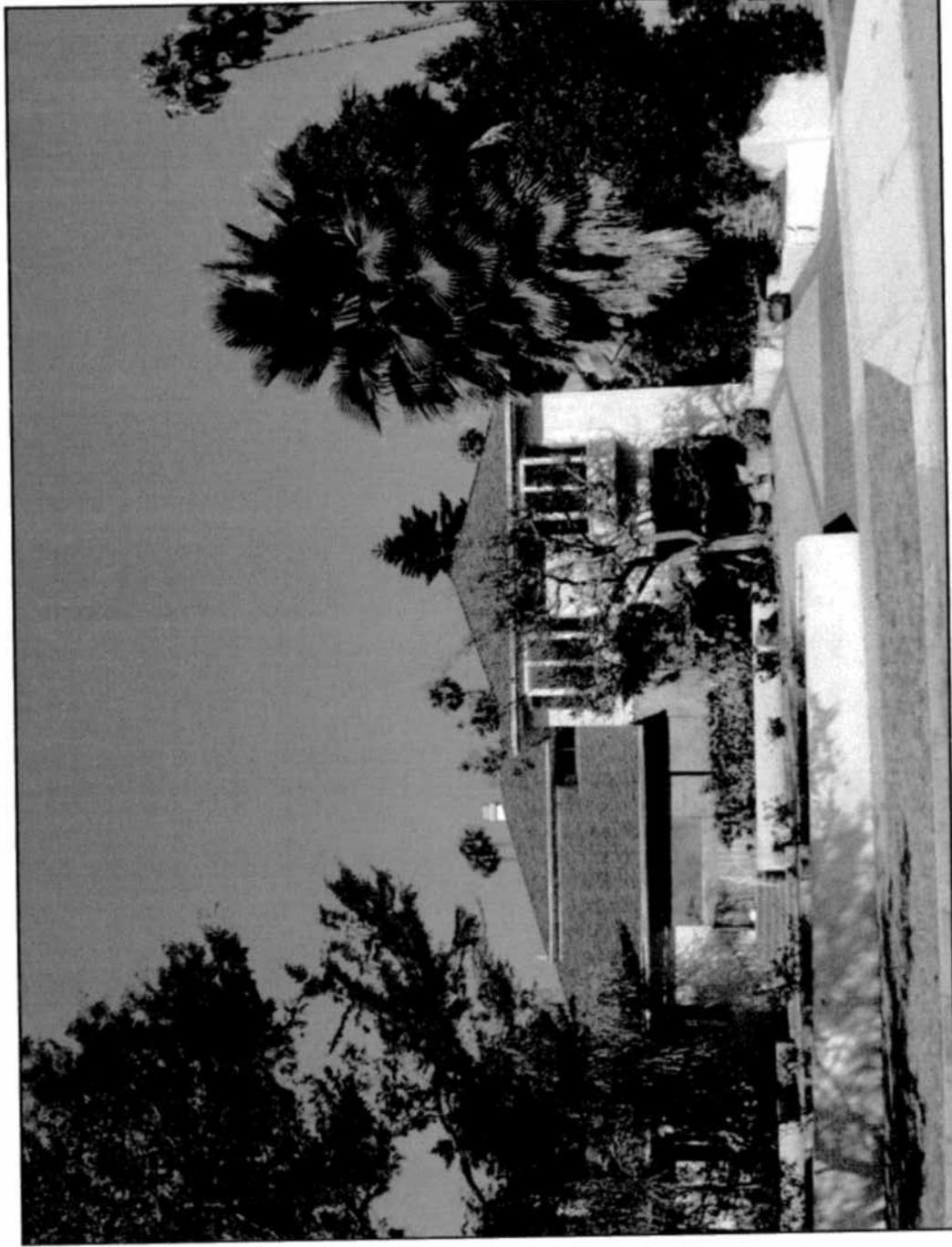




Design Review  
Commission

September 2, 2010

# 625 North Elm Drive

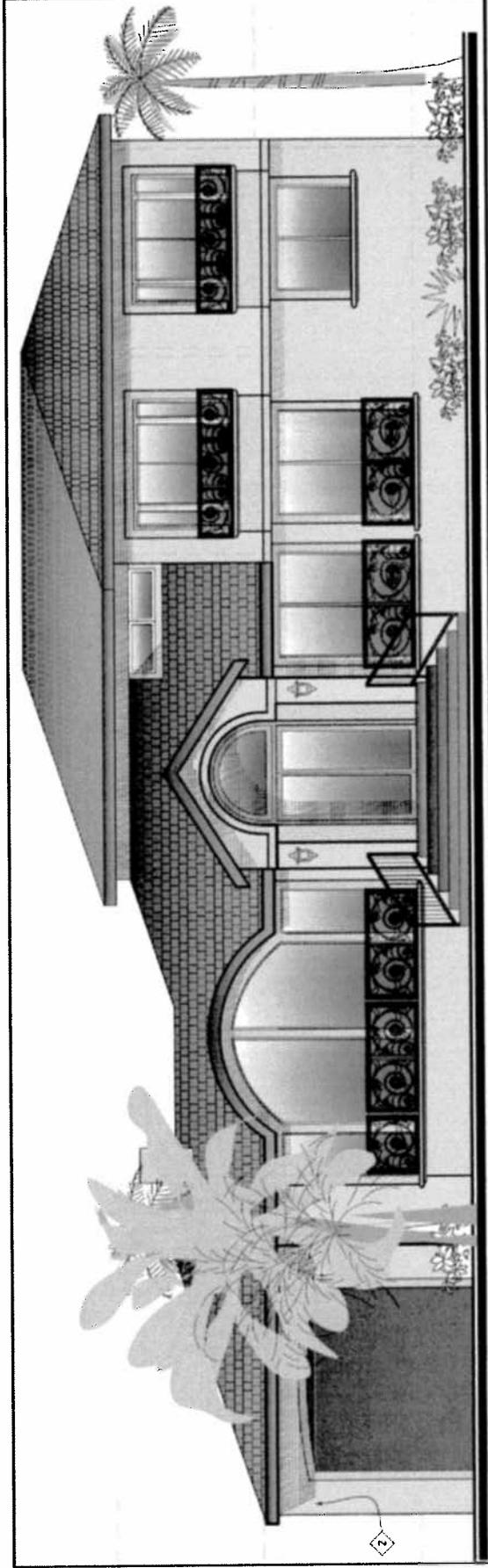


Existing



Design Review  
Commission  
September 2, 2010

# 625 North Elm Drive



Proposed



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Design Review Commission  
Meeting of September 2, 2010**

**TO:** Design Review Commission

**FROM:** Ryan Gohlich, Associate Planner

**SUBJECT:** A request for an R-1 Design Review Permit to allow a façade remodel to an existing two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **625 North Elm Drive. (PL 101 7220)**

**EXECUTIVE SUMMARY**

Jacques Mashih, on behalf of the property owner, has filed an application for Track 2 design review to allow a façade remodel to an existing single-family residence at **625 North Elm Drive.**

**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.

Although the proposed project was prepared by a licensed architect, the proposed residence does not conform to a single, pure architectural style; therefore, the proposal is brought before the Design Review Commission for review as a Track 2 application.

<b>GENERAL INFORMATION</b>	
<b>Applicant</b>	Jacques Mashih
<b>Project Owner</b>	Bitia Partiyeli
<b>Zoning District</b>	Central R-1 Area – North of Santa Monica Boulevard
<b>Parcel Size</b>	13,520 square feet
<b>Listed in City's Historic Survey</b>	No

**SITE AND AREA CHARACTERISTICS**

The project site is approximately 83-feet wide by 163-feet long (lot average width and length), located on the west side of the 600 block of North Elm Drive between Elevado and Carmelita Avenues. The lot is currently developed with a two-story residence and detached garage. The

existing primary residence would be modified along its street-facing façade, and modifications to the footprint of the building are not proposed.

## **PROJECT DESCRIPTION**

### **Façade Modification**

The proposed project includes modifications to the street-facing façade. The existing building contains multiple bay windows at the first and second floors. The applicant proposes to eliminate the bay windows and install doors in their place. The new door openings would include wrought iron railings along the façade. Additionally, the applicant proposes modifications to the front entry. New doors are proposed at the entry, along with a pitched roof and transom.

### **Materials**

The materials proposed for the remodel are as follows:

- Smooth Trowel Stucco - Beige in color
- Foamstone moldings
- Asphalt shingles
- Wrought iron railings and front door
- Doors and windows by Pella - Tan in color

### **Landscape Design:**

No new landscaping is proposed at this time.

## **PUBLIC NOTICE AND COMMENTS**

Notice of the proposed project and public hearing was mailed on August 20, 2010 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. As of the date this report was prepared, staff had not received any comments.

## **ENVIRONMENTAL DETERMINATION**

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and the project is eligible for a Categorical Exemption of Class 1(a) (minor alteration of existing structures).

## **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 proposes the following findings for consideration:

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

The proposed design generally includes high quality materials; however, "foamstone" molding is considered to be a lower-quality material that may detract from the project's design. Additionally, the design does not appear to conform to a pure architectural style. Because the proposed project has not been designed with a consistent use of quality materials and does not conform to a pure architectural style, it may not be possible to make the finding that the project 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.***

The proposed project does not result in any substantial changes to the footprint or envelope of the existing building, and therefore will not affect the appearance of scale and mass as viewed from the street.

The proposed project does not include changes to the existing landscaping, and will therefore not have an adverse impact on the garden quality of the city.

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

The proposed project does not conform to a pure architectural style and the quality of materials used on the project appears to be inconsistent. As a result, the project does not appear to be consistent with surrounding development in the neighborhood. Therefore, it may not be possible to find that the proposed project 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.***

The proposed development does not result in additional mass or bulk as viewed from neighboring properties, and does not include any design features that would degrade the level of privacy currently enjoyed by neighboring properties. Therefore, the proposed development has been designed to balance the reasonable expectations of both the developer and neighboring properties.

**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.***

The proposed development respects prevailing siting and orientation found along the block. However, the block is predominantly developed with Tudor homes, and remains largely intact

with traditional development associated with the early development of Beverly Hills. Consequently, the project may appear out of place when compared with existing development, which does result in harmony between old and new.

**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 the Design Review Commission provide the applicant with comments and recommendations, and return the project for restudy. In addition to any comments provided by the Commission, staff recommends that the following modifications be considered when revising the project:

1. All pre-cast moldings should be designed without a foam core, and the thickness of the concrete should be a minimum of ¾" thick.
2. The material sample board shows windows and doors with mullions, but this is not reflected in the drawings. The drawings should be updated to accurately reflect the types of windows and doors selected.
3. The front door depicted on the sample board includes wrought iron detailing; however, this detailing is not reflected on the architectural drawings. The drawings should be updated to accurately reflect all selected detailing.
4. An actual sample of the proposed windows and doors, including framing color, should be provided for the Commission's review.
5. The wrought iron detailing may be too ornate. A simpler alternative should be considered.

Additionally, staff recommends the following standard conditions of approval in the event that the Commission is able to make the required findings in support of the project:

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 spec sheets for windows to include manufacturer, size and shape.
4. Colored elevations for all construction visible from the street shall be provided with call-outs for each material proposed for verification in the field during construction.
5. A copy of the final conditions of approval per the approved Resolution shall be scanned onto the cover sheet of the final building plans.
6. The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.

  
RYAN GOHLICH  
Associate Planner