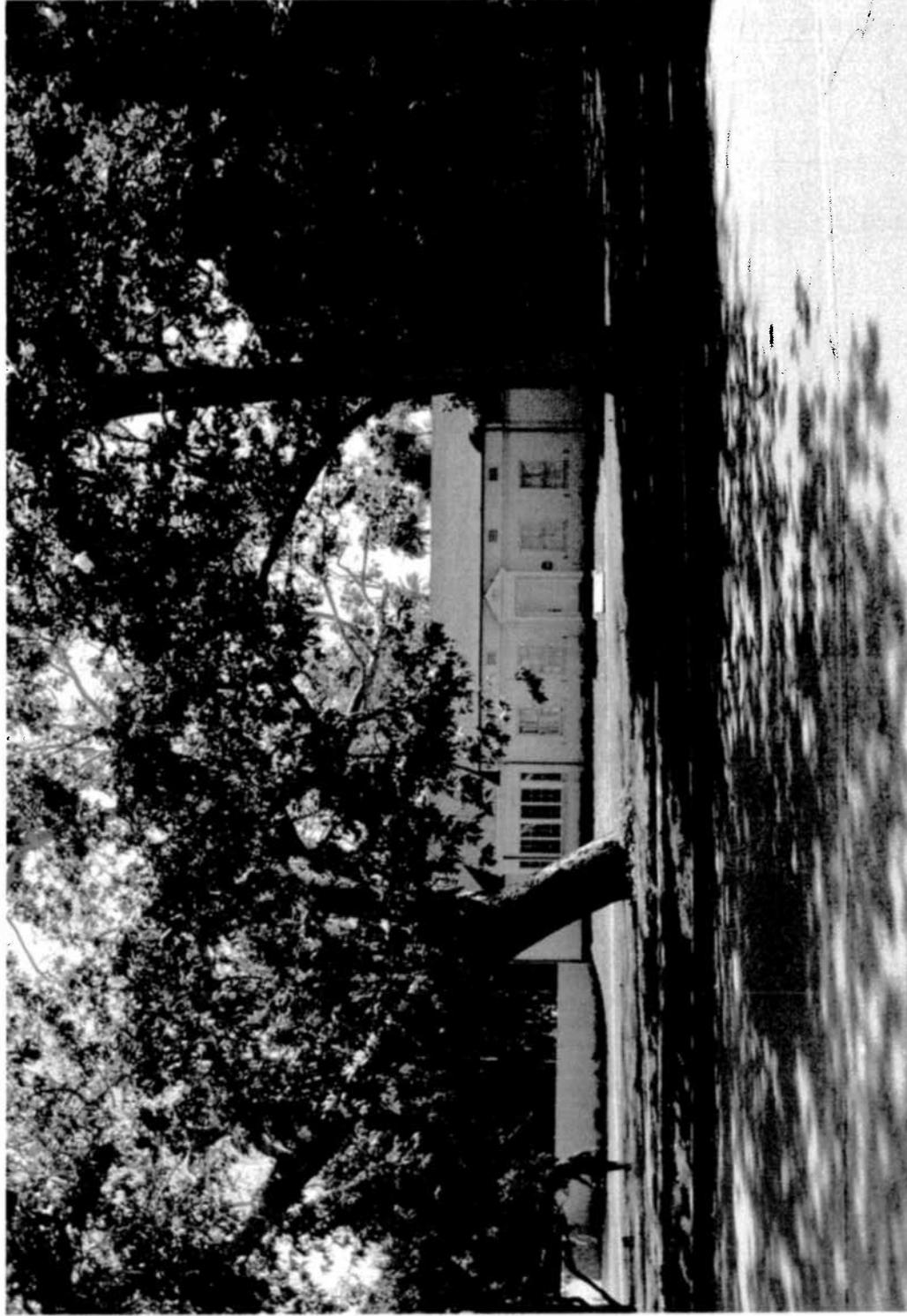




Design Review
Commission

December 2, 2010

631 North Crescent Drive



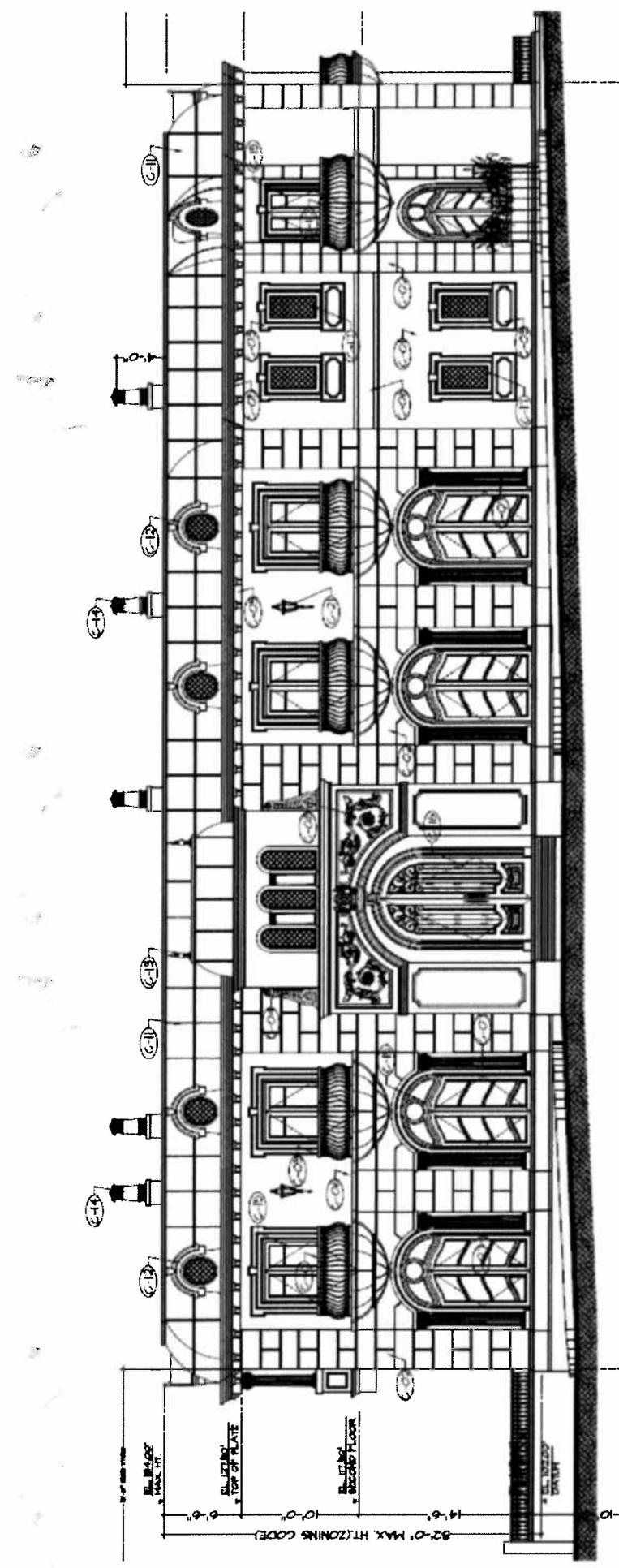
Existing



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631 North Crescent Drive

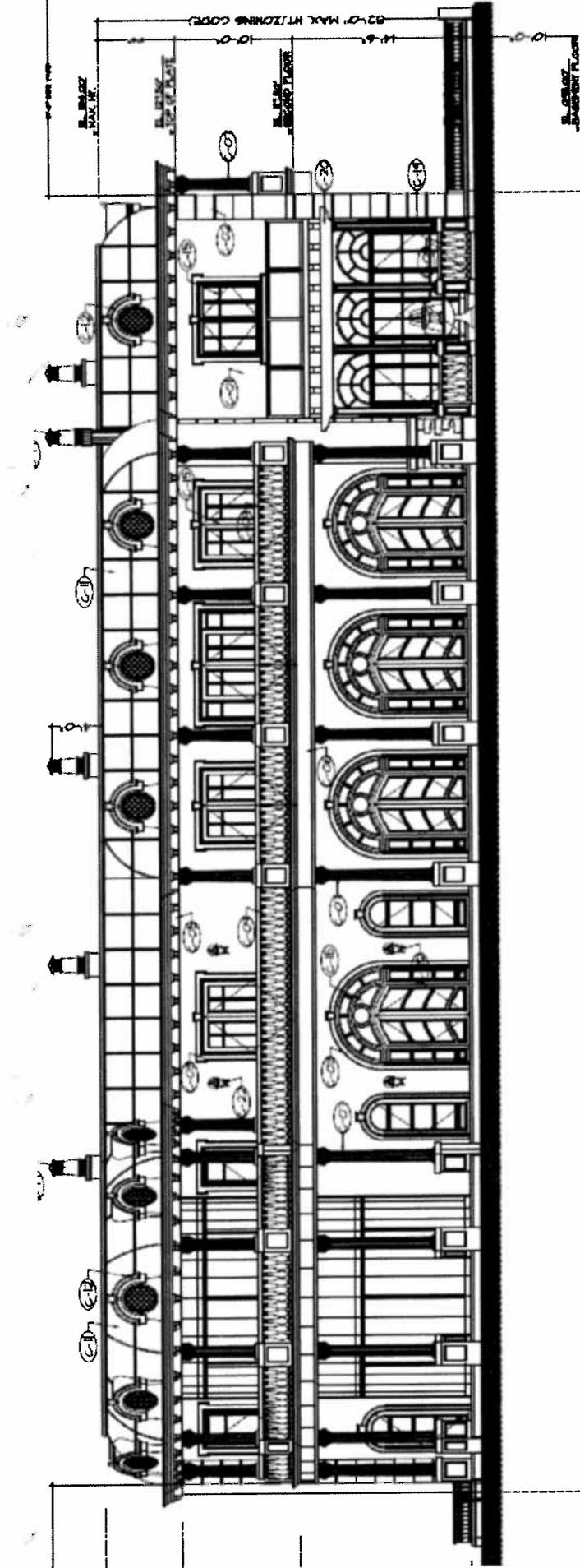


Previous Front Elevation 8/5/10
(Crescent Drive)



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631 North Crescent Drive

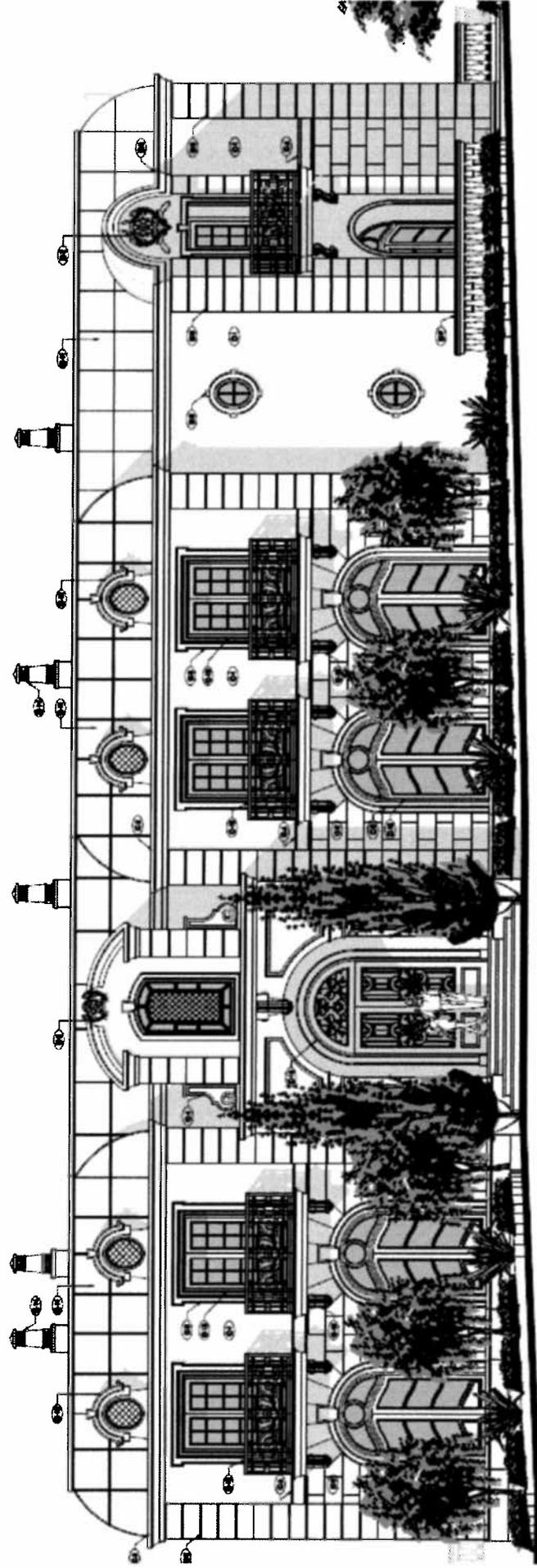


Previous North Elevation 8/5/10



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631 North Crescent Drive

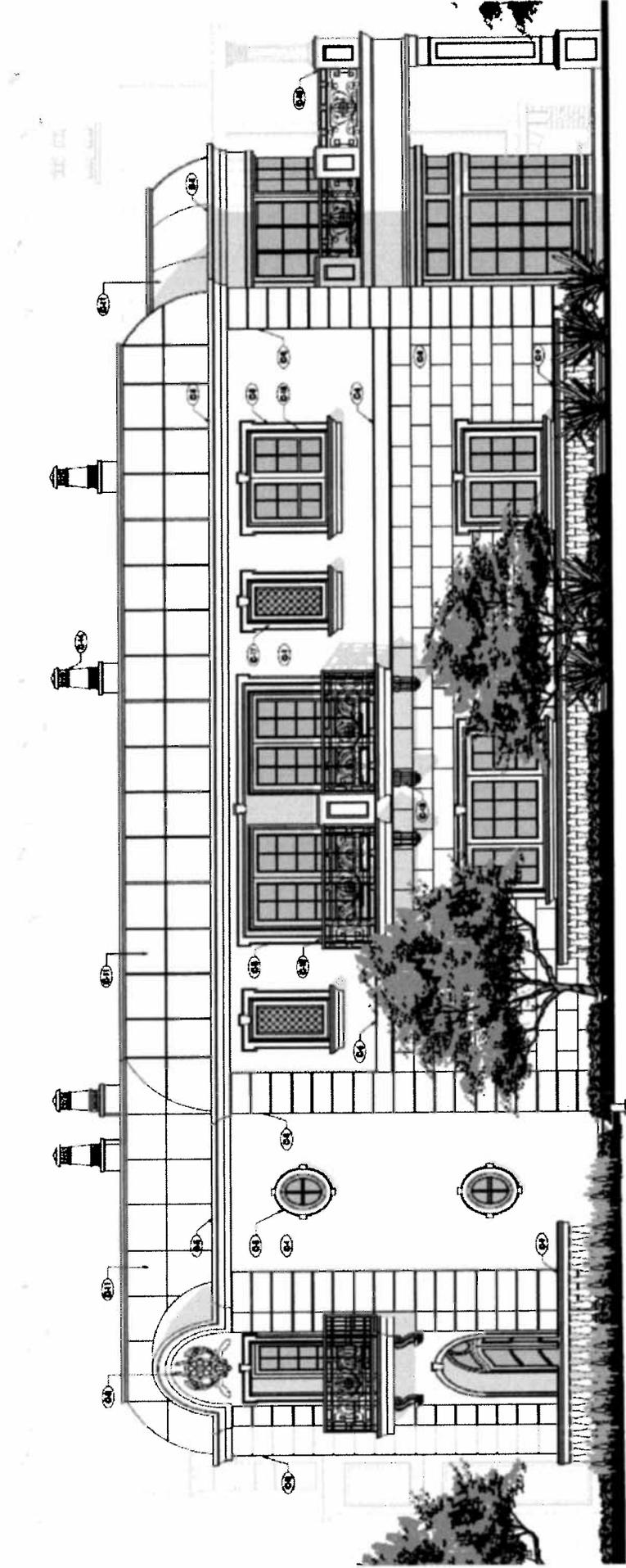


Front Elevation – 10/7/10



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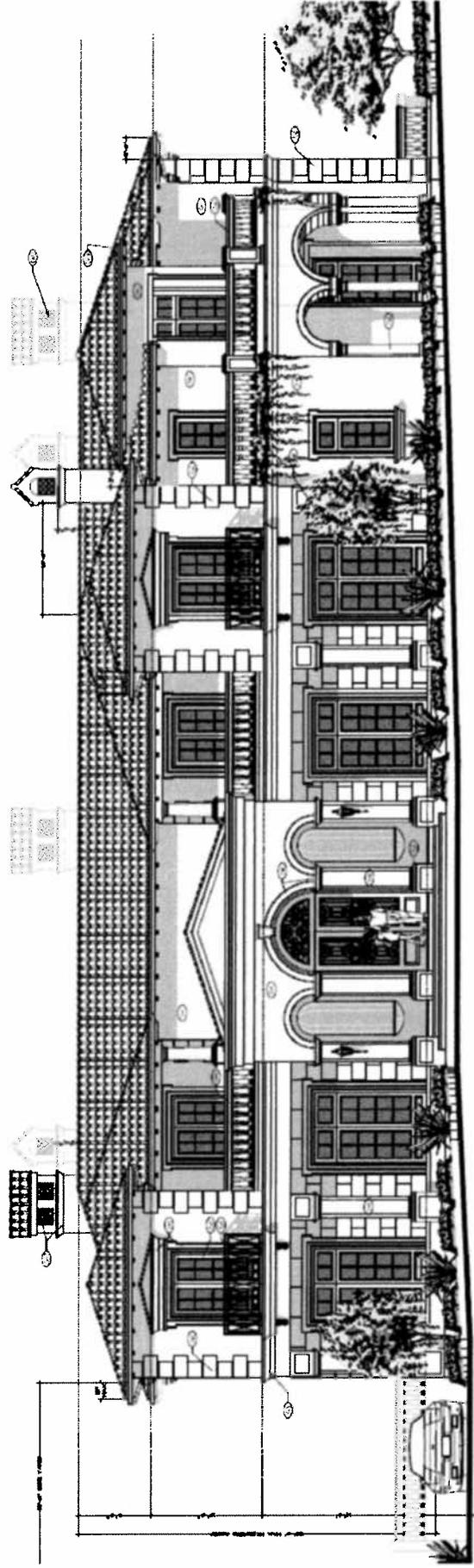


North Elevation – 10/7/10



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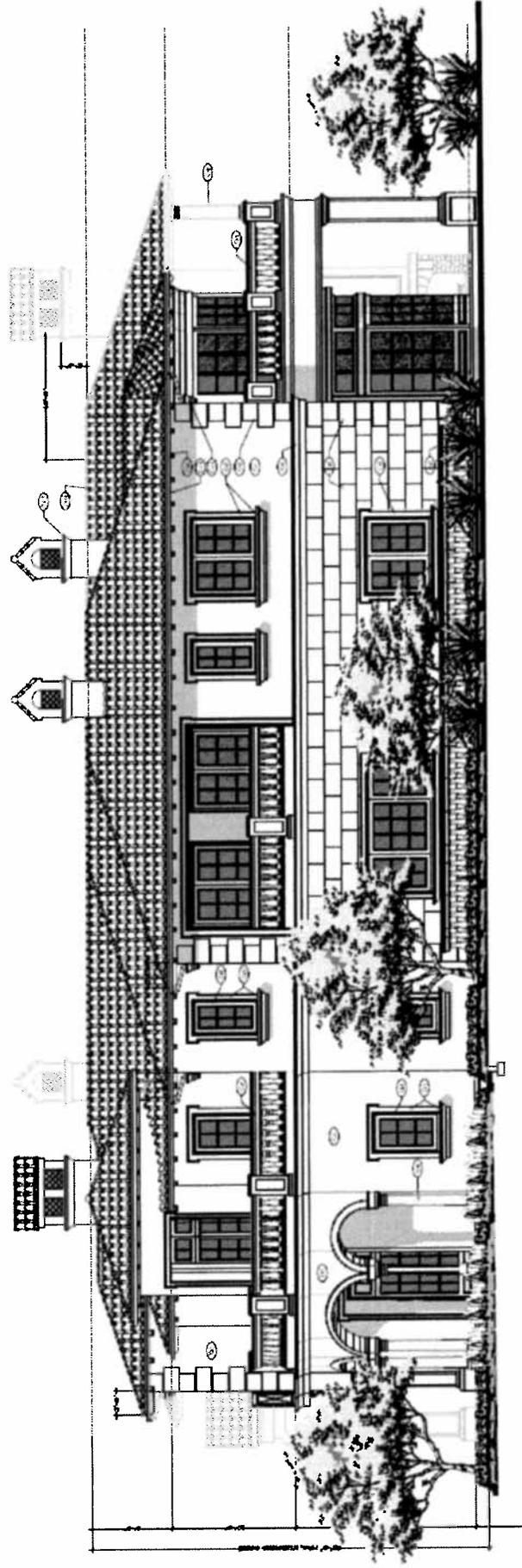


Front Elevation



Design Review
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631 North Crescent Drive



North 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 a new two-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard at **631 North Crescent Drive.** (PL 101 7464)

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

EXECUTIVE SUMMARY

Albert Michaelian, on behalf of the property owner, has filed an application for Track 2 design review to allow a new single-family residence at **631 North Crescent Drive.**

This item was reviewed by the Commission at its August 5, 2010 meeting and at its October 7, 2010 meeting. At the October 7, 2010 meeting, the Commission expressed concerns with the massing and scale of the Beaux Art style of architecture and directed the applicant to consider a different architectural style and return a revised project for further review.

The applicant has submitted a revised design for the Design Review Commission's consideration. The revised design contains elements commonly found in the Italian Renaissance Revival style of architecture. The applicant has also submitted a letter for the Commission's review which addresses how the applicant believes the revised design satisfies the findings required to be made by the Design Review Commission (see Exhibit A).

Revised material boards and rendering boards 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.

Staff does not feel that the project meets the 5 criteria (attached as Exhibit B) required for approval in that this design. Although the revised design is more consistent with the Italian

Renaissance Revival style of Architecture, Staff has concerns with the abundance of the architectural details and mass and scale of the design elements. The Commission may wish to discuss the heavy nature of some elements of the design.

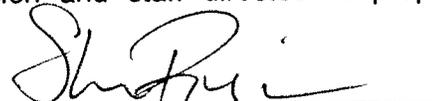
If the Commission chooses to approve the design, the findings contained in Exhibit 1 must be made verbally at the meeting.

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, 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 – Applicant’s Response to Required Findings

Exhibit B - DRC Findings

Exhibit C – Standard Conditions of Approval

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

Exhibit A
Applicant's Response to Required Findings

NOV 16 2010

PLANNING DIVISION
COMMUNITY DEVELOPMENT

City of Beverly Hills Design Review Criteria

1. The proposed development's design exhibits an internally compatible design scheme;

a) The architectural style of the proposed house has been changed from Beaux-art to Italian Renaissance Revival which is one of the selected styles from the Beverly Hills Architectural Style Booklet. Italian Renaissance Revival Characteristics:

- + Low pitched, hipped tile roof and chimneys
- + Moderate to wide eaves with decorative bracket supports
- + Entrance porches with arched openings
- + Classical detailing in use of columns, quoins, pediments, arches, and pilasters
- + Most often symmetrical
- + Balanced wings
- + Smooth , light colored stucco exterior surfaces
- + Doors, windows frames and panels of quality wood
- + Understated architectural moldings

2. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden-like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style;

- a) Proposed design minimizes the appliance of scale and mass by;
- 1) Providing more than the required setback
 - 2) Modulations on the facades
 - 3) Breaking the building mass into many smaller segments
 - 4) Stepping back the corner mass and portions of front facade
 - 5) Proposing a low pitch roof with varied plate heights
 - 6) Having a round corner elevation mimicking the street corner.
- b) Proposed design enhance the garden like quality of the city by
- 1) Preserving existing heritage trees on the site

2) Introducing formal, garden like landscape and additional trees

3) using basement for parking and providing more than required parking spaces underground

4) Proposing a wrought iron and wall combination fence that would enable the view of a gardenlike landscape

3. The proposed development will enhance the appearance of the neighborhood by

1) Exceptionally detail oriented design

2) Using highest quality materials

3) Preserving existing heritage trees and enhancing the park like quality of the lot by adding formal landscaping features and more trees

4) Proposing carefully selected color scheme

4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors;

1) Privacy of the neighbors presented by proposing less windows on the south east elevation

2) Proposing landscape design with large trees

3) Providing more than the required setback

5. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new

1) By proposing a style that is already on the Beverly Hills Style guide.

2) We feel that we have integrated similar characteristics in our design like the surrounding group of homes in the neighborhood.

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.