Design Review Commission

February 3, 2011

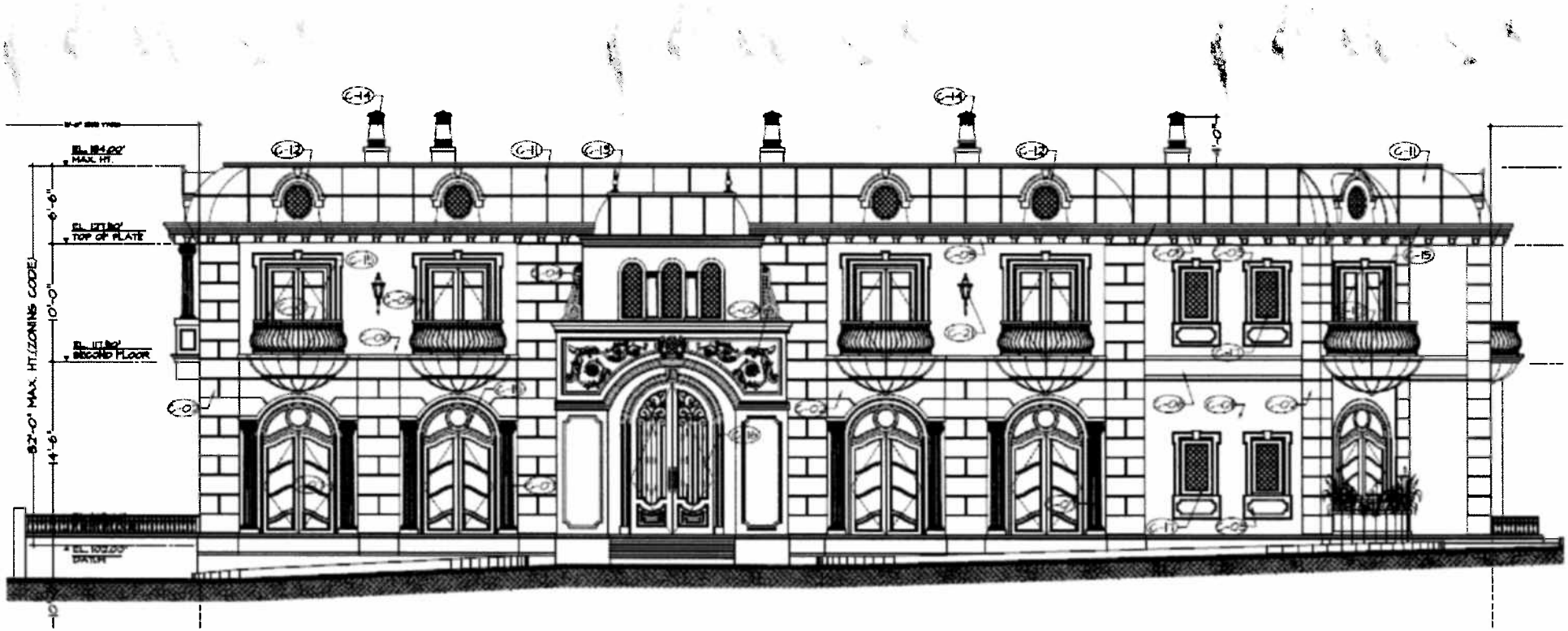
631 North Crescent Drive

Existing

Design Review Commission

February 3, 2011

631North Crescent Drive



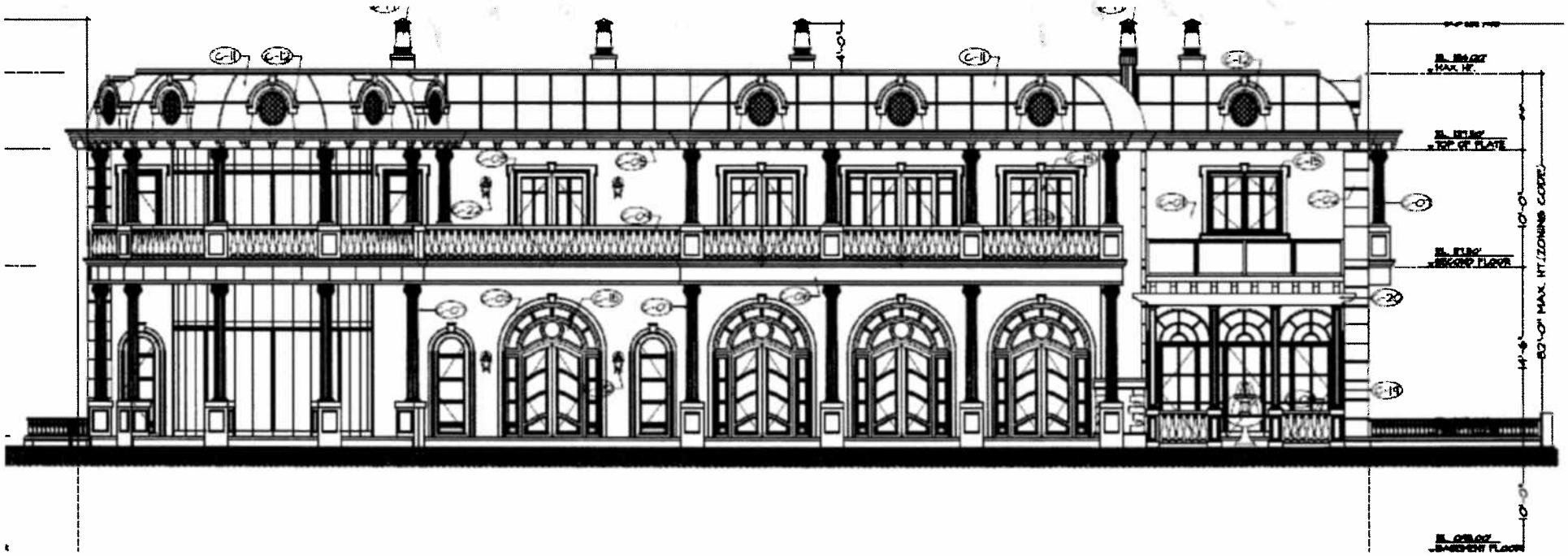
Previous Front Elevation 8/5/10

(Crescent Drive)

Design Review Commission

February 3, 2011

631 North Crescent Drive



Previous North Elevation 8/5/10

Design Review Commission

February 3, 2011

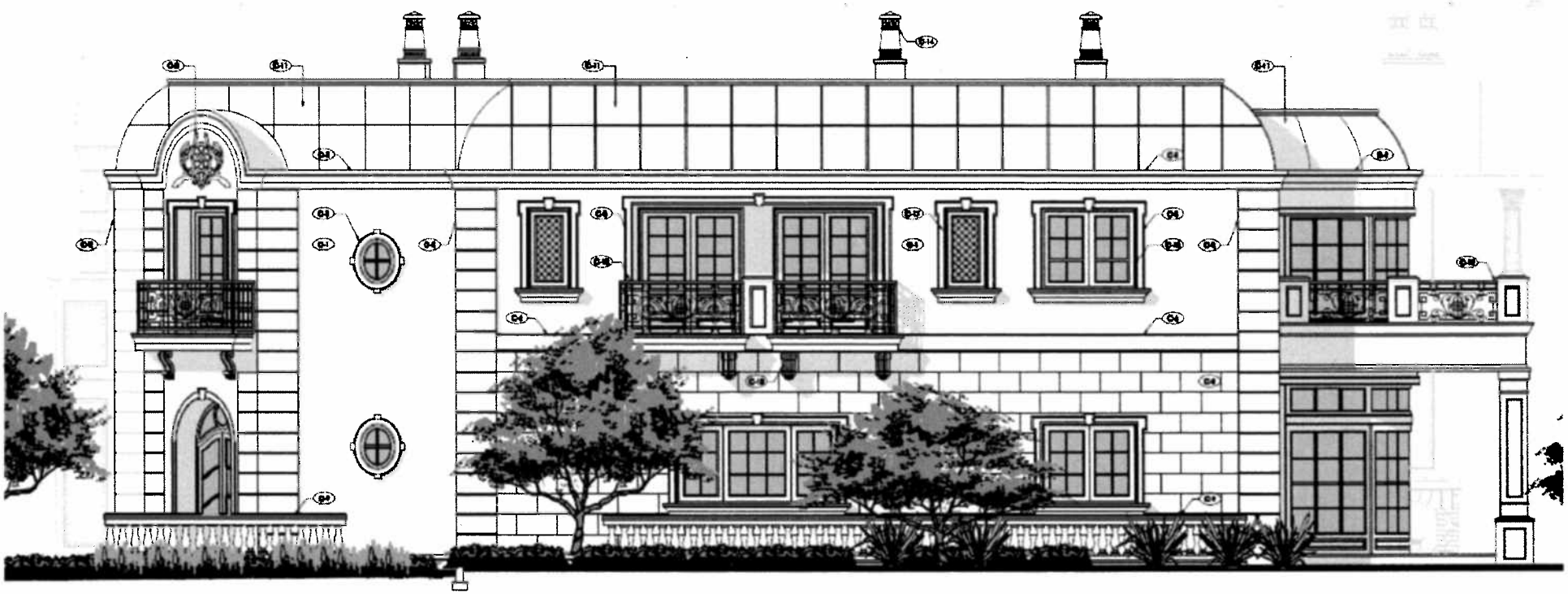
631 North Crescent Drive

Front Elevation – 10/7/10

Design Review Commission

February 3, 2011

631 North Crescent Drive



North Elevation – 10/7/10

Design Review Commission

February 3, 2011

631 North Crescent Drive

Previously Proposed Front Elevation – 12/2/10

631 North Crescent Drive

Previously proposed North Elevation – 12/2/10

Design Review Commission

February 3, 2011

631 North Crescent Drive

Front Elevation – 1/6/2011

Design Review Commission

February 3, 2011

631 North Crescent Drive

North Elevation – 1/6/2011

Design Review Commission

February 3, 2011

631 North Crescent Drive

1 FRONT "NORTH EAST" ELEVATION

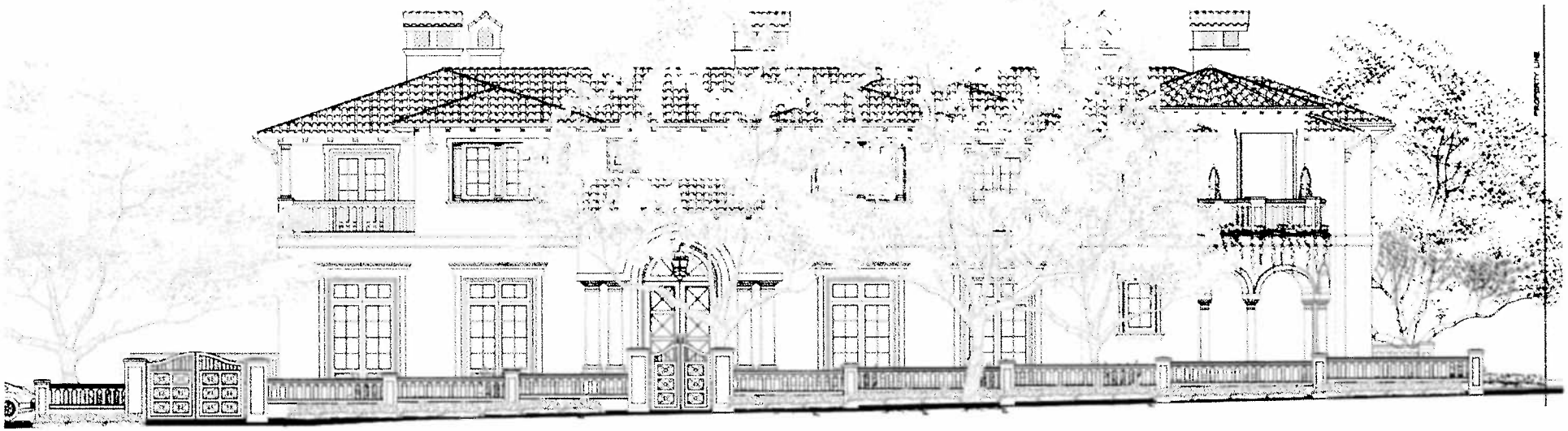
Proposed Front Elevation

(with revised entry pediment)

Design Review Commission

February 3, 2011

631 North Crescent Drive



Front elevation w/ fence

631 North Crescent Drive

SIDE BUILDING FENCE ELEVATION AT ELEVADO AVENUE

Side elevation w/ fence

631 North Crescent Drive

Revised Entry Design

Design Review Commission

February 3, 2011

631 North Crescent Drive

Perspective Rendering

STAFF REPORT

CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of February 3, 2011

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 January 6, 2011 Design Review Commission meeting.

EXECUTIVE SUMMARY

This item was reviewed by the Commission at its August 5, 2010 meeting, its October 7, 2010 meeting, its December 2, 2010 meeting and its January 6, 2011 meeting. At the January 6, 2011 meeting, the Commission approved the project and adopted a resolution with the following conditions. The conditions of approval established by the Commission require that certain elements be returned to the Commission for final review/approval to ensure that the conditions of approval have been met. The project specific conditions and the applicant's response to the conditions are as follows:

Continued on the next page.

Design Review Commission Requests January 6, 2011 Meeting	Applicant's Response
1. The fence/wall within the front yard setback shall be reduced to a maximum of 4'-0" in height. The final design shall be returned to the Commission for approval.	1. The applicant has reduced the fence/wall within the front yard area. The top 2'-0" of the wall is proposed to be a pre-cast concrete baluster (matching the baluster design on the building façade) and the bottom 2'-0" of the wall is proposed to be a stucco block wall. A fence detail has been provided in the plans.
2. The fence/wall along the northern property line and a portion of the rear property line (northwest corner of the property) shall be setback further to provide additional landscaping adjacent to the public right-of-way, or alternatively, shall be redesigned to be more open and pedestrian friendly. The final design shall be returned to the Commissioner for approval.	2. The applicant has redesigned the fence along the northern side property line to be a maximum of 6'-0" in height; the bottom 4'-0" is proposed to be solid stucco block wall and the top 2'-0" would be a precast concrete baluster (matching the baluster on the main residence). The wall along the northern property line has also been moved 2'-6" from the public sidewalk to allow for additional planting. The wall along the rear property line has been redesigned to be a maximum of 8'-0" in height; the bottom 6'-0" is proposed to be a stucco block wall and the top 2'-0" is proposed to be a concrete baluster (matching the baluster on the main residence). A fence detail has been provided in the plans.
3. The entry pediment shall be further refined and returned to the Commission for approval.	3. The applicant has been redesigned. Columns have been added along both sides of the entry and precast molding has been added along the top of the arch. A light fixture is also now proposed within the entry area. Entry details have been provided in the plans.

The applicant has also submitted a letter for the Commission's which details the changes that have been made to the project (see Exhibit A).

RECOMMENDATION

The Commission adopted a resolution conditionally approving the project on January 6, 2011. Per the conditions of approval, it was directed that the applicant return before the Commission to present revised details of the walls/fences and the entry pediment. If the Commission feels that the applicant has adequately met the conditions of approval, no further action is necessary. If the Commission feels that further refinement the walls/fences and/or entry pediment is needed, staff recommends that the Commission give the applicant specific direction and that the final alterations be returned to staff for the final review and approval.

SHENA ROJEMANN
Associate Planner

Attachment(s)
Exhibit A – Applicant's Response to the Conditions of Approval

Exhibit A

Applicant's Response to the
Conditions of Approval

City of Beverly Hills Design Review Criteria

Case No. PL 101 7464

20 January 2011

1. The perimeter fence wall has been reduced and refined to match building. Refer to sheet A8.

   a) The same pre-cast concrete baluster used on the main building has been added to the fence design.

   b) The fence @ front yard shall be 2'-0" stucco block wall with 2'-0" pre-cast concrete baluster.

   c) The fence @ rear side yard (Elevado street side) shall be 4'-0" stucco block wall with 2'-0" pre-cast concrete baluster.

   d) The fence @ rear yard (alley side) shall be 6'-0" stucco block wall with 2'-0" pre-cast concrete baluster.

2. The distance of perimeter fence @ side yard (Elevado street side) to sidewalk wall has been increased to 2'-6" This should be sufficient for more planting. Refer to sheet A1-1.

3. The entry has been redesigned to match the rest of the building. We added one column to each side to give a more open feel. Pre-cast molding has been added to top of arch. We also provided a larger scale rendering of entry and fence detail for your review. We feel that the entry and fence detail now has a harmonious flow with the style of the rest of the building.

Received
City of Beverly Hills

JAN 21 2011

Planning Division
Community Development