



Design Review  
Commission

September 2, 2010

# 627 Arden Drive



## Existing Streetscape



Design Review  
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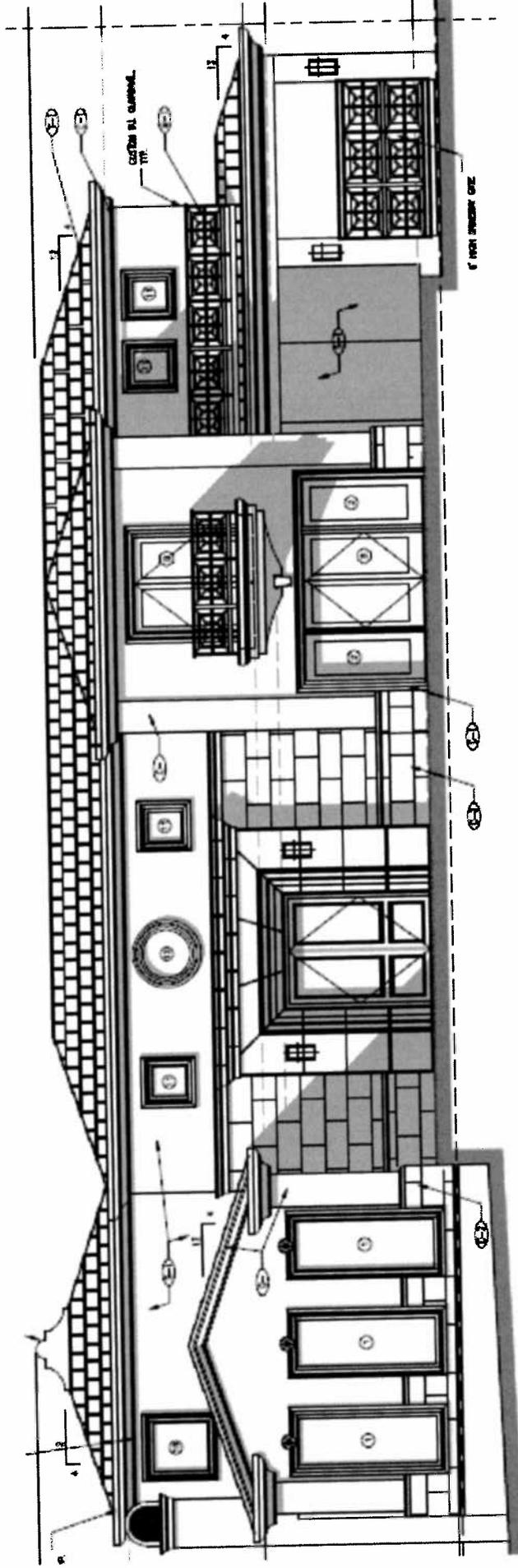
## Proposed Streetscape



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627 Arden Drive



Proposed Elevation



**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 a façade remodel to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard at **627 Arden Drive**. (PL#1018539)

**EXECUTIVE SUMMARY**

Randy Itaya, on behalf of the property owner, has filed an application for Track 2 Design Review to allow a façade remodel, including a first and second story addition, to an existing two-story single-family residence at **627 Arden Drive**.

Reason for Review by the Commission

The architectural style of this proposed new home 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. This project was designed by a licensed architect. (Please note that alterations to an existing accessory structure are also proposed but are not subject to the Design Review Commission review as an accessory structure.)

Adherence to Zoning Code

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

<b>GENERAL INFORMATION</b>	
<b>Applicant</b>	Randy Itaya
<b>Project Owner</b>	Joel and Barbara Marcus
<b>Zoning District</b>	Central R-1 Area – North of Santa Monica Boulevard
<b>Parcel Size</b>	20,939 square feet
<b>Listed in City's Historic Survey</b>	No

## **SITE AND AREA CHARACTERISTICS**

The project site is approximately 90 feet wide by 231 feet long and located on the west side of the 600 block of Arden Drive between Carmelita and Elevado Avenues. The lot is currently developed with a two-story residence. The applicant is proposing approximately 140 square foot addition to the front of the existing residence. Surrounding development consists of single and two-story single-family homes.

## **PROJECT DESCRIPTION**

### **Building Envelope/Modulation**

The proposed façade remodel coincides with a large scale renovation on the property. This renovation includes the demolition of an existing pool house, additions/remodel to an existing accessory structure and additions/remodel of the existing two-story single family residence. Majority of the additions to the main residence will be located at the rear of the structure, not visible from the public right-of-way. Along the front façade, the applicant is proposing a 140 square foot addition (85 square feet at the first floor and 55 square feet at the second floor) along the northern portion of the elevation. With the proposed additions, the main residence would have a total floor area of 7,499 square feet. Including all the alterations to all structures on the site (accessory structure and main residence), the total floor area for the site will be 9,073 square feet, under the maximum allowable building area (9,875.6 square feet) for the subject site.

As proposed, the total height of the residence would be 24'-9", under the maximum height allowed per code (28 feet). The front yard setback would be unchanged also, remaining at 40 feet (required 40 foot setback). The applicant is proposing to make additions totaling 140 square feet along the northern portion of the facade. Along the first floor, an 85 square foot addition is proposed to allow for the extension of the dining room. Along the second floor, a 55 square foot addition is proposed to enlarge a bedroom and provide a balcony. In addition to the floor area additions, the applicant is entirely redesigning the front façade. This remodel includes:

- Redesigned entry with double wood door;
- New large windows and French doors along the first floor;
- New wrought iron railings along the balconies, concrete walls and porte cochere;
- Smooth stucco cement plaster;
- Slate roof;
- Precast concrete trim/moldings;
- Re-plaster the existing planter bed walls in the front yard;
- New driveway pavers.

### **Parking**

The applicant is proposing to provide five parking spaces located in the garage (attached to accessory structure) and on the driveway along the northern side of the residence. Pursuant

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to Beverly Hills Municipal Code §10-3-2419, a single-family residence containing six (6) or more bedrooms must provide a minimum of only four (4) parking spaces.

#### Design

The proposed design does not meet any specific architectural style. It includes the following characteristics:

- Two stories with pitched roof
- Single-story entry with wood door
- Squared windows with concrete moldings
- Slate roof

#### Materials

A material board will be presented at the meeting.

#### Paving

The applicant is not proposing any additional paving at this time.

#### Landscape Design:

The landscaping contains large existing trees and plants in many sizes and quantities. The landscape plan provided depicts the location of the various plants throughout the front yard area. The applicant intends on maintaining the existing mature landscaping materials in the front yard area. The Commission may wish to add a condition of approval requiring the existing mature landscaping be maintained during construction and replaced if damaged.

### **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 regards 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.

### **CRITERIA FOR REVIEW**

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 architectural details and heaviness of some elements of the façade. The Commission may wish to discuss the wrought iron details and the overall massing and scale of the design.

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 – 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.