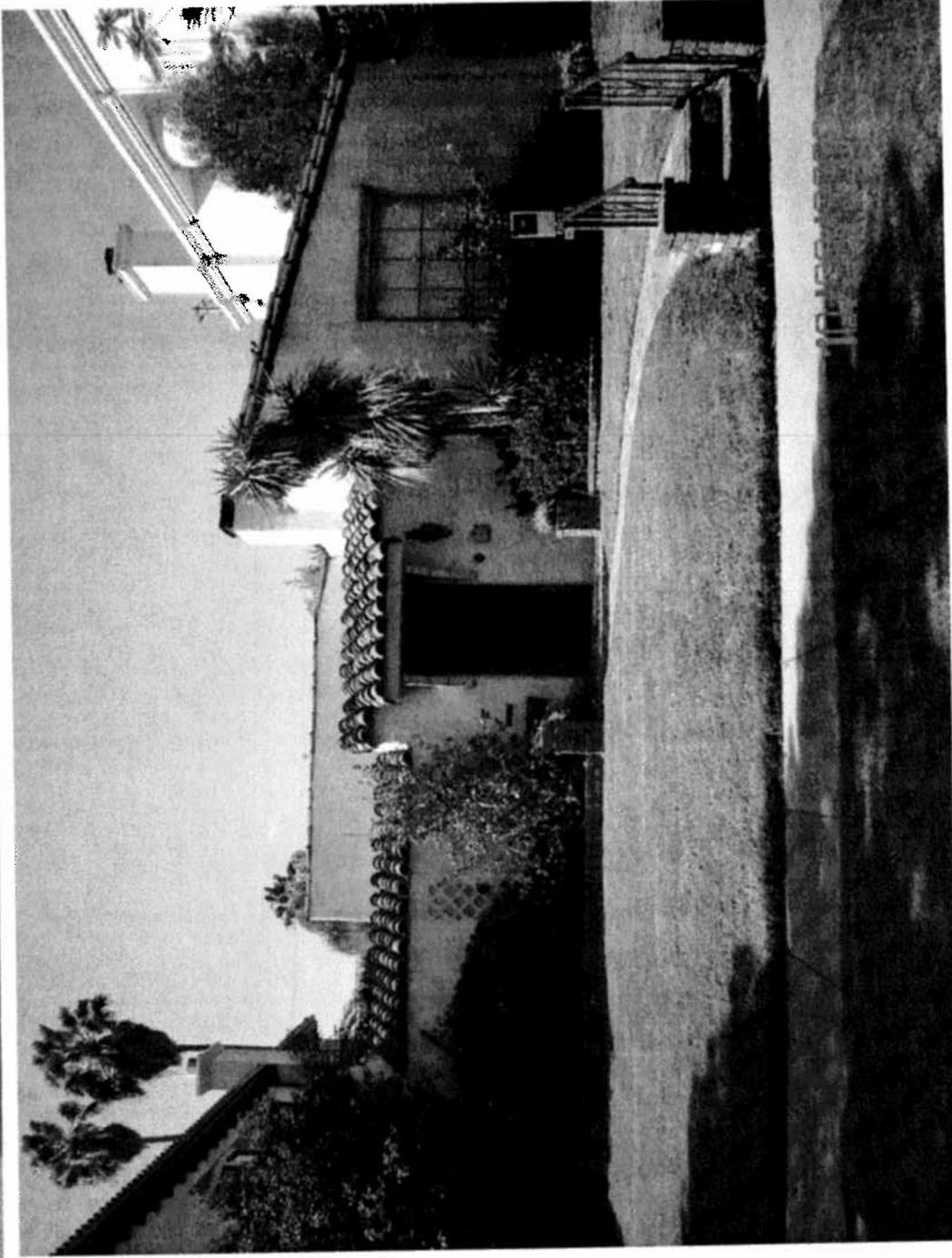




Design Review
Commission

July 1, 2010

313 North Maple Drive



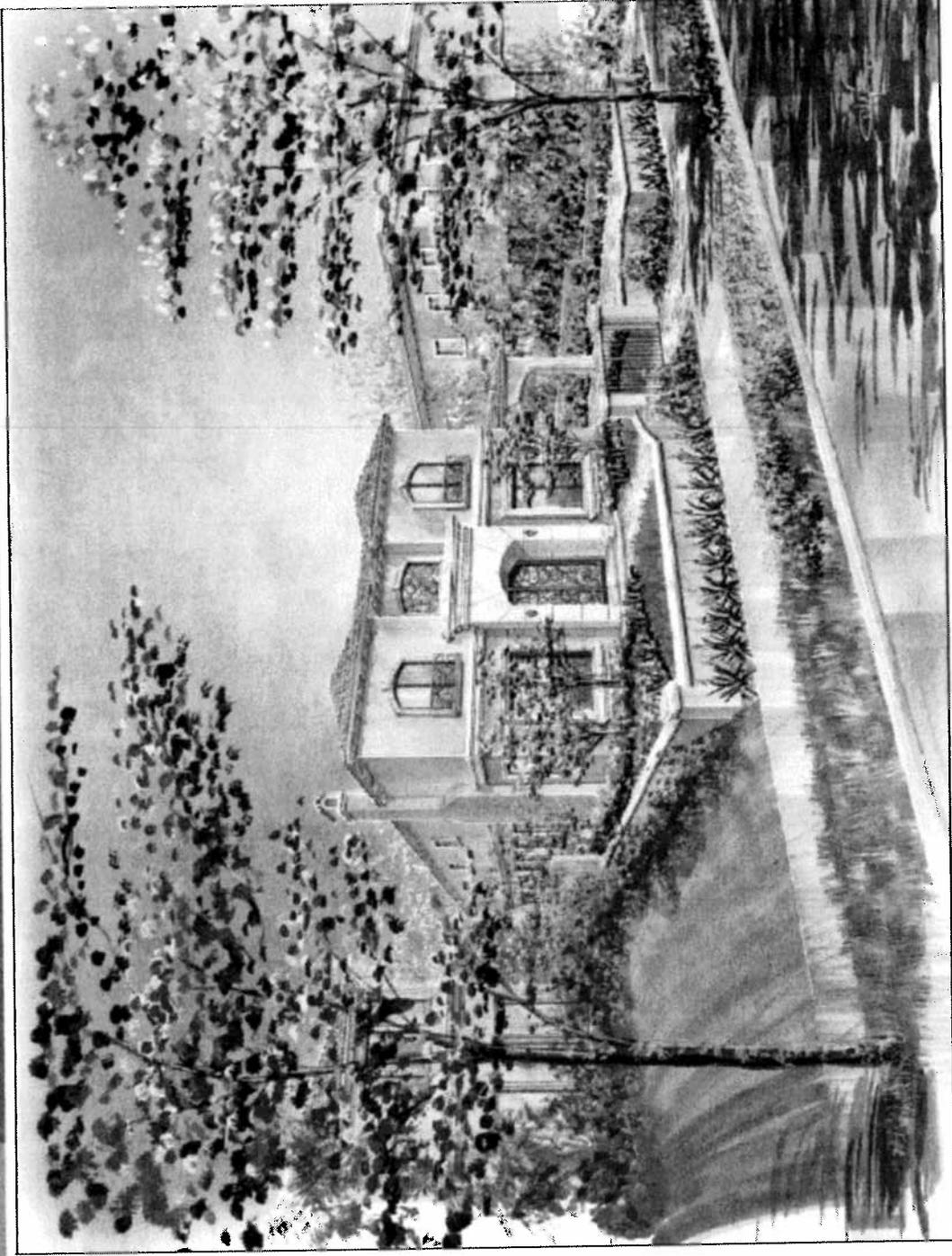
Existing



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July 1, 2010

313 North Maple Drive



Proposed Rendering



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of July 1, 2010**

TO: Design Review Commission

FROM: Georgana Millican, Associate 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, south of Santa Monica Boulevard at **313 North Maple Drive. (PL 101 2186)**

EXECUTIVE SUMMARY

Eran Gispan, on behalf of the property owners Albert and Bitia Firoozmand, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **313 North Maple Drive.**

Reason for Review by the Commission

The architectural style of this proposed new home was not designed by a licensed architect and does not substantially adhere to a pure architectural style as outlined in the City's Style Catalogue. Consequently, the proposal is before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

As proposed, the project appears to conform to the Code requirements for height, floor area, setbacks and parking.

GENERAL INFORMATION	
Applicant	Eran Gispan
Project Owner	Albert and Bitia Firoozmand
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	7,500 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 50-feet wide by 150-feet long lot (lot average width and length), located on the west side of the 300 block of North Maple Drive between Dayton Way and Burton Way. The lot is currently developed with a single-story single-family residence of approximately 2,200 square feet with a detached garage.. The existing primary residence would be demolished and replaced by a new two-story residence with a porte cochere along the side of the residence and a single car carport in the rear accessed from the alley. Surrounding development consists of one- and two-story single-family homes.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed house would have a total floor area of 4,480 square feet, just under the maximum allowable building area (4,500 square feet) for the subject site. The overall building envelope and modulation is expressed through three basic planes: the entry door is at the front setback line, upper window above the entry is setback 2.5 feet with the remainder of the façade setback one foot from the entry.

The entry has a stucco surround with a 9-foot high arched double door with glazing and ornate ironwork. The window above the entry is an arched fixed window with ornate with the remainder of the façade each with a first floor rectangular window and upper arched window with ornate balconet railing. The roofline of the proposed residence is low-pitched and composed of clay tiles with small overhanging eaves. Additionally, the applicant is proposing a porte-cochere.

Parking

As required by §10-3-2419 of the BHMC, a total of three (3) parking spaces behind the front yard setback have been proposed in conjunction with the new house. The proposed parking is proposed to be provided via a porte cochere and a concrete pad on the north side of the residence. A single car carport is proposed in the rear of the lot with access via the 20-foot wide alley.

Design

The proposed design does not meet any specific architectural style; however, it does have elements of Spanish style (red tile roof, stucco, arched windows and doors). It includes the following characteristics:

- Two stories with a pitched roof with clay tiles
- Pronounced entry and double arched front door with iron work and glazing
- Arched windows and French doors on the second story
- Smooth stucco finish

Materials

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

- Stucco (Façade and front wall) – Shamrock #580 “Buckskin”
- Stucco Molding – Shamrock #252 “Tapioca”
- Iron work – Iron railings, gate and entry door “bronze” to match window finish
- Roof – Spanish tiles in “Newport” (dark brown/brick red)
- Fiberglass Milgard windows and French doors – Color “Brownstone”
- Custom Iron Front Door in Bronze “Parisian Design”
- Corbels – color “Espresso”
- Lights on Façade – Proposed rendering shows two lights flanking the entry door.
-

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 400 square feet. The applicant is proposing 399 square feet of paving which complies with the BHMC.

Front Yard Wall/Fence

The plans propose a front yard wall of stucco to match the façade with the majority of the wall setback 2.5 feet from the property line and having a maximum height of three feet. The middle pedestrian entry portion of the wall curves in and is setback five feet (5') from the property line with a 5.5 foot pedestrian gate of ornamental ironwork to match the building and pilasters of six feet (6') in height).

Landscape Design:

The proposed landscaping contains a variety of plants in many sizes and quantities in the front yard. The proposed plants consist of a combination of drought tolerant and non-drought tolerant plants, which include the following:

Front of Proposed Wall/Fence

- Tree Aloa
- Two (2) Euphorbia Characias flanking entry gate

Behind Proposed Wall/Fence in the Front Yard

- Three (3) trees Chitalpa tashkentensis “Pink Dawn” – 36 inch (36”) box
- Baccharis p. “Twin Peaks/Coyote Bush”
- Stipa arundinacea “Pheasant’s Tail Grass”
- Galvezia speciosa “Island Bush Snapdragon”
- Achillea millefolium “Common Yarrow”
- Hesperaloea parviflora “Red Yucca”

It should be noted that the landscape plan includes landscaping for the parkway on the public right of way. Any landscaping or work proposed in this area must be reviewed and approved by the Department of Public Works. Any approval of the proposed landscape plan for the

subject property by either the Design Review Commission or the Planning Division staff does not constitute approval of any improvements or work within the public right of way.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on June 21, 2010 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. As of the date this staff report was prepared, staff had not received any comments on the notice.

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 3(a) 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.

Staff has concerns with the scale and proportions of the façade design and its overall “boxy” appearance. The Commission may wish to discuss how these features can be refined.

If the Commission chooses to approve the design, the findings contained in Exhibit 1 must be made verbally at the meeting.

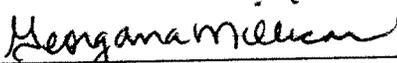
Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

1. Approve the plans as presented;
2. Approve the plans subject to the following and /or other conditions, to 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
4. Return the plans for restudy.

If the Commission finds that the project meets the criteria contained in Exhibit 1, the Commission shall make findings to 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.

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 that the Design Review Commission send the project back for restudy with direction to soften the boxy appearance and simplify the elaborate details of the design.



GEORGANA MILLICAN
Associate Planner

Attachment: Exhibit 1: DRC Findings

EXHIBIT 1

Design Review Criteria

- 1. The proposed development's design exhibits an internally compatible design scheme.***
- 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.***
- 3. The 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 pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.***