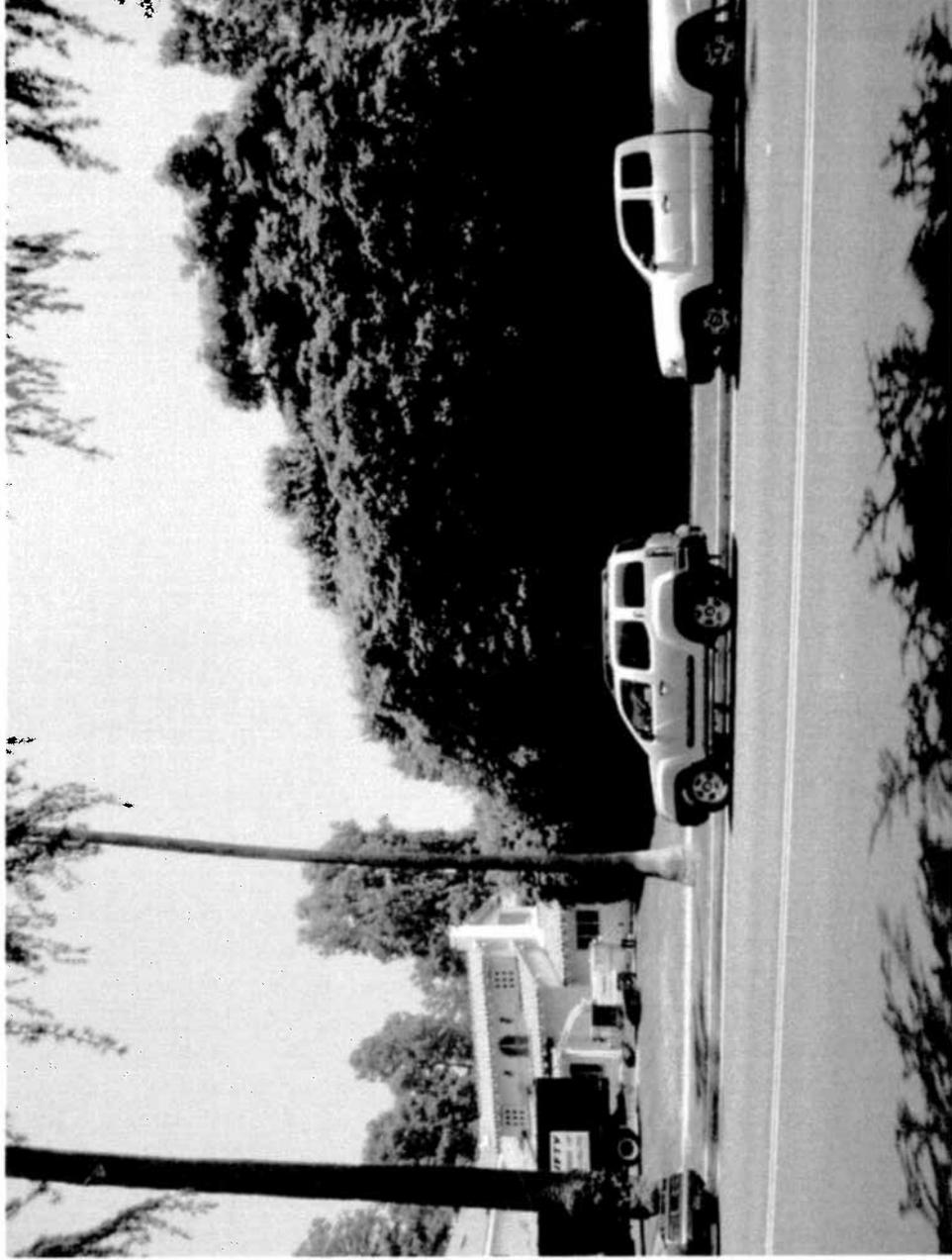




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Commission

December 2, 2010

926 North Beverly Drive



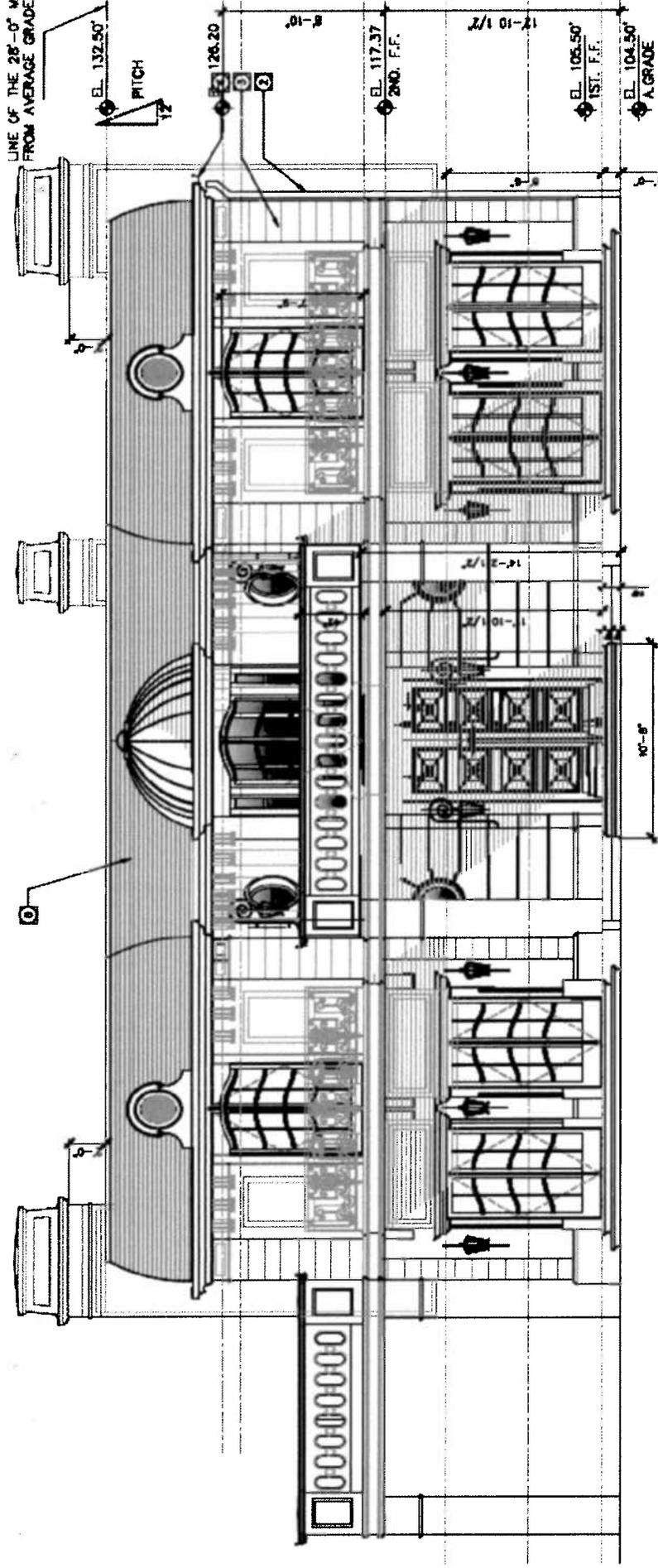
Existing Site - Vacant



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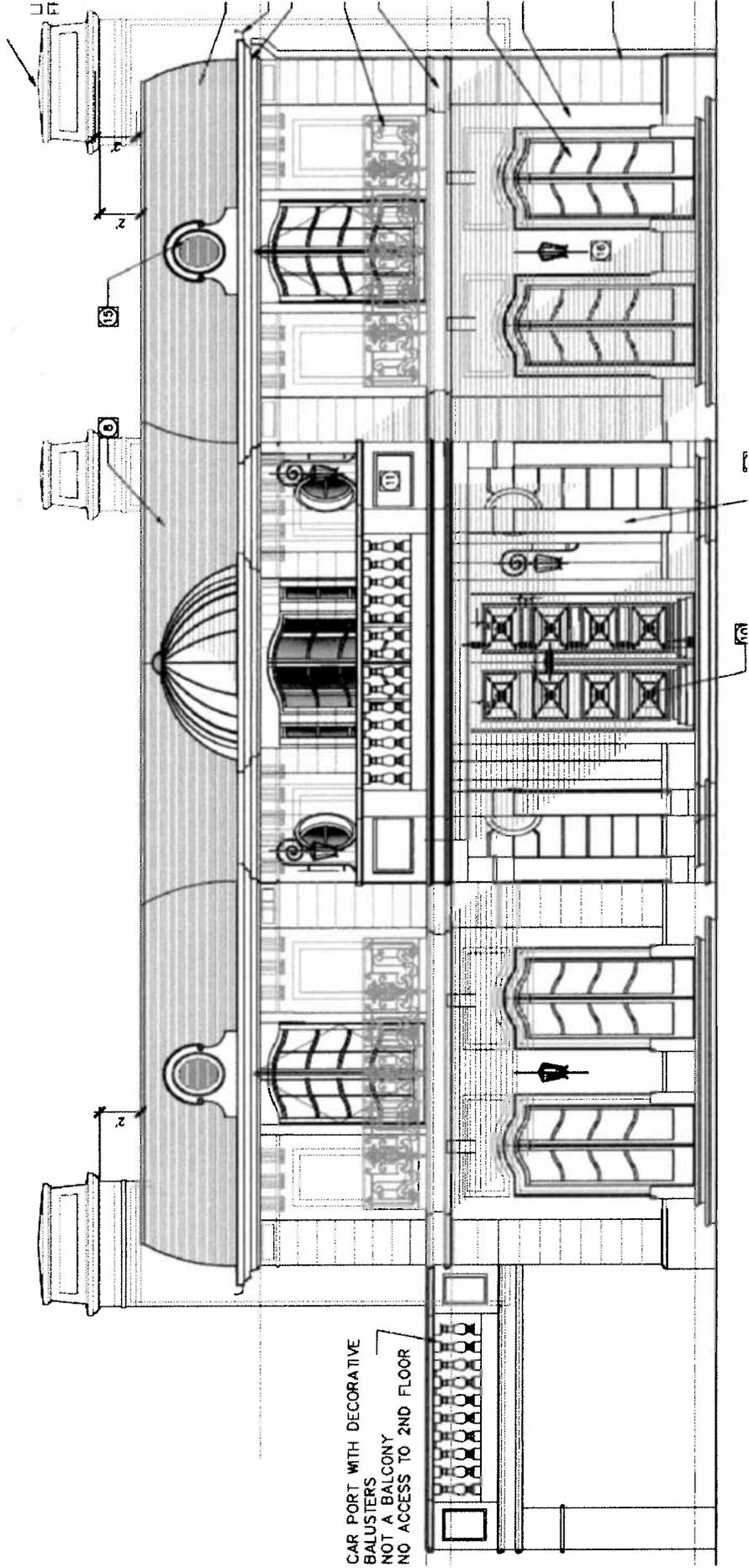
Reviewed Project – 8/5/10



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

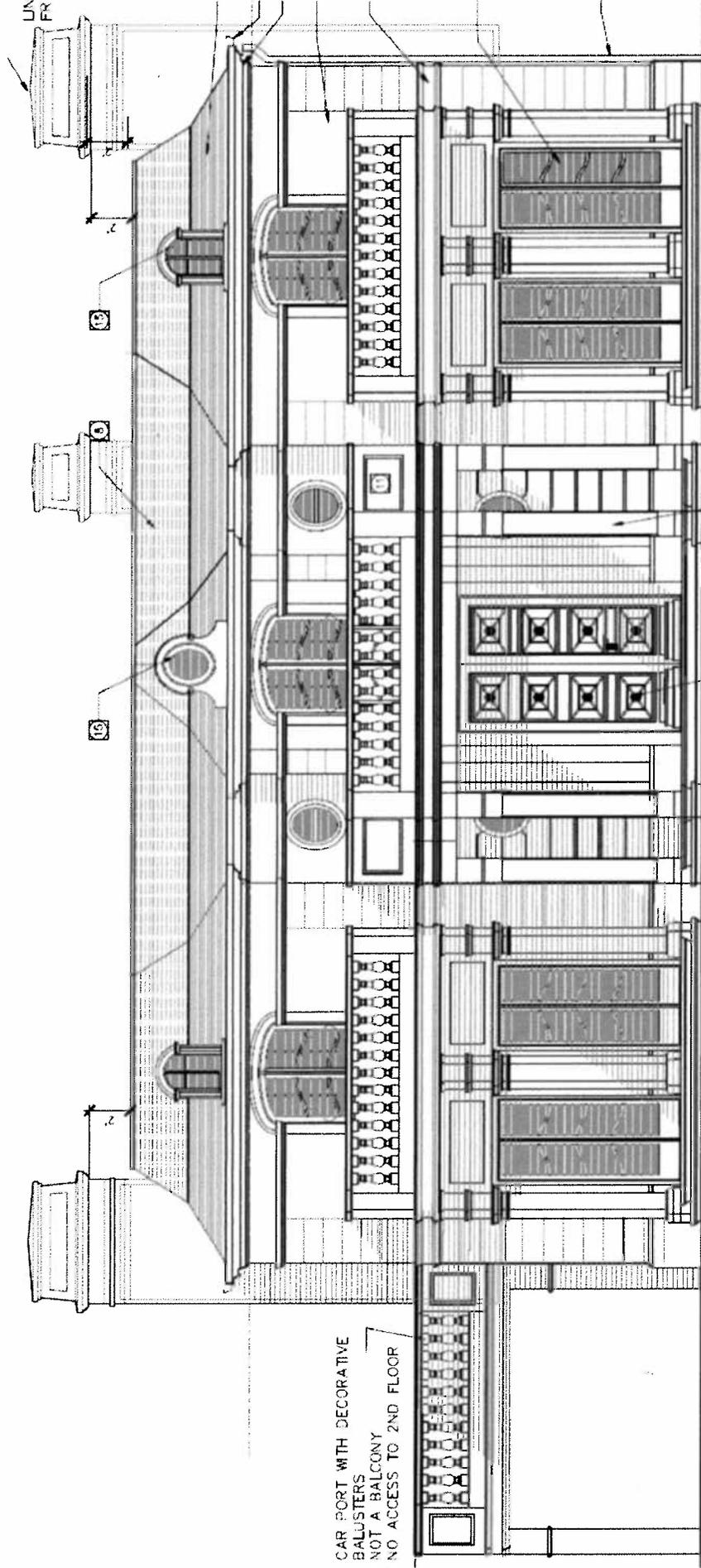
Elevation - 9/2/10



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

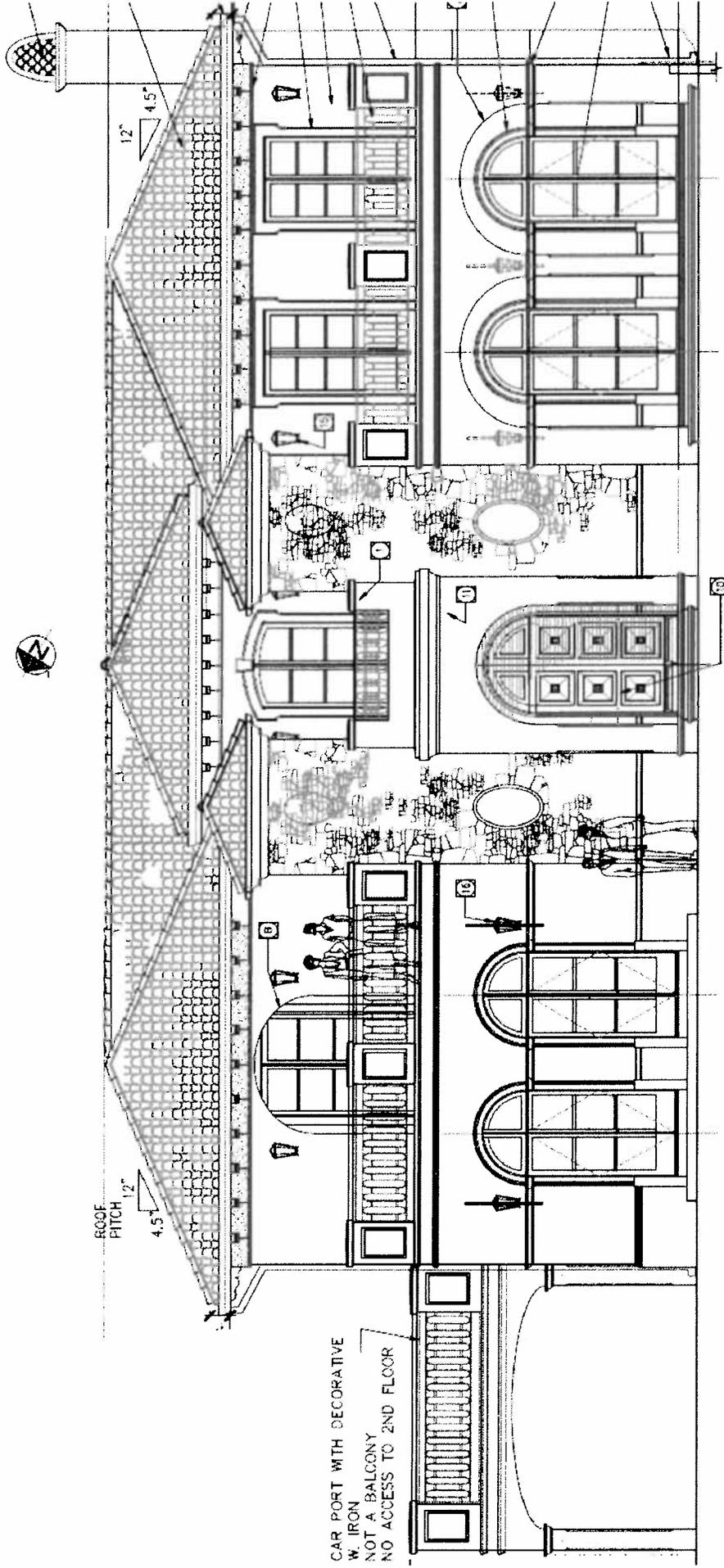
Elevation – 10/7/10



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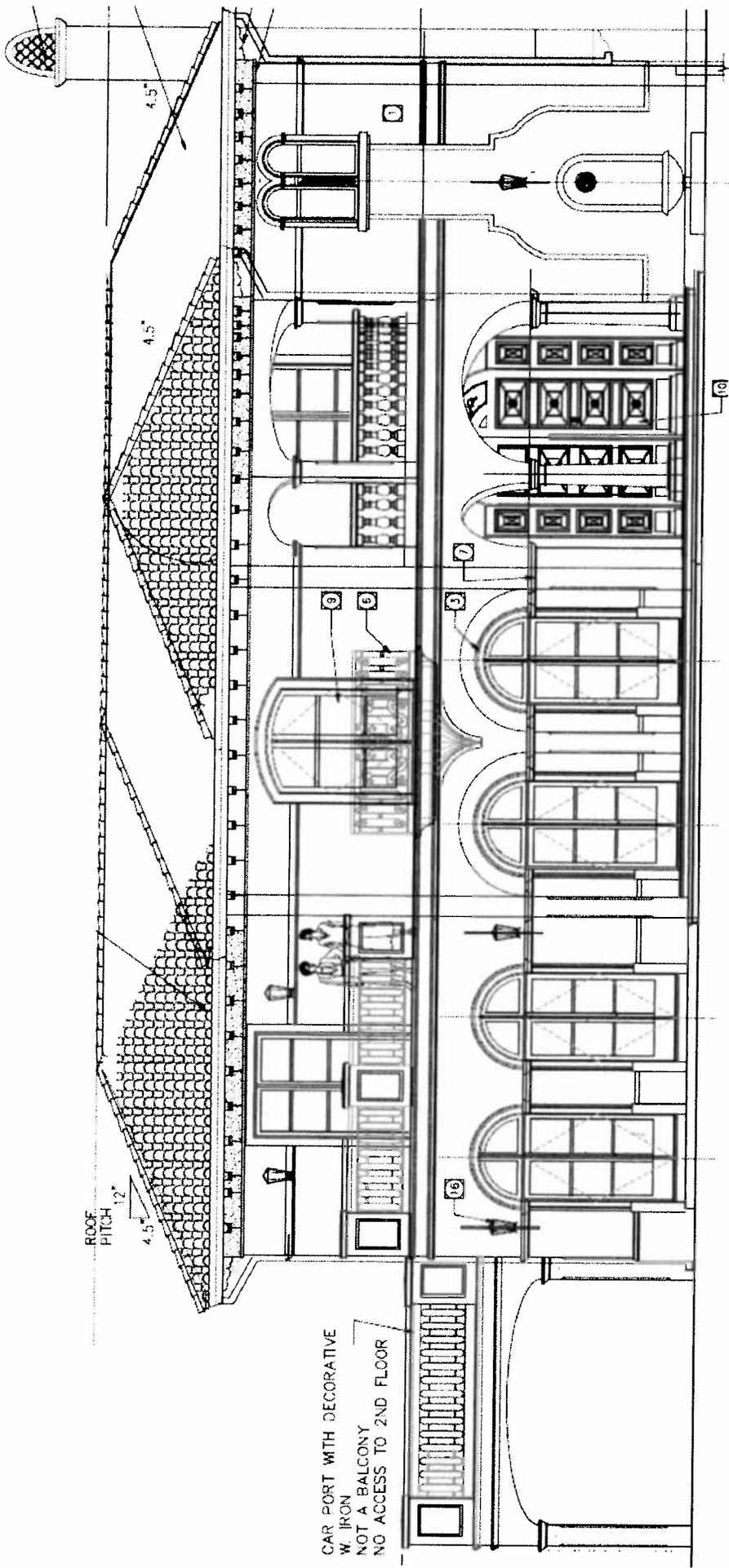
November 4, 2010 - Option #1



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November 4, 2010 - Option #2



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Commission

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926 North Beverly Drive



Revised Design



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of December 2, 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 November 4, 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 Design Review Commission at its September 2, 2010 meeting, at its October 7, 2010 meeting and at its November 4, 2010 meeting. At the November 4, 2010 meeting, the applicant provided two elevation options for the Commission's consideration (see options in Exhibit A). The Commission gave the following comments for the two options:

Option #1:

- The design is bulky, heavy and fortress-like
- The design very closely resembles 519 N. Beverly Drive
- Pedestals are out of proportion
- Provide a consistent front yard fence design (inconsistent between the landscape plan, L-1 and the elevation, A-01).
- Provide accurate plans (sketches are not accurate)

Option #2 (this was the applicant's preferred option):

- Certain elements are consistent with Spanish style architecture, but the design is not a consistent style overall. Add elements which are more consistent with the Spanish style of architecture.
- Rotunda is out of place, feels forced and heavy
- Consider a traditional "L-Shape" Spanish design which could incorporate a courtyard and balconies
- Consider a covered walkway to the recessed entrance

- Landscape plan needs to be more informal and align with the axis of the entrance
- Design is too busy – there are too many different styles of elements including the arches, railings, windows, etc.
- Design is too massive for the property – belongs on a longer lot
- Provide a consistent front yard fence design (inconsistent between the landscape plan, L-1 and the elevation, A-01)
- Provide accurate plans (sketches are not accurate)

After providing the comments above, the Commission expressed concern with being responsible for picking a design option for the applicant. The Commission directed the applicant to choose an architectural style and provide a design that is consistent with that style of architecture. The applicant then stated that their preferred design was Option #2, and thus the majority of the Commission's comments were directed toward Option #2. Since the November 4, 2010 meeting, the property owner has expressed the desire to move forward with a re-design of Option #1. As a result, the applicant is returning to the Commission with a revised design of Option #1, not Option #2. The applicant has made the following changes to the Option #1 design:

- The façade design is now symmetric, with the exception of the porte cochere along the northern side of the residence;
- The tower-like elements flanking the central entry have been recessed and the rooftops to these elements have been removed. Two rounded windows have been added at the second story of these recessed portions of the façade;
- The second story colonnades have been removed;
- The second story balconies at both sides of the central entry element have been reduced in size and now just wrap around the two sets of French doors;
- The balcony above the front entry has been redesigned;
- The wrought iron railings have been simplified on the balconies;
- The wrought iron fence has been simplified;
- The roofline has been redesigned;
- A stone veneer is being proposed on the entire central portion of the façade.

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 a design, the findings contained in Exhibit B must be made verbally at the meeting.

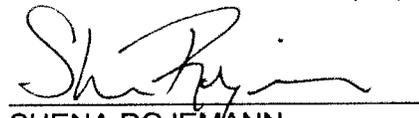
Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

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 A – Option #1 and #2 from the November 4, 2010 DRC Meeting
- Exhibit B - DRC Findings
- Exhibit C – Standard Conditions of Approval

926 North Beverly Drive
For the Design Review Commission Meeting of December 2, 2010

Exhibit A

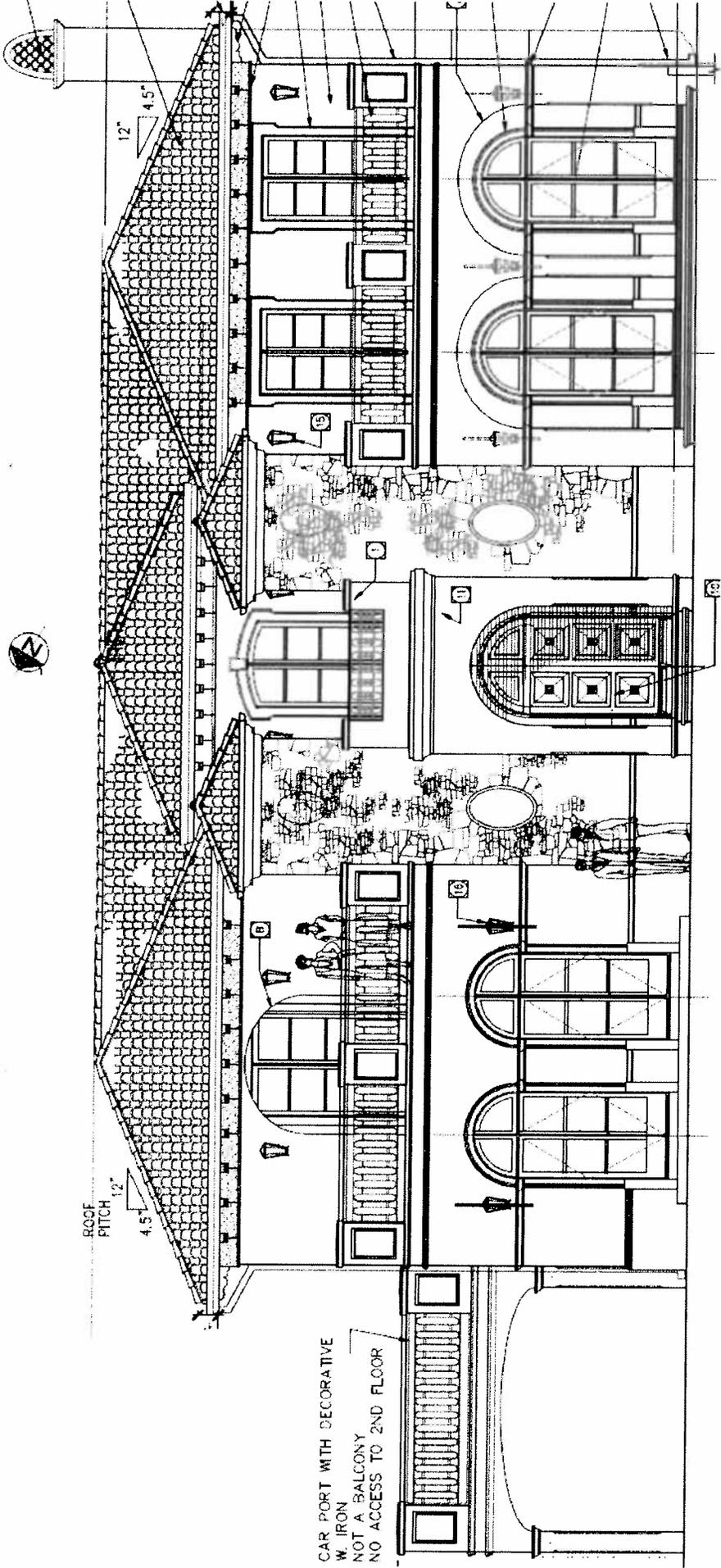
Option #1 and #2 from the
November 4, 2010 DRC Meeting



Design Review
Commission

November 4, 2010

926 North Beverly Drive



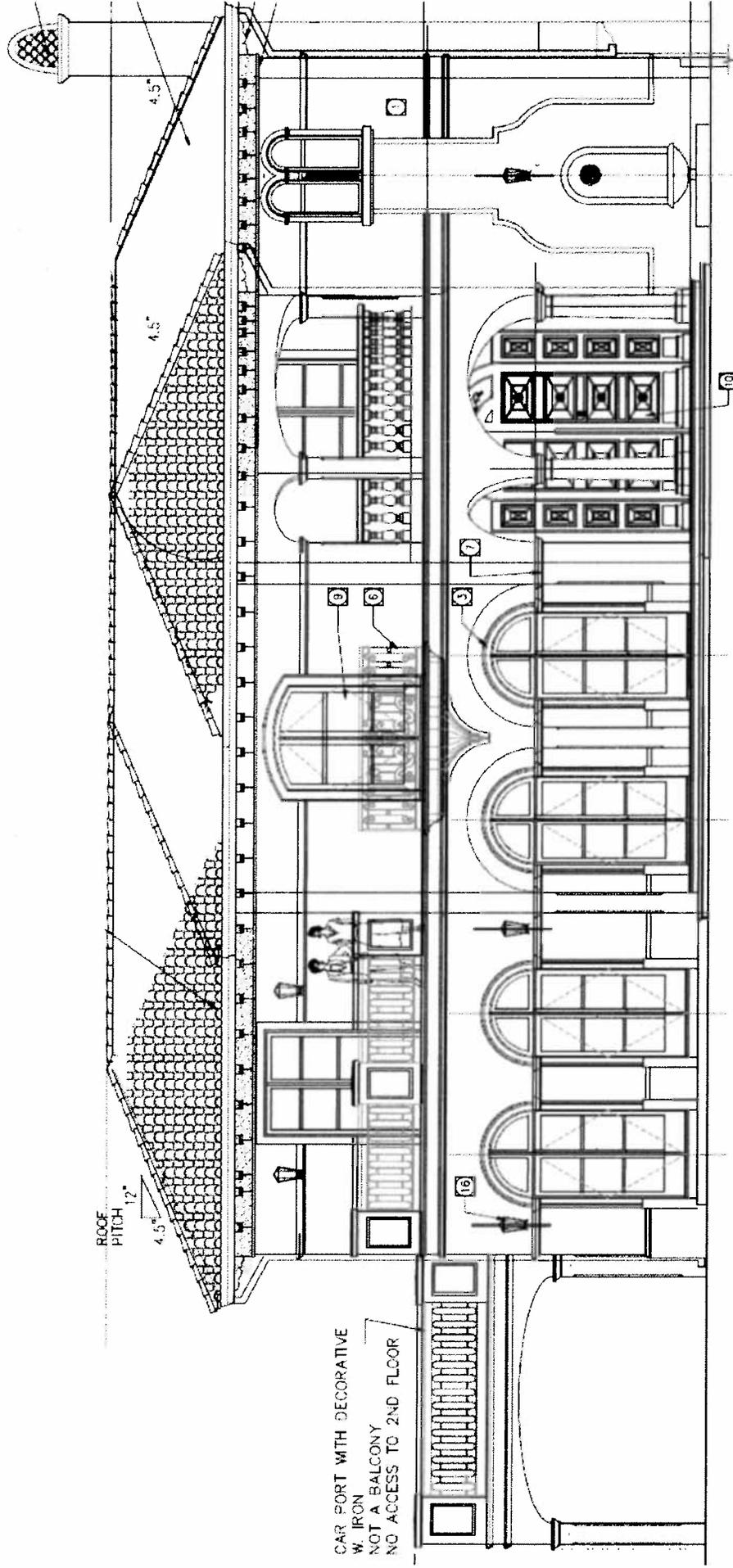
Proposed Option #1



Design Review
Commission

November 4, 2010

926 North Beverly Drive



Proposed Option #2

Exhibit B
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 C
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.