



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
January 12, 2009

TO: Design Review Commission

FROM: Michele McGrath, Senior Planner

SUBJECT: A request for a revision to an approved 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 **620 Walden Drive (PL0860917)**.

EXECUTIVE SUMMARY

Designer Giancarlo Mancarella, on behalf of the property owner Fred Faridnia, has filed an application for a revision to a Commission-level review of the design of a new single-family residence at **620 Walden Drive**.

At its meeting of December 4, 2008, the Design Review Commission reviewed the proposed revisions and preliminarily approved the revised design with the following recommendations: the exterior colors must be returned for review; the landscape plan should be revised to include 48-inch box trees rather than 15-gallon size trees; and, the columns at the entry and above the entry at the second floor must be revised to appear less massive and bulky. The applicant was directed to return with a minimum of two alternate designs for the columns and a column width of 12 inches was discussed. The Commission recommended the applicant consider trees in the front yard that have canopies, such as fruitless olive trees, rather than palm trees. The applicant stated at the meeting that the previously proposed front fence would be removed from the project.

The proposed changes from the previous design are described below. The staff report from the previous Design Review Commission meeting is attached for your information.

GENERAL INFORMATION	
Applicant	Giancarlo Mancarella. Designer
Project Owner	Fred Faridnia
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	11,566 square feet
Listed in City's Historic Survey	No

Project Revisions

The applicant has provided four different designs for the columns in question attached to this staff report:

1. As Built – 18" round columns.
2. Proposed 12-inch wide round columns
3. Proposed 12-inch wide round columns with the upper floor columns sitting on pedestals.
4. Proposed 12-inch wide square columns.

The applicant is replacing the proposed palm trees with trees with a canopy pursuant to the Commission's direction and will provide information about the type of tree at the meeting. The materials and color board will also be presented at the meeting.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on November 20, 2008 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. The public hearing was closed on December 4, 2008 and staff has received no comments on the project. .

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 has been issued.

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 give final approval of the plans with any conditions it deems appropriate including selection of the most appropriate columns for the design.



Michele McGrath

Attachments:
Staff report of December 4, 2008