



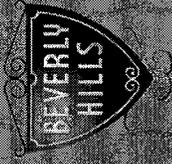
Design Review
Commission

March 4, 2010

265 South Wetherly Drive



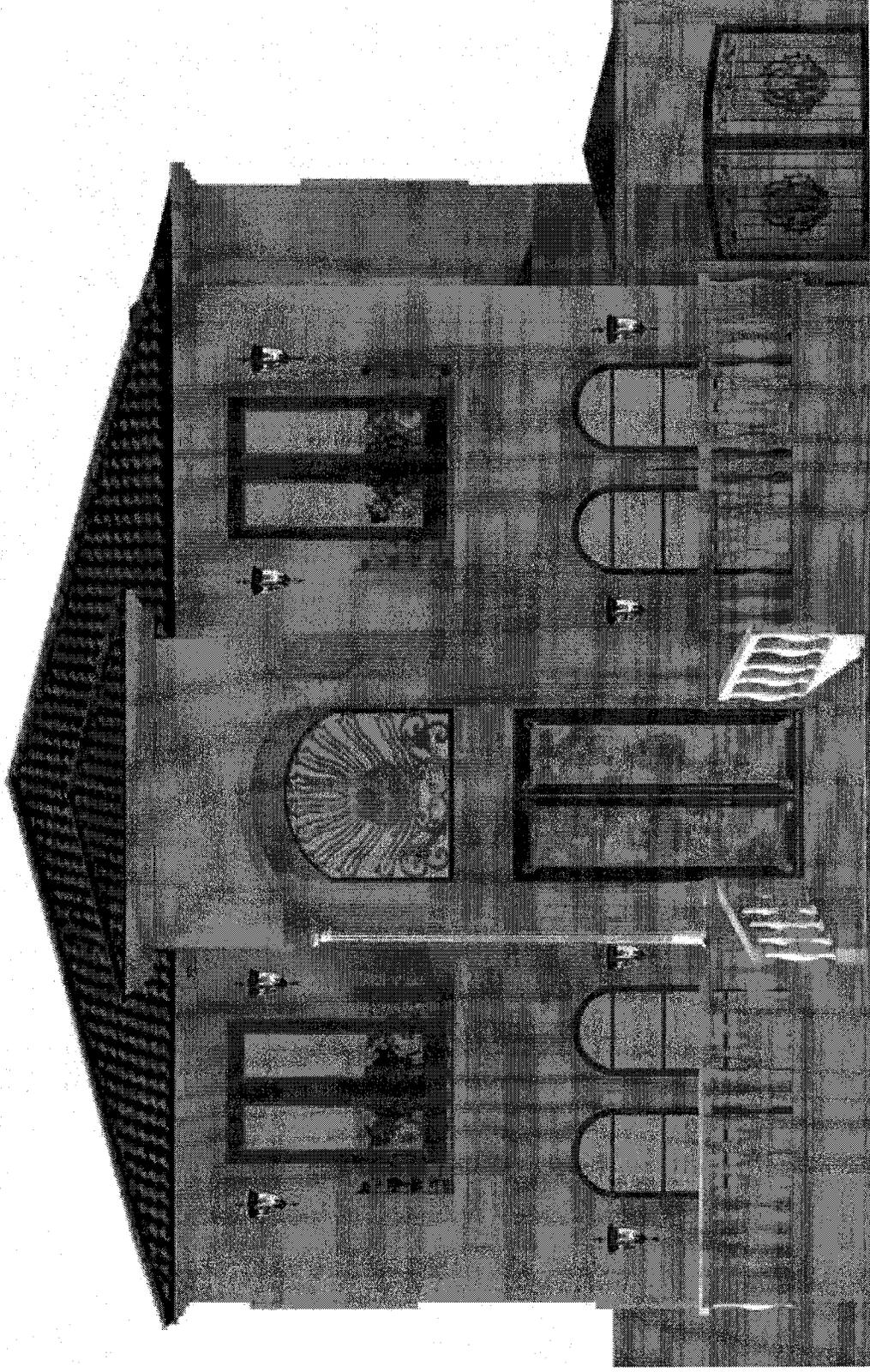
Existing



Design Review
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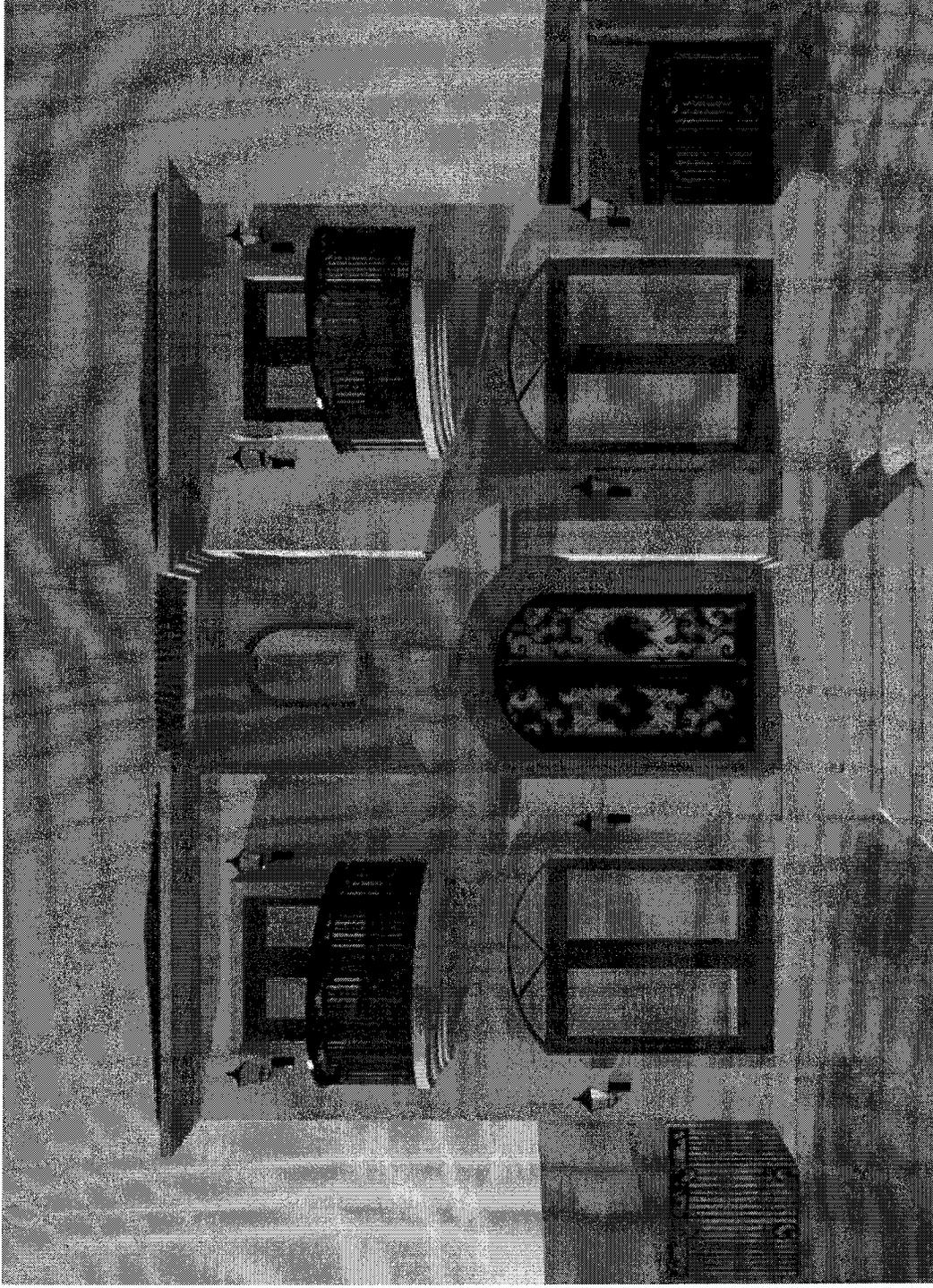
Previously Proposed Elevation 2/4/10



Design Review
Commission

March 4, 2010

265 South Wetherly Drive



Revised Elevation 3/4/10



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of April 1, 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 March 4, 2010 Design Review Commission meeting.

EXECUTIVE SUMMARY

Mr. Shahriar Yadegari, on behalf of the property owner, has filed an application for Track 2 design review to allow 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 that the applicant choose a pure architectural style or otherwise redesign the project and return with a new concept. The applicant presented a new design at the March 4, 2010 meeting, and the Commission recommended that the design be refined and return to the April 1, 2010 meeting to address the following concerns:

Continued to the next page.

| Design Review Commission Requests March 4, 2010 Meeting | Applicant's Response |
|--|---|
| 1. The number of exterior lights should be reduced to two large lights on each side of the entry. 2. The French Doors are over-scaled and compete with the front door. 3. The window over the entryway needs to be more fully developed. 4. The entry pediment and columns need to be further developed. 5. The keystone needs to be refined. 6. The proportions of the architectural surrounds around the French doors should be consistent in width. 7. The metal entry door is overly ornate. 8. The style of the second story balconies (rounded in shape, 'steps' at the bottom of the balcony) does not fit with the other elements of the design. 9. Provide information about front yard fencing being proposed. | 1. All exterior lighting with the exception of the two sconces adjacent to the entry was removed. 2. The French doors at the ground floor were replaced by two large picture windows. The second story French doors remain unchanged. 3. No changes have been made to the window over the entryway. 4. The entry pediment and columns have been redesigned. 5. The keystone has been removed. 6. The width of the architectural surrounds for the windows and doors are now consistent. 7. A more simple wrought iron entry door is proposed. 8. The balconies have been squared. 9. No walls, fences or hedges are being proposed. |

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

- The wrought iron on the balconies, carport and side yard gate have been redesigned
- The corbels at the roofline have been reconfigured

A materials board and rendering 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.

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:

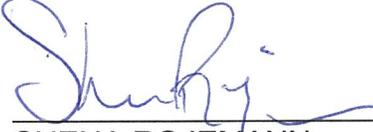
1. Approve the plans as presented and direct staff to prepare a Resolution;
2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;
3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or
4. Return the plans for restudy.

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 approve the project with the following conditions:

1. Pursuant to Beverly Hills Municipal Code §10-3-2408 (F), the architectural projections can project no further into the front yard setback than 10% of the front setback depth. As such, the balconies shall be setback 6 inches so as to conform with the permitted 2'-6" encroachment.
2. 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.
3. 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.

4. 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.
5. An additional parking space must be provided on the property so as to comply with Beverly Hills Municipal Code §10-3-2419, which requires three parking spaces be provided for a single-family residence containing five bedrooms.



SHENA ROJEMANN
Assistant Planner

Attachment – Required Findings

Attachment
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.***