



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
August 7, 2008
PL0825602

TO: Design Review Commission

FROM: Ryan Gohlich, Assistant Planner

SUBJECT: 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 **245 S. Canon Drive.**

EXECUTIVE SUMMARY

The Commission previously reviewed this project on June 5, 2008. At that meeting, the Commission returned the project for restudy, and requested that general changes be made to the overall design of the house.

The changes requested by the Commission are as follows:

1. The design appeared too simple and the applicant should revise the design of the house to provide additional detailing;
2. Consider providing additional modulation along the front facade;
3. Redesign the entryway roof to match the pitch of the main roof;
4. Consider using setback averaging to achieve additional depth along the facade; and
5. Consider redesigning the windows to conform to a more pure architectural style, and consider making the windows a wood color rather than white.

The applicant has revised the project in an attempt to respond to the Commission's concerns, and adjusted elements of the project as requested. The revisions are as follows:

1. The applicant has added additional detailing to the project's design. Molding and trim pieces have been added to the windows, and molding has been added to portions of the front and sides of the house. Additionally, the chimney of the house has been redesigned to have a tile cap, which more closely matches the style of the house;
2. The façade of the building has been redesigned to provide additional modulation. Previously the northeast portion of the façade was set back 2.5' from the entryway's vertical support elements, and the façade has been redesigned to be set back 6' from the entryway's vertical support elements. Additionally, the portion of the façade, which is above the entryway, has been set back the same distance. The second floor windows and balconies have also been redesigned and further set back to provide additional modulation. Previously, the balcony at the southeast corner of the second floor extended 1 foot beyond the building's façade, and this has now been extended to 2 feet to provide additional relief. The balcony at the northeast corner of the building was previously flush with the façade, and has now been inset 1 foot;
3. The entryway roof has been redesigned to follow the pitch of the primary roof;
4. Setback averaging has been used to allow for additional modulation and depth. Previously, the vertical support elements of the entryway were located at the 25' front setback line. The design has been revised to move the entryway 2' forward, into the front yard setback. The 2' front yard encroachment has been offset by setting back an equivalent portion of the house, as required by the BHMC; and
5. The windows along the front façade have been redesigned with an arched design, which more closely matches the architecture of the house. The windows have also been inset a minimum of 4 inches, and a decorative molding piece has been added around the windows. Additionally, the rectangular window above the entryway has been replaced with an oval window that is deeply inset to a depth of 1 foot. The color of the windows has not been changed to a wood-like color, and remains white, which is consistent with the owner's preference.

A copy of the June 5, 2008 staff report is attached for reference.

In addition to the changes made to the proposed project, the applicant has provided a landscaping plan that has not yet been reviewed by the Commission. The landscaping plan is understated and not over done, in keeping with the style of the house. The applicant has proposed trees consisting of a 36" box Japanese Magnolia, 36" box White Birch, and 24" box Sago Palm. The remaining landscaping consists of a variety of plants and flowers, which are consistent with the project's architecture. Additionally, the applicant has proposed a 6 foot tall wrought-iron fence, which would be located 5 feet from the front property line. The buffer between the fence and the property line will be landscaped with grass and perennials to soften the appearance of the fence and enhance the garden quality of the city.

Adherence to Zoning Code

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

GENERAL INFORMATION	
Applicant	Moise Aghaipour
Project Owner	Mason Pari / Roya 2004 Trust
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	6,066 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

See previous staff report, attached.

PROJECT DESCRIPTION

See previous staff report, attached.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on May 23, 2008 and July 29, 2008 to all property owners and residential tenants within a 100-foot radius

from the exterior boundaries of the property as required by Code. To date staff has not received any comments in regard to the submitted plans.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and a Categorical Exemption of Class 3(a) has been issued.

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.

1. The proposed development's design exhibits an internally compatible design scheme.

Given the revisions to the project's design, including windows, balconies, and additional modulation, the design now appears to be internally compatible.

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.

The proposed design utilizes the maximum amount of floor area permitted by the BHMC, as well as the maximum height, but has been redesigned to provide a substantial degree of modulation along its façade, which helps to reduce the appearance of scale and mass. Modulation has been provided at the northeast corner of the proposed project and through the use of a recessed balcony and windows. The proposed landscaping plan is refined, yet simple and not overdone, and would help to enhance the garden quality of the city.

3. The development will enhance the appearance of the neighborhood.

The proposed project utilizes high quality building materials, which will help to enhance the appearance of the neighborhood. A landscaping plan has also been submitted,

which will help to screen and enhance the proposed project. As discussed in Findings 1 and 2 above, the project appropriately minimizes the appearance of scale and mass, and can be found to be internally compatible. As proposed, the architectural details and design of the project will be a harmonious addition to the neighborhood will help to 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.***

As proposed, the structure meets the City's current side setback requirements. The subject site abuts other single-family residential properties and proposes a 5-foot setback to the north and a 10-foot setback to the south. Given the provided setbacks and modulation, the proposed design appropriately balances the expectations of development and privacy.

- 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.***

The properties along South Canon Drive are developed with structures varying in size and scale and there does not appear to be a consistent design pattern at this point. However, the predominant architectural style in the area tends to be Spanish Mission Revival. The proposed design appears to conform with existing styles of architecture and will be a harmonious addition to the neighborhood.

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 that the Design Review Commission either approve the project as presented and request that a resolution be prepared, or provide the applicant with further direction and return the item for restudy.



RYAN GOHLICH
Assistant Planner

Attachments:

June 5, 2008 staff report.

ATTACHMENT 1

June 5, 2008 Staff Report



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
June 5, 2008
PL0825602

TO: Design Review Commission

FROM: Ryan Gohlich, Assistant Planner

SUBJECT: 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 245 S. Canon Drive.

EXECUTIVE SUMMARY

Moise Aghaipour, on behalf of the property owner, has filed an application for Track 2 design review to allow a new two-story single-family residence located at 245 S. Canon Drive.

Pursuant to Beverly Hills Municipal Code (BHMC) Section 10-3-4408, 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 shall be the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style as outlined in a style catalogue adopted by resolution of the City Council and/or is not prepared by a licensed architect.

Reason for Review by the Commission

The architectural style of the proposed project has been called out as Mediterranean, but does not substantially adhere to a pure architectural style as outlined in the Style Catalogue. 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 including height, setbacks, parking, and floor area requirements.

GENERAL INFORMATION	
Applicant	Moise Aghaipour
Project Owner	Mason Pari / Roya 2004 Trust
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	6,066 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 50-feet wide by 121-feet long lot (lot average width and length), located on the west side of the 200 block of S. Canon Drive between Gregory Way and Charleville Boulevard. The lot is currently developed with a single-story residence. The existing residence and garage would be demolished in order to allow for the construction of the proposed project. Surrounding development consists of one- and two-story single-family homes, as well as multi-family residential development.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed residence would have a total floor area of 3,925 square feet, which is the maximum allowable building area (3,926 square feet) for the subject site. Additionally, the proposed project would have a 1,280 square foot basement, which is not counted toward the maximum total floor area.

As proposed, the total height of the residence would be 29.5 feet to the highest point of the roof (30 feet maximum height allowed), with an approximately 34-foot wide façade. The main entrance to the proposed structure consists of a covered entry with solid wood double doors. The design of the house provides modulation along the north east corner of the building, as well as providing a recessed balcony and deeply inset windows. Additionally, a covered entryway is used that projects beyond the primary façade of the structure to provide additional depth and modulation.

Parking

As required by the BHMC, a total of three parking spaces behind the front yard setback have been proposed in conjunction with the new house. The proposed parking will be provided by a driveway with porte cochere along the southern side yard and one parking space provided on a cement pad within the rear yard.

Design

The proposed design of the structure is called out as "Mediterranean" and includes the following features:

- Two stories
- Low, pitched tile roof
- Overhanging eaves
- Porte cochere
- Arched doors

As proposed, the design may not adhere to the characteristics typically found in a pure Mediterranean architectural style.

Materials

The materials and color proposed for the new structure are as follows:

- Smooth trowel stucco finish - "Miami Peach"
- Pre-cast moldings - "La Habra"
- Concrete roof tiles - Terra cotta flashed
- Enamel, dark brown, wrought iron railing detail
- Wood clad doors and windows
- Solid mahogany front doors

Paving:

The total amount of paving permitted within the front yard of the subject site is 400 square feet. The proposed project includes a total of 400 square feet of paving within the front yard, the maximum amount permitted by the BHMC.

Landscape Design:

The proposed project includes new landscaping, which will provide a more detailed and well manicured front yard. Some of the species included in the landscaping plan include the following:

- Japanese Magnolia
- White Birch
- Sage Palm
- Pygmy Date Palm
- Agapanthus
- Azalea

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on May 23, 2008 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. To date staff has not received any comments in regard to the submitted plans.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and a Categorical Exemption of Class 3(a) has been issued.

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.

- 1. The proposed development's design exhibits an internally compatible design scheme.***

The proposed design cannot be found to exhibit an internally compatible design scheme because it does not appear to exhibit a consistent style. The Commission may wish to discuss possible changes to the design of the house in order to conform to a more pure architectural style. Alternatively, the Commission may wish to require additional background information to support the proposed style of architecture.

- 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.***

The proposed design utilizes the maximum amount of floor area permitted by the BHMC, as well as the maximum height, and does not provide a substantial degree of modulation along its façade. Modulation has been provided at the north east corner of the proposed project and through the use of a recessed balcony, but this does not

sufficiently minimize the appearance of scale and mass of the structure. The Commission may wish to discuss opportunities for providing additional modulation along the second story, or at the corner of the proposed structure. The proposed landscaping plan is refined, yet simple and not overdone, and would help to enhance the garden quality of the city.

3. *The development will enhance the appearance of the neighborhood.*

The proposed project utilizes high quality building materials including smooth stucco with wood doors and windows, which will help to enhance the appearance of the neighborhood. A landscaping plan has also been submitted, which will help to screen and enhance the proposed project. Although the materials have been thoughtfully selected, the Commission may wish to discuss whether or not the proposed design is internally compatible and minimizes bulk and mass (see numbers 1 and 2 above), and would thus enhance the appearance of the surrounding neighborhood. Additional modulation as well as additional detailing associated with the windows and doors may be necessary in order to produce a project that will enhance the appearance of the surrounding 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.*

As discussed in item 2 above, the proposed project utilizes the maximum amount of floor area allowed by the BHMC, and may benefit from additional modulation, which would help to create a better balance between development potential and the privacy of adjacent properties. However, the proposed project does meet and in some cases exceed the side setbacks required by the BHMC. The proposed project is not expected to create adverse impacts associated with privacy.

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.*

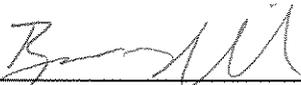
The properties along South Canon Drive are developed with structures varying in size and scale and there does not appear to be a consistent design pattern at this point. However, the predominant architectural style in the area tends to be Spanish Mission Revival. The Commission may wish to discuss the appropriate architectural elements necessary to adhere to a pure architectural style and thereby create greater harmony between the existing homes on the street and the new design.

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 that the Design Review Commission provide the applicant with further direction and return the item for restudy.



RYAN GOHLICH
Assistant Planner