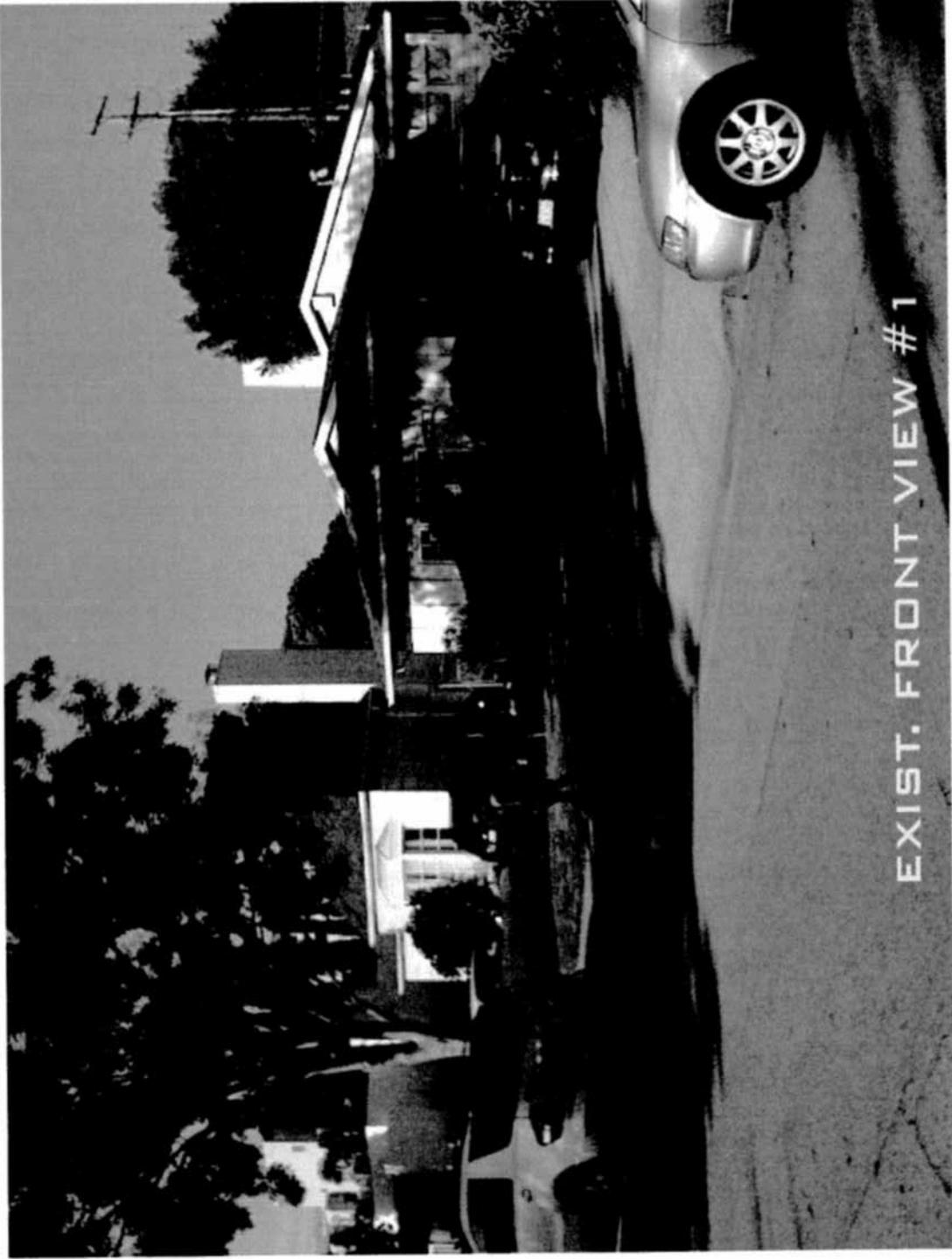




Design Review
Commission

September 2, 2010

126 North Le Doux Road



EXIST. FRONT VIEW #1

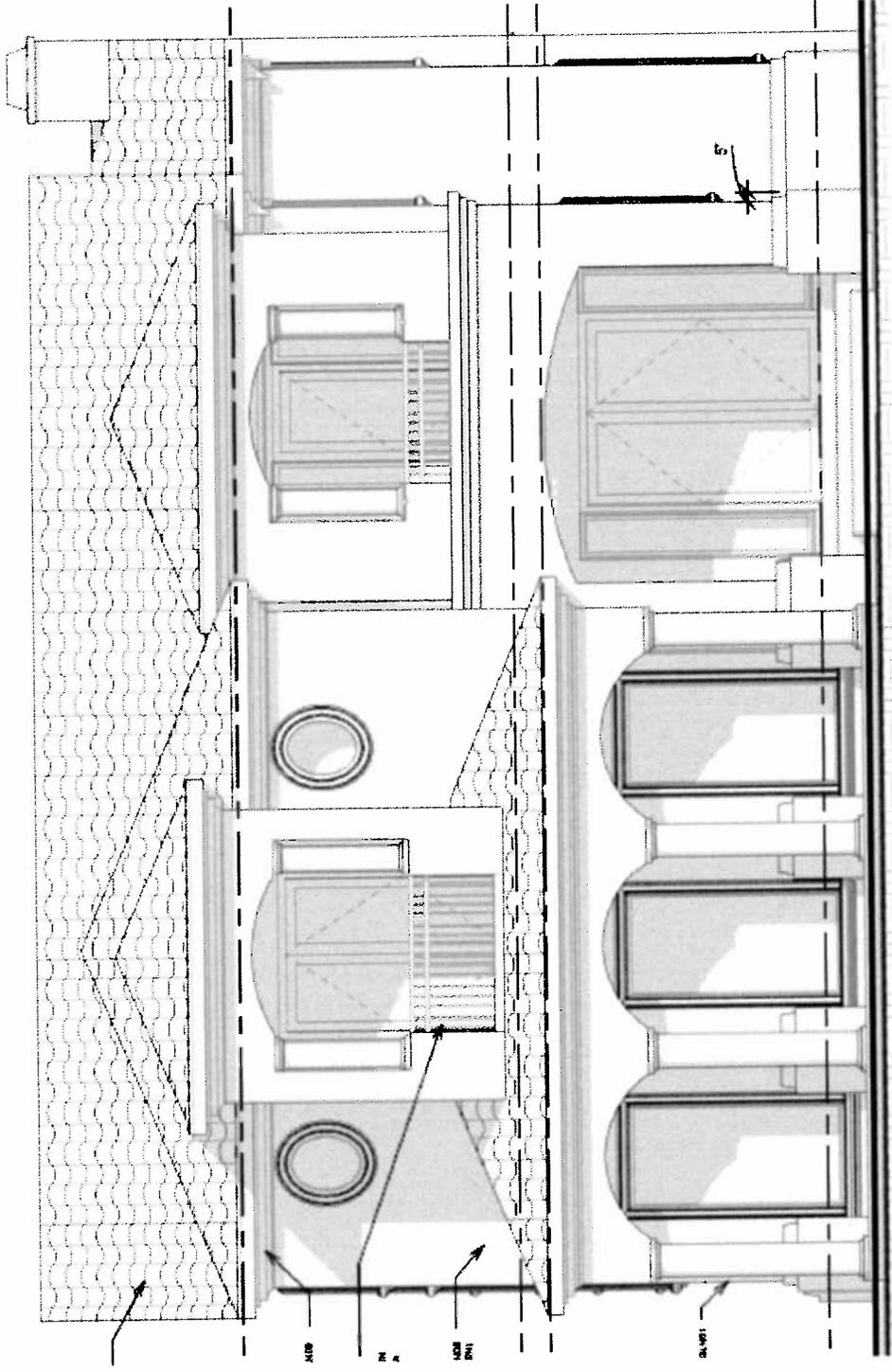
Existing



Design Review
Commission

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126 North Le Doux Road

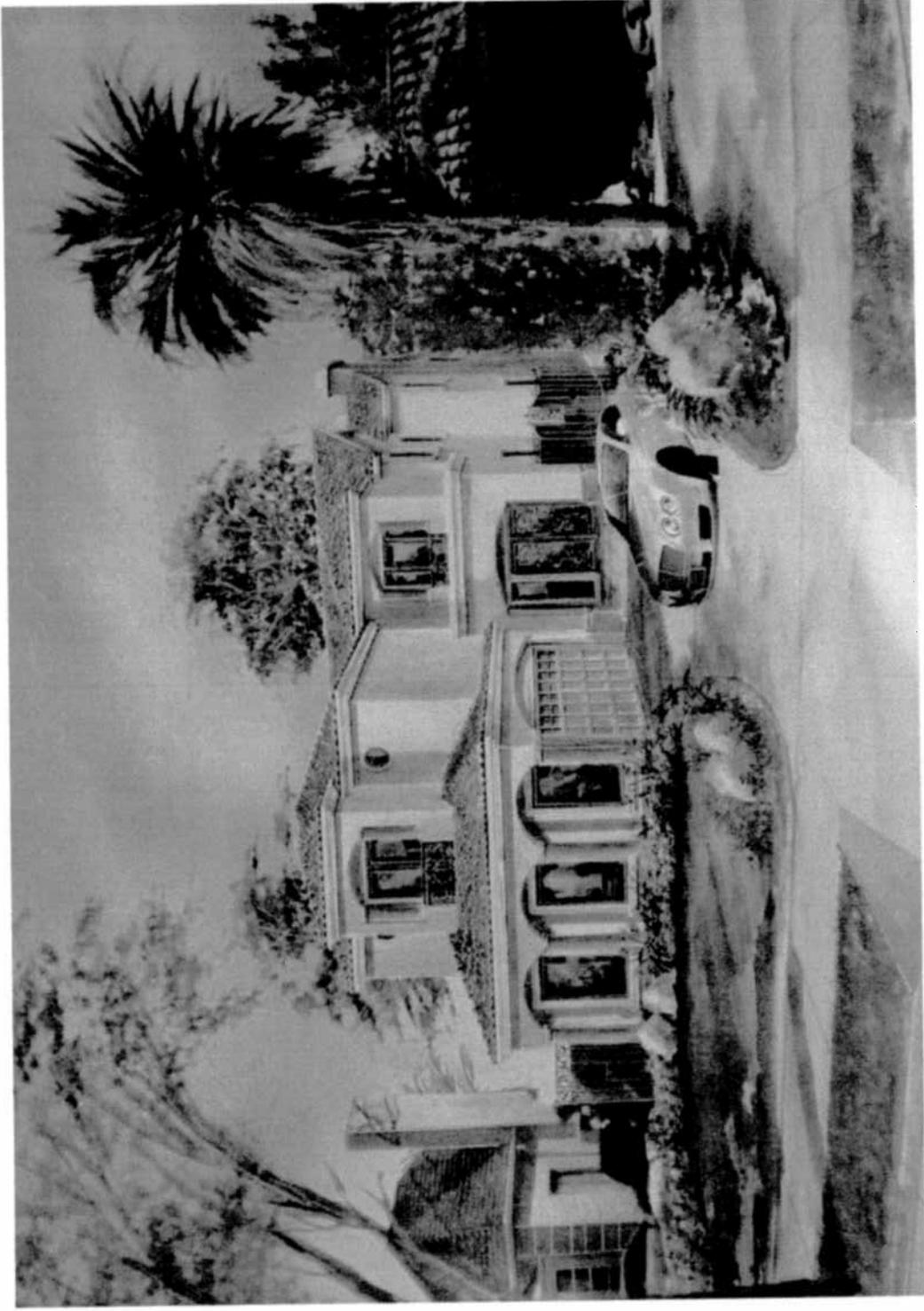


Proposed Elevation



Design Review
Commission
September 2, 2010

126 North Le Doux Road



Proposed Rendering



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of September 2, 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 **126 North Le Doux Road**. (PL 1018453)

EXECUTIVE SUMMARY

Alex Campos, on behalf of the property owner, has filed an application for Track 2 design review to allow a new two-story single-family residence at **126 North Le Doux Road**.

Reason for Review by the Commission

The architectural style of this proposed new home does not substantially adhere to a pure architectural style as outlined in the City's Style Catalogue and was not designed by a licensed architect. Consequently, the proposal is before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

As proposed, the front yard paving does not meet the required paving setbacks pursuant to Beverly Hills Municipal Code §10-3-2422. All other aspects of the design meets required zoning standards including height, setbacks, parking, and floor area requirements.

GENERAL INFORMATION	
Applicant	Alex Campos
Project Owner	Jason Y. Lie
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	6,500 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 50-feet wide by 130-feet long, located on the east side of the 100 block of North Le Doux Road between Clifton Way and Wilshire Boulevard. The lot is currently developed with a single-story residence. The existing primary residence would be removed and replaced by a new two-story residence with attached garage. Surrounding development consists of one- and two-story single-family homes.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed house would have a total floor area of 4,001 square feet, just under the maximum allowable building area (4,100 square feet) for the subject site.

As proposed, the total height of the residence would be approximately 28'-3" to the highest point of the roof (30 feet maximum height allowed for a sloped roof). The front façade of the proposed residence contains multiple planes of modulation. The northern portion of the façade contains the attached garage on the ground floor. Per Code requirements, the garage entrance is perpendicular to the street. The garage elevation facing the street has been designed with three large windows highlighted by arches and columns. The second story of the northern portion of the façade is set back approximately 2'-0" from the first floor and contains a central balcony element, which is highlighted by an arch, columns and a wrought iron railing. At both sides of the balcony, the façade is set back an additional 4'-0" and contains oval windows. The southern portion of the façade, which contains the entrance to the residence, is set back approximately 24'-0" from the northern portion of the façade. The second story of the southern portion of the façade contains a balcony, which is highlighted by an arch, columns and a wrought iron railing.

Parking

As required by §10-3-2419 of the BHMC, a total of two parking spaces behind the front yard setback would be provided in the attached garage.

Design

The proposed design includes the following features:

- Two stories;
- Low pitched roofs;
- Stucco walls;
- Recessed windows and entry;
- Clay tile roof.

Materials

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

- Stucco – Glidden Paints "GLN06 Dapper Tan"
- Columns – Glidden Paints "GLN01 Warm Caramel"

- Window Trim/Pre Cast Color – Glidden Paints “Antique Beige GLN09”
- Roof - Clay tiles– “Mission Terracota”
- Windows – Dark Mahogany wood
- Entryway – Autumn Mist tiles
- Door – Wrought iron and glass with Grape Vine design
- Wall accents – Iron sconces

A material board will be presented at the meeting.

Paving

Per the BHMC §10-3-2422, the total amount of paving permitted within the front yard of the subject site is 400 square feet. The proposed project includes a total of 398 square feet of paving within the front yard, under the maximum amount permitted by the BHMC. While the proposed paving is under the maximum area allowed, the paving does not meet the required paving setback per BHMC §10-3-2422. As noted in the recommendation portion of the this staff report, the paving would be required to meet the paving setback requirements.

Landscape Design:

The proposed project includes new landscaping within the front yard consisting of drought tolerant and non-drought tolerant plants in the front yard area. A landscape plan has been provided for the Commission’s review.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on August 23, 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 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.

CRITERIA FOR REVIEW

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 has concerns with the architectural details and heaviness of some elements of the façade. The Commission may wish to discuss the wrought iron details and columns throughout the front façade and the overall massing and scale 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, as well as Design Review Commission deliberations, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.

As stated previously in this staff report, the proposed front yard paving does not meet the requirements pursuant to BHMC §10-3-2422. As a result, if the Commission chooses to approved the project, staff proposes the following condition be included:

1. Per BHMC §10-3-2422, no portion of front yard paving within three feet (3') of any property line shall be paved, except for a driveway, not exceeding the width of its curb cut.


SHENA ROJEMANN
Assistant Planner

Attachment

Exhibit 1- Findings

Exhibit 2 – Standard Conditions of Approval

EXHIBIT 1

If the Commission finds that the project meets the criteria set forth below, the Commission shall make 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.***

EXHIBIT 2

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.