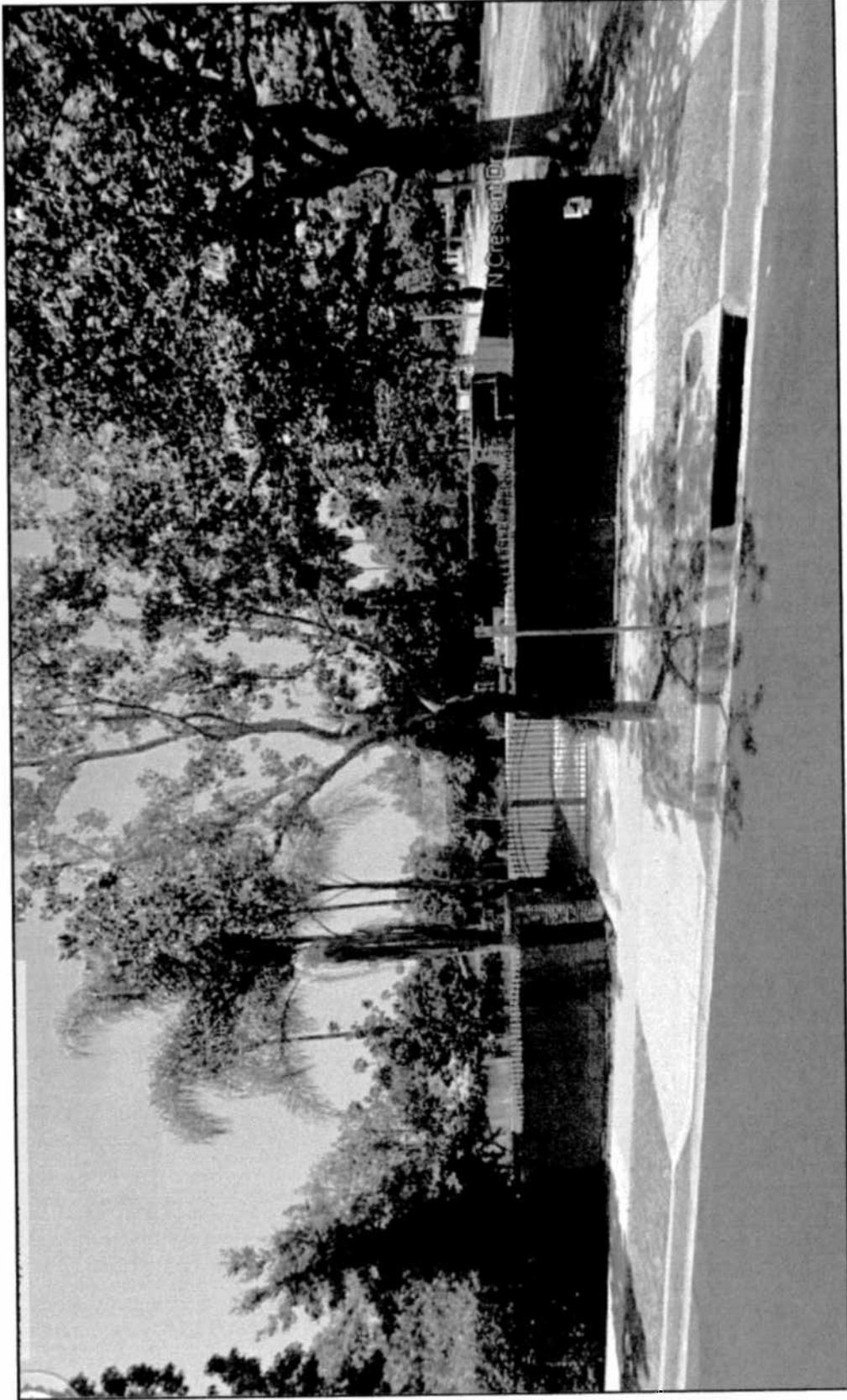




Design Review
Commission

September 2, 2010

601 North Crescent Drive

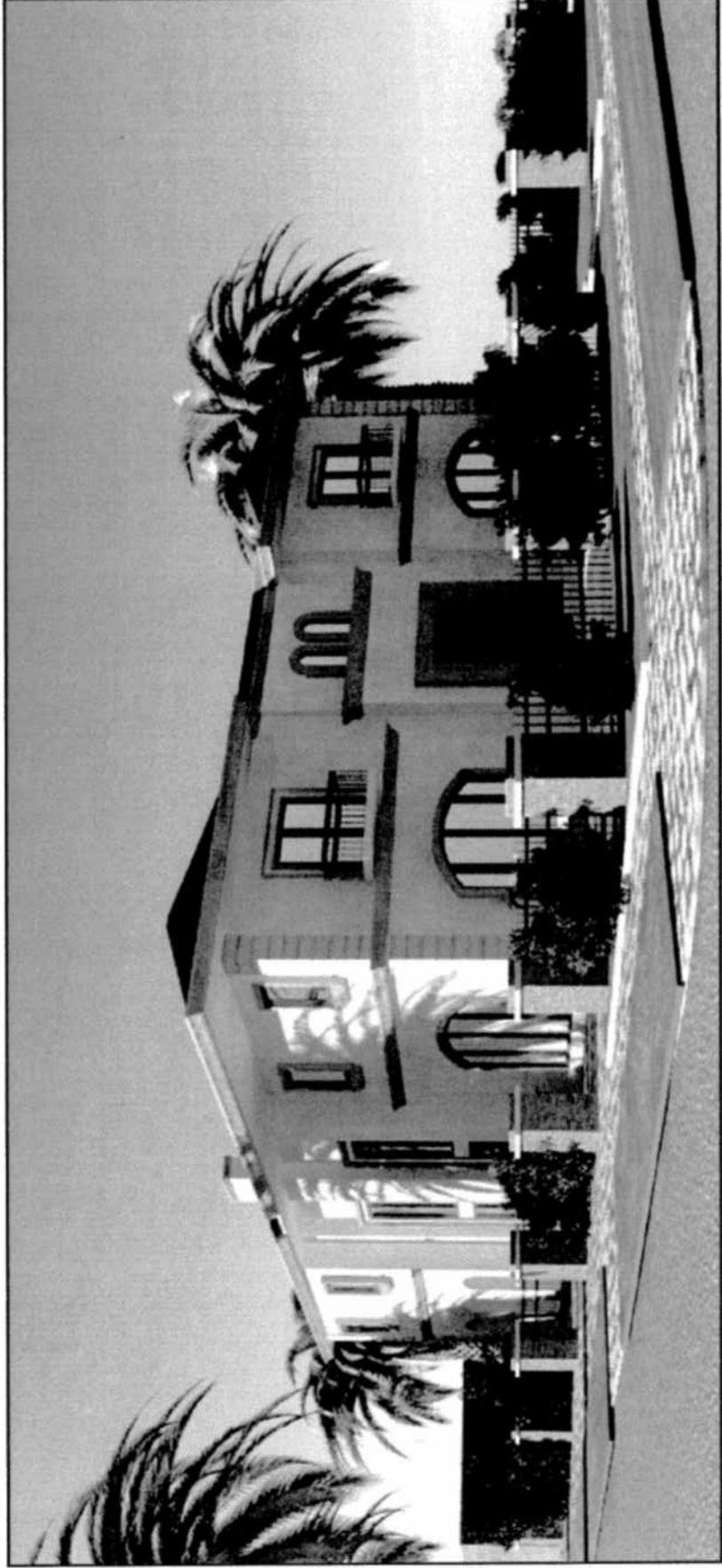


Existing - Vacant



Design Review
Commission
September 2, 2010

601 North Crescent Drive



Proposed



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of September 2, 2010

TO: Design Review Commission

FROM: Ryan Gohlich, Associate 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 **601 North Crescent Drive. (PL 102 0643)**

EXECUTIVE SUMMARY

Shahriar Yadegari, 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 **601 North Crescent Drive**. This project was preliminarily reviewed as a preview item at the Commission's August 5, 2010 meeting.

Reason for Review by the Commission

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, no single-family residence located in the 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 shall be the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style.

The project was not prepared by a licensed architect, nor does the proposed residence conform to a single, pure architectural style; therefore, the proposal is brought before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

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

GENERAL INFORMATION	
Applicant	Shahriar Yadegari
Project Owner	Behnam Yadegari
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	16,300 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 96-feet wide by 171-feet long (lot average width and length), located on the west side of the 600 block of North Crescent Drive between Carmelita and Elevado Avenues. The lot is currently vacant, as the previous house was demolished in 2008. Surrounding development consists of one- and two-story single-family homes, and there does not appear to be any one, predominant architectural style along the block.

The proposed project is located on a corner property, at the intersection of North Crescent Drive and Carmelita Avenue. The Commission has historically reviewed projects proposed on corner lots due to the prominent visibility of the corner location and to determine compatibility with the surrounding neighborhood.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed project is located on a 16,300 square foot lot. A 15-foot setback is required along Carmelita Avenue, and a 7.6-foot setback is required along the interior (north) side property line. The applicant has provided 15 feet and 16.5 feet, respectively. The purpose of providing side setbacks in excess of minimum code requirements is to achieve a maximum allowed height of 32 feet (28 feet is typically allowed when any side setback is less than 10 feet). The main house would have a total floor area of 7,931 square feet, which is approximately 89 square feet below the maximum allowed floor area of 8,020 square feet. The project also includes a 4,115 square foot basement. A two-car garage and gazebo are proposed at the rear of the property.

As proposed, the total height of the primary residence would be 32 feet to the highest point of the roof (32 feet maximum height allowed). The proposed project follows a boxier architectural style and provides minimal modulation throughout both street-facing facades.

Parking

A total of four parking spaces have been provided behind the front yard setback, which meets the number of parking spaces required by the BHMC. The proposed parking is provided by two enclosed, and two unenclosed parking spaces.

Design

The project does not appear to follow any one particular architectural style, and the applicant has not indicated the intended style.

Materials

The materials proposed for the new structure are as follows:

- Smooth Trowel Stucco - Ivory in color
- Precast Concrete Molding
- S-shaped clay roof tiles
- Wood Windows and Doors - Stained
- Wrought iron railing detailing
- Iron and glass entry door

- Architectural foam detailing

Paving:

The total amount of paving permitted within the front yard of the subject site is 1,388 square feet. The proposed project includes a total of 1,384 square feet of paving within the front yard. A 6-foot tall wrought iron fence is proposed within the front setback of the property, and a solid block wall is proposed along the street side (Carmelita Avenue) of the property.

Landscape Design:

The landscape plan does not include sufficient information for proper analysis, but does appear to include 4 Palo Verde trees within the front setback, and a mixture of shrubs and low plantings.

COMMISSION COMMENTS FROM AUGUST 5, 2010 MEETING

This project was previewed at the Commission's August 5, 2010 meeting to gather informal comments about the project design. These comments included:

- The project is located on a corner lot. Corner lots need attention on all three elevations visible from the street. The three proposed elevations all appear different and do not seem to follow a unified design;
- The project is tall and massive, and has no architectural style;
- The roofline sits too low, and is minimally visible;
- Stone architectural elements appear slapped on and do not seem authentic;
- The front columns appear out of proportion;
- The project lacks proper proportions and elegance;
- The project does not provide sufficient amounts of modulation along both street-facing facades; and
- The applicant should pick one style of architecture and redesign the project around a selected style - the project does not follow an authentic architectural style.

The applicant has redesigned the project in response to the Commission's comments. However, the redesigned project does not appear to have changed significantly from what was previously reviewed by the Commission.

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. As of the date this report was prepared, staff had not received any comments.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and the project is eligible for a Categorical Exemption of Class 2 (replacement of structures).

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 proposed project meets the criteria set forth, the Commission shall 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.

Based on the proposed design, staff does not feel that the required findings can be made in support of the project; however, if the Commission determines that the project is in conformance with the following findings, then the project may be approved:

- 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.***

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, staff recommends the Design Review Commission provide the applicant with direction to redesign the project in a manner consistent with an authentic architectural style, and return the project for restudy. In the event that the Commission approves the project, staff recommends incorporation of the following standard conditions of approval:

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.


RYAN GOHLICH
Associate Planner