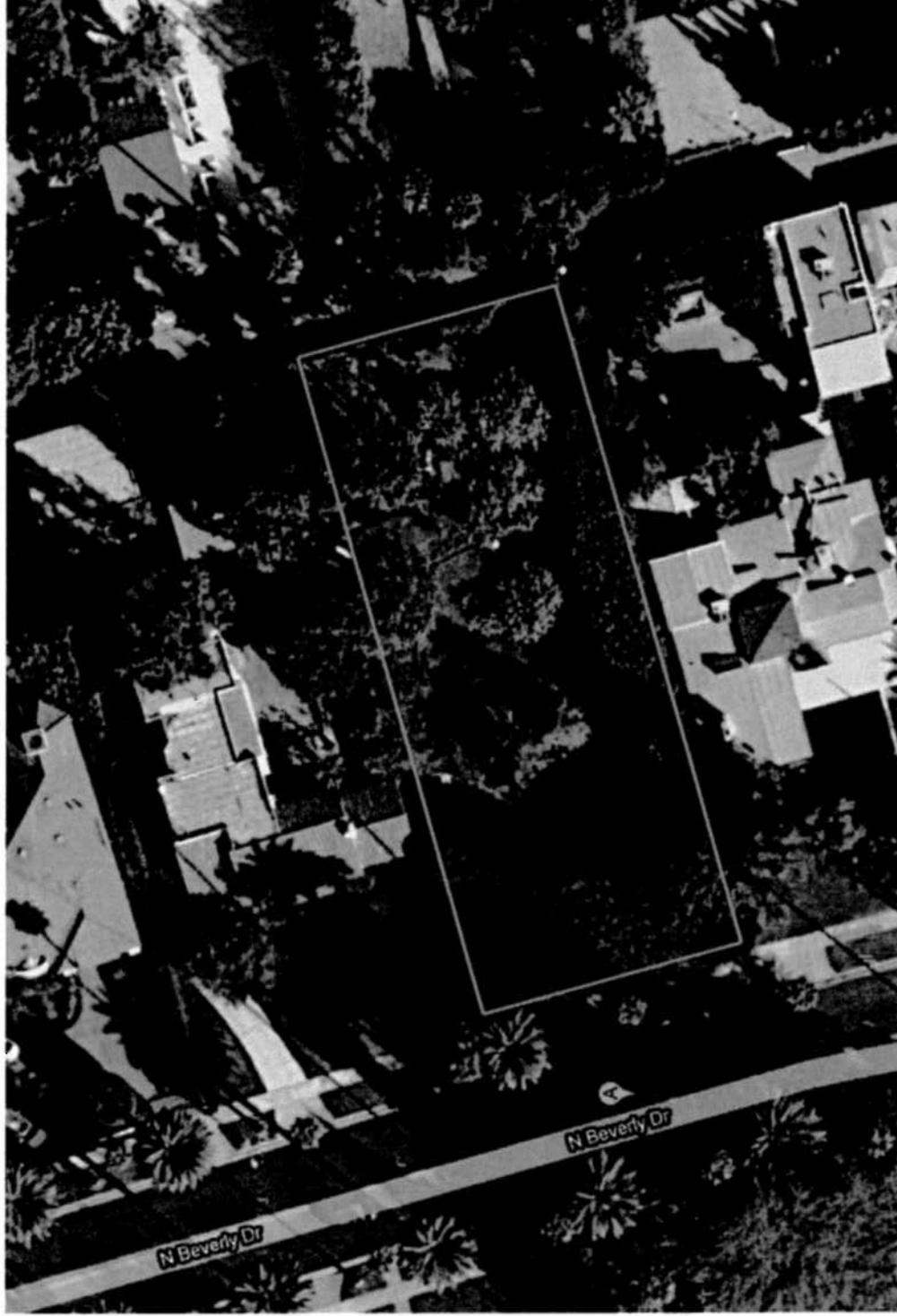




Design Review
Commission

September 2, 2010

926 North Beverly Drive



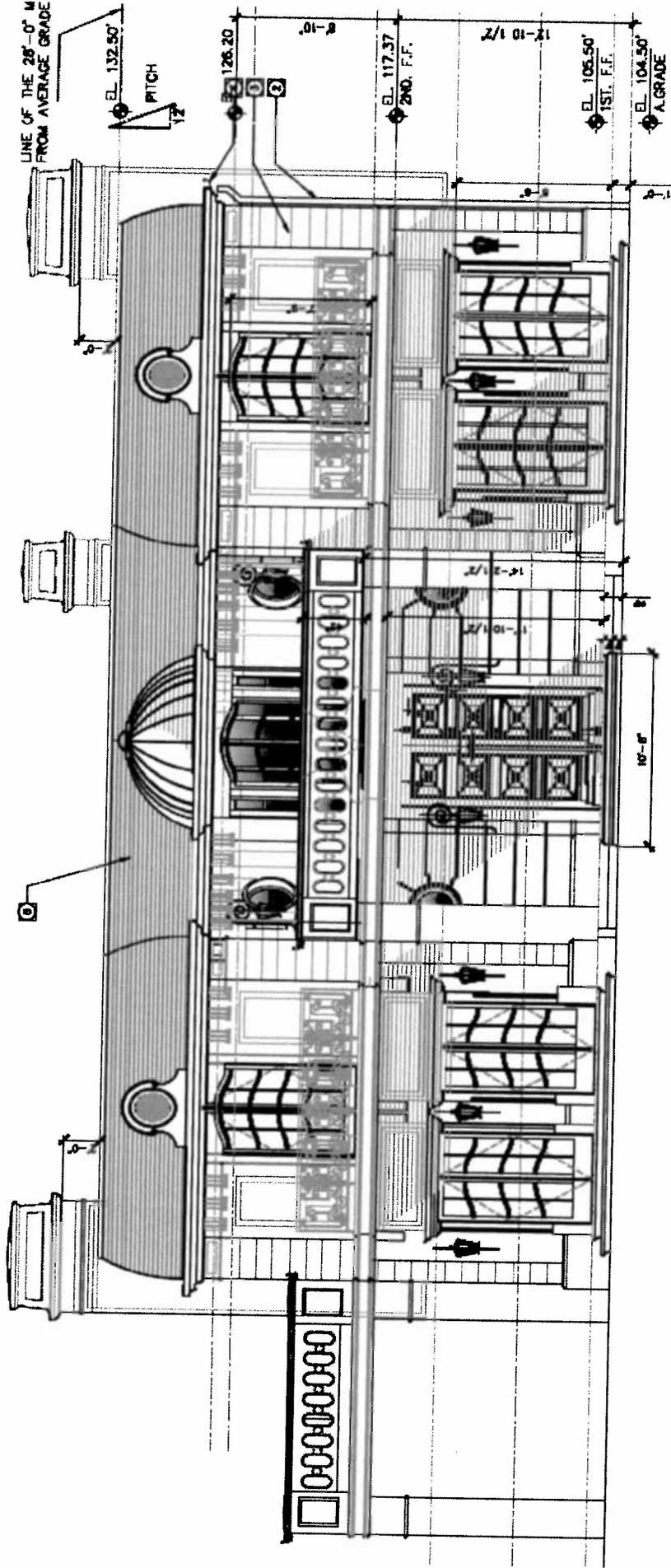
Existing Site - Vacant



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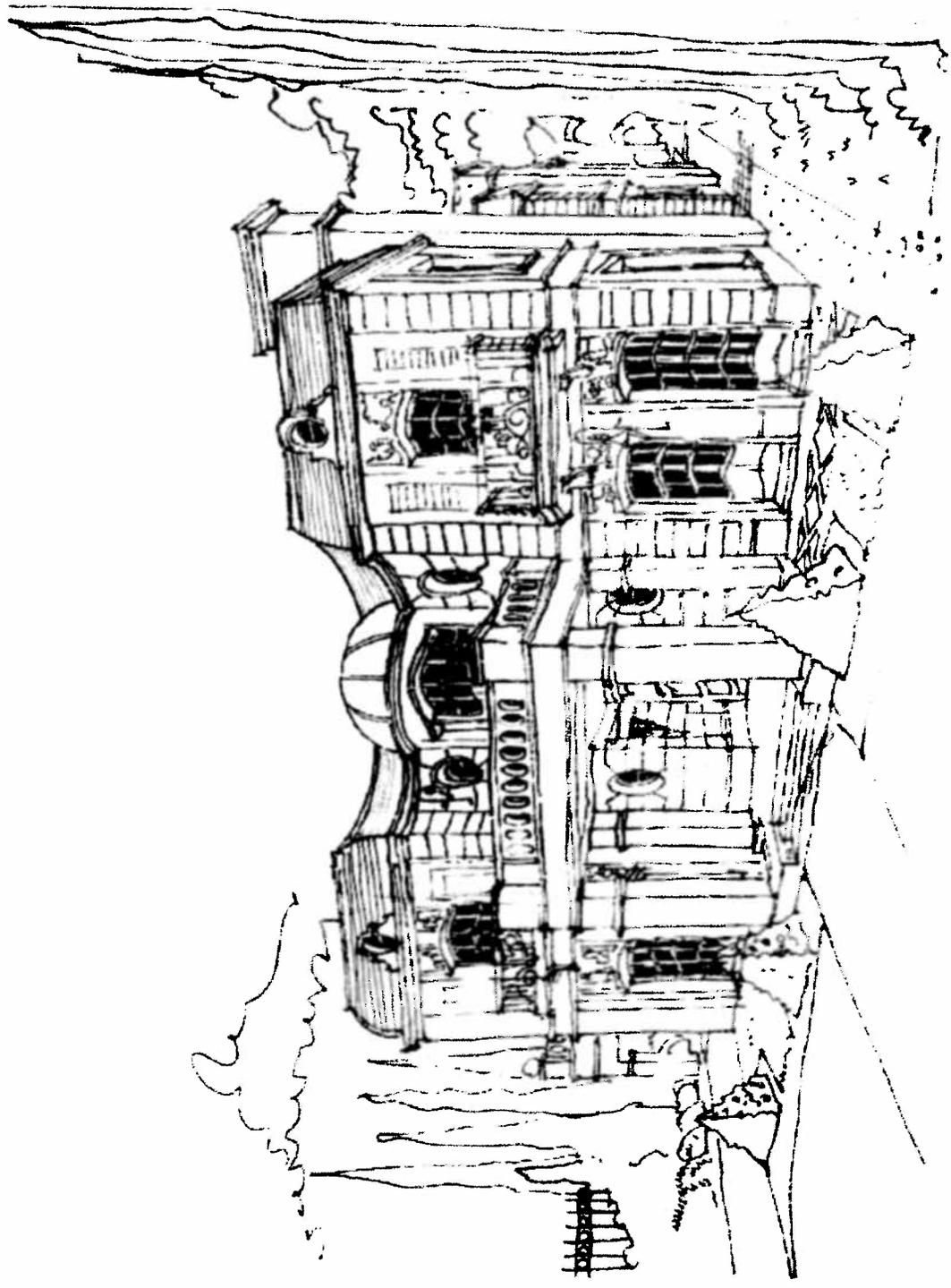
Previewed Project – 8/5/10



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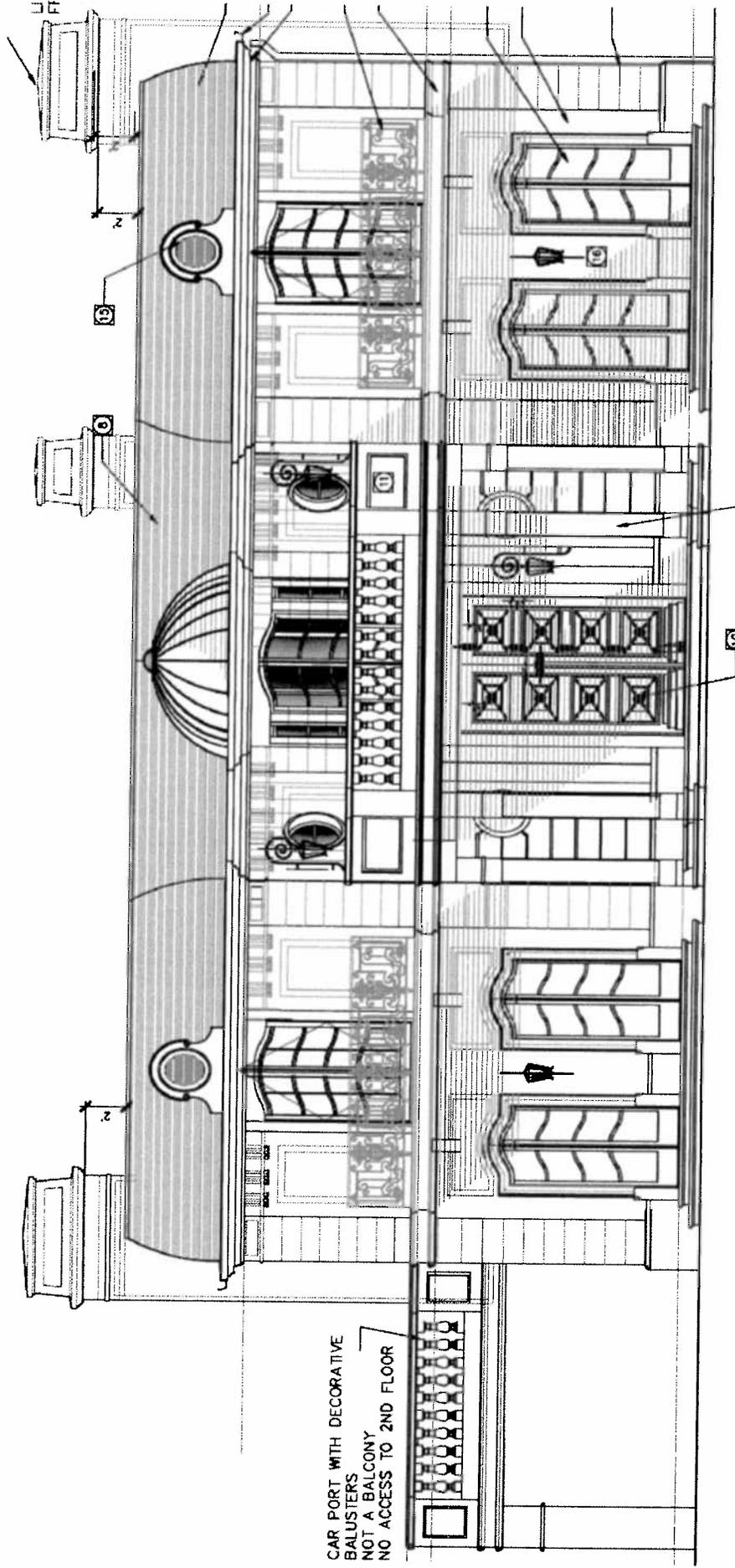
Reviewed Project – 8/5/10



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926 North Beverly Drive



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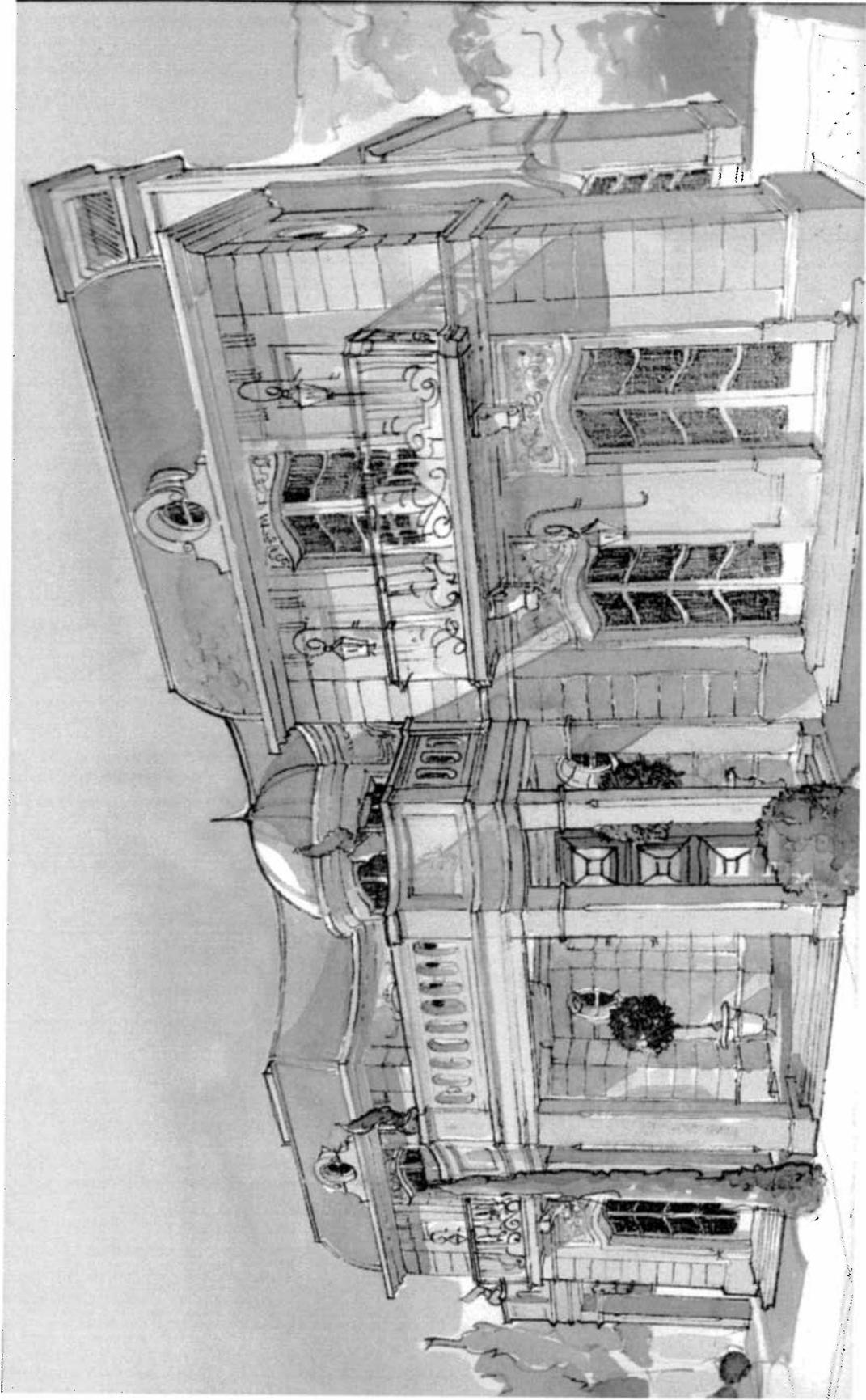
Proposed Project



Design Review
Commission

September 2, 2010

926 North Beverly Drive



Proposed Project



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of September 2, 2010**

TO: Design Review Commission

FROM: Shena Rojemann, Assistant Planner

SUBJECT: A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **926 North Beverly Drive.** (PL#1020001)

EXECUTIVE SUMMARY

Robert Salice, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **926 North Beverly Drive.**

This project came before the Commission as a Preview item on August 5, 2010. At the meeting, the Commission provided comments about several of the project's architectural elements and details. The Commission's comments can be found in the Project Description portion of this report.

Reason for Review by the Commission

The applicant has defined the architectural style of this proposed new home as a French Beaux Arts style, specifically found in the Ile De France region. The Beaux Arts style of architecture was removed from the Design Style Catalogue by the Design Review Commission on February 19, 2008. This occurred as the Commission had consistently found that projects designed in the Beaux Arts style have difficulty meeting the criteria for project approval, particularly the criteria addressing scale and mass of the design, as well as harmony with the existing neighborhood. Thus, the Commission came to the conclusion that it was a disservice to applicants to include a design style in the Style Catalogue as it is difficult to approve based on the Code-required findings the Commission must make to approve a project. Consequently, the proposed project is before the Design Review Commission for review as a Track 2 application. **The Commission may approve the style if the Code-required findings can be made.**

Adherence to Zoning Code

As proposed, the design meets all required zoning standards including height, setbacks, parking, and floor area requirements.

GENERAL INFORMATION	
Applicant	Robert Salice
Project Owner	Lotfi Mehdian
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	16,345 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 82-feet wide by 199-feet long (lot average width and length) and is located on the east side of the 900 block of North Beverly Drive between Lexington Road and Sunset Boulevard. The lot is currently vacant. Surrounding development consists of one- and two-story single-family homes.

PROJECT DESCRIPTION

Per the Preview on August 5, 2010, the Commission comments were as follows:

Continued on the next page.

<p align="center">Design Review Commission Comments August 5, 2010</p>	<p align="center">Applicant's Response</p>
<ul style="list-style-type: none"> ➤ The front façade needs to be refined. ➤ The portico element in the center of the front façade seems out of place. ➤ The mass and shape of the portico along the front façade is not consistent with classically design. ➤ Consider removing the patio/portico along the front façade. ➤ The Commission expressed concern about the proposed design fitting into the streetscape and requested to see the scale of the project is comparison to existing residences on the street (streetscape). ➤ The Commission requested to see more details of the proposed façade. 	<ul style="list-style-type: none"> ➤ The portico at the front of the residence has been redesigned. ➤ The applicant has provided a rendering which incorporates the proposed residence into the existing streetscape. ➤ The applicant has provided pictures of large, two-story single-family residences in the neighborhood with similar massing and scale as the proposed design. ➤ The applicant has provided details and examples of the proposed façade elements.

It should be noted that the design previewed by the Design Review Commission on August 5, 2010 included a basement with subterranean parking. The basement has been removed in the revised design.

Building Envelope/Modulation

The proposed house would have a total floor area of 7,953 square feet, just under the maximum allowable building area (8,038 square feet) for the subject site.

As proposed, the total height of the residence would be approximately 28 feet to the highest point of the roof (28 feet maximum height permitted). The front façade of the proposed residence contains three main planes of modulation. The first plane is defined by the center portion of the façade, which contains the entryway. This portion of the façade is recessed from the adjacent portions of the façade at both the first and second floors. The second plane of modulation is defined by the portico element also located in the central portion of the façade. The portico elements horizontally divides the recessed portions of the first and second floors. The third plane of modulation is defined by the outer lying façade portions at both sides the central elements. Throughout the façade, the applicant has incorporated precast details, wrought iron railings and stucco panels.

Parking

As required by §10-3-2419 of the BHMC, a total of four parking spaces behind the front yard setback would be provided along the northern portion of the residence.

Design

The applicant is describing the architectural style as French 'Beaux Arts'. It includes the following characteristics:

- Two stories with an arched parapet roof
- Precast columns, stone panels and mouldings
- Copper gutter and downspouts
- Wood door and windows
- Cement plaster walls

Materials

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 1,256 square feet. The proposed project includes a total of 1,256 square feet of paving within the front yard, the amount permitted by the BHMC.

Landscape Design:

The proposed project includes new landscaping within the front yard consisting of drought tolerant and non-drought tolerant plants, including the following trees:

- King Palm
- Italian Cypress
- Ficus
- Olive
- Existing City trees

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on August 23, 2010 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 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.

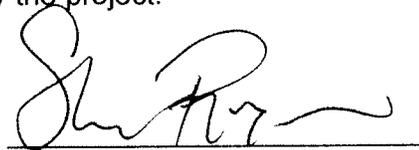
If the Commission chooses to approve the design, the findings contained in Exhibit 1 must be made verbally at the meeting.

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 and resubmittal.

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, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.



SHENA ROJEMANN
Assistant Planner

Attachment:

Exhibit 1 - DRC Findings

Exhibit 2 - Standard Conditions of Approval

EXHIBIT 1

If the Commission finds that the project meets the criteria set forth below, 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.

- 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.***

EXHIBIT 2

1. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
2. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or to the Commission for review. Changes made without City approval may be required to be restored to match the City approved plans.
3. Final plans shall include spec sheets for windows to include manufacturer, size and shape.
4. Colored elevations for all construction visible from the street shall be provided with call-outs for each material proposed for verification in the field during construction.
5. A copy of the final conditions of approval per the approved Resolution shall be scanned onto the cover sheet of the final building plans.
6. The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.

