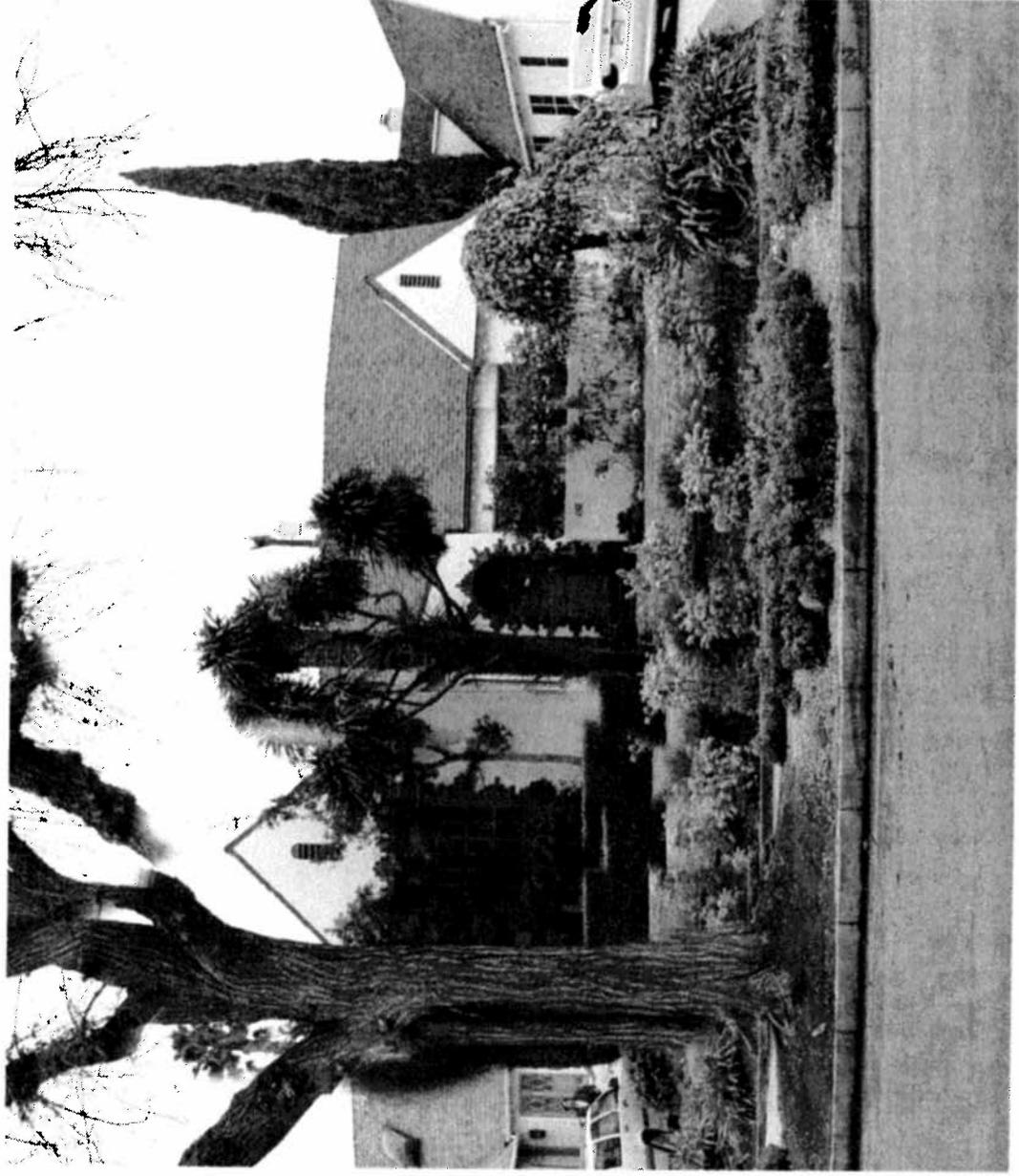




Design Review
Commission

March 4, 2010

265 South Wetherly Drive



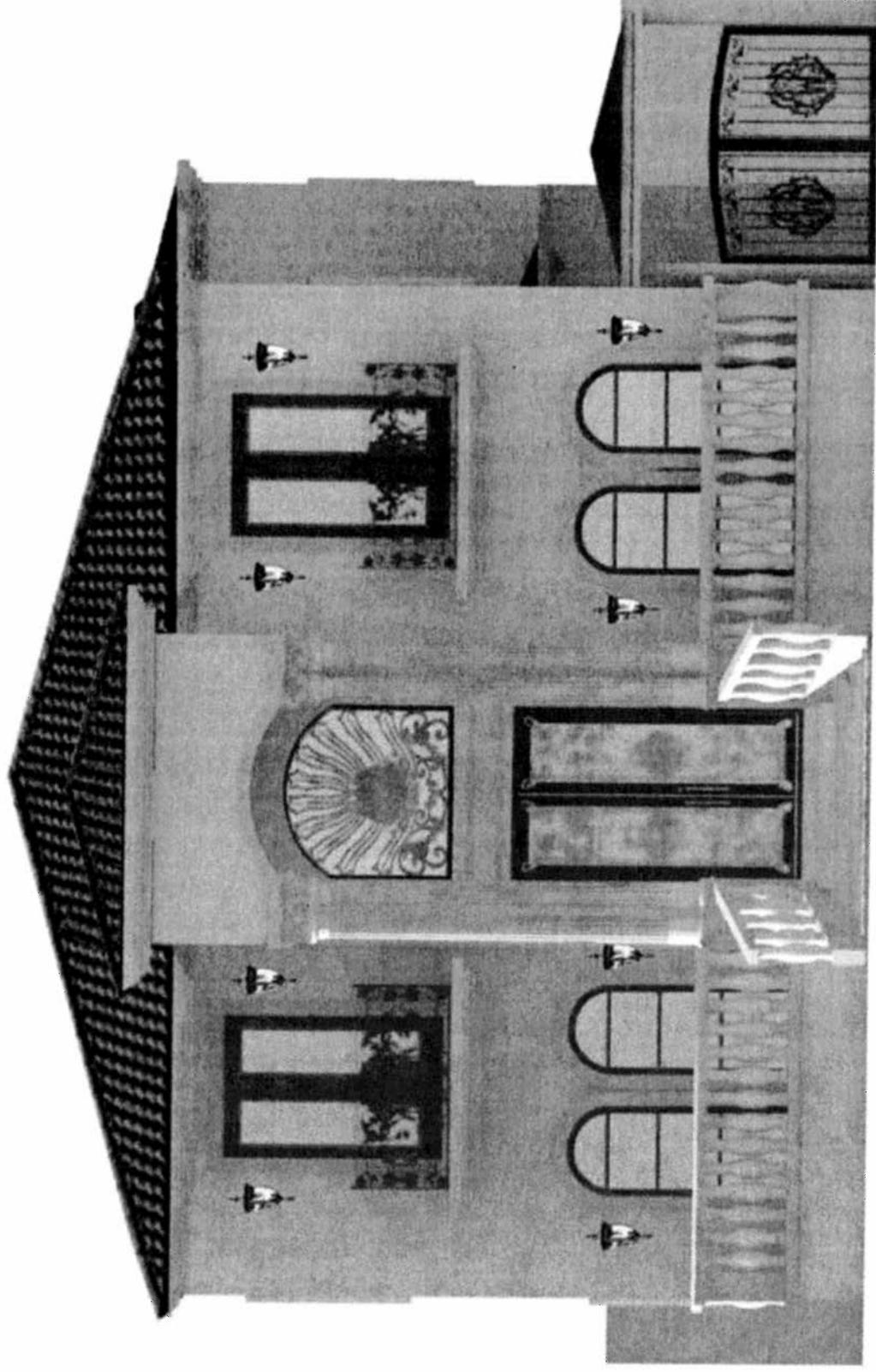
Existing



Design Review
Commission

March 4, 2010

265 South Wetherly Drive



Proposed 2/4/10



STAFF REPORT
CITY OF BEVERLY HILLS

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

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, south of Santa Monica Boulevard at **265 South Wetherly Drive.** (PL 100 0935)

Continued from the February 4, 2010 Design Review Commission meeting.

EXECUTIVE SUMMARY

Shahriar Yadegari, on behalf of the property owner, has filed an application for Track 2 design review to allow of a new single-family residence at **265 South Wetherly Drive.**

This item was reviewed by the Commission at its February 4, 2010 meeting. At that meeting, the Commission recommended for the project to be re-designed and the new concept be returned to the Commission at its March 4, 2010 meeting.

On February 11, 2010 Planning Staff met with the applicant and property owner to discuss single-family projects in the City that have received Design Review Awards, in addition to the further discussing the architectural styles in the City's Design Review Catalogue. As a result of the meetings with the Commission and Staff, the applicant has redesigned the project to contain design elements commonly found in the Italianate style of architecture.

REVISED PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed house would have a total floor area of 4,047 square feet, just under the maximum allowable building area (4,048 square feet) for the subject site. The overall building envelope is symmetrical and the modulation is expressed through two basic planes: a single-story recessed entryway and a two-story residence with a pitched roof.

The single-story entryway contains a 10-foot wrought iron and glass double door recessed five feet (5') from the adjacent facade. This recessed entry is highlighted by an arched pediment with the appearance of being supported by two 9'-9" column features on both sides of the

entry. Above the entry is a four-foot (4') custom arched wood window located on a vertical plane, which is recessed approximately three feet (3') from the adjacent portions of the façade.

Along the first floor of the residence, flanking the entryway, are two ten-foot (10') arched wood and glass French door systems. Along both sides of the French doors lighting fixtures are being proposed (see Attachment A). At the second story, directly above the first story French doors are two 6'-8" tall wooden French doors with small balconies outlined by wrought iron railings. On each side of the second story French doors lighting fixtures are also proposed (see Attachment A). The roofline of the proposed residence is low-pitched and composed of clay tiles with small overhanging eaves and wooden corbels. Additionally, the applicant is proposing an ornate wrought iron gate at the entrance of the porte-cochere.

A revised materials board will be presented at the meeting.

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.

Staff does not feel that the project meets the 5 criteria (attached as Attachment B) required for approval in that this design. Although the revised design is more consistent with the Italianate style of Architecture, Staff has concerns with the abundance of the architectural details and mass and scale of the design elements. The Commission may wish to discuss the elaborate nature of the wrought iron details at the front door and the scale and massing of the design.

If the Commission chooses to approve the design, the findings contained in Exhibit 1 must be made verbally at the meeting.

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, if the Commission chooses to approve the project, all findings must be made by the Commission and staff directed to prepare a Resolution approving with the following conditions:

1. Pursuant to Beverly Hills Municipal Code §10-3-2408(F-1), no walls, fences or hedges located in the front yard shall exceed 3 feet in height.
2. Pursuant to Beverly Hills Municipal Code §10-3-2408(F-2), architectural projections which encroach into the front yard shall cover no more than twenty percent (20%) of the maximum potential facade of the building, except as permitted by a Central R-1 permit.
3. Pursuant to Beverly Hills Municipal Code §10-3-2408(F-3), all paving within the front yard shall conform to the requirements of BHMC §10-3-2422 for properties in the Central Area of the City, South of Santa Monica Boulevard.



SHENA ROJEMANN
Assistant Planner

Attachment(s)

Attachment A – Cut sheet for proposed exterior lights

Attachment B – Required Findings

265 South Wetherly Drive
For the Design Review Commission Meeting of March 4, 2010

Attachment A
Cut sheet for proposed exterior lights

LAMPS PLUS.



Bellagio™ Collection 21" High Outdoor Wall Light (90535)

A handsome, antique-style outdoor wall light from the John Timberland™ lighting collection. The scroll arm lends the piece a soft, refined look. Champagne-style hammered glass casts an appealing glow. A veranda bronze finish completes the look.

- Veranda bronze finish.
- Champagne-style hammered glass.
- Uses three 40 watt candelabra bulbs (not included).
- 21" high.
- 9 1/2" wide.
- Extends 12 3/4" from wall.
- Backplate is 8 1/2" high, 5" wide.
- Mounting point to top of fixture is 12 1/2".

Originally at \$99.99
Sale Price: \$99.99
through 01/01/01

In Stock - Item Ships in 3 to 5 Days - This Item Ships FREE *

<http://www.LampsPlus.com> 1-800-782-1967

* Offer applies only to shipments made to the 48 continental US States.

Attachment B
Required Findings

If the Commission finds that the project meets the criteria set forth below, the Commission shall make the findings to 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.***
- 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.***
- 3. *The development will 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.***
- 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.***