



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
December 4, 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.

SUMMARY

At its August 7, 2008 and September 4, 2008 meetings, the Design Review Commission reviewed the proposed façade remodel. At both meetings, the Commission heard presentations from staff and the applicant and the Commission recommended the design be re-studied and returned to the October 2, 2008 meeting.

At the October 2, 2008 meeting the Commission approved the proposed façade remodel with the following conditions.

1. The front door design shall be revised to be more elegant and shall be brought back to the Design Review Commission as a study session item;
2. The wrought iron on the front fence shall be removed;
3. The pilasters shall be moved to be more in line with the front door;
4. A pedestrian access gate shall be added to the front yard fence;
5. The quoins shall be made more rectangular than square;
6. The architectural detail (medallion) shall be removed from the porte cochere.

The applicant addressed the Commission's conditions above as follows (see Exhibit A):

1. The front door design has been revised and is attached as an exhibit to this staff report;
2. The wrought iron on the front fence has been removed;
3. The pilasters shall be moved to be more in line with the front door;

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4. A pedestrian access gate has been added to the front yard fence;
5. The quoins have been revised to be more rectangular than square;
6. The applicant has removed the architectural detail (medallion) on the porte cochere.

Staff recommends that the attached resolution, be approved as presented.



Shena Rojemann
Assistant Planner

Attachments:

Exhibit A – Revised Plans
Resolution

RESOLUTION NO.

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF
THE CITY OF BEVERLY HILLS APPROVING AN R-1 DESIGN
REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-
FAMILY RESIDENCE ON THE PROPERTY LOCATED AT 804
NORTH CAMDEN DRIVE.

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

Section 1. Dan Miclea of Progetti Inc., on behalf of, David Shamsian, the property owner (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 804 North Camden 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 reviewed the project and determined that it did not substantially adhere to a pure architectural style as outlined by the Style Catalogue. 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 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 Lomitas 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 will 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.

The house will have a total floor area of 7,579 square feet, just under the maximum allowable building area (7,632 square feet) permitted by the Beverly Hills Municipal Code ("BHMC).

The total height of the residence is 27 feet 9 inches (27'-9") to the highest point of the roof (28 feet maximum height allowed). Approximately 25 feet (25') of the proposed façade is set back an average of 40-1/2 feet (40-1/2') from the front property line (1/2' behind the required 40' front yard setback). The remaining 18 feet 6 inches (18'-6") of the façade will be set back between approximately 43 feet (43') and 44 feet (44') from the front property line (between 3' and 4' behind the required 40' front yard setback). The main entryway of the proposed façade is set back approximately 48 feet (48') from the front property line (approximately 8' behind the required 40' front yard setback). The main entrance to the structure consists of an arched entryway with double doors constructed of glass and wrought iron. 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 structure includes a 3,597 square foot basement.

Parking for the Project will be provided via a porte cochere and a concrete pad on the south side of the residence and two spaces located on a concrete pad accessed from the alley at the rear of the property. No garage has been proposed in conjunction with the Project. The total number of parking spaces provided is four, which meets the amount required by the zoning code for a house with six or more bedrooms. New paving within the front yard is part of the landscaping plan. The total area of paved surface within the front yard is approximately 1,045 square feet, which is under the maximum allowed by the BHMC (33% plus one walkway that does not exceed the area equal to five feet (5') in width multiplied by the front yard setback).

A detailed landscaping plan for the project has been prepared, which is to install new landscaping.

This Project came before the Design Review Commission at its meetings of August 7, 2008, September 4, 2008 and October 2, 2008. At its meetings of August 7, 2008 and September 4, 2008 the Commission requested numerous design changes and that the Project be returned 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 with conditions.

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 August 7, 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. On September 4, 2008, revised plans addressing the Commission’s concerns were presented for the Commission’s review. On October 2, 2008, further revised plans were submitted for the Commission’s review and the Commission approved the project with conditions. The applicant submitted revised plans to staff on November 20, 2008 addressing the Commission’s conditions. This resolution was presented to the Commission on December 4, 2008.

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; and
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. The Project exhibits an internally compatible design scheme because, as conditioned, the design is more consistent with the “Italian” style of architecture and the applicant has incorporated simpler and more consistent design elements as requested by the Commission.

2. The Project will appropriately minimize the appearance of scale and mass and enhance the garden quality of the City because the design includes a variety of setbacks at the façade, a simplified design as conditioned by the Commission and the landscaping plan includes maintaining large existing trees and adding a variety of ground cover, shrubs, and trees in a different sizes and quantities.

3. As conditioned, the Project will enhance the appearance of the neighborhood because, as stated in items 1) and 2) above, the Project provides exhibits an internally consistent design while providing appropriate scale and mass and landscaping.

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 structure meets the City’s current side setback requirements and the proposed window and door openings are of an appropriate scale.

5. The Project respects prevailing site design patterns, and integrates appropriate features that ensure harmony between old and new homes. Consistent with the Project, a large number of the neighboring residences are two-story houses with site design patterns 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.

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 October 2, 2008 Design Review Commission meeting, on file with the Department of Community Development. The Director of Community Development or his/her designee shall approve any modifications to the plans prior to any work being done on the Project; however, if corrections of building or zoning code issues result in a greatly altered design, the Design Review Commission must approve the revised design.

Standard Conditions

2. 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.

3. 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.

4. 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:

David M. Snow
Assistant City Attorney

Approved as to content:

Jonathan Lait, AICP
City Planner