STAFF REPORT

CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
October 1, 2009
PL0933766

TO: Design Review Commission

FROM: Ryan Gohlich, Associate Planner

SUBJECT: A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **1303 Park Way.**

Continued from the meeting of September 3, 2009

EXECUTIVE SUMMARY

The Commission previously reviewed this project at its September 3, 2009 meeting. At this meeting, the Commission provided the applicant with comments and direction, and returned the project for restudy.

The comments provided by the Commission, and the applicant's response are as follows:

Commission Comment	Proposed Modification
1. The windows should be further recessed from the face of the building.	1. The windows have been modified to provide a 9" recess from the face of the building.
2. The eave overhang should be increased.	2. The eave overhang has been increased from 4' previously to 5' as currently proposed.
3. A stronger horizontal line should be created along the façade of the building and consideration should be given to expanding the horizontal	3. Additional horizontal elements have been added to the façade, the window fins have been modified to be larger, and the slope of the roof

window fins.	has been reduced to provide a flatter appearance.
4. Additional thought should be given to refining the project and its elements to make more of a statement, and the design should be less symmetrical.	4. The windows, planters, terraces, balconies and roof have been modified to create additional asymmetry, stronger ties to the contemporary style, and a more interesting façade with both horizontal and vertical elements.
5. Consider restudying the proposed color/material palette.	5. No changes have been made to the color/material palette.
* In addition to the changes outlined above, the applicant has provided three options in regard to the second-story terrace wall along the façade of the project. The original proposal included a metal railing along the top of the terrace, and the applicant has now provided an option that provides a planter in lieu of the metal railing, and an option that provides a taller wall in lieu of a metal railing.	

Adherence to Zoning Code

As proposed, the design meets all required zoning standards such as height, setbacks, parking, and floor area requirements. A Central R-1 Permit is required for the proposed two-story accessory structure located within the rear yard, and the applicant is pursuing this entitlement under a separate application.

GENERAL INFORMATION	
Applicant	Sam Moon
Project Owner	Centarus Investments - Regis Messiqua
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	18,800 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 August 24, 2009 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. One comment of concern was received from the neighboring property to the east.

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 2 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 appears to be consistent with that of the Contemporary style and is well thought-out, incorporating a consistent theme throughout its design. The proposed materials and details appear to be consistent with the identified style, and the applicant has provided supporting information identifying key architectural features and examples. Based on the project's balanced design and consistent use of materials, it appears to exhibit an internally compatible design scheme. Therefore, it is possible to make the required finding.

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 project has been designed with deep eaves, generous setbacks, and a variety of modulation along all elevations. The second floor of the house utilizes balconies and architectural projections, further reducing the appearance of scale and mass. Because these elements help to reduce the appearance of mass and scale, it is therefore possible to make the required finding.

The landscaping plan has been well thought-out utilizing mature-sized existing and proposed trees that will contribute to the garden quality of the city.

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

The proposed project utilizes high quality building materials and design, which will help to enhance the appearance of the neighborhood. A detailed landscaping plan has been submitted in conjunction with the proposed residence, which will help to screen and enhance the proposed residence. Additionally, the design appears to follow a consistent, balanced theme, while maintaining an appropriate level of scale and mass. Therefore, the proposed project is expected 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 along the east property line, and exceeds all other required setbacks, including the front, rear, and west side setback. Additionally, existing and proposed landscaping provides screening between the subject site and neighboring properties. Because of the large setbacks and existing and proposed landscaping, the proposed project creates a balance between the reasonable expectation of development and 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.***

The proposed project respects prevailing site design by following prevailing setbacks and building orientation found along the adjacent streetscape. Although the project is larger than some of the existing residences on the block, the design has been executed to ensure that the project will be consistent with the surrounding area. Based on its design, the proposed project appears to maximize floor area without appearing unduly massive and bulky and so would be a harmonious addition to the existing 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 the Design Review Commission approve the project subject to the following conditions, and add any conditions the Commission feels are needed in order to make the required findings. Additionally, staff asks that the Commission request that a resolution be prepared memorializing the action taken.

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 a color rendering of the front elevation with numbered call-outs and a corresponding legend for all proposed materials and finishes. Spec sheets for windows shall also be provided. This elevation will be used by staff for verification of materials at the project site during construction.

4. A copy of the final conditions of approval per the approved Resolution shall be scanned onto the cover sheet of the final building plans.

RYAN GOHLICH
Associate Planner

Attachments:

1. September 3, 2009 Staff Report

ATTACHMENT 1

September 3, 2009 Staff Report

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TO: Design Review Commission

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SUBJECT: A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **1303 Park Way.**

EXECUTIVE SUMMARY

Sam Moon, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **1303 Park Way.**

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.

Although the proposed project was prepared by a licensed architect, the proposed residence may not 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

As proposed, the design meets all required zoning standards such as height, setbacks, parking, and floor area requirements. A Central R-1 Permit is required for the proposed two-story accessory structure located within the rear yard, and the applicant is pursuing this entitlement under a separate application.

GENERAL INFORMATION	
Applicant	Sam Moon
Project Owner	Centarus Investments - Regis Messiqua
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	18,800 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 94-feet wide by 190-feet long (lot average width and length), located on the north side of the 1300 block of Park Way between North Beverly and North Canon Drives. The lot is currently developed with a two-story residence and detached accessory structure. The existing primary residence and accessory structure would be demolished and replaced by a new two-story residence with a guest house. Surrounding development consists of one- and two-story single-family homes to the north, east, and west, while a city park is located immediately south of the subject site.

The Commission should note that the accessory structure proposed to be located within the rear yard does not comply with the standard 14-foot height requirement for accessory structures. A Central R-1 Permit is required for the proposed accessory structure and will be pursued by the applicant under a separate application.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed project is located on a large parcel and provides ample setbacks. The main house would have a total floor area of 6,927 square feet (this square footage excludes a 2,142 square foot basement and 400 square feet of garage area). Additionally, the guest house consists of approximately 1,759 square feet. Therefore, the project's cumulative floor area is 8,686 square feet, which is approximately 334 square feet less than the maximum allowable building area (9,020 square feet) for the subject site.

As proposed, the total height of the primary residence would be approximately 27 feet 2 inches to the highest point of the roof (28 feet maximum height allowed), while the proposed maximum height of the guest house would be 26 feet 9 inches. The proposed project incorporates deep, 4-foot eaves that extend 18 inches into the east side yard; however, no other portion of the project encroaches into a required yard. Modulation is

provided throughout the façade by utilizing deep eaves, balconies, and a modulated entry way.

Parking
A total of four parking spaces have been provided behind the front yard setback, which meets the number of parking spaces required by the BHMC. The proposed parking is provided by a two-car garage located along the eastern portion of the façade, a one-car garage located within the accessory structure, and one concrete pad located adjacent to the accessory structure.

Design
The style of the project can most closely be identified as Contemporary, and the design incorporates features such as a low-pitched pavilion roof, an asymmetrical facade, recessed windows, floor-to-ceiling windows and doors, and a limited palette of materials and colors.

Materials
The materials proposed for the new structure are as follows:

- Standing seam "Quartz" Zinc sheet metal for roofing and architectural fins
- Smooth trowel plaster
- Honed French blue limestone
- Distressed French blue limestone
- Kynar finish 70% mica on all exterior doors and windows
- Cream De Sintra Limestone
- Benjamin Moore "Deep Bronze" paint

Paving:
The total amount of paving permitted within the front yard of the subject site is 33% plus a 5-foot wide walkway leading to the front door, for a total of 1,883 square feet. The proposed project includes a total of 1,873 square feet of paving within the front yard, which conforms to zoning requirements. A 3 foot tall CMU garden wall and 6 foot tall metal fence has been proposed within the front yard. The six foot tall fence and pilasters are located a minimum of 10 feet from the front property line as required by the Municipal Code.

Landscape Design:
A variety of landscaping has been proposed throughout the subject site, which will help to create a lush, garden-like atmosphere. The landscaping plan includes a variety of large and small trees such as 36" box Marina Strawberry trees, 36" box Forest Pansies, Weaver's Bamboo, and Compact Heavenly Bamboo. The landscape plan includes both existing and proposed plantings, and proposes a variety of shrubs and flowers. The landscaping has been well thought out, and appears to be consistent with the proposed style of architecture.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on August 24, 2009 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.

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 2 has been issued.

DESIGN ANALYSIS

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

The proposed design most closely matches that of the Contemporary style and appears to be well thought-out, incorporating a consistent theme throughout its design. The proposed materials and details appear to be consistent with the identified design, and the applicant has provided supporting information identifying key architectural features and examples. Based on the project's balanced design and consistent use of materials, it appears to exhibit an internally compatible design scheme. Therefore, it is possible to make the required finding.

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