



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
October 1, 2009
PL0932655

TO: Design Review Commission

FROM: Ryan Gohlich, Associate Planner

SUBJECT: A request for an R-1 Design Review Permit to allow a façade remodel and new landscaping for an existing two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **825 North Roxbury Drive**.

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 Commission was concerned about the proposed design, particularly given its prominent corner-lot location, and provided the applicant with general guidance regarding project revisions. A more thorough and thoughtful project was requested, as the proposed project appeared very plain and lacked architectural detailing that could be tied to a specific architectural style.

PROJECT REVISIONS

In response to the comments provided by the Commission, the applicant has made significant modifications to the proposed project in order to develop a more well developed design scheme that conforms to a more identifiable architectural style. The most prominent design changes are outlined below:

- Additional glazing/window openings have been added to the first and second floors of the project.

- Additional modulation has been created at the north side of the first floor through the use of a more deeply inset window system.
- Additional modulation has been created along the second floor through deeply recessed windows and façade treatments using a variety of materials including grey, olive, and brown stucco, as well as mahogany cladding.
- A large terrace has been added above the first floor along the north (Sunset Boulevard) elevation.
- The roofline has been modified to be a flat, rather than sloped roof.
- Vertical architectural projections have been added along the roofline to create a varied roofline.
- The previously proposed wrought iron fencing has been replaced with a modern-style fence that uses horizontal, metal cables.
- Frosted glazing has been incorporated into the area surrounding the entryway.

Adherence to Zoning Code

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

GENERAL INFORMATION	
Applicant	Milan Lojdl
Project Owner	Marc Ittah
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	22,310 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. 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 1(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 appears to be most closely associated with a modern or international architectural style. With the proposed revisions the project may exhibit an internally compatible design scheme as a more consistent theme has been created and the building's existing footprint is not being modified. However, the commission may wish to discuss whether there are opportunities to improve upon the project's detailing to further conform to a pure architectural style. Therefore, it may be possible for the Commission to make the required finding, but only if it can be determined that the project is 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 project does not include any modifications to building size or footprint. The existing building utilizes less than 50% of the permitted floor area on the subject site, and is consistent with the scale and mass of existing structures within the surrounding neighborhood.

The landscaping plan has been well thought-out and eliminates much of the existing paving within the front yard, thereby enhancing the garden quality of the city.

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

The proposed project improves the design and quality of the existing structure, which will be beneficial to the appearance of the neighborhood. A landscaping plan has been submitted in conjunction with the proposed residence, which will help to screen and enhance the subject property. However, the Commission may wish to discuss the use of wood windows with vinyl cladding, and the use of possible alternatives such as aluminum or wood windows that may improve upon the project's quality. If the Commission determines that vinyl clad windows are acceptable, it may be possible to make the required finding.

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 project does not include any modifications to existing building size or footprint, and will therefore maintain existing conditions on the subject site, which can be found to balance the reasonable expectation of development with 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. Additionally, the project maintains the existing building size and footprint, which is consistent with existing homes in the area. Therefore, the project is appropriately designed to ensure harmony between old and new.

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

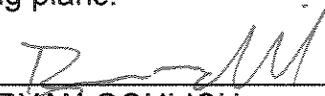
1. Approve the plans as presented;
2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;
3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or
4. 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 discuss the issues outlined above, and if the required findings can be made, approve the project subject to the recommended conditions of approval and request that a resolution be prepared memorializing the Commission's decision. If the required findings cannot be made, staff recommends that the Commission provide the applicant with further direction to redesign the project, and return the item for restudy.

If approved, staff recommends the following conditions of approval:

1. The applicant shall provide specification sheets for all new windows and doors.
2. The applicant shall provide an updated sample of the proposed building materials.
3. The applicant shall provide a sample of the primary paint color proposed for use on the façade.
4. All new trees planted within the front yard shall have a minimum box size of 36 inches.
5. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
6. 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.
7. 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.
8. 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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Commission Meeting of
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TO: Design Review Commission

FROM: Ryan Gohlich, Associate Planner

SUBJECT: A request for an R-1 Design Review Permit to allow a façade remodel and new landscaping for an existing two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **825 North Roxbury Drive**.

EXECUTIVE SUMMARY

Milan Lojdl, on behalf of the property owner, has filed an application for Track 2 design review to allow a façade remodel and installation of new landscaping for an existing single-family residence located at **825 North Roxbury Drive**.

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.

GENERAL INFORMATION	
Applicant	Milan Lojdl
Project Owner	Marc Ittah
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	22,310 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 110-feet wide by 205-feet long (lot average width and length), located on the east side of the 800 block of North Roxbury Drive between Lomas Avenue and Sunset Boulevard. The lot is currently developed with a two-story residence and detached accessory structure. As proposed the existing primary residence and accessory structure would remain in place and no changes would be made to the existing floor area of the structures. Surrounding development consists of one- and two-story single-family homes.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed project involves a façade remodel, and modifications to the front yard area of the site, including new paving, landscaping, and fences. The existing house consists of approximately 3,726 square feet, while the maximum permitted floor area on the subject site is 10,424 square feet. The applicant has proposed interior and exterior renovations, no changes to existing floor area or building footprint are proposed.

The façade remodel includes the removal of existing wood siding and installation of smooth trowel stucco, installation of two new window openings, replacement of all existing windows, installation of new landscaping, paving and fencing, installation of new roofing, removal of an existing chimney, and removal of an existing wall within the front yard.

Parking

No new parking is required at this time because the project does not involve any new floor area or bedrooms.

Design

The proposed design of the project does not appear to be in conformance with any singular style of architecture, and no architectural style has been identified by the applicant.

Materials

The materials proposed for the new structure are as follows:

- Smooth trowel stucco - Off-white color
- Terratone vinyl clad windows - dark grey
- Concrete roof tiles - grey in color
- Wrought iron fencing

Paving:

The existing paving within the front yard exceeds the currently permitted maximum, and it is unclear as to whether approval of the existing paving was ever granted. The applicant proposes a new landscape and hardscape design that conforms to current zoning requirements. 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 1,643 square feet. The proposed project includes a total of 1,398 square feet of paving within the front yard, which conforms to zoning requirements. A 2.5 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 8 feet from the front property line as required by the Municipal Code.

Landscape Design:

A variety of landscaping has been proposed throughout the front yard, which will replace existing paving and help to create a garden-like atmosphere that is more compatible with the surrounding area. The landscaping plan includes a variety of water efficient landscaping including 8 Pindo Palms and 3 Mexican Palo Verde trees, all of which appear to be well thought out and consistent with the proposed style of architecture.

PUBLIC NOTICE AND COMMENTS

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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 1(a) has been issued.

DESIGN ANALYSIS

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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 does not appear to be any consistent with any one particular style of architecture, and the applicant has not identified an architectural style. Although the design does not conform to a pure style, it may exhibit an internally compatible design scheme as the building's existing footprint is not being modified. However, the commission may wish to discuss whether there are opportunities to improve upon the project's design and create a more identifiable architectural style. Therefore, it may be possible for the Commission to make the required finding, but only if it can be determined that the project is 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 project does not include any modifications to building size or footprint. The existing building utilizes less than 50% of the permitted floor area on the subject site, and is consistent with the scale and mass of existing structures within the surrounding neighborhood.

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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 project does not include any modifications to existing building size or footprint, and will therefore maintain existing conditions on the subject site, which can be found to balance the reasonable expectation of development with 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. Additionally, the project maintains the existing building size and footprint, which is consistent with existing homes in the area. Therefore, the project is appropriately designed to ensure harmony between old and new.

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
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If approved, staff recommends the following conditions of approval:

1. The applicant shall provide specification sheets for all new windows and doors.
2. The applicant shall provide a sample of the proposed roofing material.

3. The applicant shall provide a sample of the primary paint color proposed for use on the façade.
4. All new trees planted within the front yard shall have a minimum box size of 36 inches.
5. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
6. Final plans shall include spec sheets for windows and call-outs on a colored elevation for each material proposed for verification in the field during construction.
7. 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.

RYAN GOHLICH
Associate Planner