



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
November 6, 2008
PL0850716

TO: Design Review Commission
FROM: Shena Rojemann, Assistant Planner
SUBJECT: A request for an R-1 Design Review Permit to allow a new one-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard at 713 North Crescent Drive.

EXECUTIVE SUMMARY

Dave Hogan of Hablinski-Manion Architecture LLP, on behalf of the property owner, has filed an application for Track 2 design review to allow construction of a new single-family residence at 713 North Crescent Drive.

Reason for Review by the Commission

The architectural style of the proposed project has been called out by the applicant as "Georgian Revival", 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

As proposed, the design meets all required zoning standards with regards to height, setbacks, parking, and floor area requirements; however, the existing front hedge and existing front yard paving do not meet current code. These issues are being discussed with the applicant and additional information will be provided at the meeting.

GENERAL INFORMATION	
Applicant	Dave Hogan
Project Owner	Mitch and Joleen Julis

Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	29,393 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 115-feet wide by 255-feet long lot (lot average width and length), located on the west side of the 700 block of North Crescent Drive between Lomitas Avenue and Elevado Avenue. The lot is currently developed with a one-story single-family residence and detached accessory building. The existing primary residence and accessory building would be demolished and replaced by a new one-story residence with a basement and two accessory structures. Surrounding development consists of one- and two-story single-family homes.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed house and accessory structures would have a total floor area of 9,922 square feet, well under the maximum allowable building area (13,257 square feet) for the subject site.

As proposed, the total height of the residence would be approximately 28 feet 9 inches (28'-9") to the highest point of the roof (32 feet maximum height allowed), with an approximately 86 foot wide façade. The front façade is flat with little modulation. The 10 foot 4 inch wide entryway is recessed ten feet from the flat façade. The 25 foot wide garage façade is proposed to be setback 4 feet 6 inches from the flat façade. The entryway is surrounded by limestone columns, pilasters and covered with a detailed entablature. The bronze metal front door is surrounded by carved limestone details.

The proposed façade is all white mottled and finished brick with a limestone base and trim. The brick façade is broken up by the recessed entryway and two large arched bronze picture windows, in addition to copper leaderheads and downspouts. The tall arched windows, entryway and downspouts add vertical elements to the mostly horizontal façade. The roofline is a sloped roof composed of black slate, having small overhangs with a limestone cornice and copper gutters. The applicant proposes to maintain the existing fence in the front yard and add a pedestrian gate to match the existing fence. The applicant proposes to remove the tall existing shrubs along the front of the fence and has included a detailed landscape plan which contains various plants of multiple sizes.

The structure also includes a 7,554 square foot basement for which the light and air requirements are met by providing one (1) lightwell along the north perimeter of the basement. Ingress and egress from the basement is also provided via the proposed subterranean stairwell at the northern end of the basement and the internal stairwell located toward the western portion of the basement.

The proposed accessory structures are each 50 square feet in area (totaling 100 square feet) and a maximum height of 9 feet 11¾ inches. The proposed structures are to be located at the rear of the proposed house, south of the proposed pool.

Parking

A total of two (2) parking spaces behind the front yard setback have been proposed in conjunction with the new house. The proposed parking will be provided via an attached two (2) car garage located on the northern side of the residence. As of the writing of this report, the project requires 3 parking spaces behind the front setback because there are five bedrooms in the project. The applicant is reviewing this requirement and additional information will be provided at the meeting.

Design

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

- Flat facade;
- Stately linear shapes;
- Asymmetrical balance;
- Classical detail in door surrounds and entryway;
- Distinctive Roman and Grecian single story classical columns;
- Palladian windows.

Materials

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

- Walls – White mottled and finished brick
- Moldings, base and trim – Limestone
- Roof – Black slate
- Windows and doors – Bronze metal (entry door painted Dunn-Edwards Salem Black DE6343)
- Downspouts – Copper
- Paving – Medium gray bluestone

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, and
- One (1) walkway that does not exceed the area equal to five feet (5') in width multiplied by the front yard setback (40).

The total allowed paved area for this site is 1,584 square feet. The existing paving currently on the site is 2,394 square feet, which was approved through a Minor Accommodation Permit by the Planning Division for the existing home and property. The findings for that permit were based upon existing conditions (BHMC §10-3-2422).

Since the applicant is demolishing the existing house and building a new house, staff is reviewing the applicability of the previous Minor Accommodation and will provide additional information at the meeting.

Landscape Design:

The proposed landscaping includes large existing trees, new trees and a variety of plants in many sizes and quantities. The detailed landscape plan emphasizes symmetry consistent with the formal design of the house. The proposed plants consist of a combination of drought tolerant and non-drought tolerant plants, which include the following trees in the front yard:

- Existing Pear Tree
- Evergreen Pear Tree – 48" Box
- Southern Magnolia Tree – 48" Box

The applicant is proposing a water fountain to be located north of the proposed residence, along the concrete wall shared with the neighboring property. This fountain will be restricted to a maximum of 7' in height as is required by the BHMC §10-3-2420.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on October 27, 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 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 2 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 "Georgian Revival" style of architecture, which can include a rectangular, symmetrical appearance, and very flat façade and human scale attributes. Staff has concerns with the large scale of the window and door openings on the front facade. The Commission may wish to discuss the scale of these elements.

- 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 structure is a one-story house with a two-story height in a boxy style. The proposed façade is mostly flat with some relief at the entry and garage which are both setback. The entry is a two story entry on a one-story façade. The Commission may wish to discuss the relationship of the design elements to the height and whether the roof could be more sloped to provide relief with regards to scale and mass as viewed from the street. It is noted that there is no wall or fence proposed in the front yard, which will minimize the scale and mass to the street. The proposed landscaping contains large trees and a diverse variety of 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.***

As stated in items 1) and 2) above, the residence shall provide a number of elements consistent with the "Georgian Revival" style architecture; however, the scale of the windows and door openings should be discussed as well as the proportion of the roof to the rest of the façade. The proposed project utilizes high quality building materials, which shall help to enhance the appearance of the neighborhood and proposes a lush landscape plan. Additionally, the proposed landscaping will help to enhance the proposed residence.

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 residence meets the City's current side setbacks. The proposed structure is 28'-9" in height, however there is no second floor, thus privacy concerns for the neighboring property owners is not anticipated.

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. Although the proposed residence may appear somewhat large and boxy, a large number of the neighboring residences are large 2-story houses which are boxy in shape and 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 conditions that 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

713 North Crescent Drive
R-1 Design Review
For the Design Review Commission Meeting of November 6, 2008

4. Return the plans for restudy and resubmittal.
5. Provide comments on the proposed front yard paving.

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 any conditions the Commission may wish to add.



SHENA ROJEMANN
Assistant Planner