



Design Review
Commission

November 4, 2010

804 North Camden Drive



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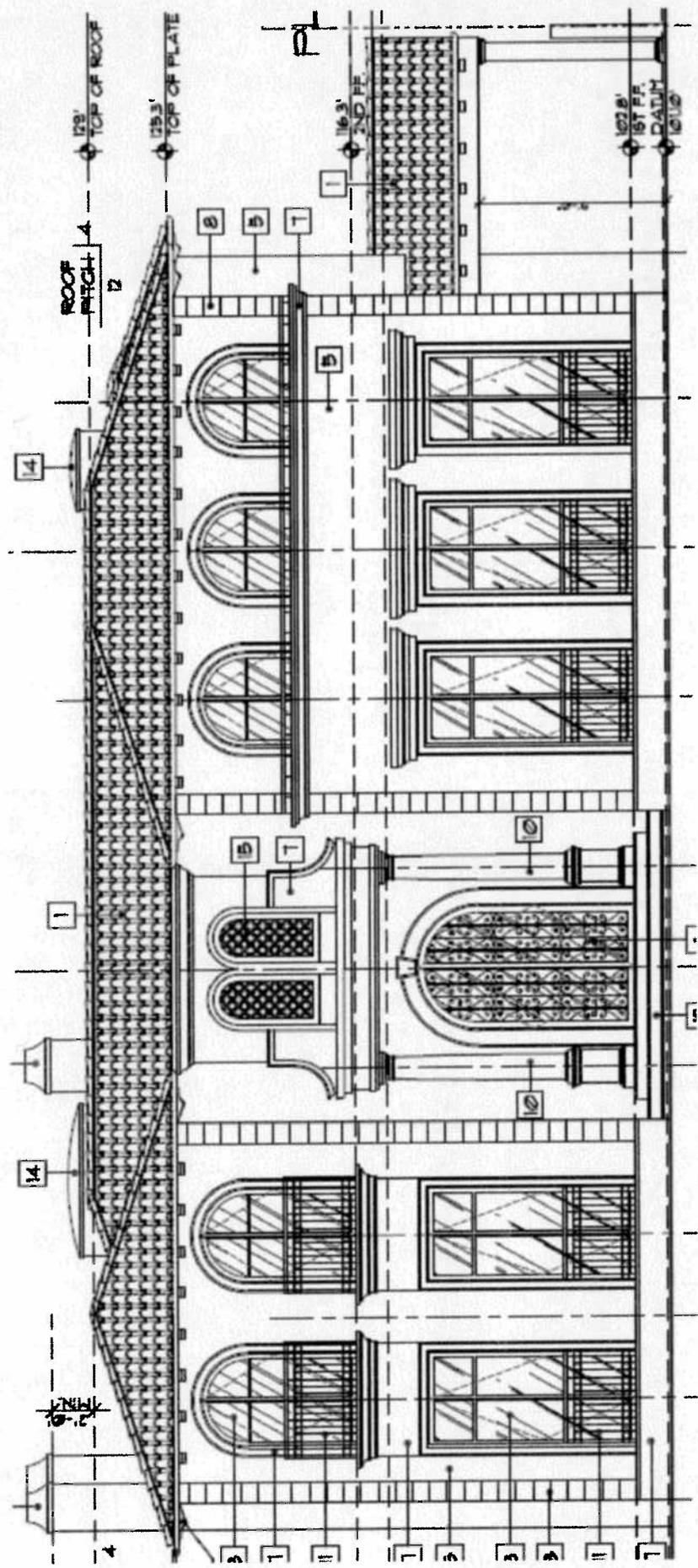
Previously Existing



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Elevation Preliminary Approved – 3/5/09



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 a revision to a previously approved R-1 Design Review Permit to allow a new two-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard at **804 North Camden Drive.** (PL 090 5850)

Continued from the March 5, 2009 Design Review Commission meeting.

EXECUTIVE SUMMARY

This item was reviewed and granted preliminary approval by the Design Review Commission at its March 5, 2009 meeting. At that meeting the Commission listed a number of items to be revised (see Exhibit 1) and returned to the Commission for final review. The applicant has recently resubmitted revised plans to staff, however the plans have been found to be lacking information necessary for the Commission's further review of the project. Since public notices were mailed for this item, it has been included on the Commission's agenda. However, as a result of the lack of essential information, staff is requesting that the Commission continue this item to the December 6, 2010 meeting.



SHENA ROJEMANN
Associate Planner

Attachments

Exhibit 1 – Commission's comments from its March 5, 2009 meeting.

EXHIBIT 1

- A detail of the proposed stained glass windows be provided (textured only; no flowers, fruit, etc.);
- A detail of the wrought iron railings along the front façade be provided;
- A detail of the wrought iron fencing and an elevation of the fence be provided;
- A detail of the proposed front door be provided (should be simpler and more elegant);
- Paving calculations be revised to comply with the City of Beverly Hills Municipal Code §10-3-2422 (sections of grass and walkway are not exempt and should be calculated as paving);
- The pediments be removed from above the first floor French doors (front façade);
- The first floor French doors be reduced to a maximum of 10' in height;
- The skylights be reduced in height to within the maximum height allowed for the structure (28');
- The balconies along the north elevation (in the recessed portion of the facade) be redesigned as Juliette balconies;
- A trellis be added to the northern portion of the deck/balcony at the rear of the residence to provide further screening and privacy;
- A large tree be planted by the recessed portion of the northern elevation to screen the wall of windows adjacent to the internal staircase (minimum box size 48");
- A detailed landscaping plan be provided that includes the trellis at the second story balcony, all proposed and existing plants and trees, and the sizes and quantities of all the landscaping materials;
- The carport along the southern elevation be removed and, if desired, be replaced with a porte cochere (as defined by Beverly Hills Municipal Code §10-3-100). A carport is not a permissible encroachment in the side yard (BHMC §10-3-2409).