



Planning Commission Report

Meeting Date: September 12, 2013

Subject: **713 North Arden Drive**
Minor Accommodation

A request for a Minor Accommodation to allow the construction of a second-story addition with a maximum roof ridge height of 32' and an average roof height of 22'-6" when averaging the height of all the ridges. Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project.

PROJECT APPLICANT: Jeffrey Allsbrook, Standard LLP

Recommendation: That the Planning Commission:

1. Adopt the attached resolution conditionally approving the requested Minor Accommodation.

REPORT SUMMARY

The subject Minor Accommodation was previously reviewed by the Planning Commission on August 12, 2013. The Planning Commission held a public hearing, took public testimony, closed the public hearing and discussed the project. At that hearing the Planning Commission concurred that the findings could be made to support the project and requested that staff prepare a resolution memorializing the Planning Commission's findings. This report transmits a resolution conditionally approving the Minor Accommodation.

NEXT STEPS

It is recommended that the Planning Commission adopt the attached resolution conditionally approving the Minor Accommodation.

Report Reviewed By:



Ryan Gohlich, Senior Planner

Attachment(s):

- A. Draft Resolution
- B. August 12, 2013 Staff Report

Report Author and Contact Information:
Georgana Millican, Associate Planner
(310) 285-1121
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ATTACHMENT A
Draft Resolution

Begins on following page.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A MINOR ACCOMMODATION TO ALLOW THE CONSTRUCTION OF A SECOND-STORY ADDITION WITH A MAXIMUM ROOF RIDGE HEIGHT OF 32' AND AN AVERAGE ROOF HEIGHT OF 22'-6" WHEN AVERAGING THE HEIGHT OF ALL THE RIDGES AT A SINGLE FAMILY RESIDENCE LOCATED AT 713 NORTH ARDEN DRIVE.

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

Section 1. Jeff Allsbrook of Standard LLP, applicant on behalf of the property owners of 713 North Arden Drive (collectively the "Applicant"), submitted an application for a Minor Accommodation to allow the construction of a second-story addition at the front of the house with a maximum roof ridge height of 32' and an average roof height of 22'-6" when averaging the height of all the ridges. The property is developed with a two-story residential building that is currently under renovation with both first and second floor additions to the main residence. A separate Minor Accommodation to allow an addition to the rear of the structure to have a maximum height of 32' was reviewed and approved by the Director of Community Development on 03/20/2013 and is currently being constructed. The proposed project includes a second story addition to the center two-story portion of the façade along North Arden Drive and maintains the lower one-story portions of the building on the north and south of ends of the façade. The proposed project calls for the upper portion of the existing façade/roof to be brought forward to the front setback line and extended up to a new sloped roof with a maximum height of 32' feet at the ridge and an average roof height of 22'-6". The height at the

front setback line would be 22' with the 32' ridge of the roof set back an additional 13' from the front property line.

Section 2. The subject property is located in the Central Area, south of Sunset Boulevard on the west side of North Arden Drive. The neighborhood is characterized by two-story single family residences in a variety of architectural styles and built in time frames from 1930 to present. The topography of the block slopes down from the north to the south with properties approximately 5' to 8' in elevation lower from each other on the west side of the street. In addition, the grade slopes down from the street to the lots on the west. The subject lot is approximately 1.5' lower in grade at the perimeter of the building than the street grade. Many of the neighboring residences have large two story volumes with roof heights that range from 21.5' to 38' in height, with many of the residences having one story portions of the house located at the front setback line with the two story volumes set back further from the street.

The property to the immediate south of the subject property has a flat roof with a total height of 28' to the top of the parapet on the two-story portion of the residence, which is set back beyond a one-story portion and is at an elevation approximately 5' lower than the subject property. The residence to the immediate north is at an elevation 8' higher than the subject property with an existing two-story house 24'-6" in height. The property directly across the street at 714 North Arden Drive is a traditional Georgian Revival built in 2000 with a plate height of 26' and a total height of 30'.

Section 3. The façade of the subject residence has one-story portions on both the north and south sides that flank a taller two-story volume. The proposal calls for an addition

to the existing two-story portion of the façade which occupies approximately 40' in length of the overall façade (total façade length is 99'-6"). The width of the lot is 110' with existing legally non-conforming side yard setbacks of 4'-6" on the north and 6' on the south. The northern and southern portions of the façade are one-story and will remain the same height as they currently exist (19'-7" on the north and 16'-3" on the south). The addition would bring the angle of the existing façade/roof forward and result in an increase in roof height at the ridge from the existing height of 25'-2" to a total maximum height of 32' at the ridge. At the 40-foot front setback line the height would be 22' with the maximum height at the ridge set back 13' from the front setback line (total of 53' from the front property line). The resulting overall average roof height for the residence will be 22'-6" when all the roof ridges are averaged.

Section 4. The Project requires the following entitlements in order to be constructed as proposed:

1. Minor Accommodation. To allow the construction of a second-story addition with a maximum roof height of 32' and an average roof height of 22'-6" when averaging the height of all ridges. The maximum roof height otherwise permitted by the Municipal Code is 28'; however, a Minor Accommodation may be issued pursuant to BHMC §10-3-2403(A)(1), to allow a maximum roof height of up to 32' provided that the structure's average roof height does not exceed 28'.

Section 5. The subject Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The Project qualifies for a categorical exemption pursuant to Section 15301 (Class 1)(e)(1) of the Guidelines. Specifically, the proposed Project is an addition to an existing single family residence with a negligible expansion of use and is therefore exempt from further review under the provisions of CEQA.

Section 6. Notice of the Project and public hearing was mailed on July 31, 2013 to all property owners and residential occupants within a 300-foot radius of the property. On August 12, 2013, the Planning Commission considered the application at a duly noticed public meeting. Evidence, both written and oral, was presented at said meeting.

Section 7. In considering the request for a Minor Accommodation, the Planning Commission considered whether it could make the following findings:

1. The project will not have an adverse impact on the scale and massing of the streetscape;
2. The structure will not have an adverse impact on the neighbors' access to light and air;
3. The structure will not have an adverse impact on the neighbors privacy;
and
4. The structure will not have an adverse impact on the garden quality of the City.

Section 8. Based on the foregoing, the Planning Commission hereby finds and determines as follows with respect to the Minor Accommodation:

1. The 700 block of North Arden Drive is comprised of large two-story homes that vary in architectural style and have been built in time frames from 1930 to the present. Many of the neighboring residences have large two story volumes at the street façade with roof heights that range from 21.5' to 38' in height. The façade of the subject residence has one-story portions on both the north and south sides that flank a taller two-story volume. The overall maximum ridge height proposed for the property is higher than many of the residences on the street, but only a portion of the structure would be constructed to the 32' ridge height. In addition, the additional height would be limited to the central portion of the residence, with the portions on either side of the façade remaining one-story. It is also noted that the grade slopes from the street down to the lots on the west with the subject lot approximately 1.5' lower in grade at the perimeter of the building than the street grade which serves to lessen the appearance of the proposed additional height. For these reasons, the proposed additional height at the ridge is not anticipated to have an adverse impact to the scale and massing of the existing streetscape.

2. The portion of the proposed addition over 28' in height is located toward the center of the property and is set back a greater distance than the required side yard setbacks of 11' on the north (distance from the addition to the north side property line is 24') and 16' on the south (distance from the addition to the south side property line is 44'). Potential shadows cast by the addition would be cast to the north where the one-story portion of the subject residence is located. The distance from the proposed addition to the adjacent properties serves to prevent any adverse impact to the neighbors' access to light and air.

3. As stated above, significant distances separate the area of the proposed addition from the closest neighbors to the north and south (24' and 44', respectively). In addition, the additional height is for a sloped roof with higher interior ceiling heights, but does not introduce additional window height or upper decks that could potentially result in an adverse impact to the privacy of the adjacent neighbors. The distance to the closest neighboring properties along with no additional windows or decks resulting from the addition, serve to protect the adjacent neighbors from any adverse privacy impact.

4. The proposed addition is to the second floor and does not require removal of landscaping or an increase to the footprint of the existing building. The existing residence is currently undergoing extensive renovations which include a landscaping plan for new site landscaping. Therefore, the proposed 32' height at the ridge associated with the second floor addition will not have an adverse impact on the garden quality of the City.

Section 9. Based on the foregoing, the Planning Commission hereby grants the requested Minor Accommodation, subject to the following conditions:

Project Specific Conditions

1. This approval is for those plans submitted to the Planning Commission on August 12, 2013, a copy of which shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, and any changes require review and approval prior to making the changes.

2. The revised project design shall return to the Design Review Commission for review and approval prior to obtaining any building permit for the revised project design.

3. The project, including the addition currently proposed along with any additions or renovations to the main residence within a five year period; shall remain under 50 percent replacement and/or reconstruction of exterior walls and roof framing as required by Beverly Hills Municipal Code Section 10-3-4100 (Non-Conforming Buildings and Uses). If the project exceeds this limit at any point during construction, then the project shall comply with all current zoning requirements including setbacks. The 50 percent calculation shall be verified during the plan check process and as part of on-going construction inspections.

4. The maximum roof ridge height established by this Minor Accommodation is 32' in accordance with the plans reviewed and approved by the Planning Commission and measured in accordance with the Beverly Hills Municipal Code Section 10-3-100.

5. The maximum average roof height established by this Minor Accommodation is 22'-6".

Standard Conditions

6. Prior to the issuance of a building permit, the Applicant shall prepare a construction management and parking plan to the satisfaction of the Director of Community Development.

7. To the extent feasible, all construction-related parking shall be accommodated on-site and shall be in accordance with the approved construction management and parking plan.

8. All hauling activities shall be in accordance with the approved construction management and parking plan, which shall include a hauling plan approved by the

Director of Community Development. The hauling plan shall take into consideration vehicle size and the limitations of adjacent residential streets with respect to size and width.

9. APPEAL. Decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office. An appeal fee is required.

10. RECORDATION. This Resolution approving the Minor Accommodation 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 the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning 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 Project 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 Project.

11. EXPIRATION. Minor Accommodation. The exercise of rights granted in this Resolution shall be commenced within three (3) years after the adoption of such Resolution (BHMC Section 10-3-207).

12. VIOLATION OF CONDITIONS: A violation of any of these conditions of approval may result in a termination of the entitlements granted herein.

13. Project Plans are subject to compliance with all applicable zoning regulations, except as may be expressly modified herein. Project plans shall be subject to a complete Code Compliance review when building plans are submitted for plan check. Compliance with all applicable Municipal Code and General Plan Policies is required prior to the issuance of a building permit.

14. APPROVAL RUNS WITH LAND. These conditions shall run with the land and shall remain in full force for the duration of the life of the Project.

Section 10. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: September 12, 2013

Brian Rosenstein
Chair of the Planning Commission of the
City of Beverly Hills, California

Attest:

Secretary
Jonathan Lait, AICP
City Planner

Approved as to form:

Approved as to content:

David M. Snow
Assistant City Attorney

Jonathan Lait, AICP
City Planner

ATTACHMENT B

August 12, 2013 Staff Report

Begins on following page



Planning Commission Report

Meeting Date: August 12, 2013

Subject: **713 North Arden**
Minor Accommodation

A request for a Minor Accommodation to allow the construction of a second-story addition with a maximum roof ridge height of 32' and an average roof height of 22'-6" when averaging the height of all the ridges.

Pursuant to the provisions set forth in the California Environmental Quality Act, the Planning Commission will also consider adoption of a Categorical Exemption for this project.

PROJECT APPLICANT: Jeffrey Allsbrook, Standard LLP

Recommendation: That the Planning Commission:

1. Conduct a public hearing and receive testimony on the project; and
2. Provide direction regarding the proposed project and direct staff to prepare a resolution memorializing the Planning Commission's comments.

REPORT SUMMARY

The property is currently developed with a two-story residential building that is currently under renovation with both first and second floor additions to the main residence. The proposed project calls for a second story addition to the center two-story portion of the façade while maintaining the lower one-story portions on the building on the north and south of the façade. The addition calls for the upper portion of the existing façade/roof to be brought forward to the front setback line and extended up to a new sloped roof with a maximum height of 32' feet at the ridge and an average roof height of 22'-6". The height at the front setback line would be 22' with the 32-foot ridge of the roof setback an additional 13' from the front property line.

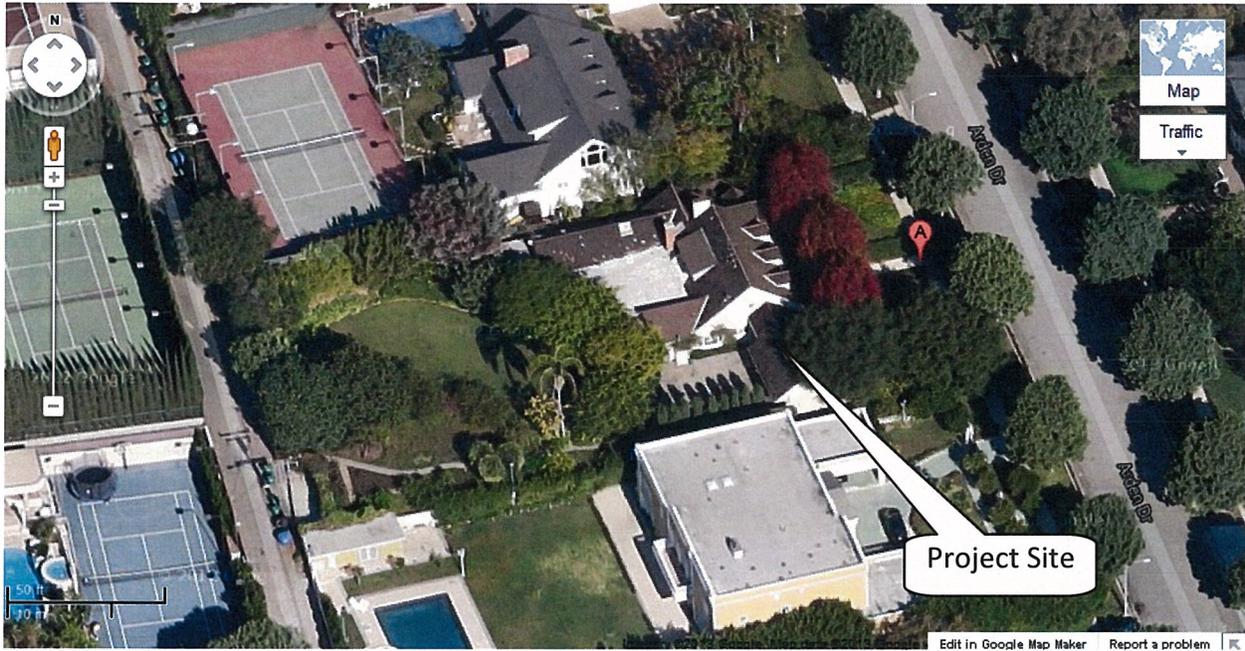
This report analyzes the proposed project, with specific focus on the scale and massing of the façade as viewed from the street and adjacent neighbors, as well as the height of the structure and privacy of the neighbors.

Attachment(s):

- A. Zoning Compliance Table
- B. Adjacent Properties Photos
- C. Public Notice
- D. Architectural Plans

Report Author and Contact Information:

Georgana Millican, Associate Planner
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gmillican@beverlyhills.org



Subject Property (Existing prior to Renovations)

BACKGROUND

File Date 07/30/2013
Application Complete 08/8/2013
Subdivision Deadline N/A
CEQA Deadline 60 days from CEQA Determination
Permit Streamlining 10/11/2013 without extension request from applicant

Applicant(s) Jeffrey Allsbrook, Standard LLP
Owner(s) Arden 713, LLC
Representative(s) Jeffrey Allsbrook – Standard LLP

Prior PC Action Minor Accommodation for Roof Height (Director Approval) to allow an addition to the rear of the structure to have a maximum height of 32' (approved 03/20/2013)
Prior Council Action None
Prior DRC Action Previous version of the project was reviewed and approved by the DRC on 02/07/2013. Subcommittee meeting was held to discuss the current revised design on 07/31/2013.
Future DRC Action Anticipated that the new design will go to the September 2013 DRC meeting

PROPERTY AND NEIGHBORHOOD SETTING

Property Information

Address 713 North Arden Drive
Legal Description BEVERLY HILLS LOT 12 BLK 104
Zoning District R-1.X - Central
General Plan Single-Family Residential – Medium Density
Existing Land Use(s) Single-Family Residential
Lot Dimensions & Area 110'x219.75' = 24,103 S.F. (acres)
Year Built 1951/1952
Historic Resource None
Protected Trees/Grove None

Adjacent Zoning and Land Uses

North R-1.X – Single-family residential
South R-1.X – Single-family residential
East R-1.X – Single-family residential
West R-1.X – Single-family residential

Circulation and Parking

Adjacent Street(s) North Arden Drive – Street Width – 35 feet
Adjacent Alleys 20 feet - Alley to the West
Parkways & Sidewalks 17.5-foot parkway
Parking Restrictions No overnight parking
Nearest Intersection North Arden Drive and Sunset Boulevard
Circulation Element Local Street

Neighborhood Character

The neighborhood is characterized by two-story single family residences in a variety of architectural styles and built in time frames from 1930 to present (see Attachment B "Neighboring Properties." The topography of the block slopes from the north to the south with properties approximately 5' to 8' in elevation lower from each other on the west side of the street. In addition, the grade slopes from the street to the lots. The subject lot is approximately 1.5 feet lower in grade at the perimeter of the building than the street grade. Many of the neighboring residences have large two story volumes with roof heights that range from 21.5' to 38' in height with many of the residences having one story portions of the house on the front setback line with the two story volumes set back further from the street.

The property to the immediate south of the subject property has a flat roof with a total height of 28' to the top of the parapet on the two-story portion of the residence which is set back beyond a one-story portion and is at an elevation approximately 5' lower than the subject property. The residence to the immediate north is at an elevation 8' higher than the subject property with an existing two-story house 24'-6" in height. The property directly across the street at 714 North Arden Drive is a traditional Georgian Revival built in 2000 with a plate height of 26' and a total height of 30'.

Background

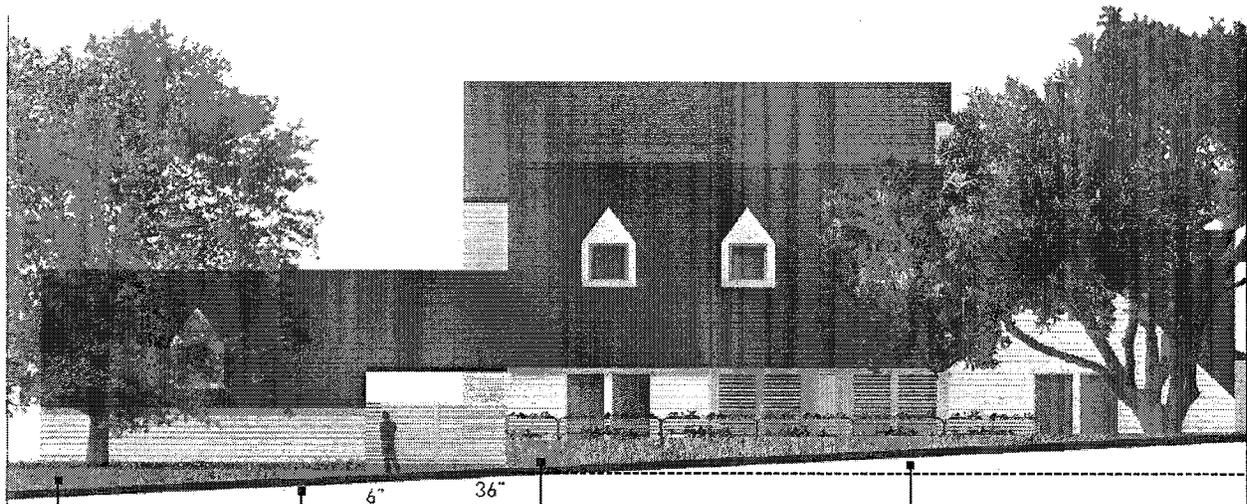
The subject property previously submitted a Minor Accommodation that was reviewed and approved by the Director of Community Development for a maximum roof height of 32' for a portion of the structure located toward the rear of the house. The Applicant began construction of the approved project, but during construction elected to revise the façade design (previously approved by the Design Review Commission) to include raising the height of the front facade to 32'. Upon reviewing the revised design, staff determined that the majority of the findings for a Minor Accommodation could possibly be made in support of the revised façade, however staff does have concerns regarding the finding of adverse impact to the scale and massing of the streetscape. Therefore, the project is being forwarded to the Planning Commission for review and direction.

In addition to the previous Minor Accommodation for roof height, the addition/remodel project was reviewed and approved by the Design Review Commission in February 2013. On July 31, 2013, a subcommittee of the Design Review Commission met and discussed the current proposal with the façade height increase and provided the Applicants with comments to study the building materials and building modulation. The revised project is scheduled to go before the Design Review Commission at its September meeting.

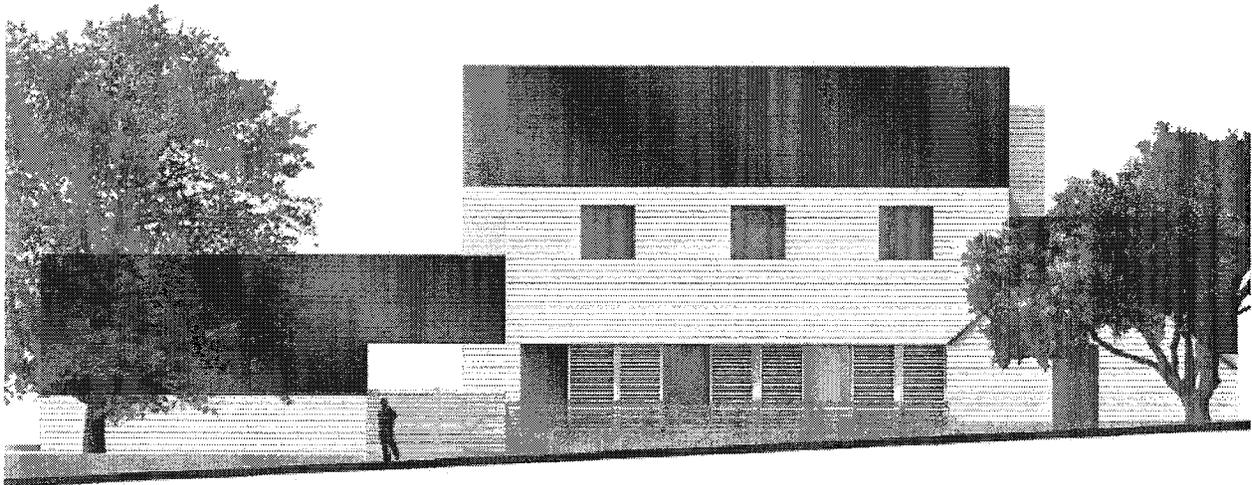
PROJECT DESCRIPTION

The façade of the subject residence has one-story portions on both the north and south sides that flank a taller two-story volume. The proposal calls for an addition to the existing two-story portion of the façade which occupies approximately 40 feet in length of the overall façade (total façade length is 99'-6"). The width of the lot is 110 feet with existing legally non-conforming side yard setbacks of 4'-6" on the north and 6' on the south. The northern and southern portions of the façade are one-story and will remain the same height as they currently exist (19'-7" on the north and 16'-3" on the south). The addition would bring the angle of the existing façade/roof forward and result in an increase in roof

height at the ridge from the existing height of 25'-2" to a total maximum height of 32' at the ridge. At the 40-foot front setback line the height would be 22' with the maximum height at the ridge set back 13' from the front setback line (total of 53' from the front property line). The resulting overall average roof height for the residence will be 22'-6" when all the roof height planes are averaged.



FAÇADE DESIGN APPROVED BY THE DESIGN REVIEW COMMISSION IN FEBRUARY 2013



CURRENT FACADE DESIGN PROPOSED

Requested Permits

The entitlement requested to allow the proposed project is as follows:

Minor Accommodation.

- A request for a Minor Accommodation to allow the construction of a second-story addition with a maximum roof height of 32' and an average roof height of 22'-6" when averaging the height of all ridges. The maximum roof height otherwise permitted by the Municipal Code is 28'; however, a Minor Accommodation may be issued pursuant to BHMC §10-3-2403 A.1., to allow a maximum roof height of up to 32' provided that the structure's average roof height does not exceed 28'.

The required findings for a Minor Accommodation for Roof Height Averaging are as follows:

1. *The project will not have an adverse impact on the scale and massing of the streetscape;*
2. *The structure will not have an adverse impact on the neighbors' access to light and air;*
3. *The structure will not have an adverse impact on the neighbors privacy;*
4. *The structure will not have an adverse impact on the garden quality of the City.*

ZONING CODE¹ COMPLIANCE

A detailed review of the proposed project's consistency with applicable zoning standards is provided in Attachment A. The proposed project complies with all applicable codes, or is seeking through the requested permits, permission to deviate from certain code standards, in a manner that is consistent with the Zoning Ordinance.

The existing building is legally non-conforming with regard to current zoning requirements and as such, the project is subject to compliance with the zoning code requirements for additions to legally non-conforming buildings. As shown by the Applicant, the project design is under the 50% demolition rule for zoning compliance as required by Beverly Hills Municipal Code Section 10-3-4100 and these calculations will be verified as part of the plan check process. The Applicant is aware that if the project exceeds the zoning 50% calculation for legally non-conforming buildings, then the project will need to comply with all current zoning requirements, including setbacks.

¹ Available online at http://www.sterlingcodifiers.com/codebook/index.php?book_id=466

GENERAL PLAN² POLICIES

The General Plan includes goals and policies relevant to the Planning Commission’s review of the project, including:

- **Policy LU 2.1 City Places: Neighborhoods, Districts, and Corridors.** Maintain and enhance the character, distribution, built form, scale, and aesthetic qualities of the City’s distinctive residential neighborhoods, business districts, corridors, and open spaces.
- **Policy LU 5.1 Neighborhood Conservation.** Maintain the uses, densities, character, amenities, and quality of the City’s residential neighborhoods, recognizing their contribution to the City’s, identity, economic value and quality of life.
- **Policy LU 6.1 Neighborhood Identity.** Maintain the characteristics that distinguish the City’s single-family neighborhoods from one another in such terms as topography, lot size, housing scale and form, and public streetscapes.

ENVIRONMENTAL ASSESSMENT

The subject Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines³, and the environmental regulations of the City. The Project qualifies for a categorical exemption pursuant to Section 15301 (Class 1)(e)(1) of the Guidelines. Specifically, the proposed Project is an addition to an existing single family residence with a negligible expansion of use and is therefore exempt from further review under the provisions of CEQA.

PUBLIC OUTREACH AND NOTIFICATION

Type of Notice	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	N/A	N/A	08/08/2013	4 Days
Newspaper Notice	N/A	N/A	N/A	N/A
Mailed Notice (Owners & Residents - 300' Radius)	10 Days	07/31/2013	07/31/2013	12 Days
Property Posting	N/A	N/A	N/A	N/A
Website	N/A	N/A	08/09/2013	6 Days

Public Comment

As of the writing of this report the City has not received any comments regarding this project.

² Available online at http://www.beverlyhills.org/services/planning_division/general_plan/genplan.asp

³ The CEQA Guidelines and Statue are available online at <http://ceres.ca.gov/ceqa/guidelines>

ANALYSIS

Project approval, conditional approval, or denial is based upon specific findings for the discretionary application requested by the applicant. Required findings are included with this report and may be used to guide the Planning Commission’s deliberation of the subject project. Key issues related to the requested entitlements are scale and massing/height of structure and privacy of neighbors/neighbors’ access to light and air, which are discussed below. Reasons for requesting the Minor Accommodation, as presented by the Applicant, are as follows:

- The portion of the façade with the increased height above the 28’ height limit is 41’ wide on a 110’ wide lot;
- Code height limit is 28’ and they are asking for 32’;
- The height of the façade at the setback line is only 22’;
- The ridge height of 32’ is 53’ behind the property line;
- The neighbor to the north sits at a higher elevation (approximately 8’ higher) and has a 20 foot wall separating the yards in the back;
- The neighbor to the south is a substantial volume that will not be impacted;
- Several homes on the street have similar volumes including 709 and 714 North Arden Drive;
- The home sits below the street elevation (approximately 1.5’ higher than the grade at the façade) and which will present the height lower than if it was at grade.

Properties on the 700 Block of North Arden Drive

Address	Year Built	Height	Roof	Approximate Min. Setback Provided	Approximate Maximum Setback Provided
700 North Arden Drive	1952	26’	Slope	40’	50’
701 North Arden Drive	1932/1946	25’	Slope	40’	40’
703 North Arden Drive	1929/1980	30’	Slope	50’	
704 North Arden Drive	1929/1956	30’	Slope	40’	40’
705 North Arden Drive	1927/1947	24’	Slope	40’	80’
706 North Arden Drive	1988	34’	Slope	40’	40’
707 North Arden Drive	1929/1936	30’	Slope	40’	40’
708 North Arden Drive	1933/1945	26’	Slope	40’	60’
709 North Arden Drive	1939/1962	38’	Slope	40’	60’
710 North Arden Drive	1999/2001	32’	Flat	40’	60’
711 North Arden Drive	2000	28’	Flat	40’	60’
712 North Arden Drive	1951/1987	21’-5” (ridge)	Slope	40’	70’
713 North Arden Drive (Subject)	Remodel 2013	32’ (proposed)	Slope	40’	45’
714 North Arden Drive	2002	30’	Slope	40’	40’
715 North Arden Drive	1951/1960	24’-6”	Slope	40’	60’
716 North Arden Drive	1952/1955	24’	Slope	40’	60’
717 North Arden Drive	1998	31’	Slope	40’	50’
718 North Arden Drive	1952/1953	(no height info.)	Slope	40’	40’

Scale and Massing/Height of Structure. The 700 block of North Arden Drive is comprised of large two-story homes which vary in architectural style and have been built in time frames from 1930 to the present. Many of the neighboring residences have large two story volumes at the street façade with roof heights that range from 21.5' to 38' in height.

The property to the immediate south of the subject property has a flat roof with a total height of 28' to the top of the parapet and to the immediate north the house is 24'-6". The property directly across the street at 714 North Arden Drive is a traditional Georgian Revival built in 2000 with a plate height of 26' and a total height of 30'. The overall maximum ridge height proposed for the property is higher than the majority of the residences on the street, but only a portion of the structure has the 32' ridge height. Although the additional height would be limited to the central portion of the residence, it should also be noted that Arden Drive slopes down toward the south, which may result in the northern portion of the residence appearing more prominent due to the elevated grade. For these reasons, the Planning Commission may wish to discuss whether the 32' height proposed is in keeping with the block's characteristics or whether a reduction in the ridge height may be appropriate.

Prevailing Setbacks. The prevailing setback along the 700 block of Arden Drive is 40', measured from the front property line. Although this is the prevailing setback, many of the homes on the block provide substantial modulation, with portions of the homes set back beyond the 40' setback line. In contrast, the subject property at 713 Arden Drive provides limited modulation, with much of the home built right at the 40' setback line. This configuration was appropriate for the previously proposed design with steeply sloped roof and dormer windows; however, the revised design adds additional mass at the setback line by increasing the height of the front façade. Based on the proposed design, the Planning Commission may wish to discuss whether the project's modulation is consistent with that of the block.

Privacy of Neighbors/Neighbors' Access to Light. The portion of the proposed addition over 28' in height is located to the center of the property and is set back a greater distance than the required side yard setbacks of 11' on the north (distance from the addition to the north side property line is 24') and 16' on the south (distance from the addition to the south side property line is 44'). In addition, the additional height is for a sloped roof with higher interior ceiling heights, but does not introduce additional window height or upper decks that could potentially result in an adverse impact to the privacy of the adjacent neighbors. Potential shadows cast by the addition would be cast to the north where the one-story portion of the subject residence is located.

NEXT STEPS

It is recommended that the Planning Commission conduct the public hearing, provide direction regarding the proposed project, and direct staff to prepare a resolution memorializing the Planning Commission's findings.

Report Reviewed By:

Ryan Gohlich, Senior Planner

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