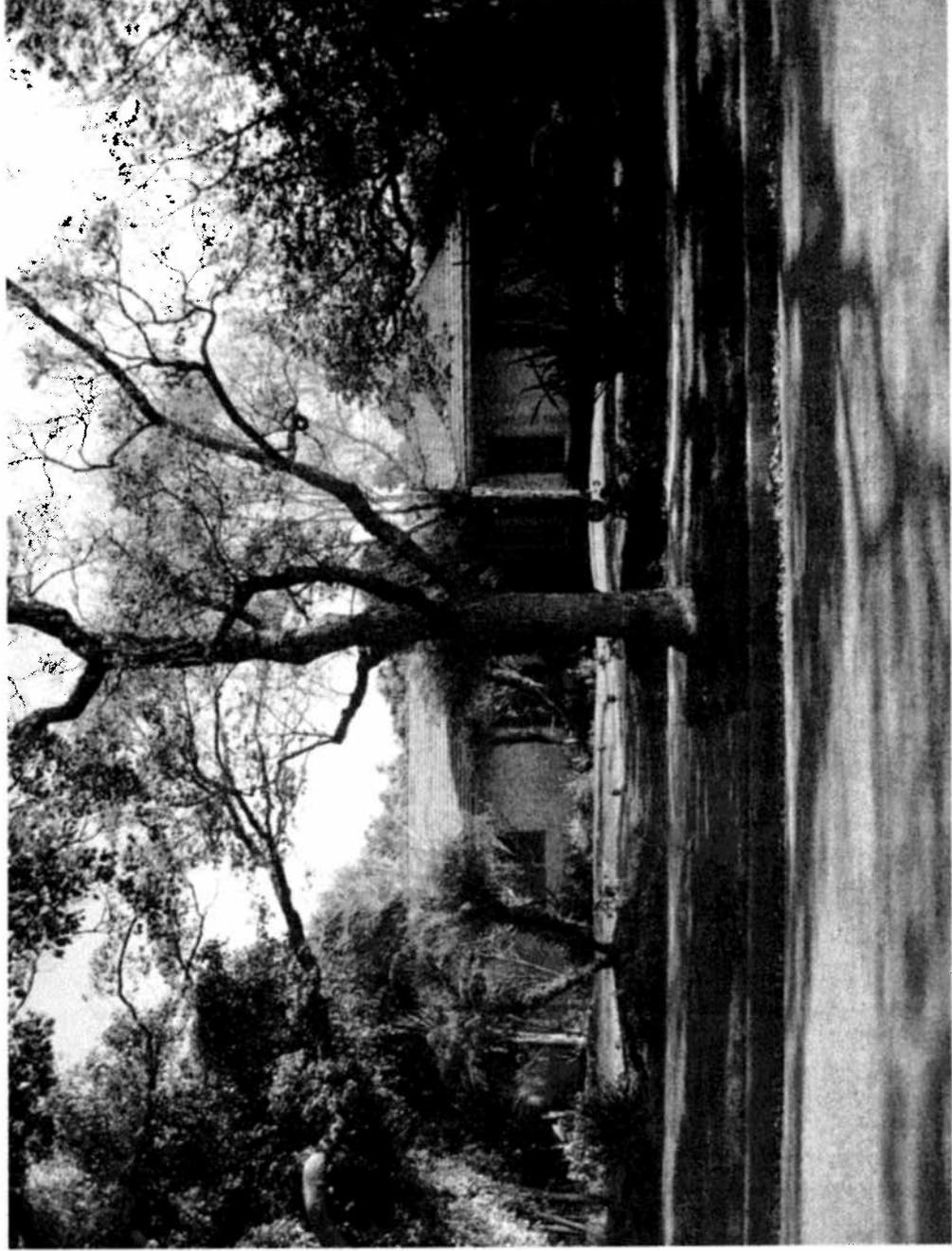




Design Review
Commission

March 4, 2010

512 North Maple Drive



Existing



Design Review
Commission

March 4, 2010

512 North Maple Drive



Proposed Rendering 2/4/10



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of March 4, 2010**

TO: Design Review Commission

FROM: Ivy Nguyen, 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 **512 North Maple Drive**. (PL 100 0872)

EXECUTIVE SUMMARY

Merolo Abrera of Architecture West, Inc., on behalf of the property owner, Mehran Sadighpour, has filed an application for Track 2 design review to allow a new, two-story, six bedroom, 6,256 square foot single-family residence located at **512 North Maple Drive**. This project was presented to the Commission on February 4, 2010 and the applicant was directed to reconsider several elements on the façade of the building.

Commission Concerns and Applicant Response

Listed below are the Commission's concerns and the applicant's response. A copy of last month's façade rendering is included as an attachment for comparison (Exhibit 1).

Commission's Comments	Applicant's Response
Entryway should consider further refinement to the design.	The applicant has revised the entryway with the addition of two columns on each side of the front door, molding surrounding the front entrance with keystone pediment in a smooth stucco finish. Additionally, the doors on the first floor are arched, to be consistent with the front entryway door.
Quoins along the corners of the building should be consistent in size as it appears to crowd the façade where the quoins are larger in size.	Applicant has revised the quoins to be a consistent size.
Bottom of second floor balconies should consider further refinement.	Applicant has redesigned the balcony to be rounded. Additionally, the molding separating the first and second floors have been thickened.

Arch of porte cochere appears too flat.	Applicant has reduced the height of the porte cochere from 12'-4 ½" to 10' tall. The radius of the arch was reduced from 7' to 5', creating a higher arch.
Applicant should reconsider the single doors on the second floor.	Applicant has revised the doors on the second floor to be rectangular double doors. Additionally, columns adjacent to the doors have been removed.
Distance between the corbels and the top of the doors on the second floor should be reconsidered.	Applicant has revised the doors to be arched (instead of rectangular) to create distance between the top of the door and the corbels.
Fireplace flutes above roofline appears to be too tall.	Applicant has revised the design of the flutes and reduced the height by approximately 6 inches.
Landscape plan should be further developed, with consideration of the addition of trees.	Applicant has proposed five 15-gallon Olive Trees adjacent to the residence and eight 36" box Flowering Plum (Prunus C. "Krauter Vesuvius") within the front yard. (Please note that the table incorrectly reflects 7 Flowering Plum trees)

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, or if the project is not prepared by a licensed architect.

The applicant identifies the proposed project as "Italian" as it exhibits several characteristics featured in Italian Renaissance Revival residences such as terra cotta tiled roof, fairly flat, symmetrical and balanced façade and small balconies. However, the proposed residence appears to exhibit heavy, ornate elements which are not commonly found in the identified architectural style.

Adherence to Zoning Code

As proposed, the main house and walls (at the side and rear yards) meet all required zoning standards including height, setbacks, parking, and floor area requirements.

GENERAL INFORMATION	
Applicant	Merolo Abrera of Architecture West, Inc.
Project Owner	Mehran Sadighpour
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	11,910 square feet
Listed in City’s Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is a rectangular-shaped lot that is on average 78’-6” wide by 151’-7” long, located on the east side of the 500 block of North Maple Drive between Park Way and Carmelita Avenue. The existing single-family residence and accessory structure at the rear of the property will be demolished in order to allow for the construction of the proposed project. The abutting properties at the north and south property lines are developed with one- and two-story single-family residences. The streetscape is a mixture of new and existing residential homes, with no prominent architectural style present.

PROJECT DESCRIPTION

Building Envelope

The proposed residence would have a total floor area of 6,256 square feet, which is slightly less than the maximum allowable building area (6,266 square feet) for the subject site. As proposed, the residence will be 28’-0” to the highest point of the roof (28’-0” maximum height).

Modulation

The main entrance to the principal building contains a walkway with leading to an arched front entryway, with the main entry door set approximately 8’-0” behind the required 40’-0” front yard setback. The front façade is set back approximately 4’-0” behind the required front setback line and exhibits several balconies and wood trellis to provide slight modulation.

Parking

As required by the Beverly Hills Municipal Code, four parking spaces are required for the six-bedroom project. Two parking spaces are provided at the northern elevation adjacent to the residence under a porte cochere and accessible from the driveway with the existing curb cut at North Maple Drive. Two additional parking spaces are at the rear of the property on a concrete pad. Each parking space measures 9'-0" wide by 19'-0" long as required by Code.

Design

The proposed design of the structure includes the following features:

- Two stories
- Large arched covered entry
- Recessed arched front door
- Porte cochere at north elevation
- Balconies and wood trellis at second story

Materials

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

- Façade smooth trowel stucco finish – in "Rice Grain" color (beige)
- Wood windows (dark brown)
- Wood front entry door (light brown color)
- Wrought iron railings and fence (bronze color)
- Wood roof corbels and eaves (dark brown)
- Pre-cast concrete at arched front entryway and coins ("Universal Khaki" color)

A material sample board will be available for the Commission's review at the meeting.

Paving

The total amount of paving permitted within the front yard of the subject site can be no more than 33% of the area of the front yard. The proposed project includes a total of 1,277 square feet of paving within the front yard, slightly less than the 1,295 square feet permitted paving by the BHMC. The proposed paving has been identified as a driveway and a walkway leading to the front entrance of the residence.

Landscape Design

The proposed project will provide for palm trees (Sago Palms, California Fan Palm, and Washingtonia Filifera), Olive trees, grass, roses, and eight 36" box Flowering Plum trees.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on January 25, 2010 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 regards to the submitted plans.

ENVIRONMENTAL DETERMINATION

The project has been reviewed to be 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 (construction of a single-family residence in a residential zone).

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.

Staff recommends approving the project as presented as the applicant has responded to the Commission's concerns as expressed in the February 2010 meeting. The findings are stated in the resolution attached for the Commission's review (Exhibit 2).

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 re-submittal.

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 with the following conditions and any other conditions the Commission may wish to add:

Standard Conditions

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.



IVY NGUYEN
Assistant Planner

Attachments:

- Exhibit 1. Façade rendering from February 4, 2010 Commission meeting.
Exhibit 2. Design Review Commission Resolution.



Design Review
Commission

March 4, 2010

512 North Maple Drive



DESIGN:
architecture west inc.
RENDERING:
stu3Dio.com

PROJECT ADDRESS:
512 NORTH MAPLE DRIVE
BEVERLY HILLS CA 90210

Exhibit 1. Proposed Rendering 2/4/10

RESOLUTION NO.

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 512 NORTH MAPLE DRIVE.

Merolo Abrera of Architecture West, Inc. on behalf of Mehran Sadighpour, has applied for an R-1 Design Review Permit to allow a new single-family residence on a single-family property located in the Central Area of the City. As proposed, the Project meets all required zoning standards, including height, setbacks, parking, and floor area.

The Design Review Commission of the City of Beverly Hills hereby finds, resolves, and determines as follows:

Section 1. Reviewing Authority.

Pursuant to Section 10-3-4408 of the Beverly Hills Municipal Code, 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 is the reviewing authority if it has first been determined that the design does not substantially conform to a pure architectural style, but has been designed by a licensed architect. Therefore, it has been determined that the Design Review Commission shall be the reviewing authority.

Pursuant to Section 10-3-4415 of the Beverly Hills Municipal code, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings as set forth.

Section 2. Terms Defined.

The Following Terms	Shall Mean:
"Project Site"	512 North Maple Drive
"Agent"	Merolo Abrera of Architecture West, Inc.
"Property Owner"	Mehran Sadighpour
"Applicant"	Collectively, the property owner and agent.

Paving. The total amount of paving permitted within the front yard of the subject site can be no more than 33% of the area of the front yard. The proposed project includes a total of 1,277 square feet of paving within the front yard, slightly less than the 1,295 square feet permitted paving by the BHMC. The proposed paving has been identified as a driveway and a walkway leading to the front entrance of the residence.

Landscape Design. The proposed project will provide for palm trees (Sago Palms, California Fan Palm, and Washingtonia Filifera), Olive trees, grass, roses, and eight 36" box Flowering Plum trees.

Section 4. Environmental Assessment.

The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq., hereafter the "Guidelines"), and the City's environmental guidelines. The City has determined that the Project qualifies for a Class 2 Categorical Exemption (Replacement or Reconstruction) in accordance with the requirements of Section 15302 of the Guidelines as the Project involves the reconstruction of a new single family residence on the same site and which will have substantially the same purpose and capacity as the structure being replaced. Therefore, so significant impacts to the environment are anticipated.

Section 5. Findings of the Design Review Commission.

Based upon the evidence presented at the hearing, including the staff report and architectural plans, the Design Review Commission made findings to approve the project as set forth in "Exhibit 1" to this Resolution.

Section 6. Conditions of Approval

Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review Permit for the Project subject to the conditions set forth in "Exhibit 2" to this Resolution.

Section 7. Certification.

The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Design review Commission of the City.

Adopted:

Hamid Gabbay
Chair of the Design Review Commission of
the City of Beverly Hills, California

ATTEST:

Secretary

Approved as to content:

Jonathan Lait, AICP
City Planner

Section 3. Project Description.

The lot is currently developed with an existing single-family residence and accessory structure at the rear of the property which will be demolished in order to allow for the construction of the new two-story single-family residence including basement.

Building Envelope. The proposed residence would have a total floor area of 6,256 square feet, which is slightly less than the maximum allowable building area (6,266 square feet) for the subject site. As proposed, the residence will be 28'-0" to the highest point of the roof (28'-0" maximum height).

Modulation. The main entrance to the principal building contains a walkway with leading to an arched front entryway, with the main entry door set approximately 8'-0" behind the required 40'-0" front yard setback. The front façade is set back approximately 4'-0" behind the required front setback line and exhibits several balconies and wood trellis to provide slight modulation.

Parking. As required by the Beverly Hills Municipal Code, four parking spaces are required for the six-bedroom project. Two parking spaces are provided at the northern elevation adjacent to the residence under a porte cochere and accessible from the driveway with the existing curb cut at North Maple Drive. Two additional parking spaces are at the rear of the property on a concrete pad. Each parking space measures 9'-0" wide by 19'-0" long as required by Code.

Design. The proposed design of the structure includes the following features:

- Two stories
- Large arched covered entry
- Recessed arched front door
- Porte cochere at north elevation
- Balconies and wood trellis at second story

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

- Façade smooth trowel stucco finish – in "Rice Grain" color (beige)
- Wood windows (dark brown)
- Wood front entry door (light brown color)
- Wrought iron railings and fence (bronze color)
- Wood roof corbels and eaves (dark brown)
- Pre-cast concrete at arched front entryway and coins ("Universal Khaki" color)

Paving. The total amount of paving permitted within the front yard of the subject site can be no more than 33% of the area of the front yard. The proposed project includes a total of 1,277 square feet of paving within the front yard, slightly less than the 1,295 square feet permitted paving by the BHMC. The proposed paving has been identified as a driveway and a walkway leading to the front entrance of the residence.

Landscape Design. The proposed project will provide for palm trees (Sago Palms, California Fan Palm, and Washingtonia Filifera), Olive trees, grass, roses, and eight 36" box Flowering Plum trees.

Section 4. Environmental Assessment.

The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq., hereafter the "Guidelines"), and the City's environmental guidelines. The City has determined that the Project qualifies for a Class 2 Categorical Exemption (Replacement or Reconstruction) in accordance with the requirements of Section 15302 of the Guidelines as the Project involves the reconstruction of a new single family residence on the same site and which will have substantially the same purpose and capacity as the structure being replaced. Therefore, so significant impacts to the environment are anticipated.

Section 5. Findings of the Design Review Commission.

Based upon the evidence presented at the hearing, including the staff report and architectural plans, the Design Review Commission made findings to approve the project as set forth in "Exhibit 1" to this Resolution.

Section 6. Conditions of Approval

Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review Permit for the Project subject to the conditions set forth in "Exhibit 2" to this Resolution.

Section 7. Certification.

The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Design review Commission of the City.

Adopted:

Hamid Gabbay
Chair of the Design Review Commission of
the City of Beverly Hills, California

ATTEST:

Secretary

Approved as to content:

Jonathan Lait, AICP
City Planner

EXHIBIT 1 OF 2: FINDINGS

Based on its review of the application, documentation, and the testimony heard at the public hearing, the Design Review Commission determined that the proposed Project meets the following 5 criteria in accordance with Beverly Hills Municipal Code Section 10-3-4415:

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

The proposed design and architectural features exhibit several characteristics similar to those defined in the Design Catalogue for the Italian Renaissance Revival residences. For example, recessed arched entryways and smooth light earth-toned stucco at the exterior surface is present on the front facade. The balance of the proposed design appears to exhibit an internally compatible design scheme with several modifications.

2. The proposed development's design appropriately minimizes the appearance of scale and mass and 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 nearly the maximum amount of floor area permitted by the BHMC. The proposed height of the main residence is 28'-0" with a front façade that measures approximately 60'-0" wide.

The proposed façade provides a degree of modulation as the entryway is set back behind required front setback of 40'-0". Additionally, the balconies and wood trellis provides additional modulation.

The proposed landscaping plan includes several trees and low-growing plant species at the front yard that will enhance the garden quality of the city.

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

The proposed project exhibits an internally compatible design scheme. The project utilizes several high quality building materials including stucco walls with wood doors, corbels and eaves, which 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.

The proposed project meets the side setbacks required. The applicant will be providing a six-foot tall fence at the north and south property lines to provide privacy to the abutting neighbor. The provided (and required) side set back is 7'-7" at the south property line and 11'-1" at the north property line. Therefore, the proposed project does not appear to create adverse impacts associated with privacy of neighbors.

5. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new homes.

The properties along North Maple Drive are developed with structures varying in size and scale and there does not appear to be a consistent design pattern at present. A few new two-story residences built to the maximum floor area, along with existing one- and two-story residences, can be seen in the neighborhood. Therefore, it appears that the proposed development is in harmony with the old and new residences in the surrounding area.

EXHIBIT 2 OF 2: CONDITIONS OF APPROVAL

PROJECT-SPECIFIC CONDITIONS

STANDARD CONDITIONS:

1. Design Review: Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
2. Final Plans: The Applicant shall submit final working drawings to the Director of Community Development for review and approval prior to the issuance of a building permit. The Project shall be built in substantial compliance with the plans approved by the Design Review Commission on March 4, 2010, on file with the Department of Community Development.
3. Future Modifications: 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 changes only) or presented to the Commission for review. Changes made without City approval may be required to be restored to match the City approved plans.
4. Windows: Final plans shall include spec sheets for windows and include the name of the manufacturer, size, shape, color and material of each window.
5. Elevations – Material Call-Outs: Colored elevations for all construction visible from the street shall be provided with the final plans. Call-outs for each material shall be provided for verification in the field during construction.
6. Resolution Scanned on Plans: A copy of the approved Resolution (including the Findings and Conditions of Approval) shall be scanned onto the cover sheet of the approved building plans.
7. Water Efficient Landscaping: The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.
8. Construction Management Plan: Prior to the issuance of building permits, the Applicant shall prepare a construction management plan for review and approval by the Department of Community Development. The plan shall include the location of construction parking, loading and hauling routes and locations, and number of construction employees anticipated on site. All construction-related parking, staging and hauling shall conform to the construction parking and hauling plan submitted to and approved by the Building Official and the City Engineer.
9. Site Maintenance and Contact Information: The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including, but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the site, dust

suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of Community Development and the Building Official. In addition, the Applicant shall post the name and telephone number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development.

10. Recordation of Covenant. These conditions of approval shall run with the land and shall remain in full force and effect for the duration of the life of this approval. This resolution approving the R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of this resolution as an exhibit. The Covenant shall be recorded prior to issuance of a building permit.

The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Design Review Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the R-1 Design Review **shall be null and void** and of no further effect. Notwithstanding the foregoing, the director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state or local law that would affect the R-1 Design Review.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, JONATHAN LAIT, Secretary of the Design Review Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. <resolution no.> duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on March 4, 2010 and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES: Commissioners Gilbar, Szabo, Weiss, Vice Chair Strauss, and Chair Gabbay.

NOES:

ABSTAIN:

ABSENT:

JONATHAN LAIT, AICP
Secretary to the Design Review
Commission/City Planner
City of Beverly Hills, California

