



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, May 3, 2012

Subject: **516 North Bedford Drive (PL# 120 5632)**
A request for an R-1 Design Review Permit to allow an addition and remodel of the existing one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project applicant: John Sofio, agent – Built Inc.

Recommendation: Conduct public hearing and provide the applicant with design direction. Specifically, the Commission may wish to discuss the details of the addition area as well as the overall design of the project.

REPORT SUMMARY

The applicant is requesting approval of an addition and remodel of the existing one-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style the project is before the Commission for review.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed April 23, 2012. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192

srojemann@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

May 3, 2012

Attached A:

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

- Track 1 Application (Administrative Review)
 - Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at: <http://www.beverlyhills.org/civica/filebank/blobdload.asp?BlobID=3435>.
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

We are following the existing low ranch style of the existing residence with traditional details.

C Identify the Project Zoning - City Zoning Map available online at <http://gis.beverlyhills.org/UNITEGIS/>.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> R-1 | <input checked="" type="checkbox"/> R-1.5X2 | <input checked="" type="checkbox"/> R-1.8X |
| <input checked="" type="checkbox"/> R-1X | <input checked="" type="checkbox"/> R-1.6X | |
| <input checked="" type="checkbox"/> R-1.5X | <input checked="" type="checkbox"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 152' x85' Lot Area (square feet): 12920 sqft
 Adjacent Streets: Santa Monica Blvd, Carmelita Ave, Camden Dr, Roxbury Dr

E Lot is currently developed with (check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____	_____	_____
Native:	_____	_____	_____
Urban Grove:	_____	_____	_____

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: http://www.beverlyhills.org/services/planning_division/advance_planning/default.asp)

Yes No If yes , please list Architect’s name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

Radius map notification

B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	13'-9"	13'-9"	13'-9"
Roof Plate Height:	22'-0"	9'-7"	9'-7"
Floor Area:	6904 sqft	2668 sqft	3053 sqft
Rear Setbacks:	36'-0"	2'-10"	2'-10"
Side Setbacks:	S/E 12'-0"	S/E 10'-0"	S/E 10'-0"
	N/W 7'-0"	N/W 7'-0"	N/W 7'-0"
Parking Spaces:	2	2	6

C List the specific materials and finishes for all the architectural features of the project (Be Specific):

FAÇADE (List all material for all portions visible from the street)

Material: Stucco
 Texture /Finish: Sand Finish
 Color / Transparency: To match existing yellow

WINDOWS (Include frame, trim, glass, metal, etc)

Material: Aluminum
 Texture /Finish: Mill Finish
 Color / Transparency: Aluminum

DOORS (Include frame, trim, glass, metal, etc)

Material: Wood
 Texture /Finish: Semi Gloss
 Color / Transparency: Existing Brown

PEDIMENTS

Material: Wood
 Texture /Finish: Matte
 Color / Transparency: To match existing

ROOF

Material: Terracotta Barrel Tile
 Texture /Finish: Baked clay
 Color / Transparency: Natural

CORBELS

Material: Wood
 Texture /Finish: Mate
 Color / Transparency: To match existing brown

CHIMNEY(S)

Material: Stucco
 Texture /Finish: Sand finish
 Color / Transparency: To match existing yellow

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

COLUMNS

Material: Wood
Texture /Finish: Matte
Color / Transparency: To match existing brown

BALCONIES & RAILINGS

Material: None proposed
Texture /Finish:
Color / Transparency:

TRELLIS, AWNINGS, CANOPIES

Material: Wood
Texture /Finish: Matte
Color / Transparency: To match existing brown

DOWNSPOUTS / GUTTERS

Material: None visible from street
Texture /Finish:
Color / Transparency:

EXTERIOR LIGHTING

Material: None proposed
Texture /Finish:
Color / Transparency:

PAVED SURFACES

Material: Existing asphalt
Texture /Finish:
Color / Transparency:

FREESTANDING WALLS AND FENCES

Material: None proposed
Texture /Finish:
Color / Transparency:

OTHER DESIGN ELEMENTS

Material:
Texture /Finish:
Color / Transparency:

D Describe the proposed landscape theme. Explain how the proposed landscaping complements the proposed style of architecture:

We will follow the existing landscape

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. **Describe** how the proposed development's design exhibits an internally compatible design scheme.

We have followed the existing design.

2. **Describe** how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

We have minimized the height, the addition is behind an existing wood screen.

3. **Describe** how the proposed development will enhance the appearance of the neighborhood.

The proposed addition will balance the length of the house.

4. **Describe** how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

The addition will add value to the existing property, hence adding value to the neighborhood.

5. **Describe** how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.

The addition harmoniously ties into the existing residence which has been in existence since the 1930's.



Design Review Commission Report

455 North Rexford Drive

May 3, 2012

Attached B:

Design plans, cut sheets
and supporting elements

454-027-076 ADDRESS: 516 N BEDFORD ST BEVERLY HILLS, CA 90210 PROJECT: HOME IMPROVEMENT - PHASE 1 ARCHITECT: [Logo] DATE: 07-13-2012 SCALE: 1/16" = 1' - 0" SHEET: A-2.1	PROJECT: HOME IMPROVEMENT - PHASE 1 516 BEDFORD BEVERLY HILLS, CA	552-071-021 PLO@BUILDING.COM 2526 GERRITH PARK BLVD BEVERLY HILLS, CA 90210	DATE: 07-13-2012 SCALE: 1/16" = 1' - 0" SHEET: A-2.1
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EXISTING SITE FLOOR PLAN

PROPERTY LINES
SEE PLAN FOR PROPERTY LINE DIMENSIONS

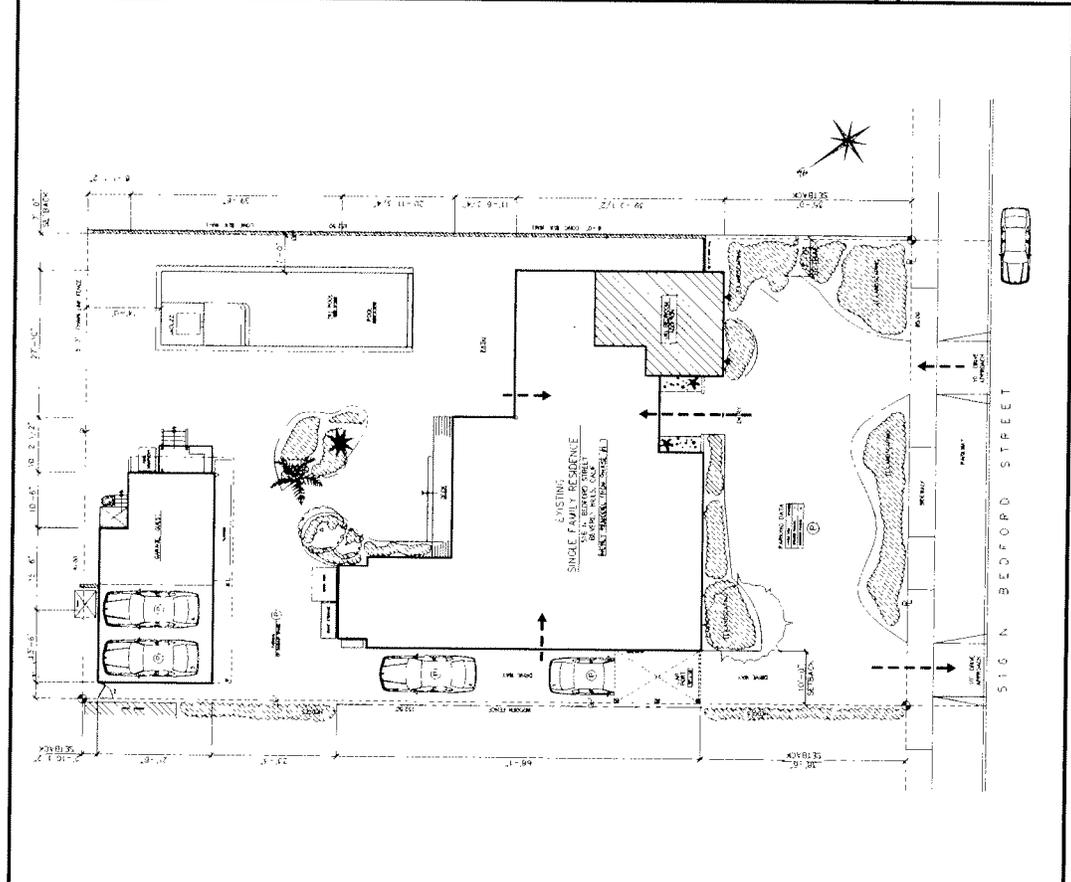
PARKING INFO
 PROPOSED PARKING: 4
 STANDARD PARKING: 4
 UNASSIGNED SPACES: 2
 TOTAL PARKING SPACES: 6

ROOM INFO
 ROOMS: 5
 EXISTING: 2
 NEW: 3
 TOTAL: 5

SETBACKS
 FRONT: 20'-0"
 REAR: 20'-0"
 SIDE: 5'-0"

BUILDING INFO
 CODE: RES. USE FLOOR AREA: 1,551 S.F.
 MULTIFAMILY: 0
 BATHS: 2
 SLEEPING: 2
 TOTAL: 4
 REGULATORY: SINGLE-FAMILY RES.
 BATHS: 2
 SLEEPING: 2
 TOTAL: 4

SITE MAP & PARCEL



PROPOSED SITE PLAN
 SCALE: 1/16" = 1' - 0"
 NOTE: ALL LANDSCAPE TO REMAIN EXISTING

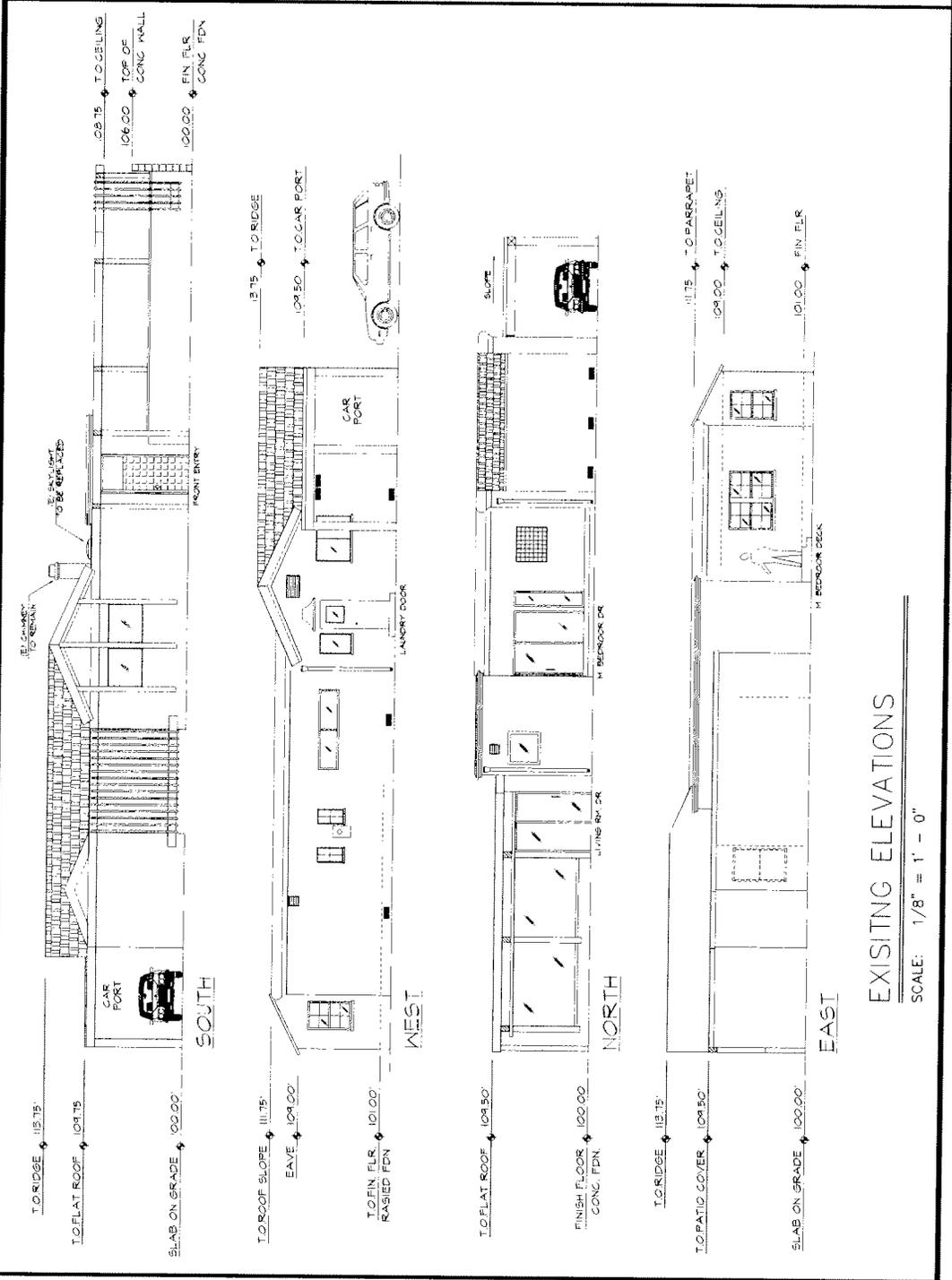
DATE	12/15/17
BY	CS/ML
REVISIONS	


 4858 ANSELMI PARK BLVD
 BEVERLY HILLS, CA 90034
 323-851-0127
 info@dwg.com

Project: HOME IMPROVEMENT - PHASE 2
 516 BEDFORD
 BEVERLY HILLS, CA
 EXISTING ELEVATIONS

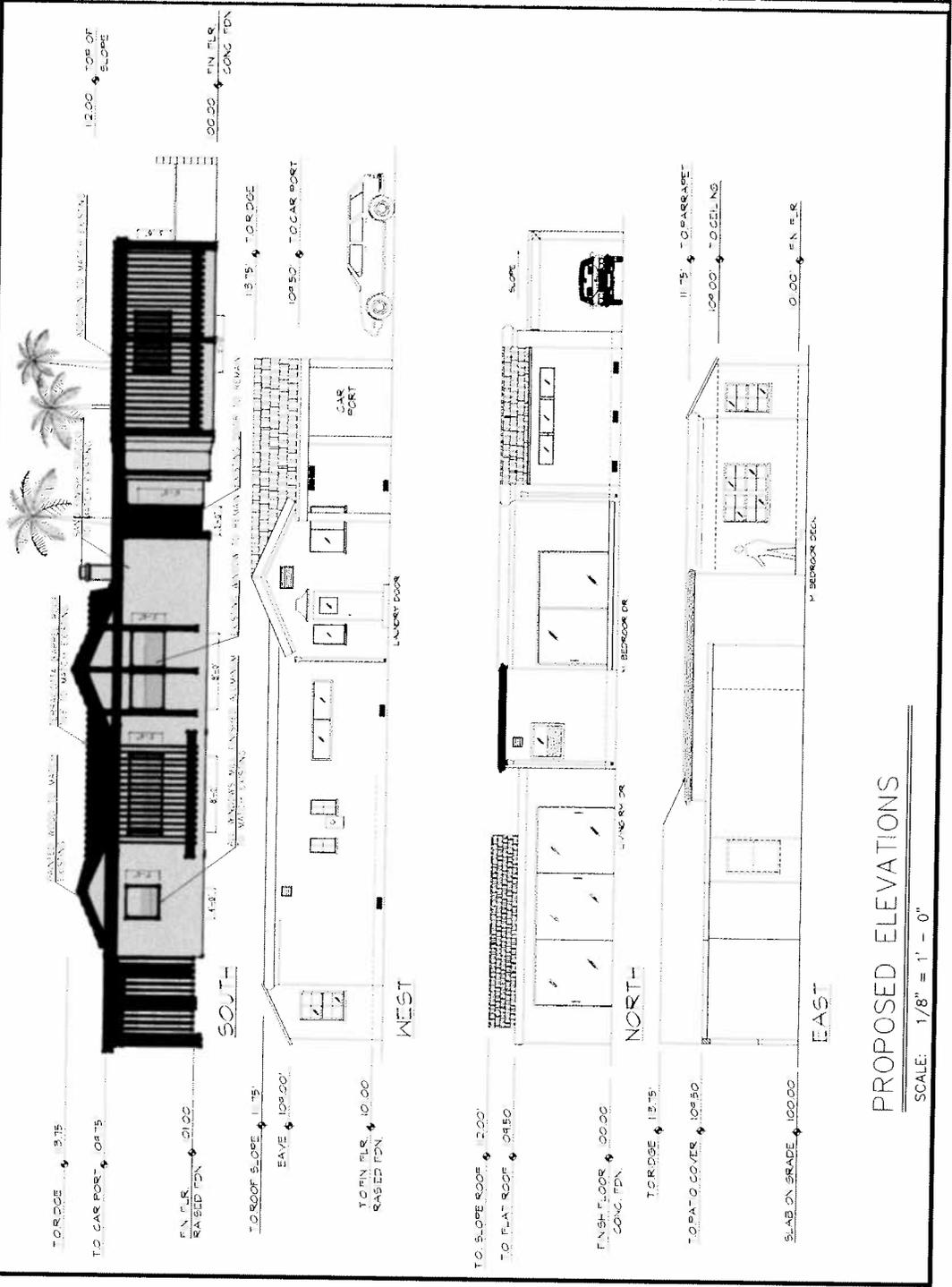
DATE	12/15/17
BY	CS/ML
REVISIONS	

A-4.1
 0 of 13 SHEETS



EXISTING ELEVATIONS
 SCALE: 1/8" = 1' - 0"

PROPOSED ELEVATIONS 516 BEDFORD BEVERLY HILLS, CA PROJECT: HOME IMPROVEMENT - PHASE 2		DATE: 05/13/08 DRAWN BY: [Signature] CHECKED BY: [Signature]
527-857-0121 www.borwick.com 		SHEET: A-4.3 OF: 3



PROPOSED ELEVATIONS
 SCALE: 1/8" = 1' - 0"