



Design Review
Commission

November 4, 2010

301 South Crescent Drive



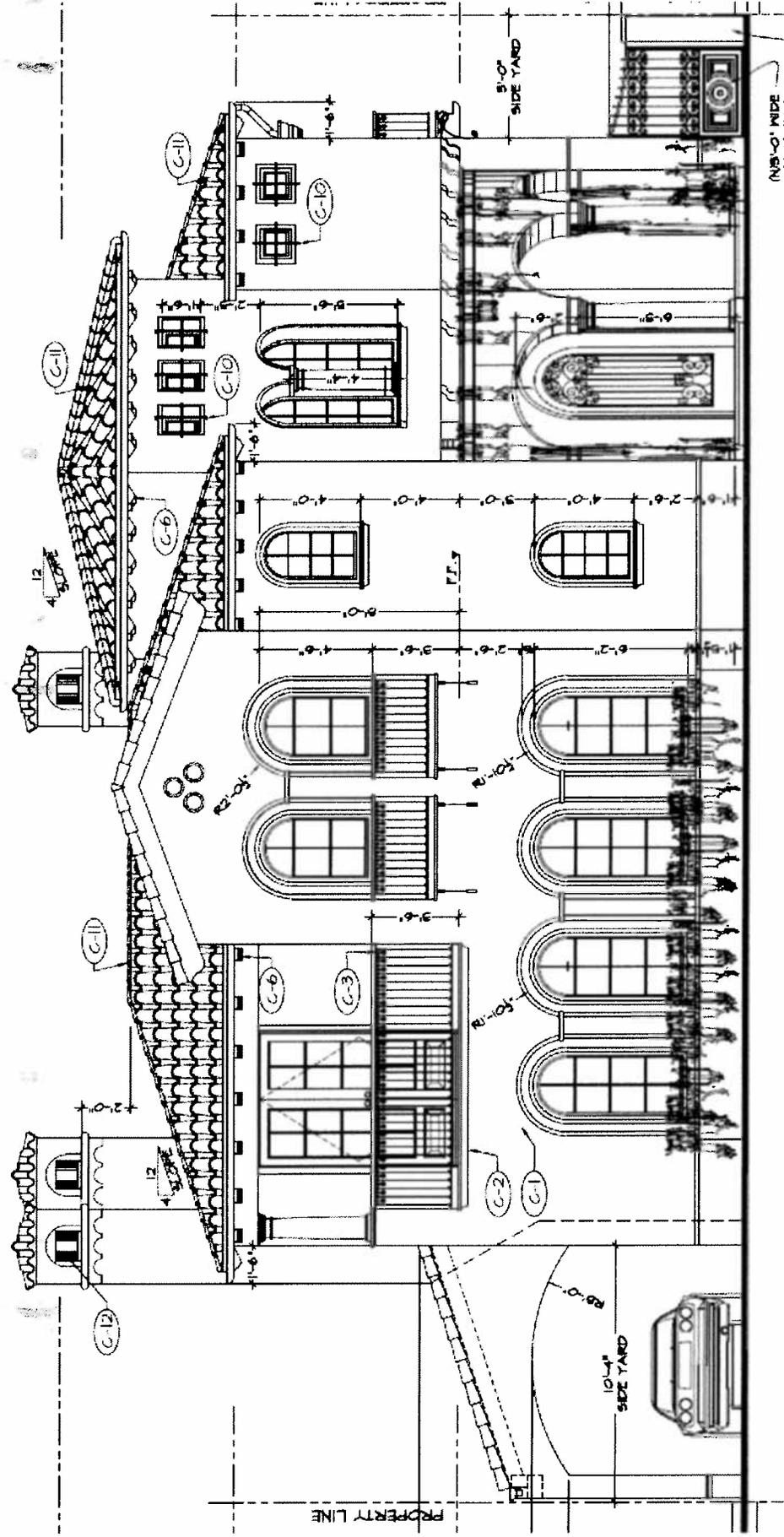
Existing Site



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301 South Crescent Drive



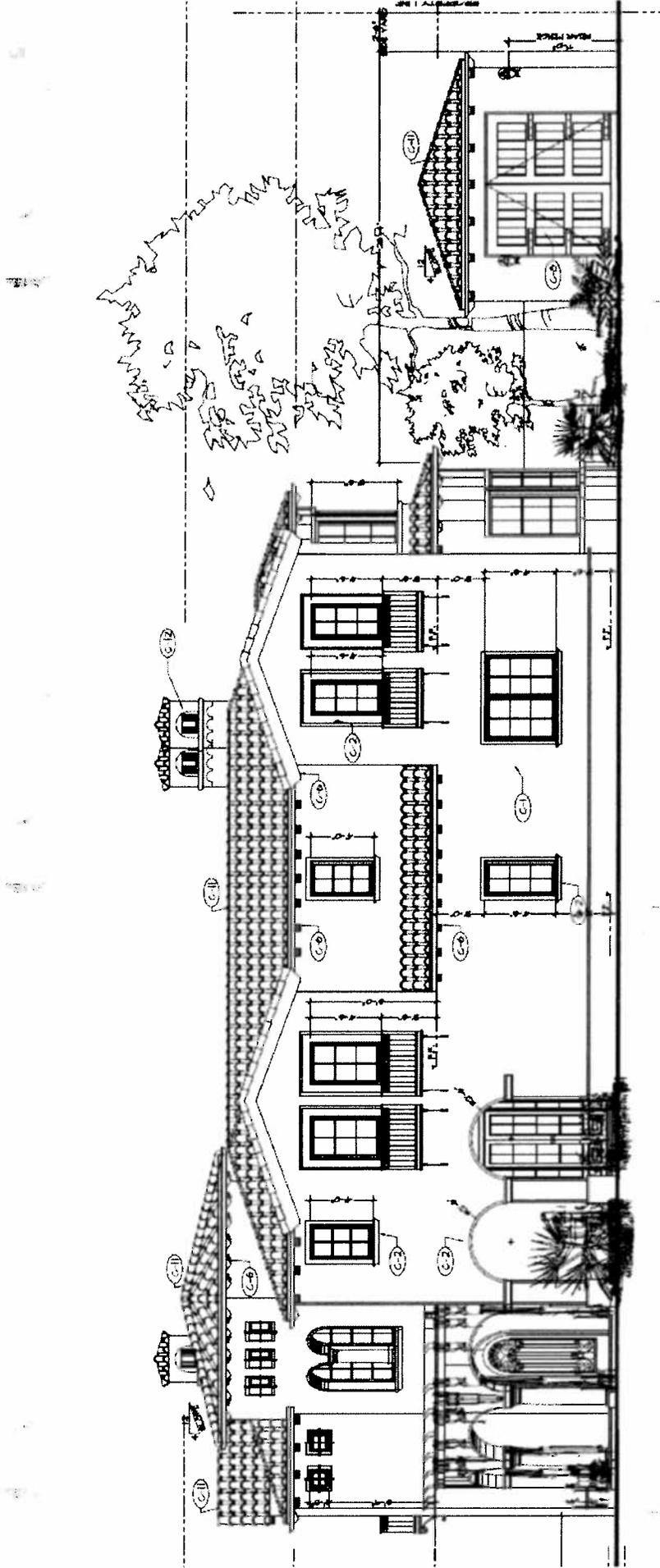
Proposed Elevation – October 7, 2010



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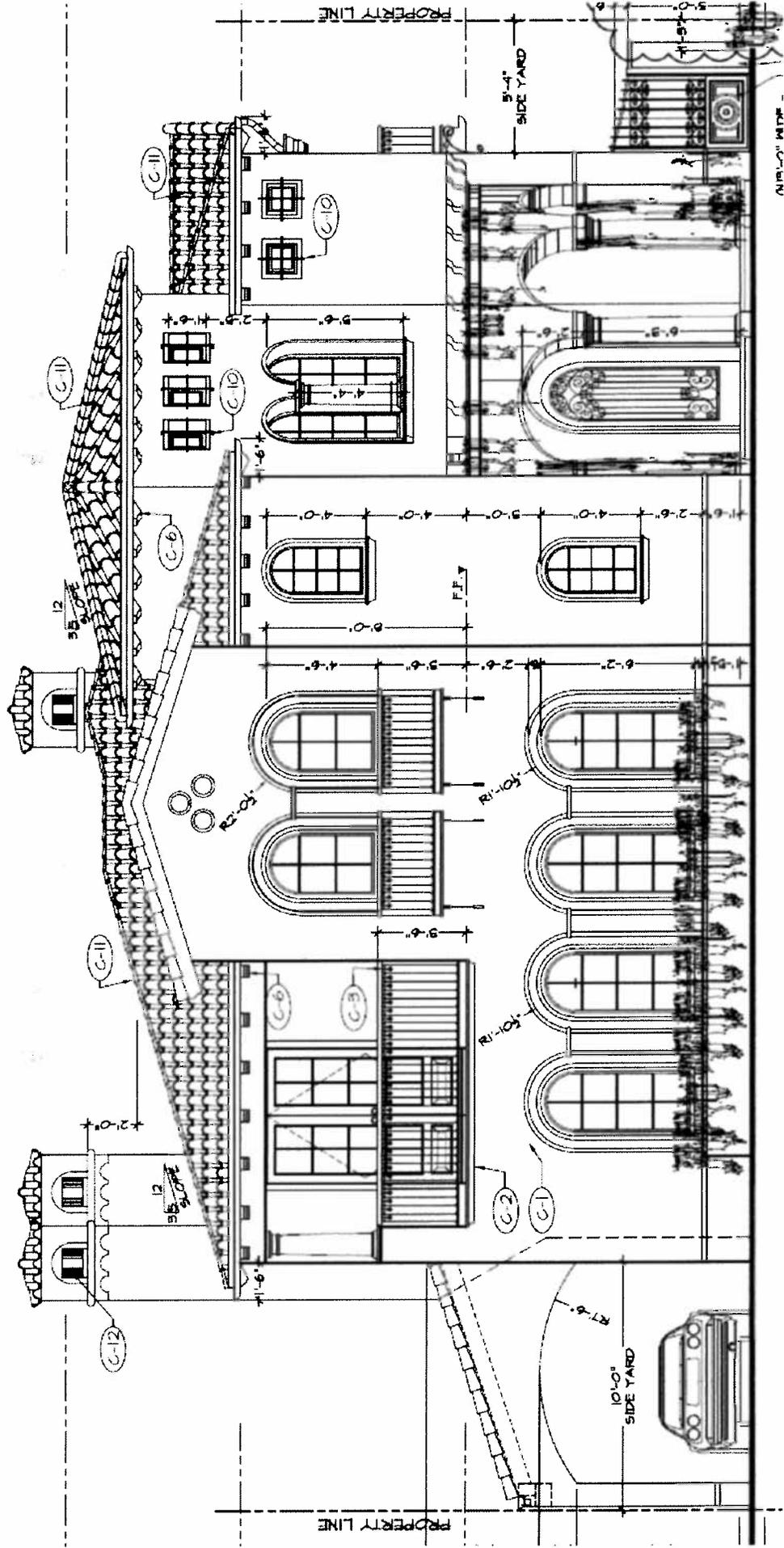
Proposed Street Side (North) Elevation – Oct 7, 2010



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301 South Crescent Drive



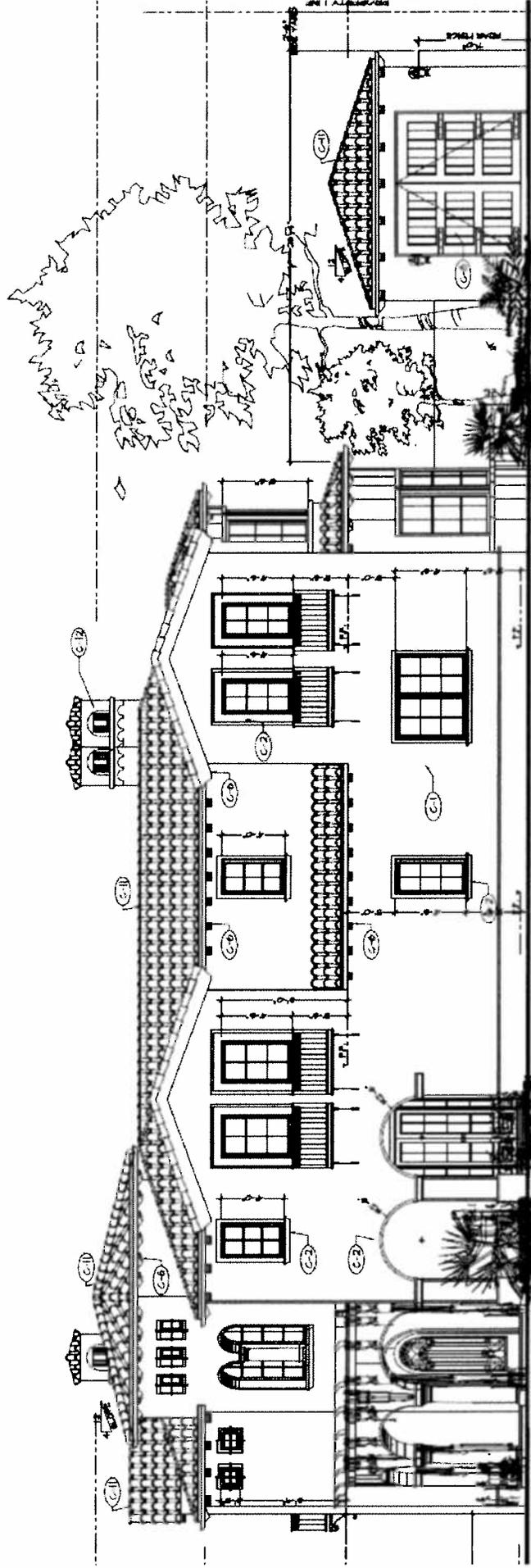
Revised Front Elevation



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301 South Crescent Drive



Street Side (North) Elevation (no change)



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of November 4, 2010**

TO: Design Review Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: A resolution conditionally approving 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 301 South Crescent Drive. (PL 101 8917)

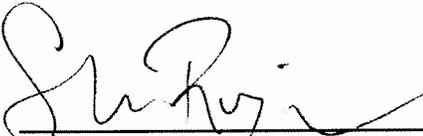
Continued from the October 7, 2010 Design Review Commission meeting.

EXECUTIVE SUMMARY

This item was reviewed by the Commission at its October 7, 2010 meeting. At that meeting the Commission directed staff to prepare a resolution with the following conditions:

1. Pursuant to Beverly Hills Municipal Code Section 10-3-2403, so as to be considered a sloped roof, the roof plan shall be revised so that no more than 5% of the total surface area of the roof contains a slope of less than 10%;
2. Find a way to articulate the individual mass along the front façade, adjacent to the living room, so as to break up the massing of the facade; and,
3. Move the proposed wall along the street side yard away from the property line a minimum of 12" to 18" and provide proper planting and irrigation in the setback area.

Per the Commission's direction, the resolution is attached for the Commission's consideration.


SHENA ROJEMANN
Associate Planner

Attachments

Exhibit 1 – DRC Resolution

301 South Crescent Drive
For the Design Review Commission Meeting of November 4, 2010

EXHIBIT 1

Design Review Commission Resolution

RESOLUTION NO.

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 301 SOUTH CRESCENT DRIVE.

Albert Mikaelian on behalf of Simon M. and Florence Levi Trust, the property owner, has applied for an R-1 Design Review Permit to allow a new two-story single-family residence on a single-family property located in the Central Area of the City. As proposed, the Project meets all required zoning standards, including height, setbacks, parking, and floor area.

The Design Review Commission of the City of Beverly Hills hereby finds, resolves, and determines as follows:

Section 1. Reviewing Authority.

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

Pursuant to Section 10-3-4415 of the Beverly Hills Municipal code, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings as set forth in Section 4. Project Public Hearing/Approved Project Plans.

Section 2. Terms Defined.

The Following Terms	Shall Mean:
"Project Site"	301 South Crescent Drive
"Agent"	Albert Mikaelian
"Property Owner"	Simon M. and Florence Levi Trust
"Applicant"	Collectively, the Property Owner and Agent

Section 3. Project Description.

The lot is currently developed with a single-story single-family residence and detached garage. The existing structure will be demolished and the new two-story single-family residence will be constructed.

Section 4. Project Public Hearing/Approved Project Plans

The Design Review Commission held a duly noticed public hearings to consider the application. Evidence, both written and oral, was presented and architectural plans addressing the conditions of approval were presented for the Commission's consideration.

- A Public Hearing for this project was held on the following date(s):
 - October 7, 2010
 - Architectural plans were conditionally approved by the Commission on October 7, 2010.

Section 5. Environmental Assessment.

The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq, hereafter the "Guidelines"), and the City's environmental guidelines. The City has determined that the Project qualifies for a Class 3 (a) Categorical Exemption (new construction of a single-family residence) in accordance with the requirements of Section 15303 of the Guidelines. Therefore, no significant impacts to the environment are anticipated.

Section 6. Findings of the Design Review Commission.

Based upon the evidence presented at the hearing, including the staff report and architectural plans, the Design Review Commission made findings to approve the project as set forth in "Exhibit 1" to this Resolution.

Section 7. Conditions of Approval

Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review Permit for the Project subject to the conditions set forth in "Exhibit 2" to this Resolution.

DRC Resolution No.:
126 North Le Doux Road

Section 8. Certification.

The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Design review Commission of the City.

Adopted:

Susan Strauss
Chair of the Design Review Commission of
the City of Beverly Hills, California

ATTEST:

Secretary

Approved as to content:

Jonathan Lait, AICP
City Planner

EXHIBIT 1 OF 2: FINDINGS

Based on its review of the application, documentation, and the testimony heard at the public hearing, the Design Review Commission determined that the proposed Project meets the following 5 criteria in accordance with Beverly Hills Municipal Code Section 10-3-4415:

The design is not consistent with a pure architectural style, however appears to contain design elements commonly found in the "Spanish" style of architecture, which can includes arched windows and entries, low pitched roofs, asymmetry in the façade and clay tiled roof. As proposed, the development's design exhibits an internally compatible design scheme

2. As stated in item 1) above, the design is not consistent with a pure architectural style however; it does contain elements commonly found in the "Spanish" style. The proposed landscape plan will enhance the garden-like quality of the City. The design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style

3. The landscaping enhances the appearance of the neighborhood. As stated in items 1) and 2) above, the residence provides elements consistent with the "Spanish" style of architecture and the scale and massing has been appropriately designed. As proposed the development will enhance the appearance of the neighborhood.

4. The side yard, front yard and rear yard setbacks all comply with the City's setback requirements. Along the northern and southern elevations the proposed window and door openings are human-scaled which would have a minimal impact on the neighbor's privacy. Thus, 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 project is consistent with the prevailing design patterns of the surrounding neighborhood. The design patterns are characterized by items such as a driveway leading from the street to the side of the main residence and a walkway leading from the public right-of-way to the entryway of the residence. The proposed design appears to be consistent with those of the neighboring properties.

EXHIBIT 2 OF 2: CONDITIONS OF APPROVAL

PROJECT-SPECIFIC CONDITIONS:

1. Pursuant to Beverly Hills Municipal Code Section 10-3-2403, so as to be considered a sloped roof, the roof plan shall be revised so that no more than 5% of the total surface area of the roof contains a slope of less than 10%.
2. Find a way to articulate the individual mass along the front façade, adjacent to the living room, so as to break up the massing of the façade.
3. Move the proposed wall along the street side yard away from the property line a minimum of 12" to 18" and provide proper planting and irrigation in the setback area.

STANDARD CONDITIONS:

4. Design Review: Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
5. Final Plans: The Applicant shall submit final working drawings to the Director of Community Development for review and approval prior to the issuance of a building permit. The Project shall be built in substantial compliance with the plans and finish materials (including fencing and railings) approved by the Design Review Commission on May 6, 2010 on file with the Department of Community Development.
5. Future Modifications: 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 changes only) or presented to the Commission for review. Changes made without City approval may be required to be restored to match the City approved plans.
7. Windows: Final plans shall include spec sheets for windows and include the name of the manufacturer, size, shape, color and material of each window.
8. Elevations – Material Call-Outs: Colored elevations for all construction visible from the street shall be provided with the final plans. Call-outs for each material shall be provided for verification in the field during construction.
9. Resolution Scanned on Plans: A copy of the approved Resolution (including the Findings and Conditions of Approval) shall be scanned onto the cover sheet of the approved building plans.
10. Water Efficient Landscaping: The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.
11. Construction Management Plan. Prior to the issuance of building permits, the Applicant shall prepare a construction management plan for review and approval by the Department of

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301 South Crescent Drive

Community Development. The plan shall include the location of construction parking, loading and hauling routes and locations, and number of construction employees anticipated on site. All construction-related parking, staging and hauling shall conform to the construction parking and hauling plan submitted to and approved by the Building Official and the City Engineer.

12. Site Maintenance and Contact Information. The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including, but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the site, dust suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of Community Development and the Building Official. In addition, the Applicant shall post the name and telephone number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development.

13. Recordation of Covenant. These conditions of approval shall run with the land and shall remain in full force and effect for the duration of the life of this approval. This resolution approving the R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of this resolution as an exhibit. The Covenant shall be recorded prior to issuance of a building permit.

The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Design Review Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the R-1 Design Review **shall be null and void** and of no further effect. Notwithstanding the foregoing, the director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state or local law that would affect the R-1 Design Review.

DRC Resolution No:
301 South Crescent Drive

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS.

CITY OF BEVERLY HILLS)

I, JONATHAN LAIT, Secretary of the Design Review Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. _____ duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on November 4, 2010 and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

JONATHAN LAIT, AICP
Secretary to the Design Review
Commission/City Planner
City of Beverly Hills, California