setback, through the use of light wells and windows, and meets all Code-required setbacks. The Project, as conditioned, includes appropriate façade modulation and proposes new landscaping, specifically throughout the front and 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 landscaping. The Project utilizes thoughtful, high quality building materials including stone and brick walls, wood doors and window shutters, and decorative wrought iron balconies, which will help to enhance the neighborhood.

4. As conditioned, the Project is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The subject site abuts neighbors on both sides of the property. The north and south elevations utilize a minimal amount of windows and doors, respecting the privacy of adjacent properties, and is therefore not anticipated to create an adverse impact on privacy.

5. As conditioned, the Project, with the features described above, respects prevailing site design pattern and integrates appropriate features that will ensure harmony between old and new homes. The properties along North Alpine Drive are developed with a number of large two-story structures in a European Revival style of architecture. The Project exhibits an internally compatible English Palladian design scheme with a fairly flat façade as is typical in this architectural style; this style is consistent with the European Revival style. The design uses building materials and architectural elements common to the Palladian style that would appropriately conform to the surrounding area's characteristics.

Section 7. Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review Permit for the Project, subject to the following conditions:

1. The Project as submitted shall be built in substantial compliance with the plans submitted for the Design Review Commission meeting, which are on file with the Department of Community Development. Any modification to the plans shall be approved by the Planning Department prior to any work being done on the Project; however, the Design Review Commission must approve the revised design if substantial changes are proposed.

2. The landscaping plan as presented to staff shall be maintained in substantial conformance with the elimination of the high fence and gate. It is noted that the Code allows walls and fences and the applicant may propose a wall or fence in the future that would be reviewed at that time.

Standard Conditions:

3. Prior to the issuance of building permits, the Applicant shall prepare a construction management plan for review and approval by the Department of Community 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:

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

Attest:

Secretary

Approved as to form:

Approved as to content:

David M. Snow
Assistant City Attorney

Jonathan Lait, AICP
City Planner