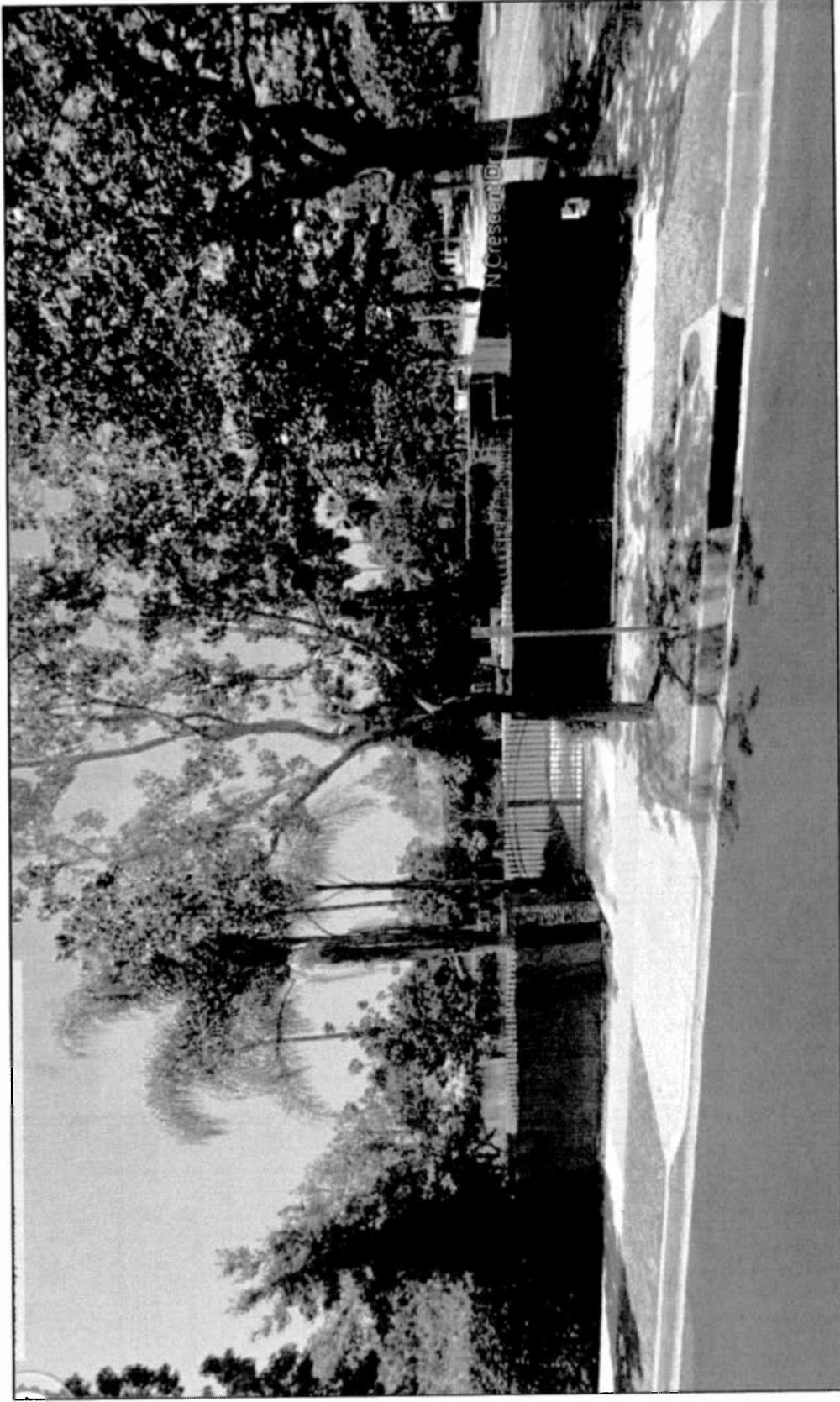




Design Review
Commission
December 2, 2010

601 North Crescent Drive



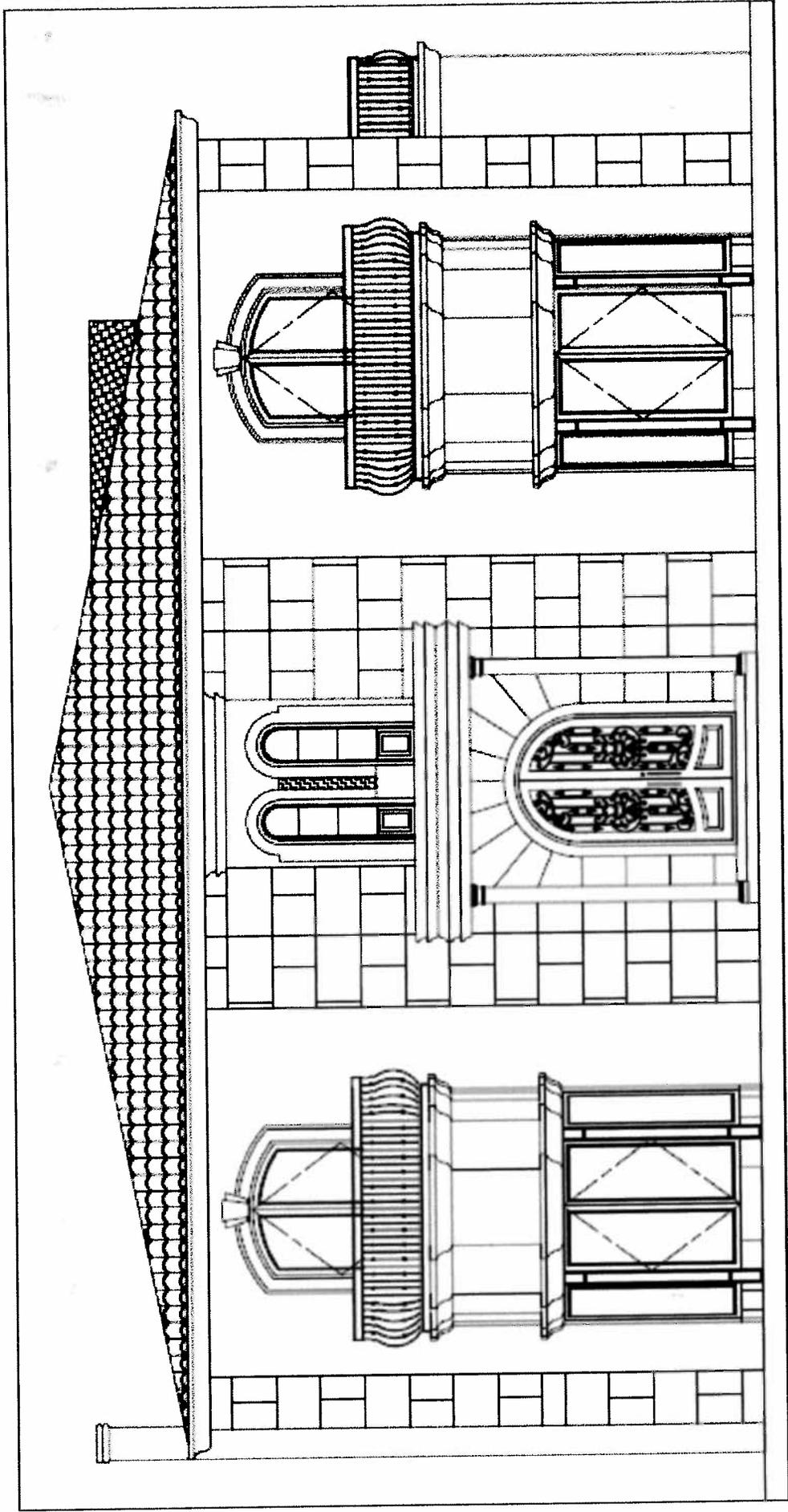
Existing - Vacant



Design Review
Commission

December 2, 2010

601 North Crescent Drive

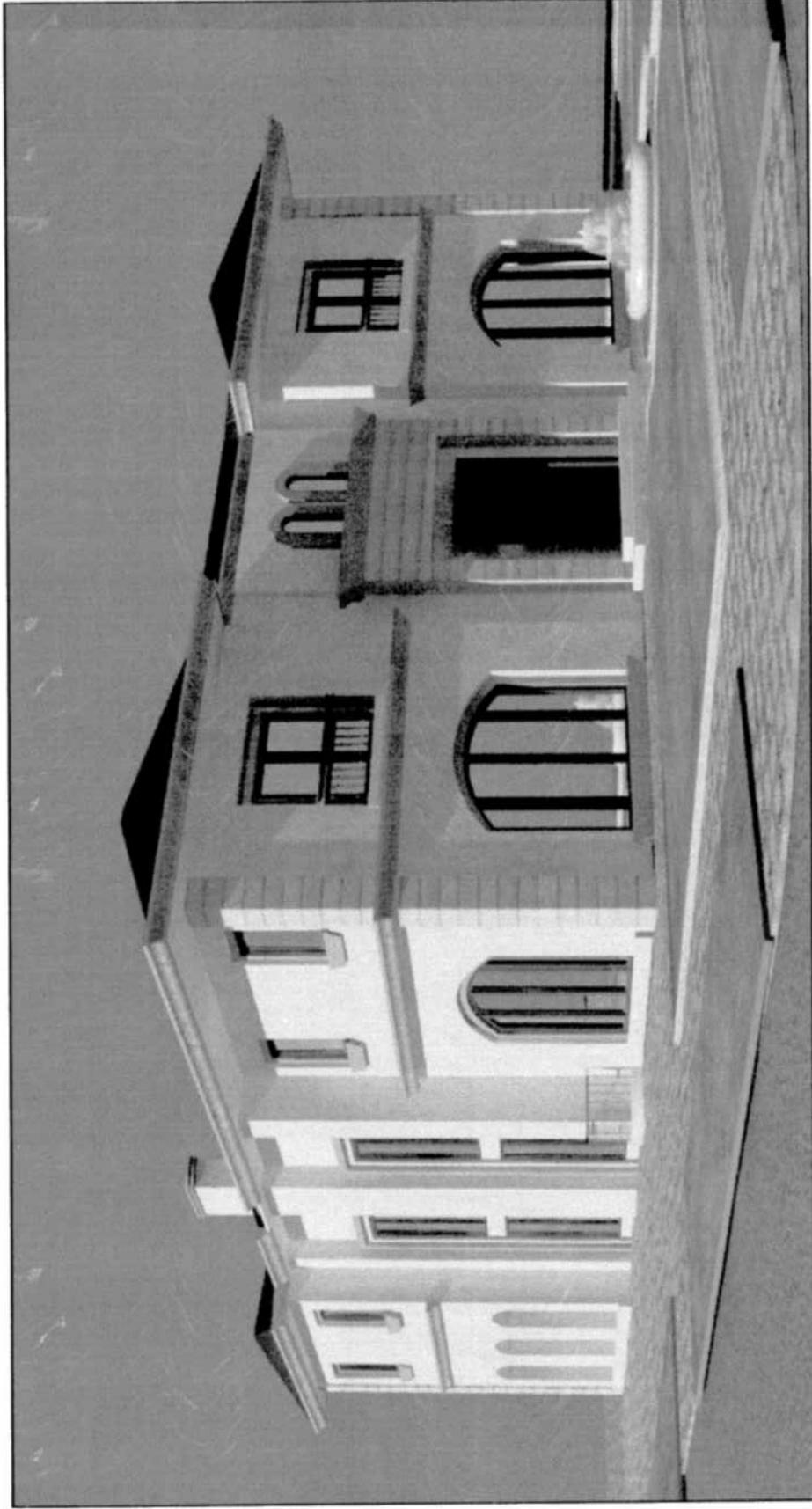


Preview Elevation 8/5/10



Design Review
Commission
December 2, 2010

601 North Crescent Drive

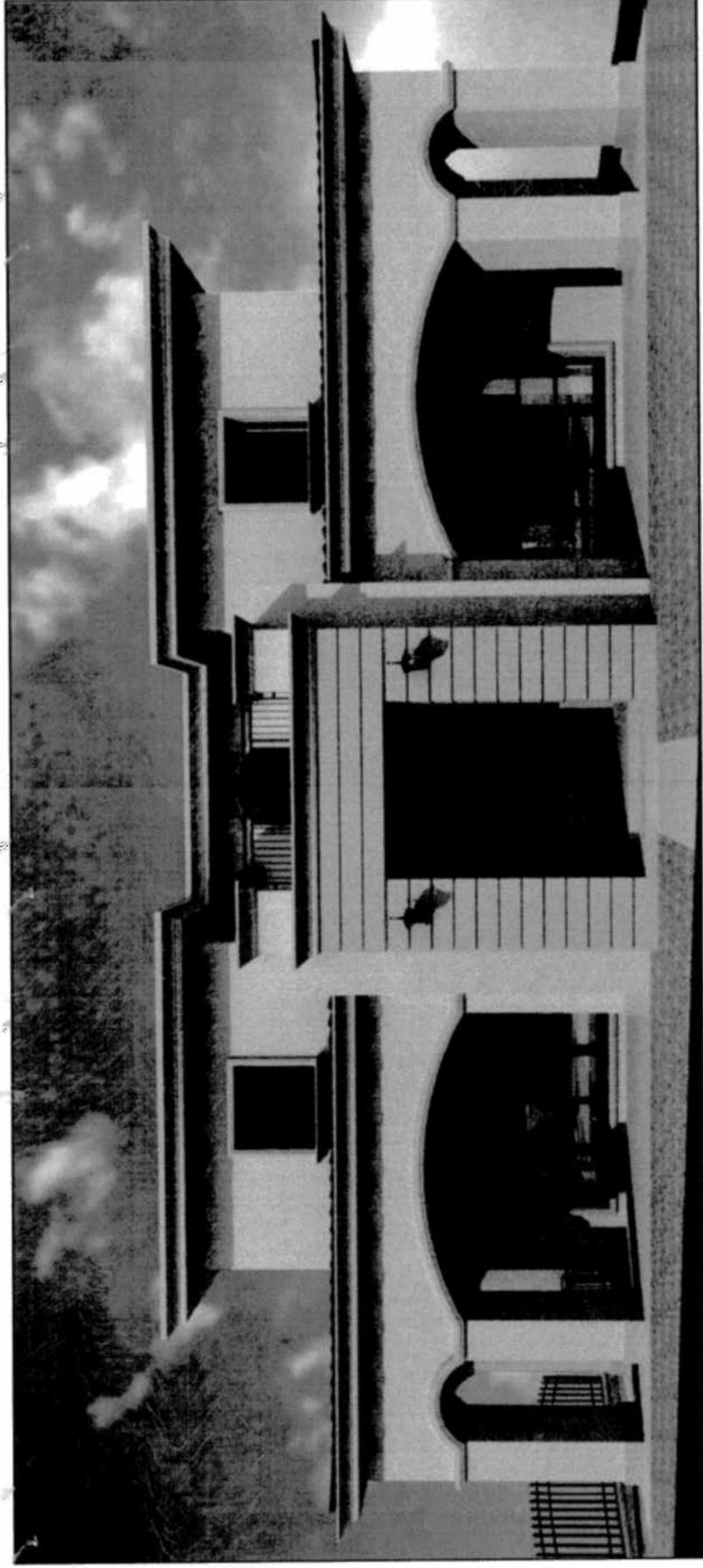


Rendering 9/2/10



Design Review
Commission
December 2, 2010

601 North Crescent Drive

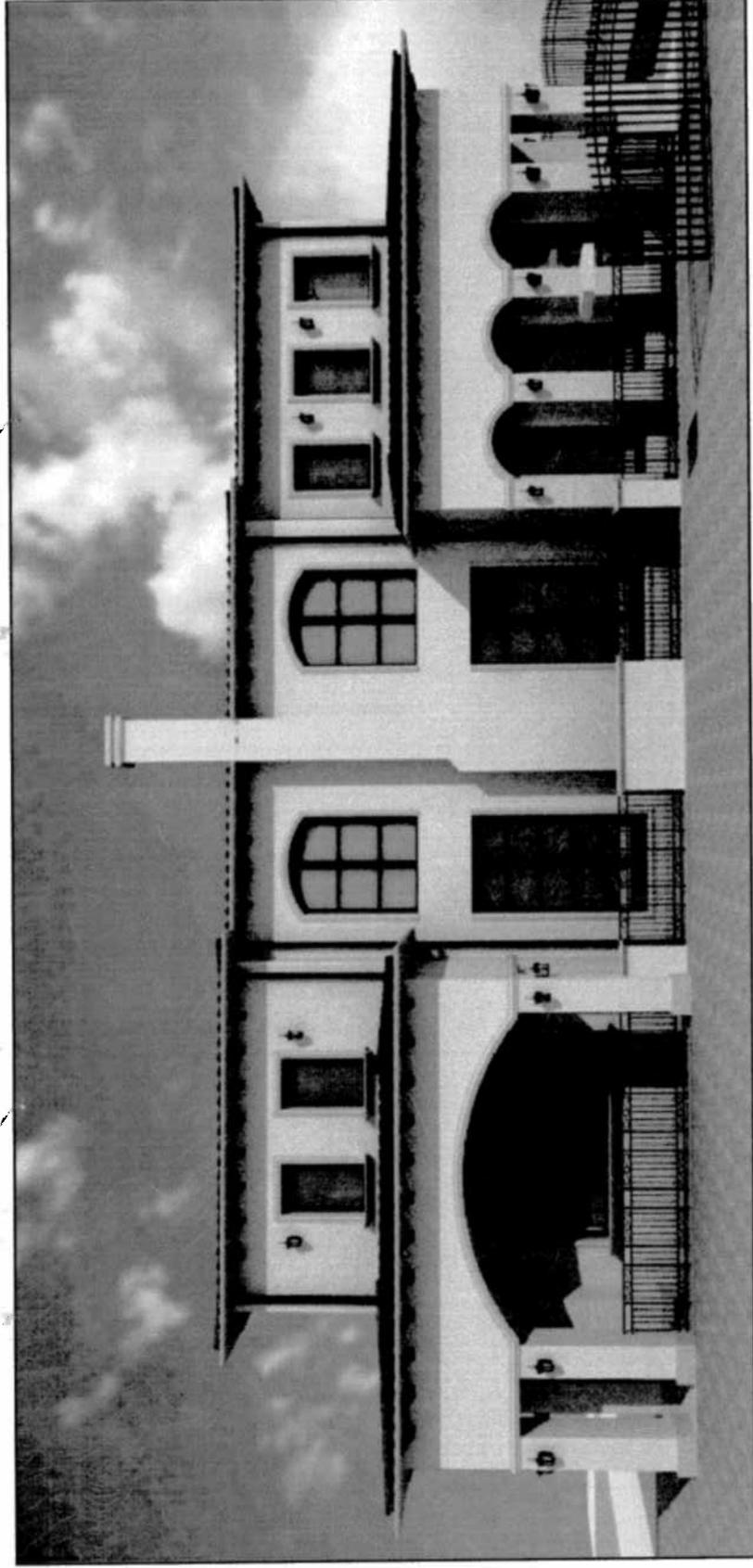


Rendering 10/7/10



Design Review
Commission
December 2, 2010

601 North Crescent Drive



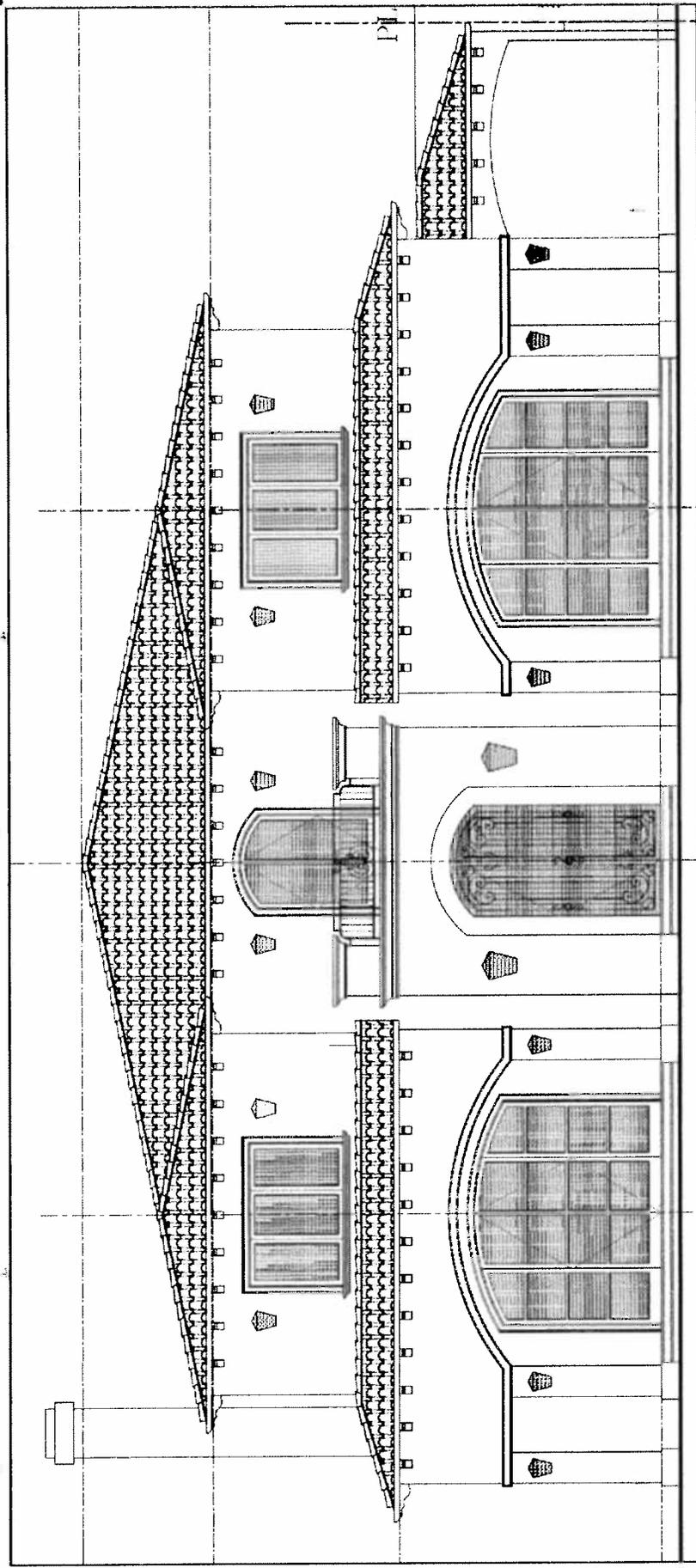
Revised Street Side Rendering 11/4/10



Design Review
Commission

December 2, 2010

601 North Crescent Drive



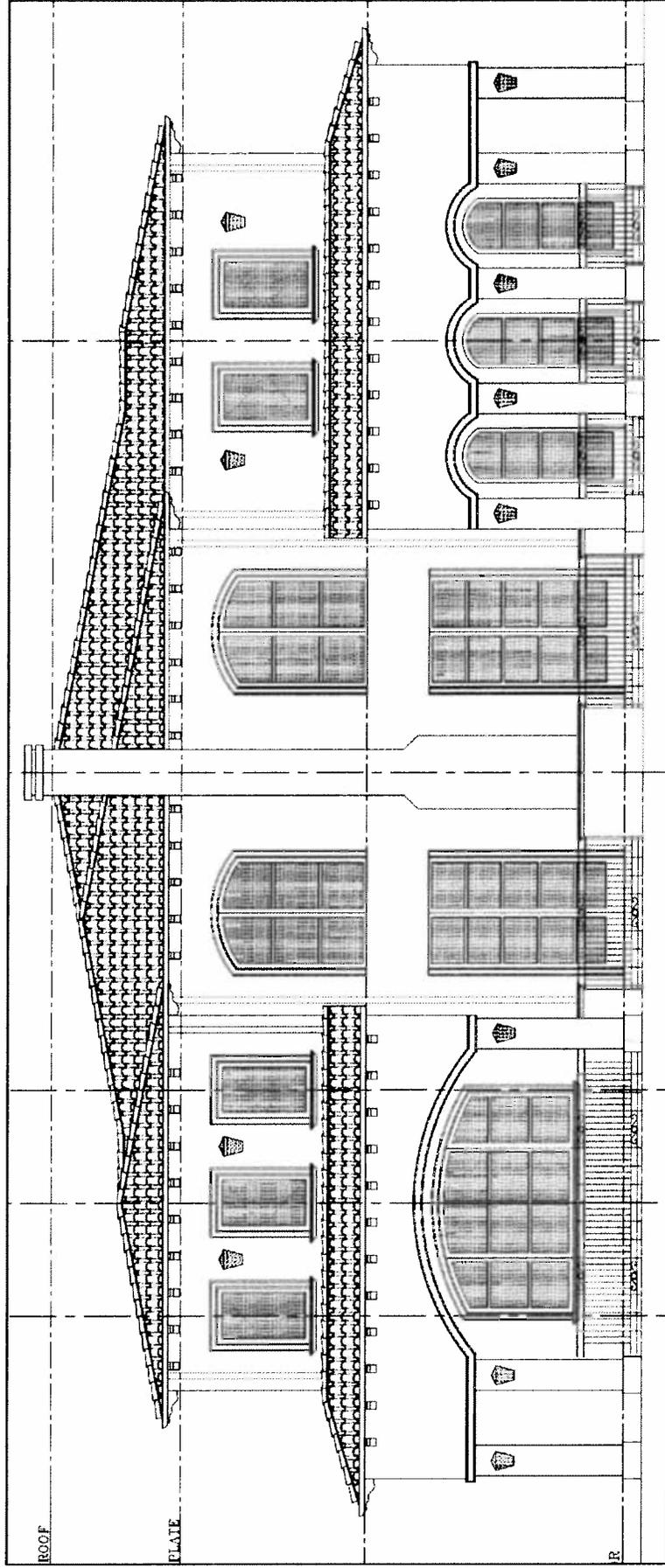
Revised Front Elevation 11/4/10



Design Review
Commission

December 2, 2010

601 North Crescent Drive



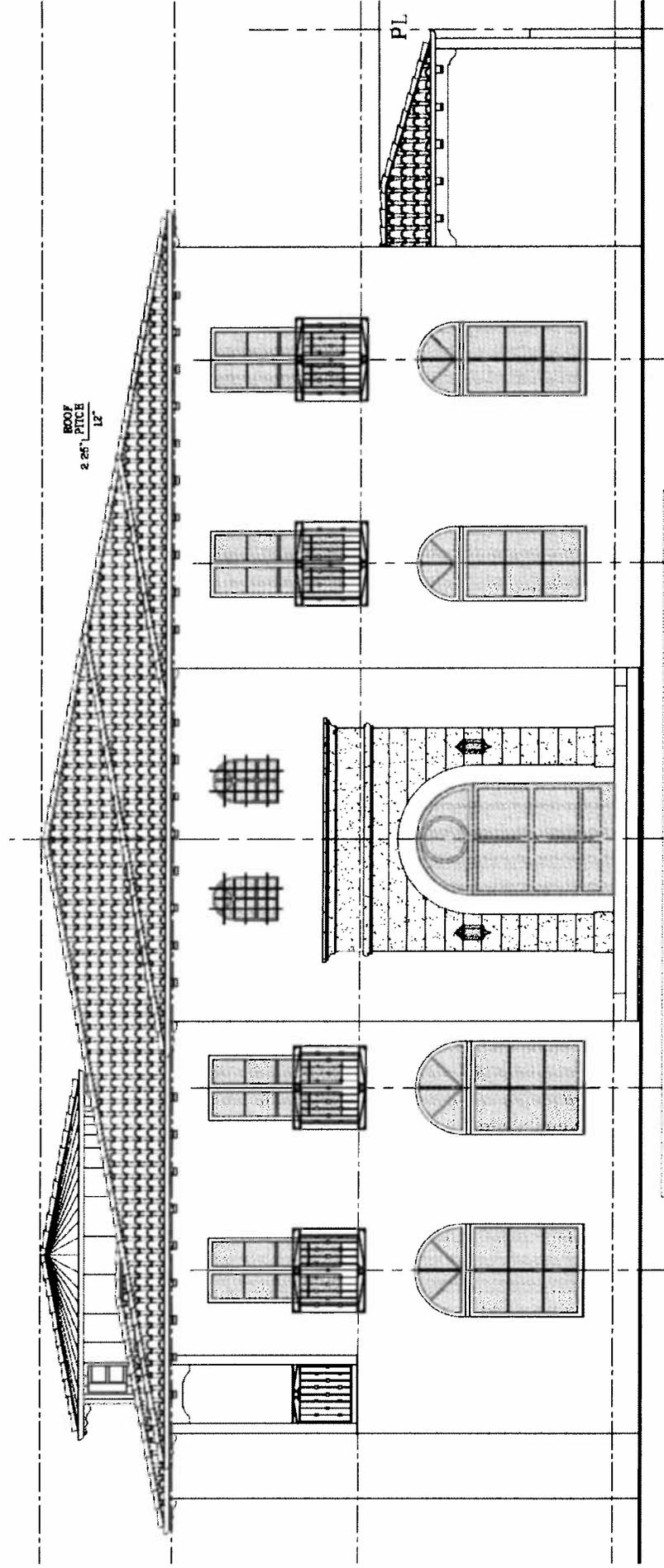
Revised Street Side (South) Elevation 11/4/10



Design Review
Commission

December 2, 2010

601 North Crescent Drive



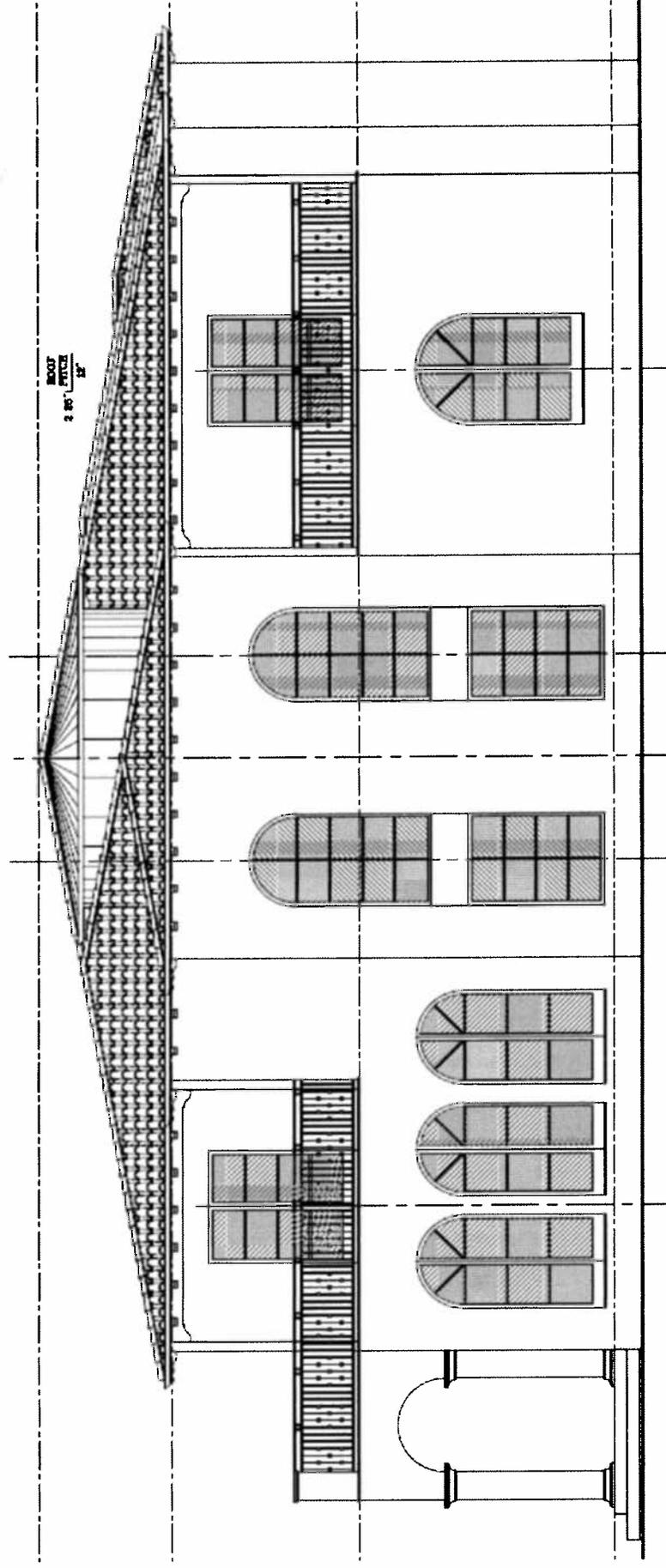
Proposed Front Elevation



601 North Crescent Drive

Design Review
Commission

December 2, 2010



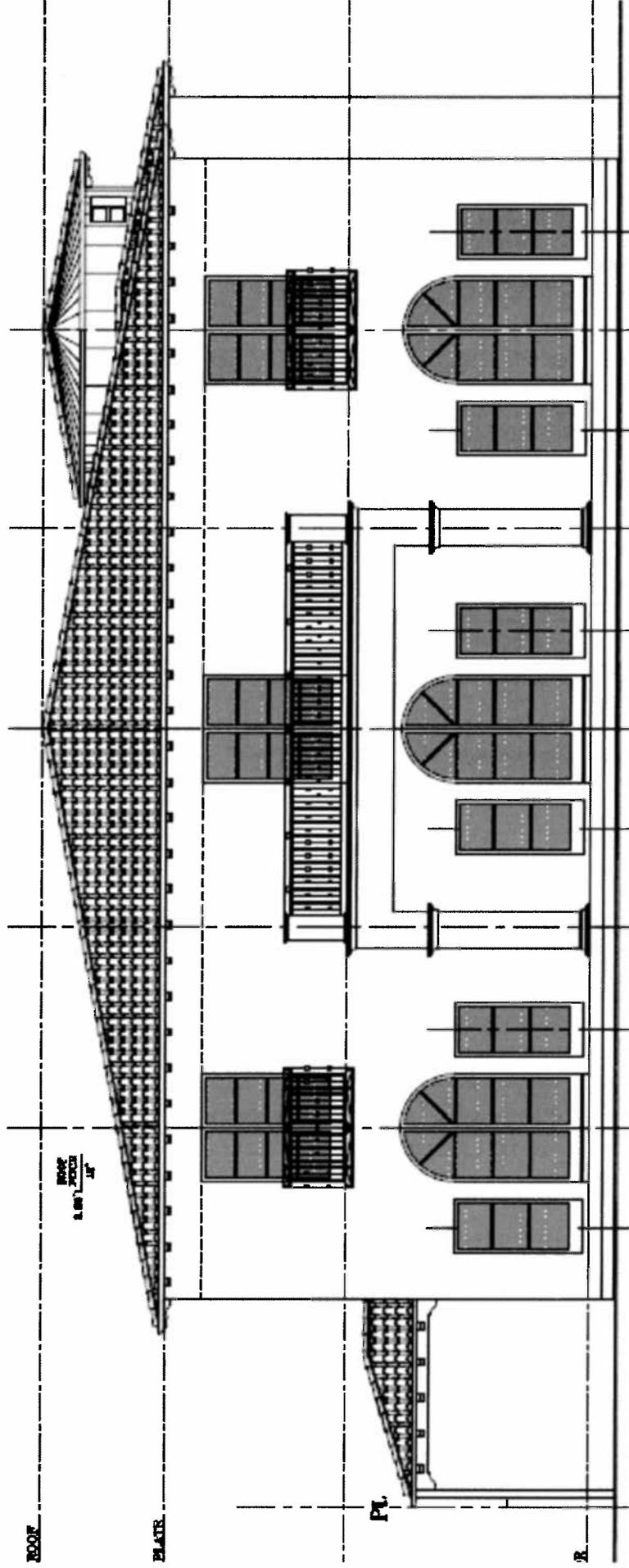
Proposed South Elevation



Design Review
Commission

December 2, 2010

601 North Crescent Drive



Proposed Rear Elevation



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 **601 North Crescent Drive. (PL 102 0643).**

Continued from the November 4, 2010 Design Review Commission meeting.

EXECUTIVE SUMMARY

This item was reviewed by the Commission at its August 5, 2010 meeting, its September 2, 2010 meeting, its October 4, 2010 meeting and at its November 4, 2010 meeting. At the November 4, 2010 meeting, the Commission direct that the project be returned for restudy and expressed the following design concerns:

- The design feels monolithic and heavy – needs to be lightened;
- There are too many columns;
- The changes from the previous design were minimal;
- Resembles a commercial/public library building;
- Too many railings are proposed (front yard fence and lightwell railings);
- Consider a different lightwell method (no railings);
- The second floor needs to be recessed;
- The fire place needs further refinement;
- The roof overhangs appear to small for such a large residence;
- The design feels unfinished – no real style/character;
- The design lacks finesse – it is to massive and bulky;
- The spacing of the façade elements is off – doesn't work;
- Consider a low wall, not a fence around the property;
- The design feels apartment-like, not single-family residential in nature;
- The landscaping needs to be revised.

After hearing the comments from the Commission the applicant has decided not to continue with the design previously reviewed by the Commission, but rather the applicant is proposing

to proceed with the design that was approved by the Commission (for the property) on November 6, 2008 (see the elevations approved in Exhibit A). The applicant is proposing some modifications to the design approved on November 6, 2008 which includes the following:

Front elevation:

- A porte cochere is being proposed along the northern portion of the front façade.
- The single door has been changed to a double wood door (see Exhibit B).
- The modulation as viewed from the front façade along the southern portion of the residence (aka the southern elevation) have been slightly modified.
- The chimney has been removed along the north portion of the front façade.

Southern elevation:

- The applicant has redesigned the plans of modulation with different architectural design features such as two-story windows, redesigned balconies and variations to the roof elements.

Rear elevation:

- The balcony/colonnade along the rear elevation has been reduced in length.

Landscape Plan:

- A revised landscape plan has not been submitted.

The applicant is proposing to use the same materials approved by the Commission on November 6, 2008. A materials board will be presented at the meeting.

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 the 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 – DRC approved elevations – November 6, 2008
- Exhibit B - Proposed Front Door
- Exhibit C - DRC Findings
- Exhibit D – Standard Conditions of Approval

601 North Crescent Drive
For the Design Review Commission Meeting of December 2, 2010

Exhibit A
DRC Approved Elevations –
November 6, 2008



Design Review
Commission

December 2, 2010

601 North Crescent Drive



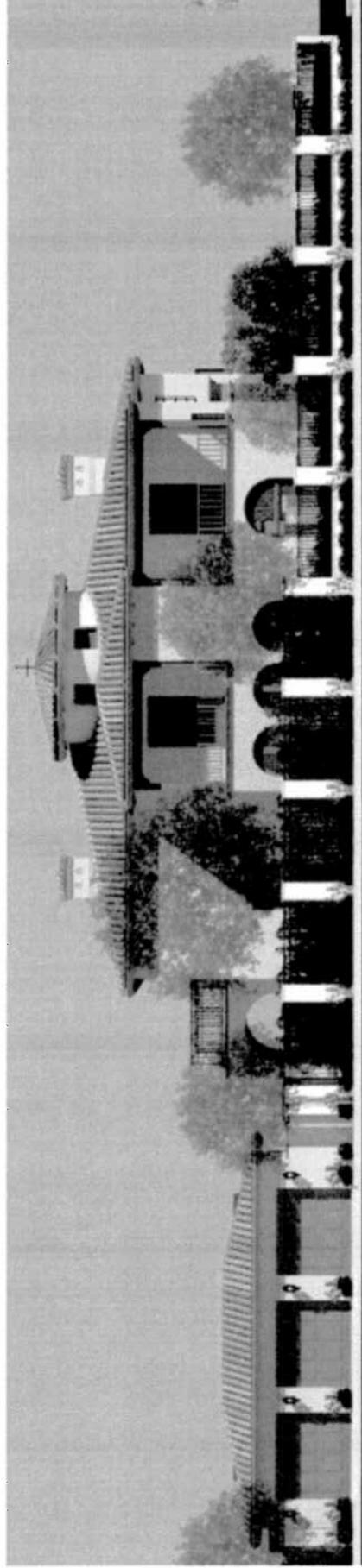
DRC approved elevation – 11/6/08



Design Review
Commission

December 2, 2010

601 North Crescent Drive



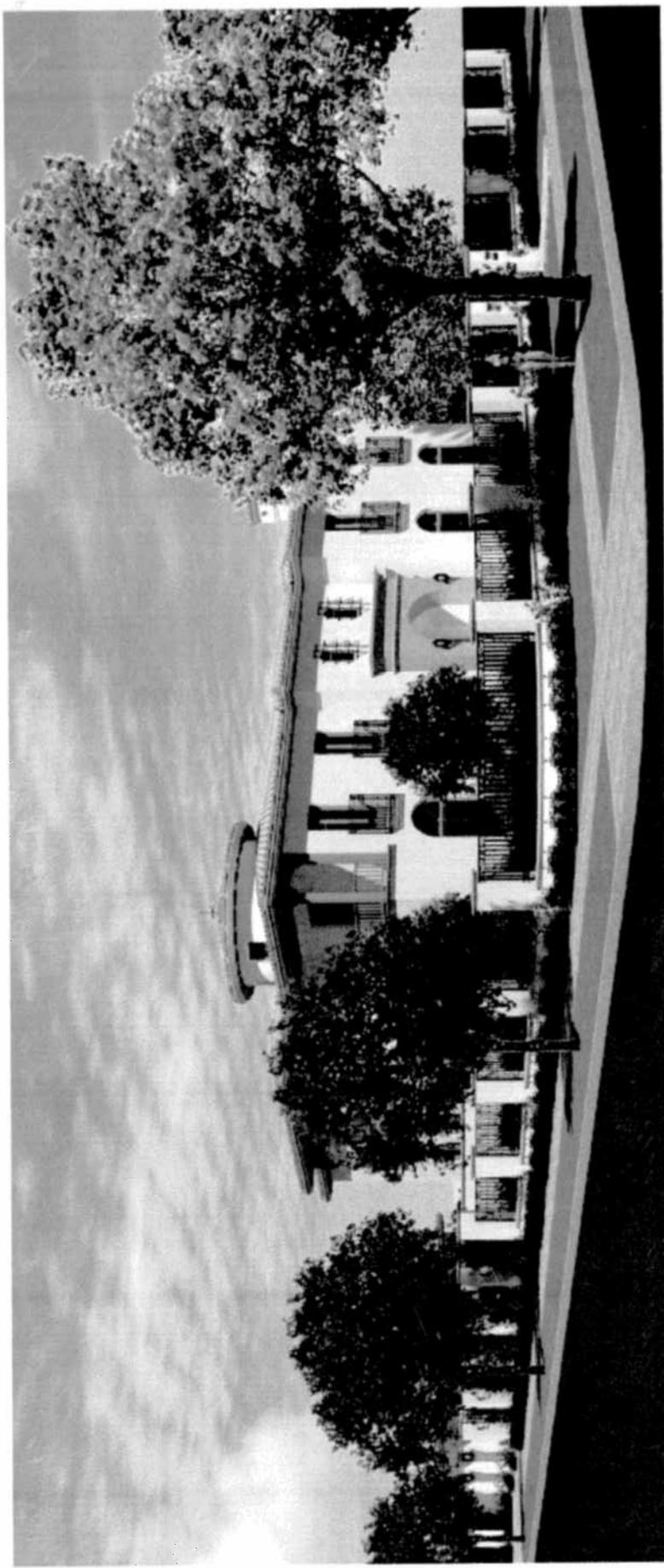
DRC approved elevation – 11/6/08



Design Review
Commission

December 2, 2010

601 North Crescent Drive

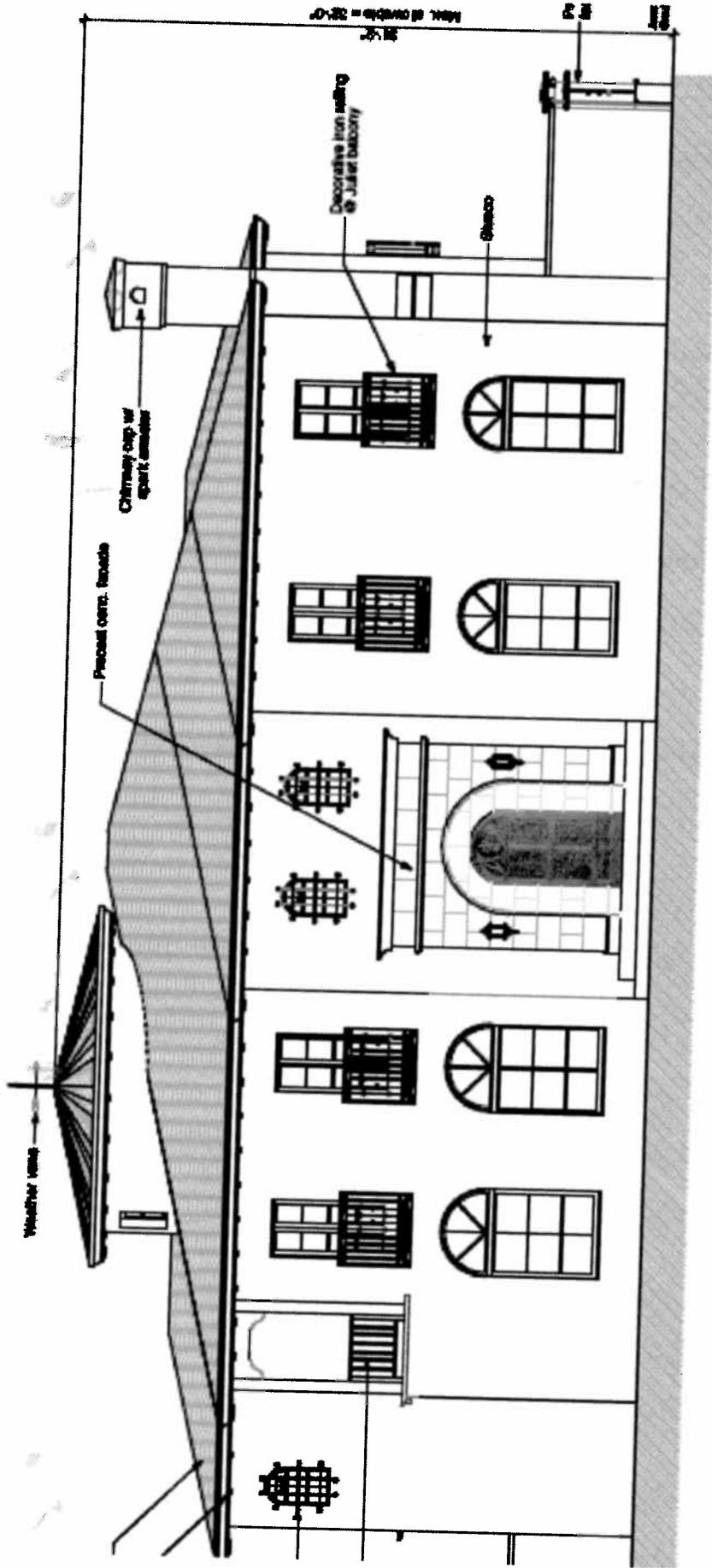


DRC approved rendering – 11/6/08



Design Review
Commission
December 2, 2010

601 North Crescent Drive



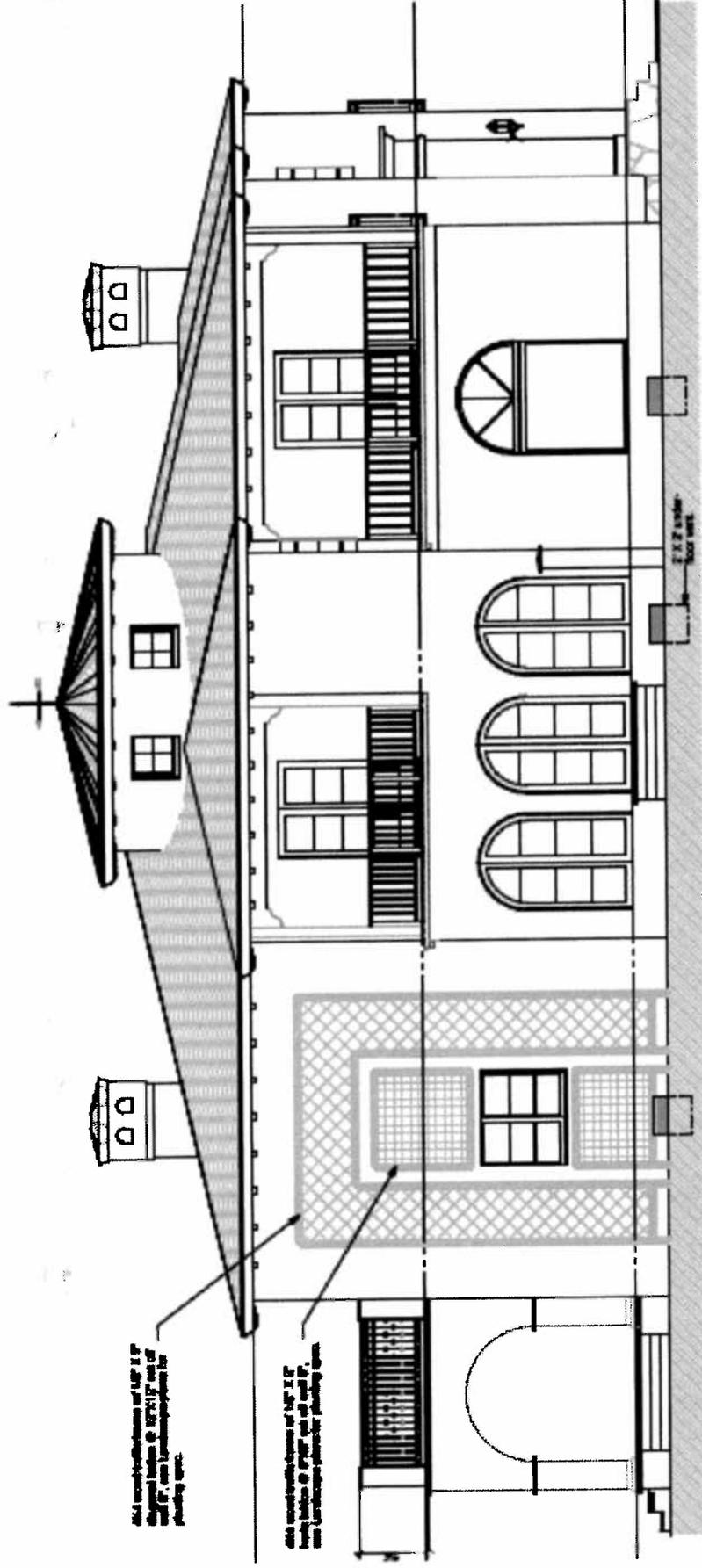
DRC Approved Front Elevation – 11/6/08



601 North Crescent Drive

Design Review
Commission

December 2, 2010



DRC approved South Elevation – 11/6/08

Exhibit B
Proposed Front Door



Exhibit C
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 D
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.