



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of January 6, 2011

TO: Design Review Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: A request for an R-1 Design Permit to allow a façade remodel of an existing two-story single-family residence, located in the Central Area of the City north of Santa Monica Boulevard at **724 North Elm Drive (PL 103 8778)**.

EXECUTIVE SUMMARY

Shahriar Yadegari, on behalf of the property owner, has filed an application for Track 2 design review to allow a façade remodel of an existing single-family residence at **724 North Elm Drive**.

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 proposed 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

The project meets all required zoning standards such as height, setbacks, parking, and floor area requirements.

GENERAL INFORMATION	
Applicant	Sharhriar Yadegari
Project Owner	Sepehr & Parisa Kajiraie
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	25,440 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 96-feet wide by 265-feet long (lot average width and length)

and is located on the east side of the 700 block of North Elm Drive between Elevado Avenue and Sunset Boulevard. The lot is currently developed two-story residence and a detached accessory structure. The existing primary residence and detached accessory structure would remain. At this time, the applicant is proposing only to remodel the front elevation of the main residence. (A two-story addition at the rear of the residence was previously approved and permitted by the Building and Safety Division.) Surrounding development consists of one- and two-story single-family homes.

PROJECT DESCRIPTION

Building Envelope/Modulation

The overall modulation and height of the existing residence will remain intact. The applicant is proposing the following changes to the façade:

- The front entry will be redesigned. A covered entry element is proposed which will extend approximately 4 feet from the existing façade. The entryway will be square and will be composed of precast concrete. A 10 foot tall custom iron door is proposed at the entry.
- First floor windows (3 in total) will be replaced with custom wood French doors which will be 10 feet in height.
- The portion of the façade above the entry has been redesigned and an 8'-10" wide etched glass window is proposed. This portion of the residence will be surrounded by precast concrete stones which match the entry below.
- A precast molding trim is proposed along the bottom portion of the façade.
- The existing 7'-0" French doors at the second level will be replaced with 8'-0" wood French doors. The wrought iron railings have been redesigned and reduced in width.
- The other windows at the second level will be replaced with wood windows which would contain precast concrete moldings.
- All the shutters along the front façade are being removed.
- Quoins are being proposed at both sides of the central portion of the façade.
- Multiple horizontal precast concrete bands are proposed along the second level.
- Spanish roof tiles, which match the existing tiles, would be added where required.
- Decorative bronze finished exterior sconces are proposed to be flanking the entryway.
- The applicant is proposing a circular driveway and a revised landscape plan.
- The remaining portions of the façade will remain smooth stucco.

Parking

The façade remodel proposed will not impact the number of required parking spaces. The existing four spaces, which meet the minimum requirements pursuant the BHMC, will remain in the current location.

Design

The project designer has described the façade remodel to contain features found in the Italianate style of architecture.

Materials

The materials proposed for the new structure are as follows:

- Windows and doors - wood

- Smooth stucco painted Dunn Edward Ivory Oats
- Iron entry door
- Entry surround – precast concrete (natural color)
- Horizontal trims – precast concrete (natural color)
- Etched glass window (above entry)
- Quoins – precast concrete
- Railings – wrought iron
- Barrel tile roof (to match existing)
- Precast concrete window surrounds
- Existing gutter and downspouts to remain
- Lighting – Bronze finish

Paving:

As conditioned (see Exhibit B attached), the proposed paving adheres to the circular drive method¹ pursuant to the Beverly Hills Municipal Code Section 10-3-2422.

Landscape Design:

The applicant has submitted a preliminary landscaping plan which includes a variety of plant species within the front yard area which included Iceberg roses, Jasmine, hydrangea, Spanish lavender and birch trees.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on December 22, 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).

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 required 5 criteria (Exhibit A attached).

If the Commission chooses to approve the design, the findings found in Exhibit A (attached) must be made verbally at the meeting.

¹ BHMC 10-3-2422: A circular driveway shall not exceeding twelve feet (12') in width. In addition, paving shall be permitted to construct one walkway not exceeding four feet (4') in width connecting such driveway to the residence, and one driveway not exceeding nine feet (9') in width connecting the circular driveway to parking that is required by this code and is located behind the front yard.

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
Associate Planner

Attachment:

Exhibit A – DRC Findings

Exhibit B – Recommended Conditions of Approval

Exhibit A
DRC Findings

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 B

Standard Conditions of Approval

PROJECT SPECIFIC CONDITIONS

1. The front yard paving plan shall be revised so as to comply with the circular driveway paving method pursuant to the Beverly Hills Municipal Code §10-3-2422.

STANDARD CONDITIONS

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.