



Design Review
Commission

January 7, 2010

705 North Bedford Drive



Existing Elevation



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of January 7, 2010

TO: Design Review Commission

FROM: Shena Rojemann, Assistant Planner

SUBJECT: A request for an R-1 Design Review Permit to allow first and second story additions to an existing two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **705 North Bedford Drive**. (PL 0955076)

Continued from the December 8, 2009 Design Review Commission meeting.

EXECUTIVE SUMMARY

Aziz Zarabi, on behalf of the property owner, has filed an application for Track 2 Design Review to allow first and second story additions to an existing two-story single-family residence at **705 North Bedford Drive**.

This item was reviewed by the Commission at its December 8, 2009 meeting. At that meeting, the Commission recommended that the design be revised and return to the January 7, 20 meeting addressing the following concerns:

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<p>Design Review Commission Requests December 8, 2009</p>	<p>Applicant's Response</p>
<p>1. The rendering and elevation are not consistent. Please correct them to be consistent.</p>	<p>1. The applicant has revised the elevations, however due to the preparation time required to develop the rendering, it was presented to staff after this staff report was written.</p>
<p>2. The proportions of the entry way should be refined.</p>	<p>2. The applicant reduced the height of the front door from 14 feet to 12 feet and reduced the width from 8'-6" to 6'-6". Although the design of the window above the doorway has changed, the size of the window remains the same size (4' by 4').</p>
<p>3. The front door is too tall and should be scaled down.</p>	<p>3. As stated above, the front door width and height has been reduced.</p>
<p>4. The pediment is not consistent in style with the other elements of the façade. Additionally, it is too high and perhaps should be lowered.</p>	<p>4. The pediment has not been reduced in height, however the applicant did shorten the distance over which the arched pediment spans, giving the appearance that the height of the pediment has been decreased.</p>
<p>5. The landscape plan should be revised and should include more formal landscaping to be consistent with the formal design of the single-family residence.</p>	<p>5. The landscape plan has not been changed.</p>
<p>6. Provide more detail regarding the window above the front entry. Is it stained glass, etched glass, etc.</p>	<p>6. The window above the front door is proposed to be leaded cut glass.</p>
<p>7. The corbels are not consistently scaled. The corbels along the roofline are too small while the corbels under the second story windows are too large.</p>	<p>7. The applicant has increased the size of the corbels along the roofline to be more consistent with the corbels below the second story windows.</p>
<p>8. The loggia entrance (facing N. Bedford Drive) is located too close to the front façade of the single-family residence and should be setback 5'-6".</p>	<p>8. The applicant has set back the entrance of the loggia entrance 10'-6" from the front façade.</p>

In addition to the changes made above, the applicant has also made the following changes:

1. Two two-story column features have been added along both sides of the entryway;
2. Detailed moldings have been added around the front entry door and the window directly above it;
3. An ornate design has been added to the pediment;
4. The wrought iron gate on the loggia has been redesigned;

The applicant is proposing the following materials:

- Beige-colored smooth stucco walls;
- Bronzed wrought iron railings and hardware;
- Wooden doors and windows;
- Precast concrete corbels – painted to match walls;
- Bronzed exterior lighting - sconces.

A material board and rendering will be presented at the meeting.

Code Compliance Issues

As proposed, the single-family residence contains six (6) bedrooms. Pursuant to Beverly Hills Municipal Code §10-3-2419, a single-family residence containing six (6) or more bedrooms must provide a minimum of four (4) parking spaces. A condition requiring an additional parking space has been included in this staff report. As conditioned, the proposed design meets all required zoning standards including height, setbacks, parking, and floor area requirements.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on November 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 concerning 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.***

As revised, the design appears to contain design elements commonly found in 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 two two-story column-like features. The Commission may also wish to discuss the elaborate nature of the wrought iron railings, doorway and loggia door.

- 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, as revised, the façade contains elements that are consistent with a pure architectural style; however, the Commission may wish to discuss specific architectural elements that could reduce the scale and mass of the façade. The applicant has submitted a conceptual landscape plan, which shows the existing mature vegetation is to remain thus enhancing the garden-like quality of the City.

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

The existing mature trees and landscaping would help enhance the appearance of the neighborhood. However, as stated in items 1) and 2) above, the residence does not provide many elements consistent with a pure style of architecture and 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 revised, the existing side yard, front yard and rear yard setbacks shall not change and the window and door openings on all elevations other than the front shall remain in the existing locations, thus not effecting on the existing privacy of the neighbors. Also, the maintenance of the existing landscaping shall help to enhance the privacy of the property owner and the 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.***

As revised, 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 direct the applicant to further study the design to address the following conditions:

1. One additional parking space shall be provided pursuant to the Beverly Hills Municipal Code §10-3-2419, which requires a single-family residence containing six (6) or more bedrooms to provide a minimum of four (4) parking spaces.

2. Pursuant to the Beverly Hills Municipal Code §10-3-2403, the maximum height of proposed structure shall not exceed the height of twenty-eight feet (28') as measured from natural grade.
3. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
4. 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.
5. The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.

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