



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
August 7, 2008
PL0833870

TO: Design Review Commission

FROM: Shena Rojemann, 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, north of Santa Monica Boulevard at **804 North Camden Drive.**

EXECUTIVE SUMMARY

Dan Miclea of Progetti Inc., on behalf of the property owner, has filed an application for Track 2 design review to allow of a new single-family residence at **804 North Camden Drive.**

Reason for Review by the Commission

The architectural style of the proposed project has been called out by the applicant as "Italian", however staff determined it does not substantially adhere to a pure architectural style as outlined in the Style Catalogue. Consequently, the proposal is being brought before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

Due to last minute design changes, the proposed first and second story balconies along the northern portion of the front façade are projecting further into the front yard setback than is permitted per the BHMC. The applicant plans to move the house back 1 foot 6 inches (1'-6") to resolve the non-conforming condition. The applicant has indicated on the plans where the front yard setback will be in relation to the balconies once the house has been moved back.

GENERAL INFORMATION	
Applicant	Dan Miclea
Project Owner	David & Roia Shamsian
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	15,330 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 77-feet wide by 195-feet long lot (lot average width and length), located on the east side of the 800 block of North Camden Drive between Lomitas Avenue and Sunset Boulevard. The lot is currently developed with a two-story single-family residence and detached garage. The existing primary residence and garage would be demolished and replaced by a new two-story residence with a basement and porte cochere. Surrounding development consists of one- and two-story single-family homes.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed house would have a total floor area of 7,579 square feet, just under the maximum allowable building area (7,632 square feet) for the subject site.

As proposed, the total height of the residence would be approximately 27 feet 9 inches (27'-9") to the highest point of the roof (28 feet maximum height allowed), with an approximately 58 foot 6 inch wide façade. Due to the non-conforming encroachments (balconies) into the front yard the house will be moved back 1 foot 6 inches (1'-6"). With this adjustment, approximately 25 feet (25') of the proposed façade is set back an average of 42 feet (42') from the front property line (at or behind the required 40' front yard setback). The remaining 18 feet 6 inches (18'-6") of the façade will be set back between approximately 44 feet (44') and 46 feet (46') from the front property line (between 4' and 6' behind the required 40' front yard setback). The main entryway of the proposed façade is set back approximately 45 feet (45') from the front property line (approximately 5' behind the required 40' front yard setback). The main entrance to the proposed structure consists of an arched entryway with double doors constructed of wrought iron and glass. Portions of the second floor, in conjunction with the portions of

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 appears to contain design elements commonly found with the "Italian" style of architecture, which can include a rectangular, symmetrical appearance and a very flat façade if the design details are successfully executed. Staff has concerns with the abundance of the architectural details on the façade. The Commission may wish to discuss the elaborate nature of the front yard fencing.

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.

As stated in item 1 above, the Commission may wish to address whether the design details have been successfully executed. The proposed landscaping contains large existing trees and a diverse variety plants in many sizes and quantities, which will enhance the garden-like quality of the City.

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

The existing mature trees and the lush proposed landscaping shall help enhance the appearance of the neighborhood. Additionally, as stated in items 1) and 2) above, the residence shall provide a number of elements consistent with the "Italian" style of architecture however; the Commission may wish to discuss the scale and mass of the design and whether it enhances 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 and the proposed window and door openings are of an appropriate scale. The Commission may wish to address privacy concerns with the second story balcony off the bedroom along the north elevation.

- 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.***

As proposed, the project is consistent with the prevailing design patterns of the surrounding neighborhood. A large number of the neighboring residences are large 2-story houses which are boxy in shape and are located on large lots. The design patterns are characterized by items such as a circular driveway, a driveway leading from the circular drive to a garage and/or a porte cochere and a walkway leading from the circular drive to the entryway of the residence. Also common in the design pattern is a wall or fence along the front lot line and the residence is set back from the front lot line a distance comparable to the neighboring properties. Thus, the proposed design is consistent with those of the neighboring properties and will ensure harmony between old and new homes in the surrounding area.

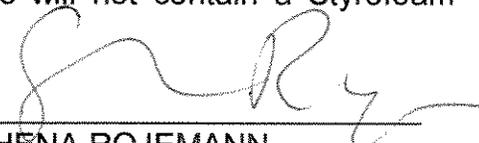
Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

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 consider all of staff's recommendations and approve the project with the following conditions:

1. All entablatures, railings and moldings will not contain a Styrofoam core.



SHENA ROJEMANN
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