



Design Review
Commission

May 6, 2010

304 North Oakhurst Drive



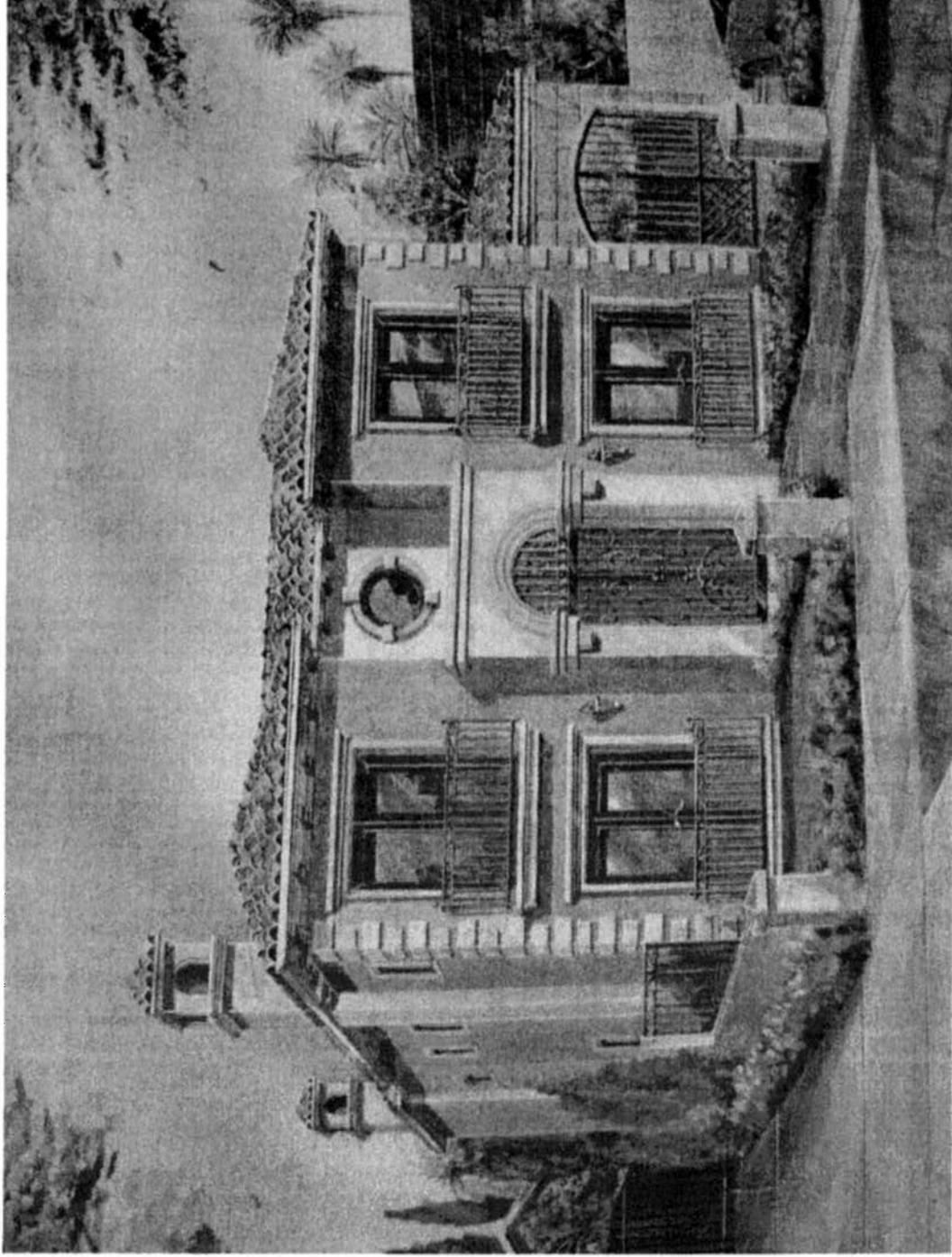
Existing



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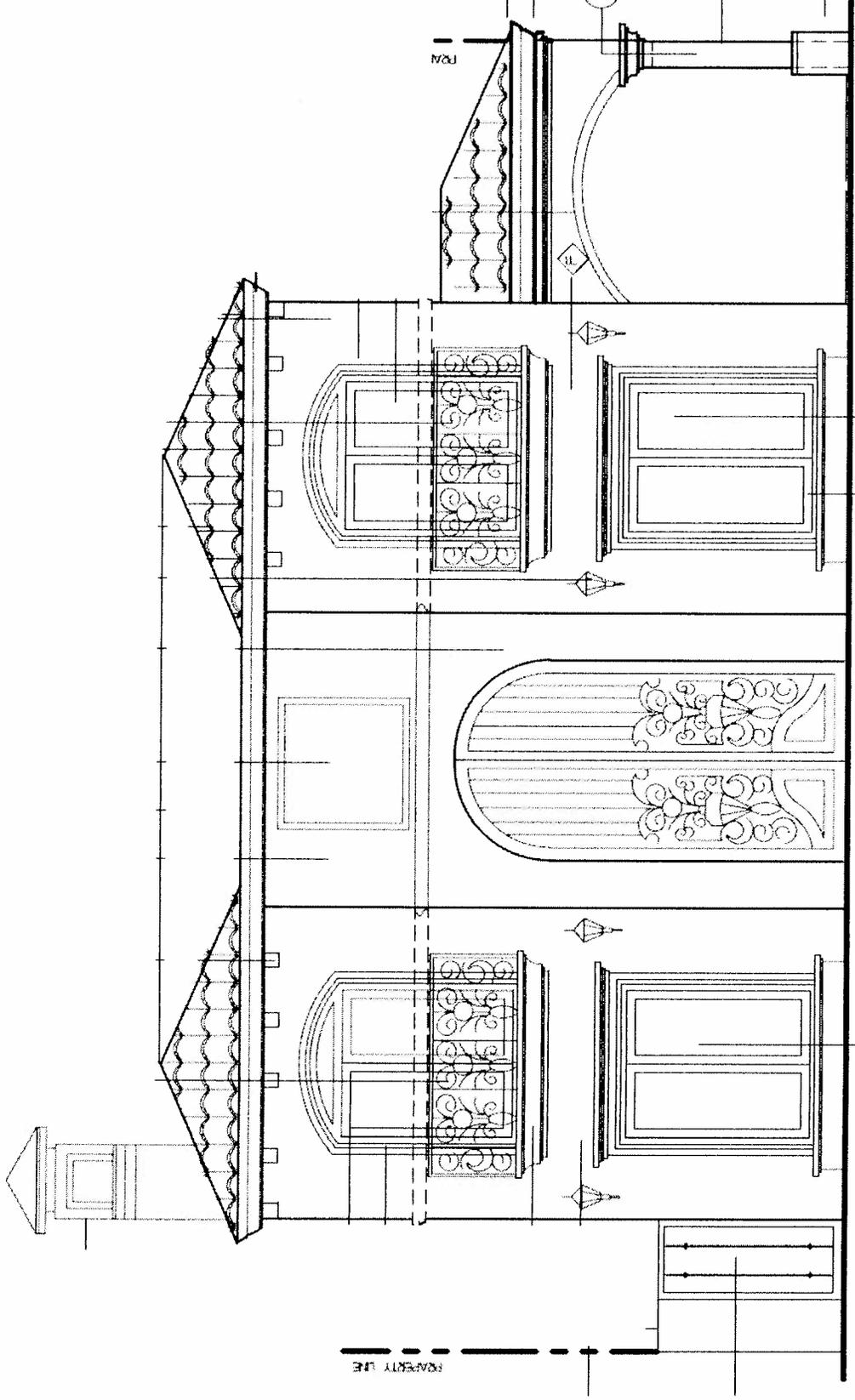


Previously Proposed March 4, 2010



Design Review
Commission
May 6, 2010

304 North Oakhurst Drive



Revised Elevation – May 6, 2010



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of May 6, 2010**

TO: Design Review Commission

FROM: Shena Rojemann, Assistant Planner

SUBJECT: A request for an R-1 Design Review Permit to allow the façade remodel of an existing two-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at **304 North Oakhurst Drive**. (PL 0959783)

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

EXECUTIVE SUMMARY

Sean Nourani, on behalf of the property owner, has filed an application for Track 2 Design Review to allow the façade remodel to an existing two-story single-family residence at **304 North Oakhurst Drive**.

This item was reviewed by the Commission at its March 4, 2010 meeting. At that meeting, the Commission recommended that the design be refined and return to the next Commission meeting to address the following concerns:

Continued to the next page.

Design Review Commission Requests May 6, 2010 Meeting	Applicant's Response
1. The roofline is missing in the drawing. 2. The capitals located at both sides of the entry appear to be dangling and need to be further designed. 3. The quoins need to be restudied. 4. Increase the arch of the porte cochere and remove the rustication. 5. The design is over-embellished. The wrought iron work is excessive. 6. The French doors at the first and second story are drawn incorrectly on the elevations and should be centered the north and south portions of the front façade. 7. Provide a sample of the wrought iron work. 8. The Commission questioned when the house was built and when the façade of the residence was last remodeled. 9. The Commission questioned whether the pilasters located at the front property line complied with Code.	1. The applicant has drawn in the roofline of the residence. 2. The applicant has removed the capitals. 3. The applicant has removed the quoins. 4. The applicant has increased the arch and has removed the rustication. 5. The applicant has redesigned the wrought iron and has removed the wrought iron from the porte cochere and the ground floor French doors. 6. The applicant has centered the French doors at the first and second story. 7. The applicant will be providing a wrought iron sample at the meeting on May 6, 2010. 8. The single-family residence was building in 1999 and was last remodeled in 2006. The remodel was processed at the staff level. 9. As conditioned, the pilasters will be limited to 3 feet in height maximum.

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

- The recessed entryway has been enclosed adding 33 square feet to the residence (total floor area proposed is 4,400 SF, less than the maximum 4,500 SF permitted);
- The second story French doors have been arched and were previously square;
- Sconces have been added at both sides of the ground floor French doors;

- The column of the porte cochere has been redesigned to be more substantial;
- The front door has been increased from 12'-0" in height to 15'-0";
- The window above the front door has been changed from a round window to a square window;

A 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.

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

If the Commission chooses to approve the project, all findings must be made by the Commission and staff directed to prepare a Resolution approving the request based on those findings subject to the following conditions:

1. Pursuant to Beverly Hills Municipal Code §10-3-2420, the maximum height of all elements of a wall, fence or hedge located at the front property line shall be three feet (3'-0").


SHENA ROJEMANN
Assistant Planner

Design Review Commission Meeting of May 6, 2010
304 North Oakhurst Drive
R-1 Design Review

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.***