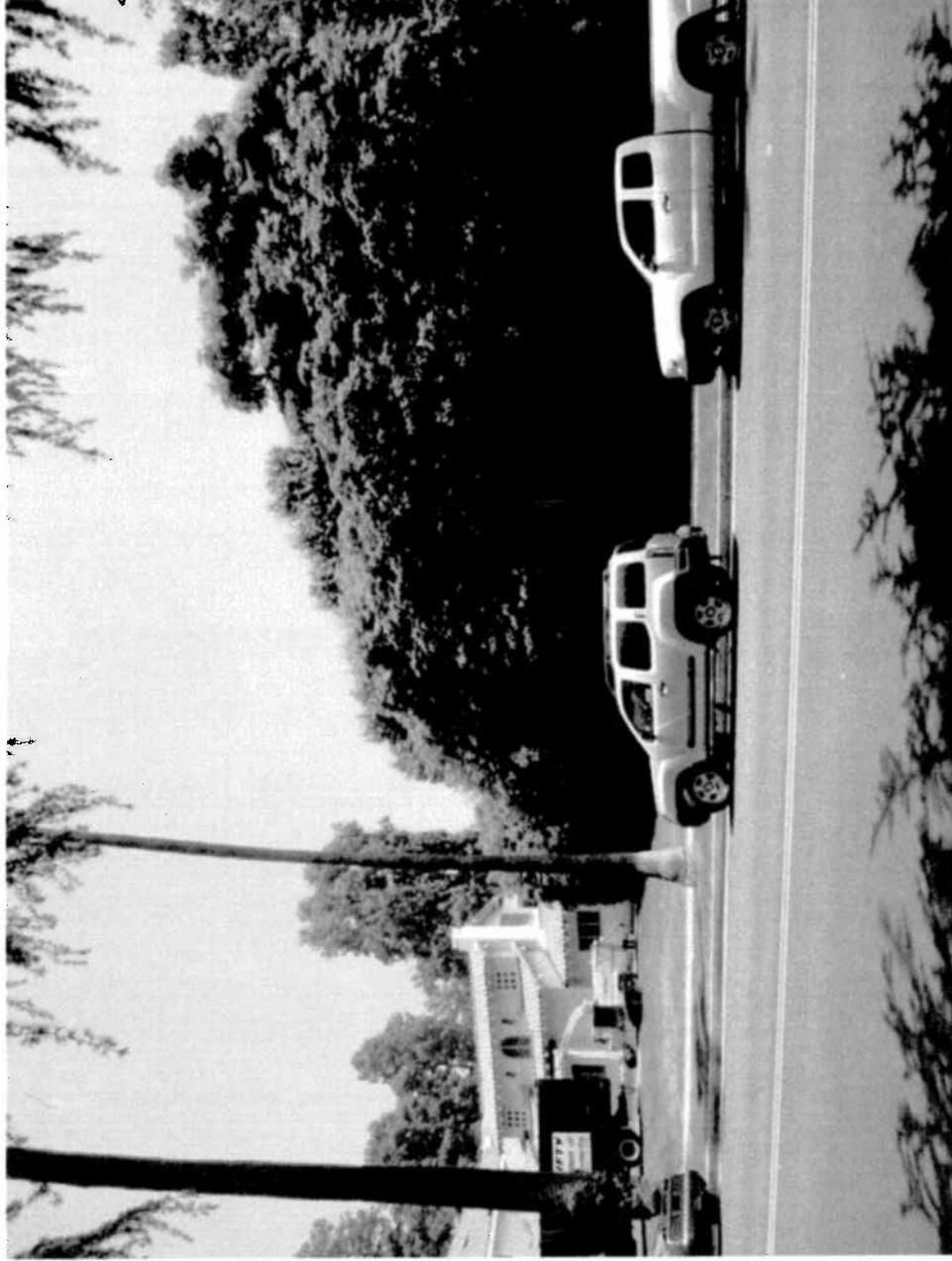




Design Review  
Commission

November 4, 2010

926 North Beverly Drive



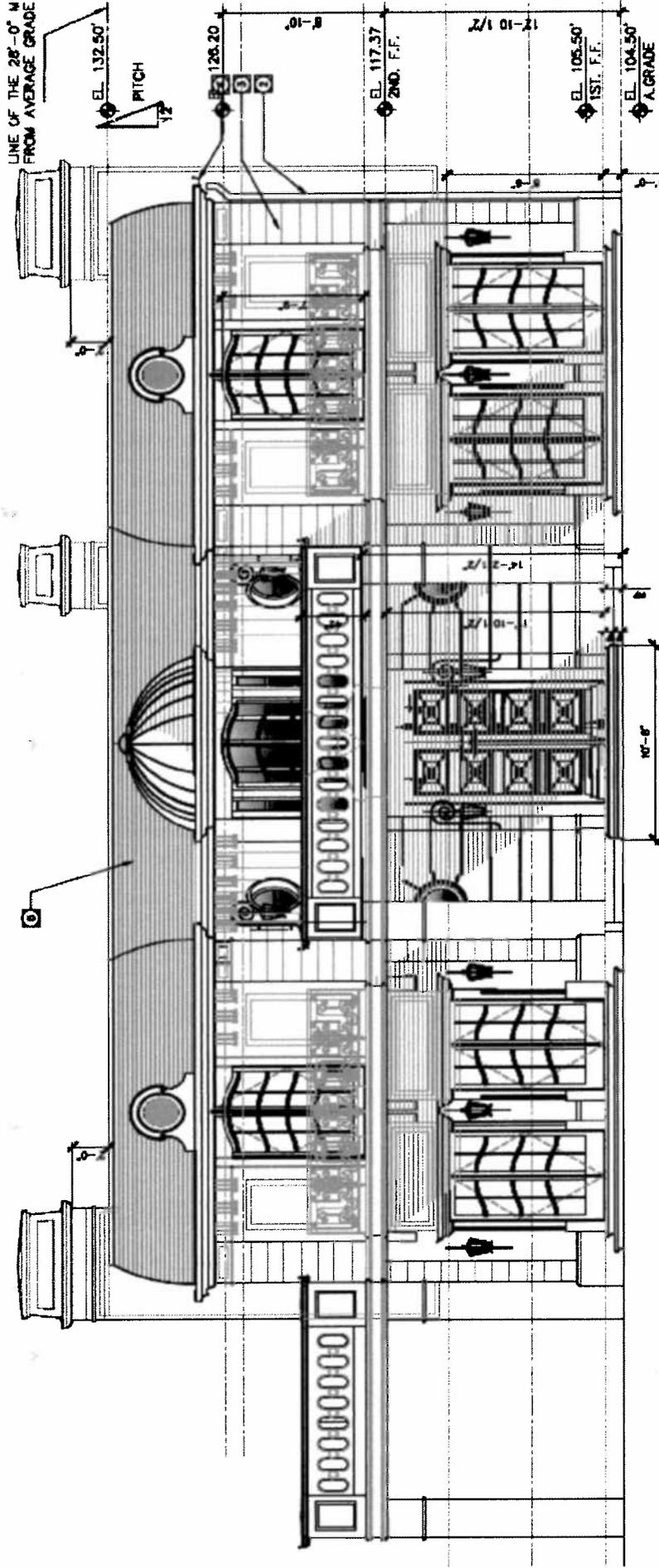
Existing Site - Vacant



Design Review  
Commission

November 4, 2010

# 926 North Beverly Drive



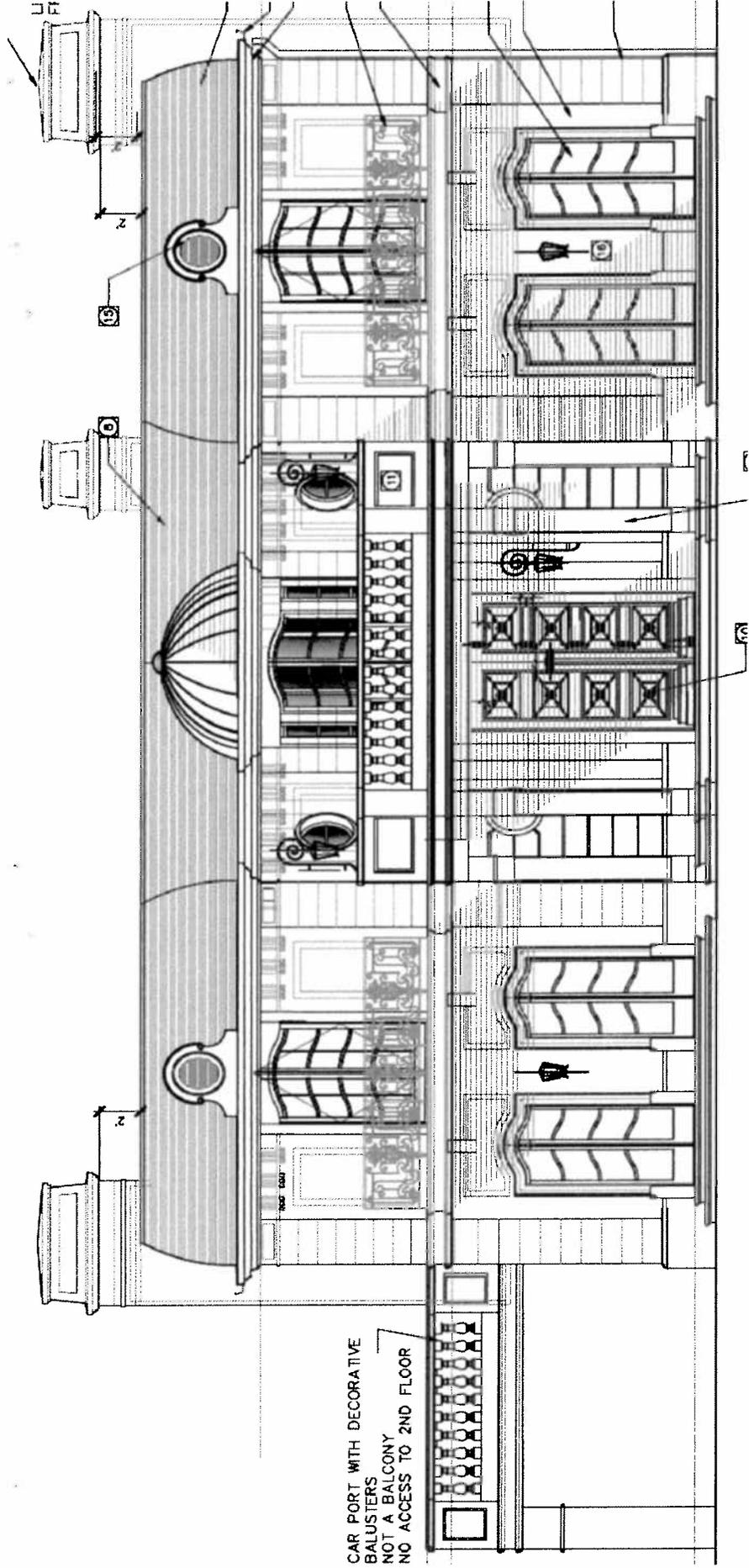
Previewed Project – 8/5/10



Design Review  
Commission

November 4, 2010

# 926 North Beverly Drive



CAR PORT WITH DECORATIVE  
BALUSTERS  
NOT A BALCONY  
NO ACCESS TO 2ND FLOOR

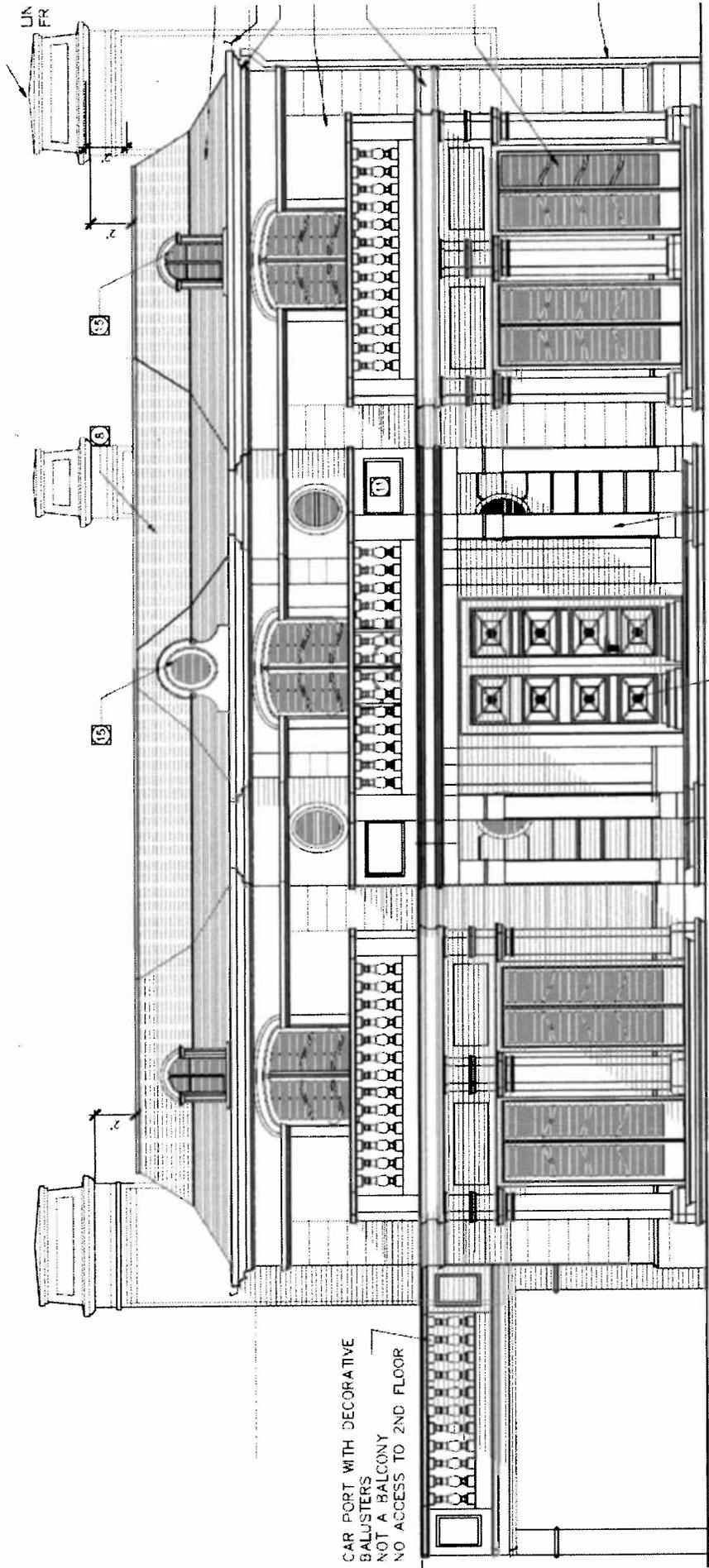
Proposed 9/2/10



Design Review  
Commission

November 4, 2010

926 North Beverly Drive



CAR PORT WITH DECORATIVE  
BALUSTERS  
NOT A BALCONY  
NO ACCESS TO 2ND FLOOR

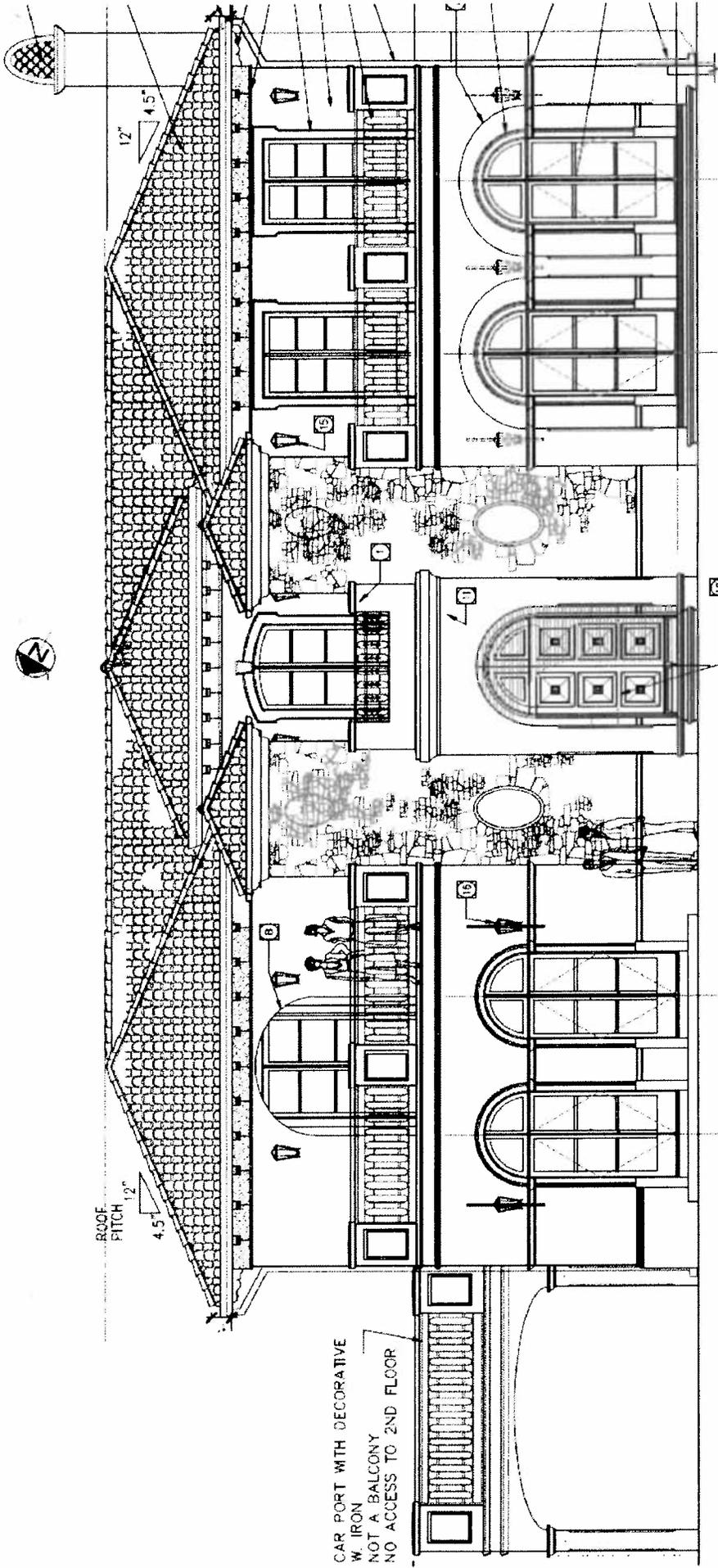
Proposed Elevation – 10/7/10



Design Review  
Commission

November 4, 2010

926 North Beverly Drive



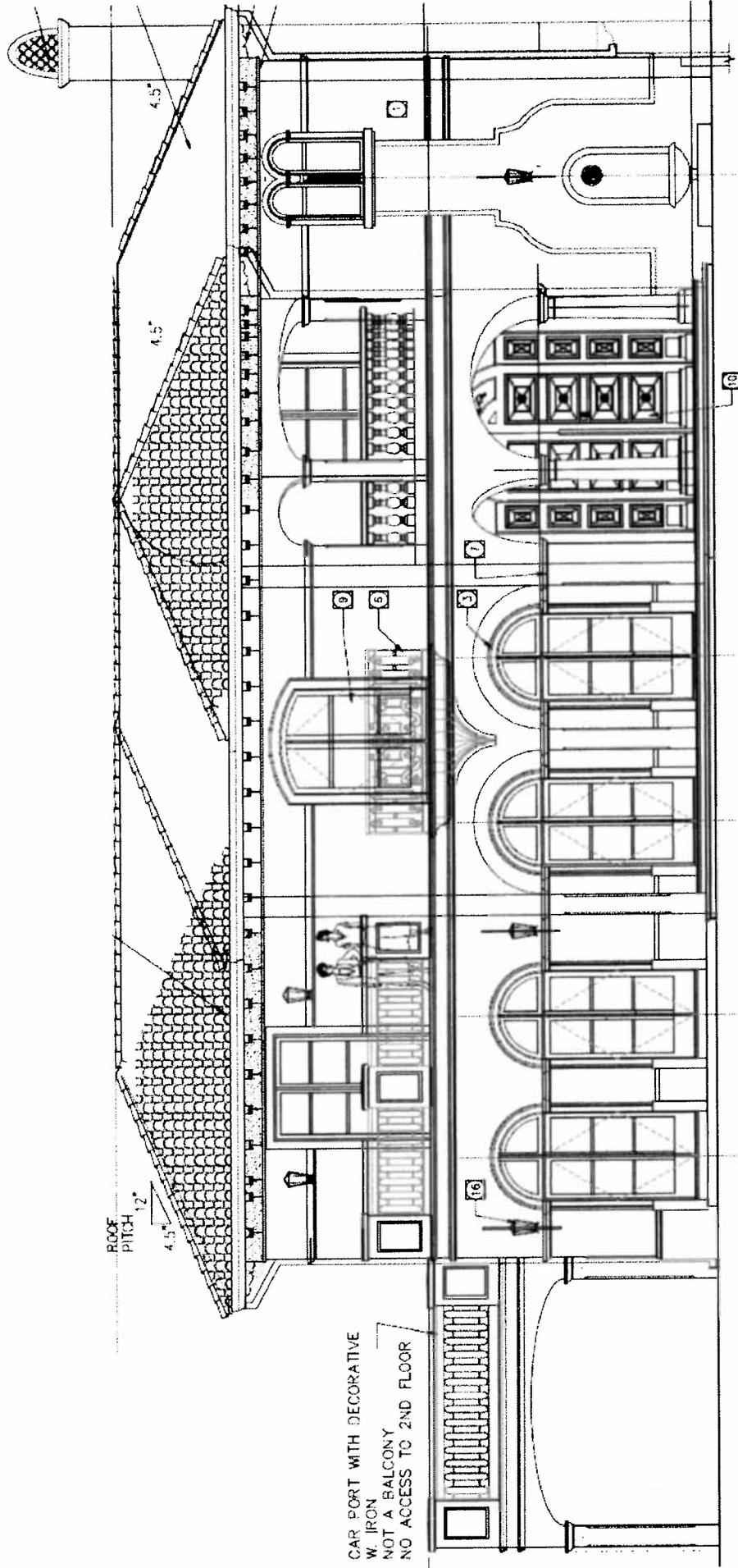
Proposed Option #1



Design Review  
Commission

November 4, 2010

926 North Beverly Drive



CAR PORT WITH DECORATIVE  
W. IRON  
NOT A BALCONY  
NO ACCESS TO 2ND FLOOR

Proposed Option #2



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

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

**TO:** Design Review Commission

**FROM:** Shena Rojemann, Associate Planner

**SUBJECT:** A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **926 North Beverly Drive**. (PL#102 0001)

*Continued from the October 7, 2010 Design Review Commission meeting.*

**EXECUTIVE SUMMARY**

Robert Salice, on behalf of the property owner, has filed an application for Track 2 design review to allow a new single-family residence at **926 North Beverly Drive**.

This item was reviewed by the Commission at its September 2, 2010 meeting and the October 7, 2010 meeting. At the October 7, 2010 meeting, the Commission commented that there were no substantial changes to the project since the September 2, 2010 meeting. The Commission noted that the proposed design was still massive and directed the applicant to choose an alternative style of architecture. Consequently, the applicant is returning for further review and has submitted two design options for the Commission's consideration. Option 1 is a "Spanish" influenced style of architecture. This option is designed with a central entry, flanked by two stone 'tower' elements. This design contains multiple balconies along the second story and multiple French doors along the first story. Option 2 is also "Spanish" influenced and contains an off centered entry located along the southern portion of the front façade, highlighted by the tower roof element above. The façade contains balconies, a colonnade and a fountain feature.

**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 two options presented meet the 5 criteria (attached as Attachment B) required for approval in that this design. Although the revised designs contain elements more commonly found in the "Spanish" style of Architecture, Staff has concerns with the mass and scale of the some design elements.

If the Commission chooses to approve a 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.



SHENA ROJEMANN  
Associate Planner

Attachment(s)

Exhibit 1 – DRC Findings

Exhibit 2 – Standard Conditions of Approval

**Exhibit 1**  
DRC Findings

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**  
Standard Conditions of Approval

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.