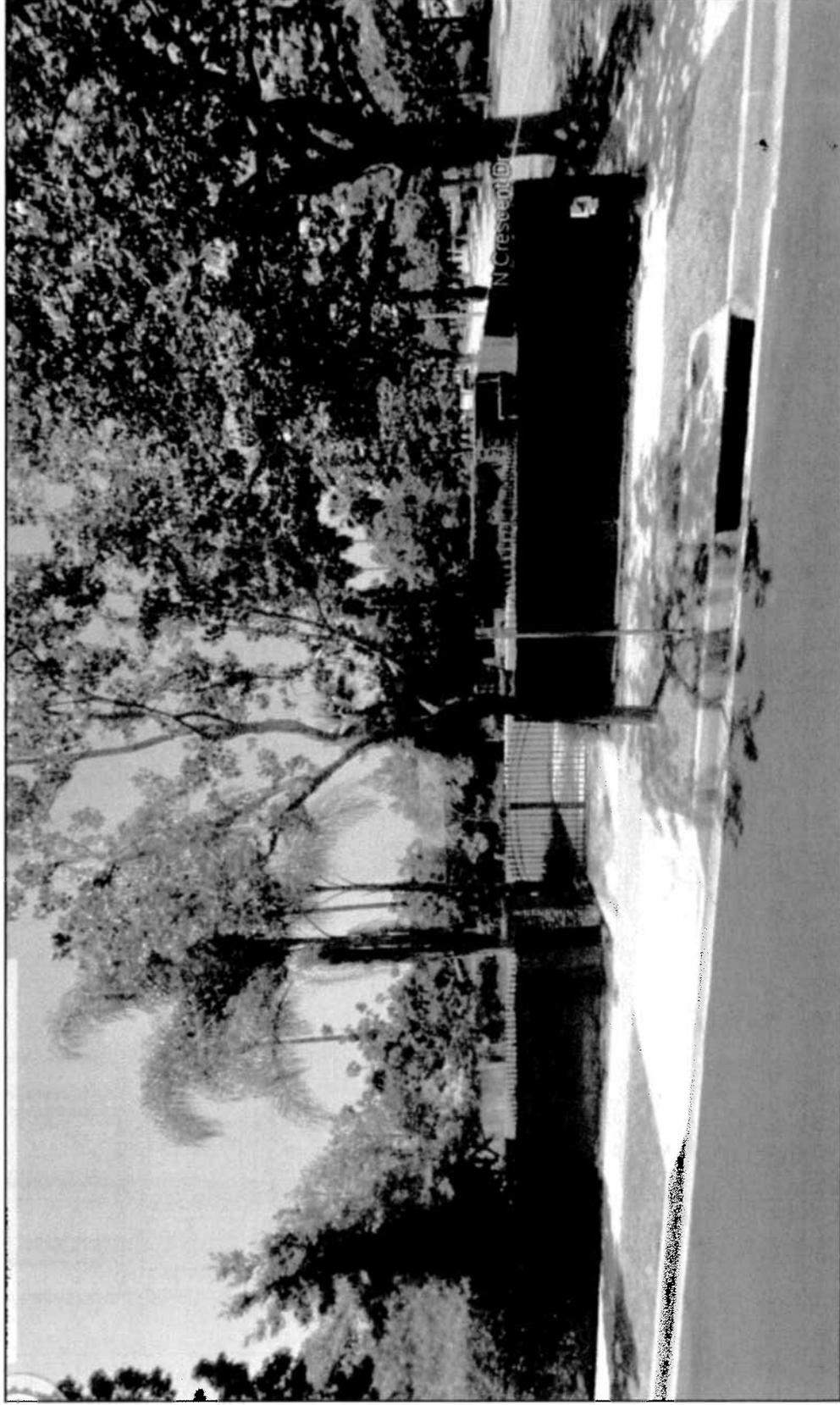




Design Review
Commission

March 3, 2011

601 North Crescent Drive

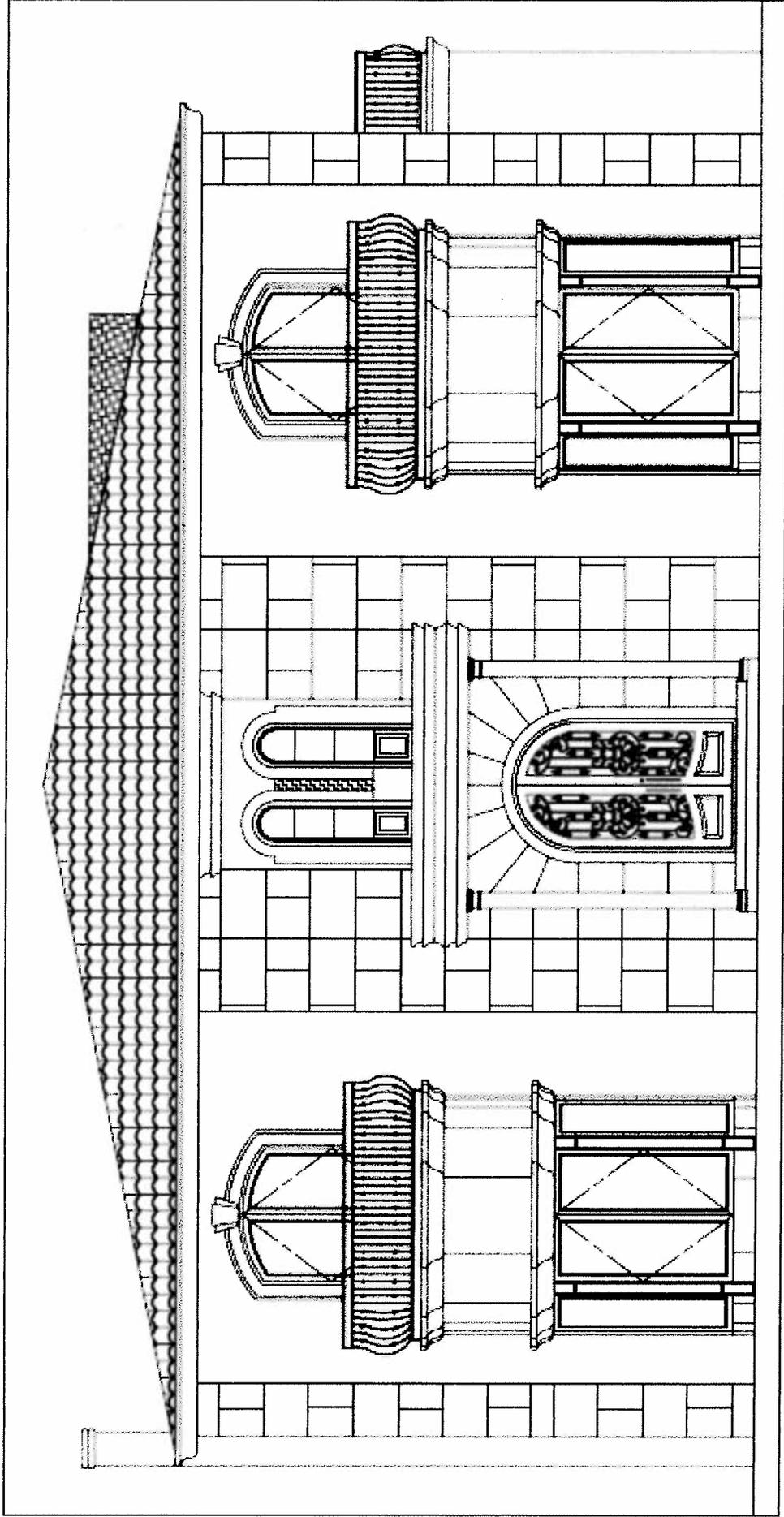


Existing - Vacant



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601 North Crescent Drive

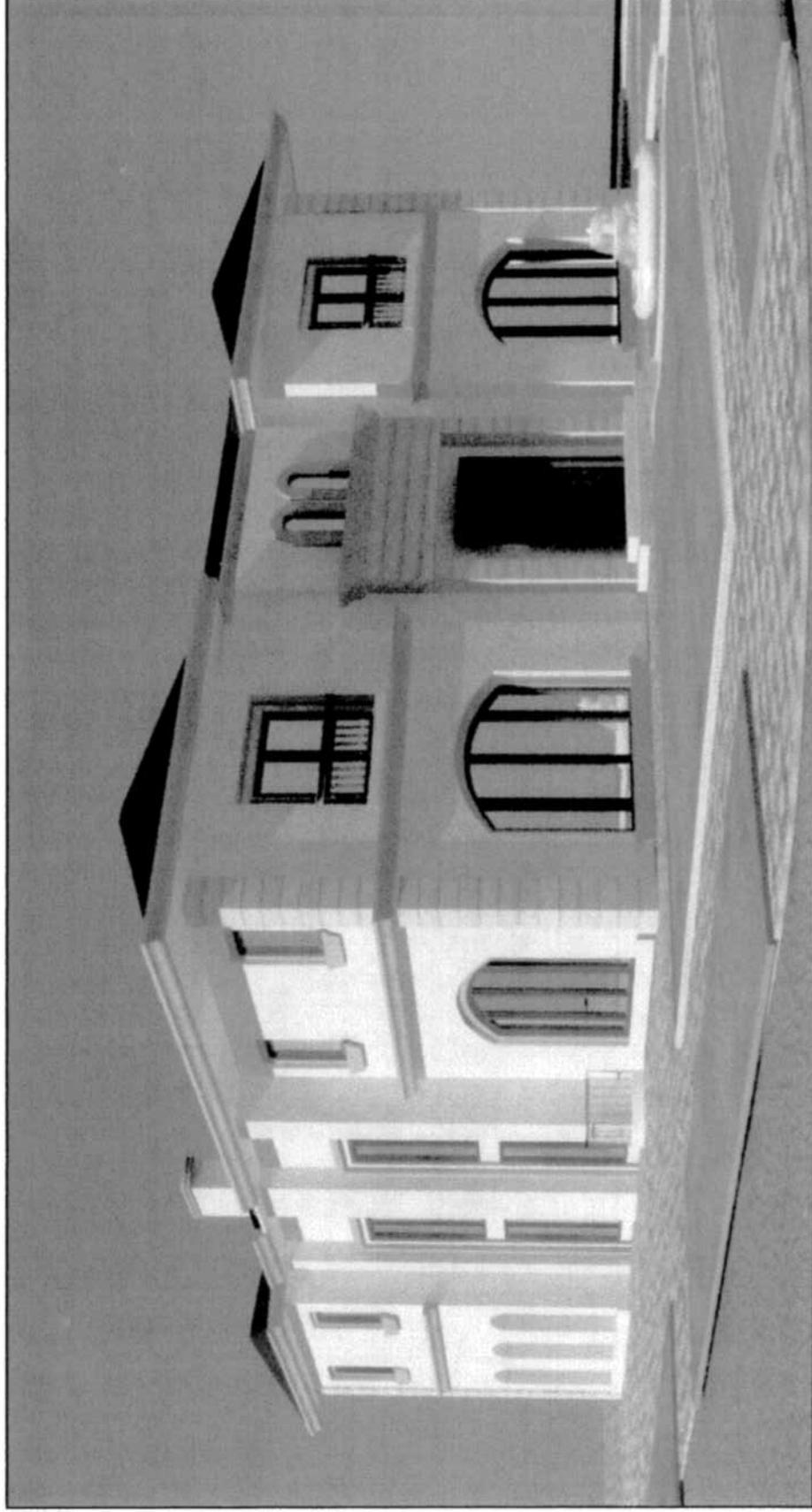


Preview Elevation 8/5/10



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601 North Crescent Drive

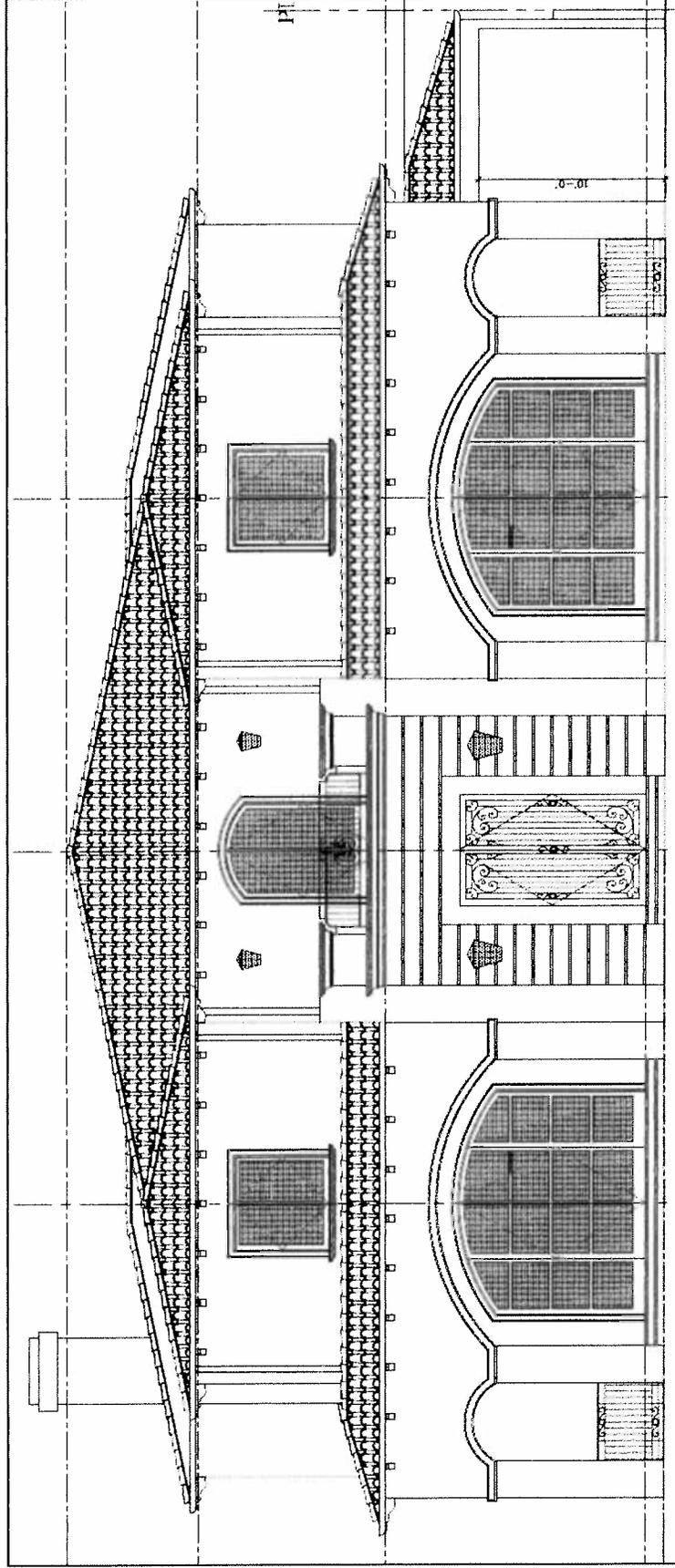


Rendering 9/2/10



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601 North Crescent Drive

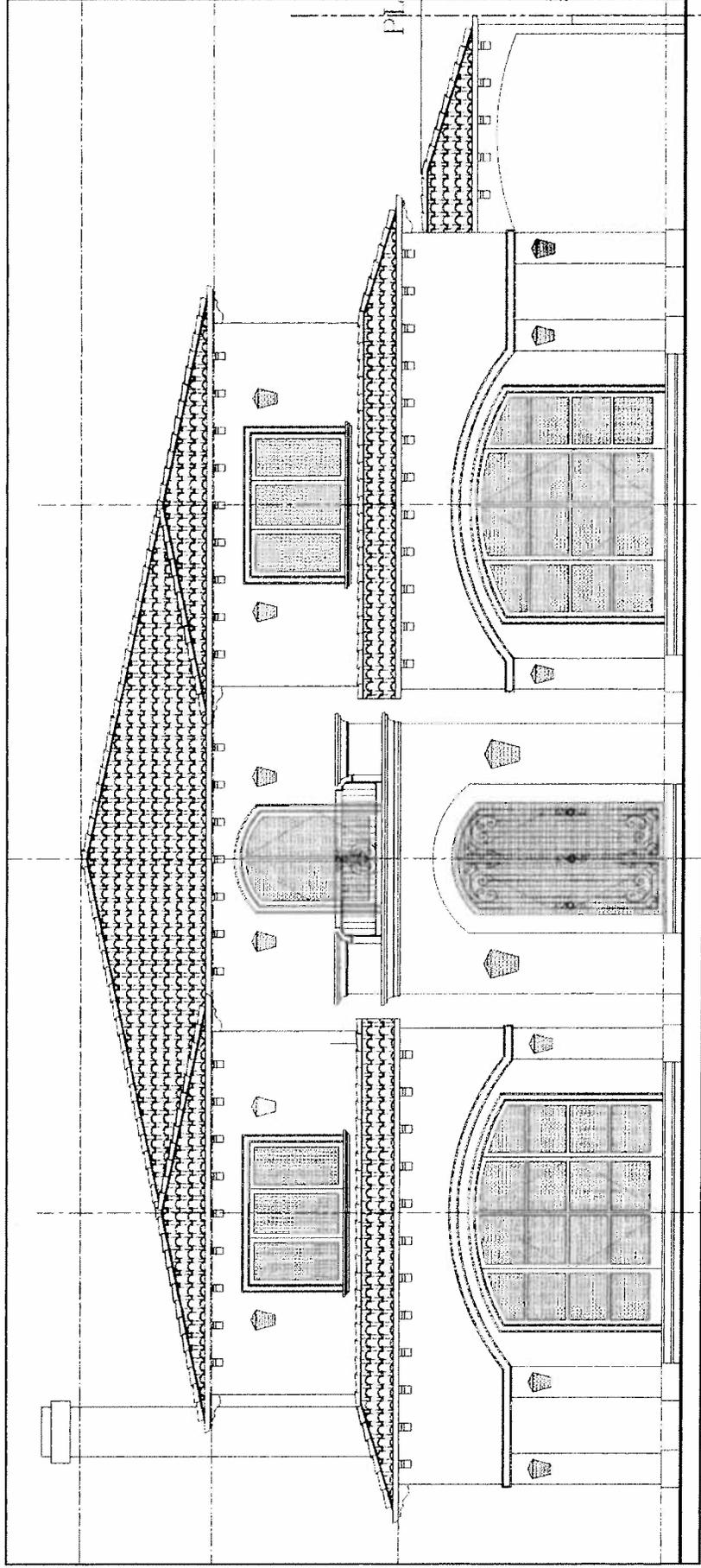


Front Elevation 10/7/10



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601 North Crescent Drive



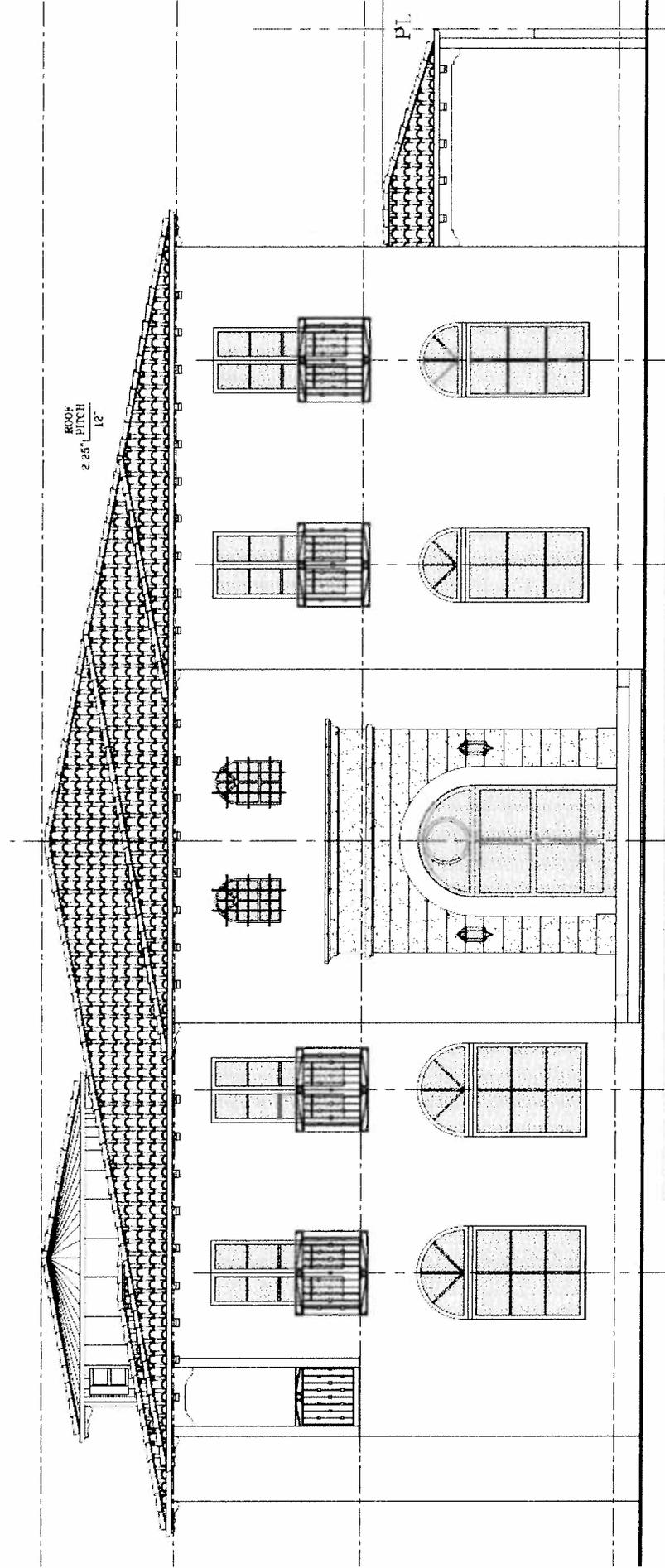
Revised Front Elevation 11/4/10



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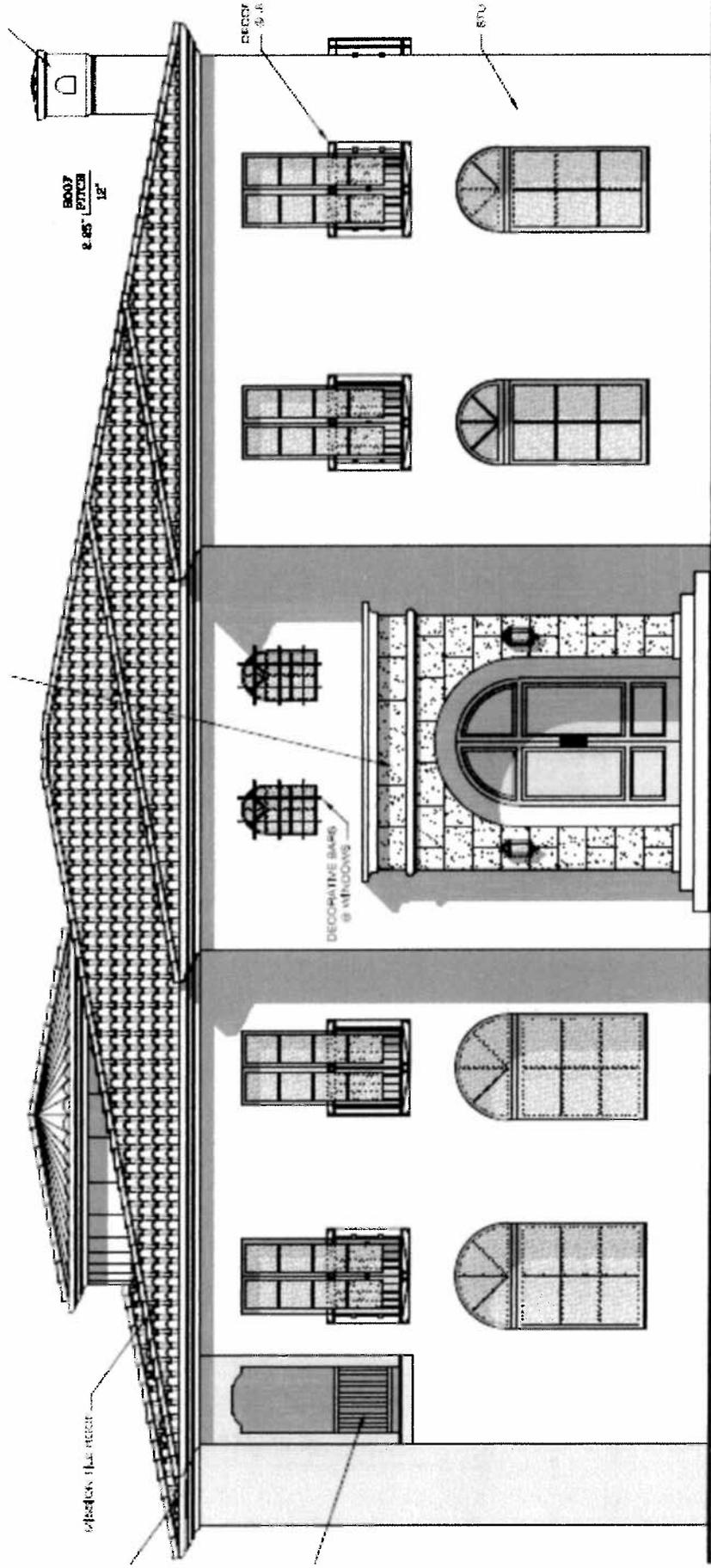


Front Elevation – 12/2/10



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601 North Crescent Drive

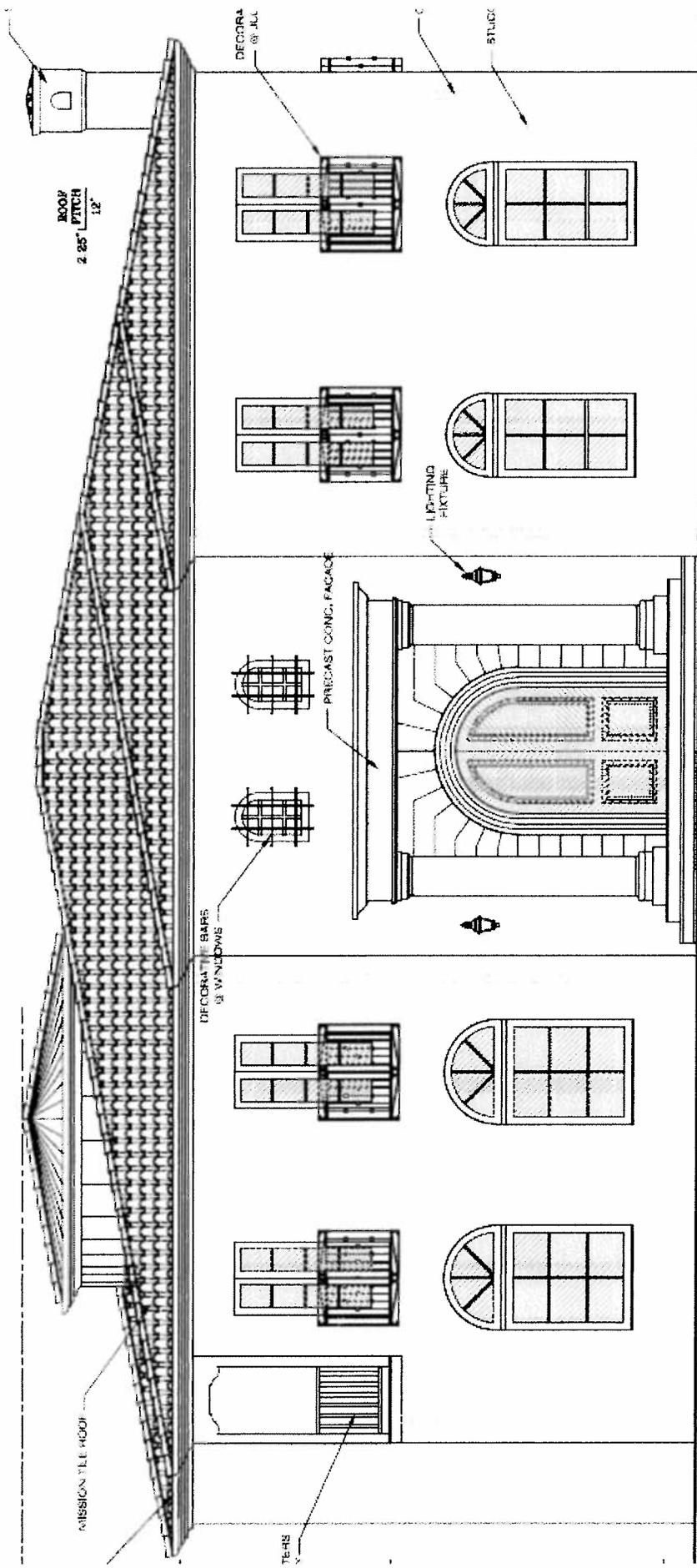


Front Elevation – 1/6/2011



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601 North Crescent Drive

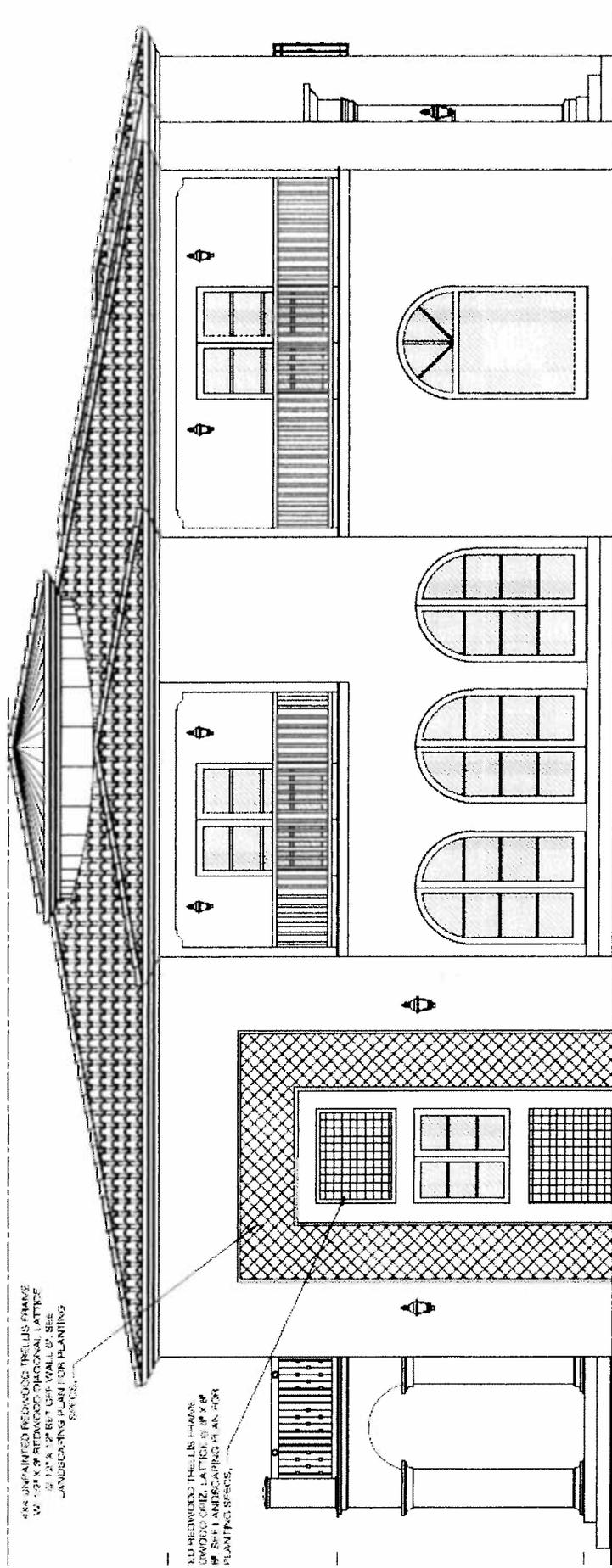


Front Elevation – 2/3/2011



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601 North Crescent Drive



4x8 UNPAIRED REDWOOD TRELLIS FRAME
W/ 2x4 SP REDWOOD ORIGINAL LATTICE
W/ 1/2" x 1/2" BEIGE GALL GABLE
LANDSCAPING PLANTING
SECTION

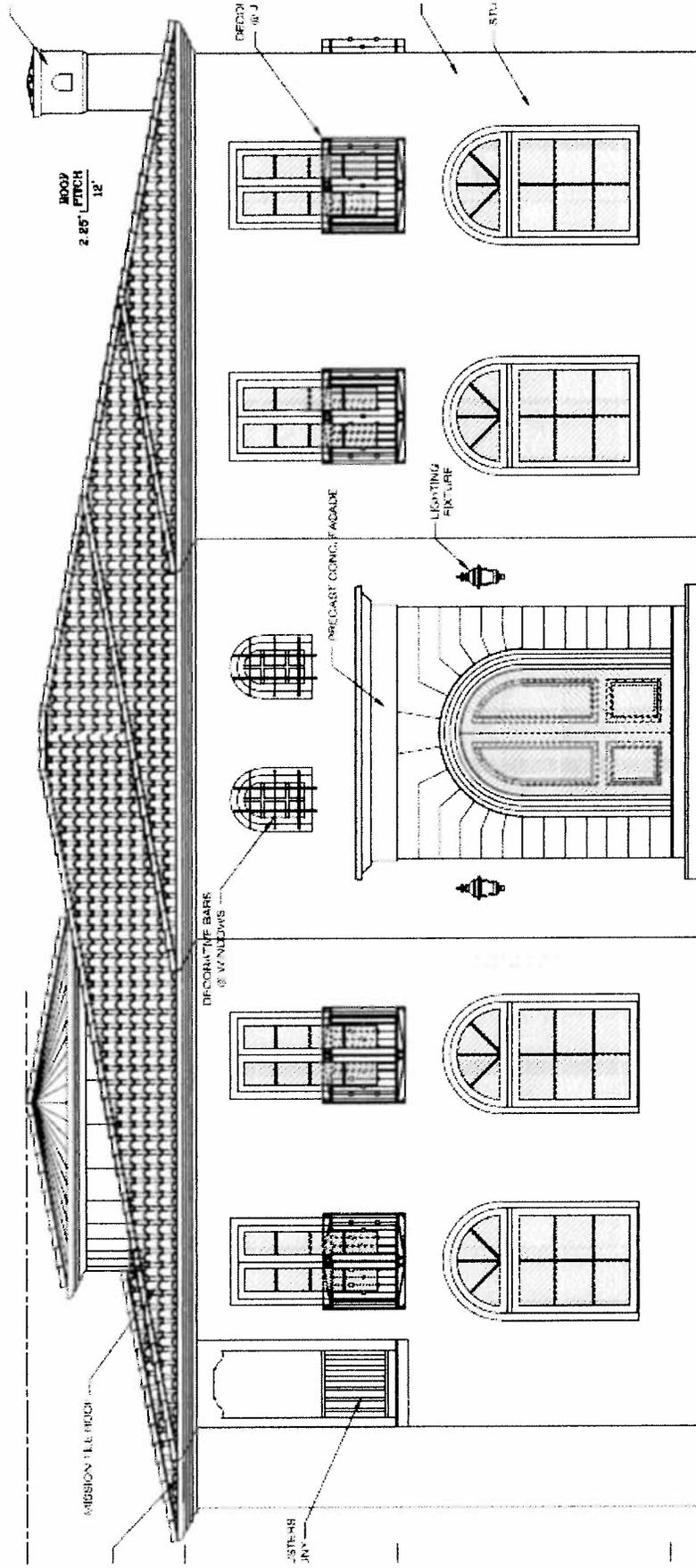
1/2" REDWOOD TRELLIS FRAME
GROWN GIBZ LATTICE 1/2" x 1/2"
1/2" SP LANDSCAPING PLANTING
SECTION

South Elevation – 2/3/2011



Design Review
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601 North Crescent Drive

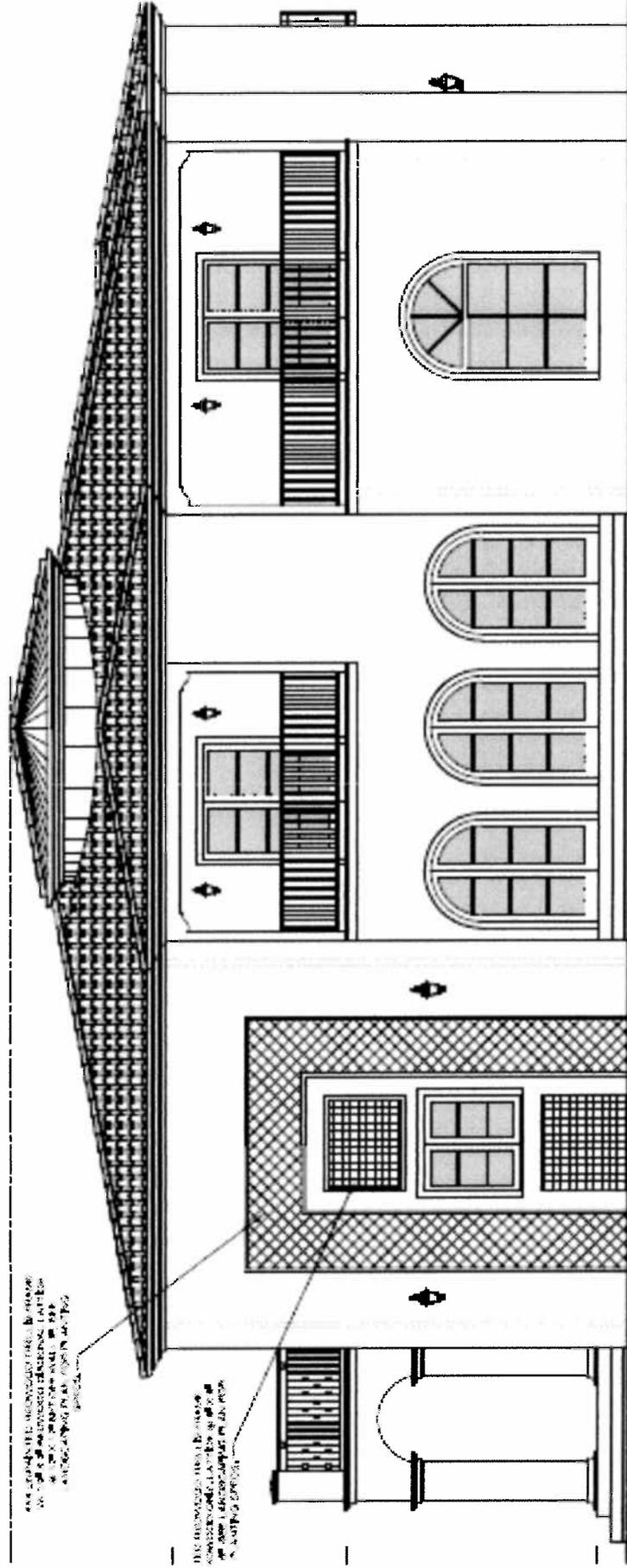


Proposed Front Elevation



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601 North Crescent Drive

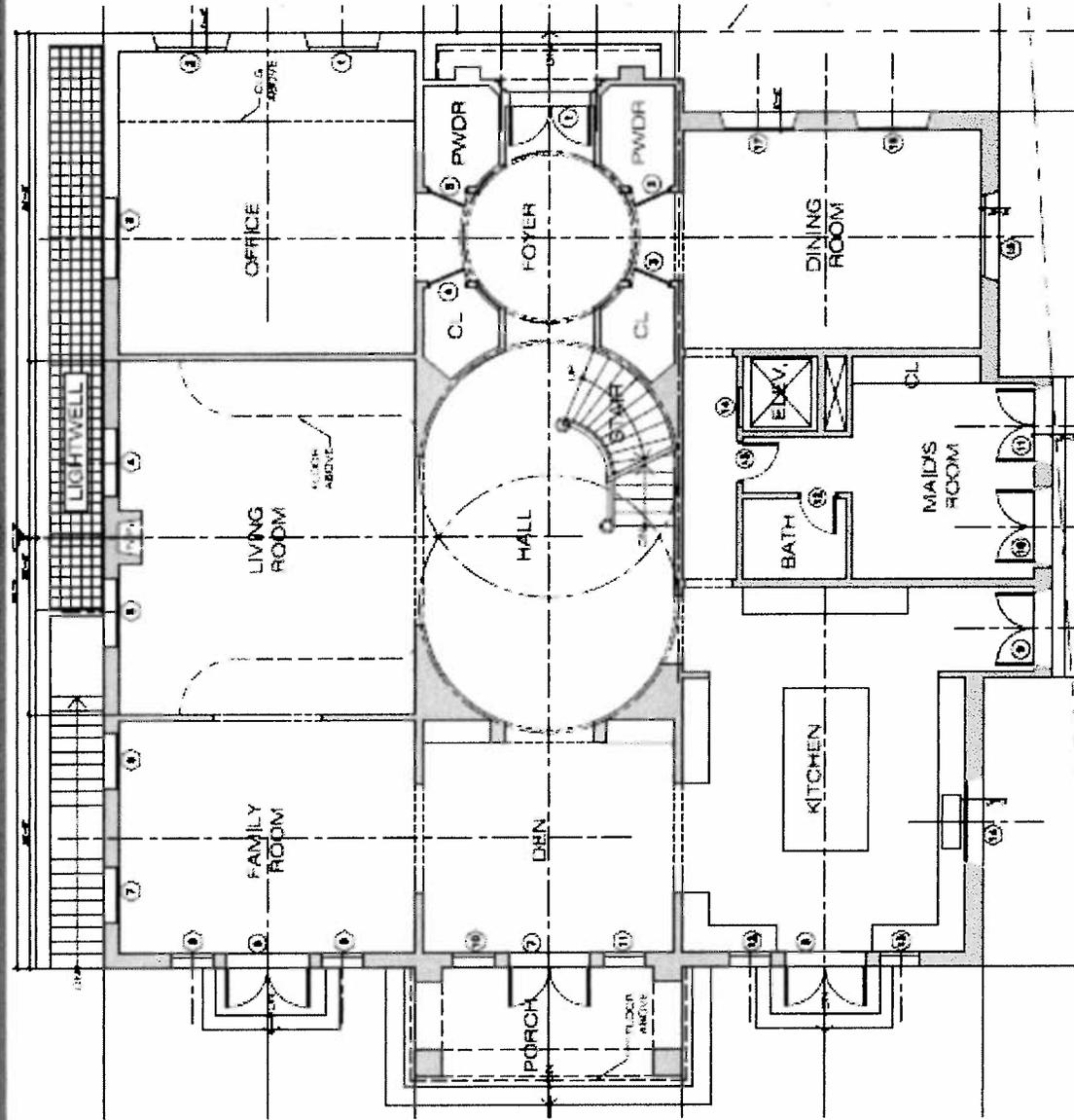


Proposed South Elevation



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601 North Crescent Drive

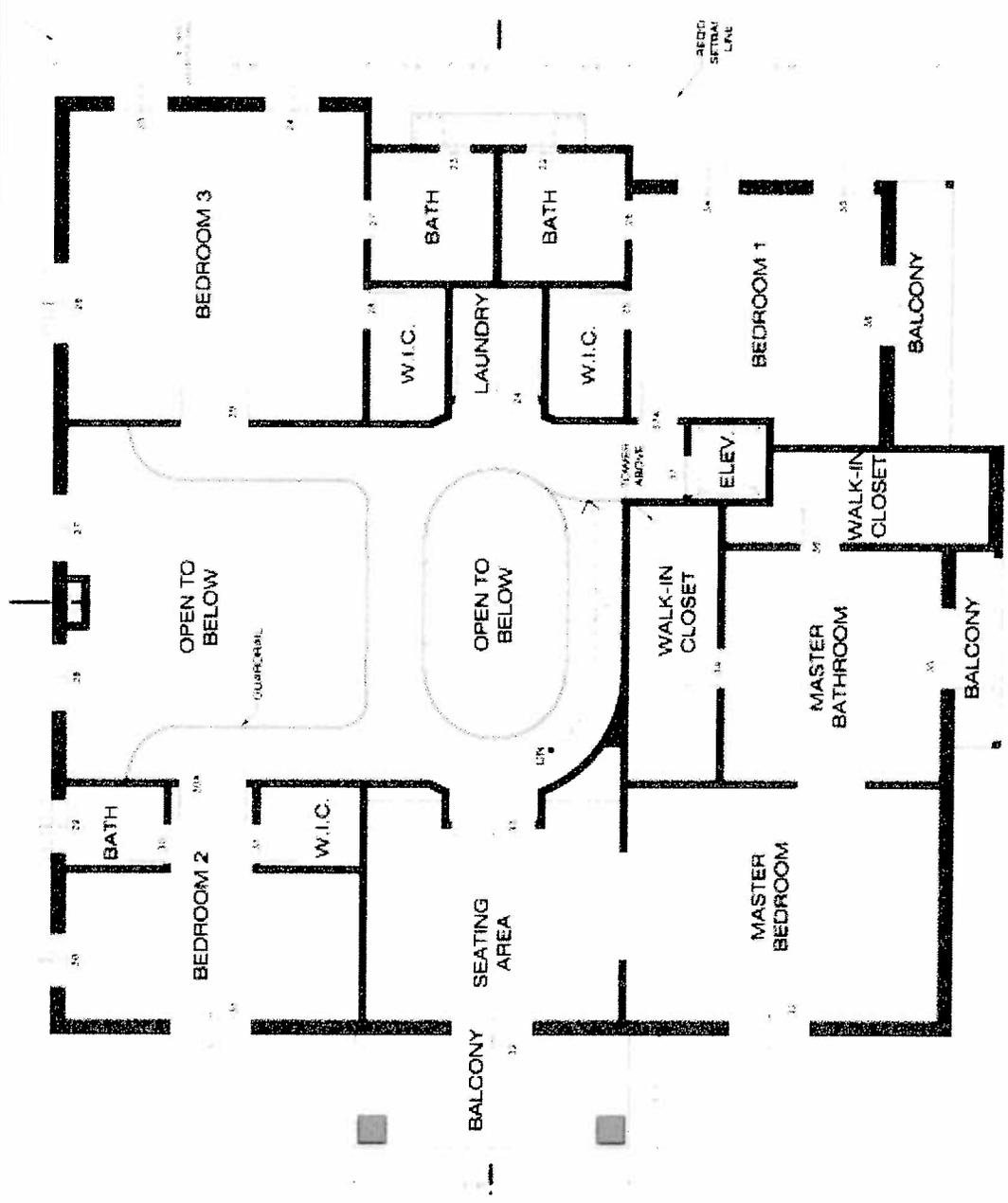


1st Floor Plan



Design Review Commission
March 3, 2011

601 North Crescent Drive



2nd Floor Plan



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of March 3, 2011

TO: Design Review Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: Required revisions 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 **601 North Crescent Drive.** (PL 101 0643)

Continued from the February 3, 2011 Design Review Commission meeting.

EXECUTIVE SUMMARY

This item was reviewed by the Commission at its September 2, 2010 meeting, its October 4, 2010 meeting, its November 4, 2010 meeting, its December 3, 2010 meeting, its January 6, 2011 meeting and February 3, 2011 meeting. At the February 3, 2011 meeting the Commission approved the project and adopted a resolution with conditions (see below). 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 have been met. The project specific conditions and the applicant's response to the conditions are as follows:

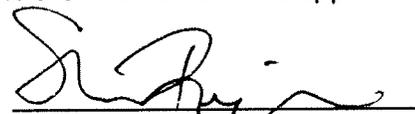
Design Review Commission Requests January 6, 2011 Meeting	Applicant's Response
1. The exterior lights shall be larger in scale and cut sheets shall be provided.	1. The applicant has provided a larger scale drawing with dimension information. See Exhibit A
2. The wrought iron portions of the fences (in the front yard and street side yard) shall be straight, not curved, and the arrow shaped tops shall be removed. The wrought iron shall start at 1'-0" below the top of the pilasters.	2. The applicant has redesigned the fences in the front yard and street side yard areas. An elevation and details of the proposed fence is included on sheet A13.01.
3. The entry pediment shall be redesigned to be more elegant and less heavy in nature.	3. The applicant has redesigned the entry pediment to be less heavy and has removed the columns from each side of the entry.

4. The ground floor windows on the northern portion of the front façade shall be redesigned to be the same size as the ground floor windows along the southern portion of the front façade.	4. The applicant has redesigned the windows as requested.
5. The windows shall be redesigned to have sills.	5. The window along the ground floor of both the front and street side façades have been redesigned to have window sills. The French doors along the second floor of both elevations have not been adjusted. See Sheet A3.01.
6. The window returns should be angled (flared), not straight.	6. The window returns along the ground floor of the front and street side facades have been redesigned to be angled (flared). See sheet A3.01.
7. Mullions (similar to those on the windows on the front façade) shall be added to the ground floor window along the eastern portion of the southern façade.	7. The applicant has added mullions to the specified window.
8. The proposed carport is not part of the approval. The carport shall be returned to the Design Review Commission for review.	8. The applicant is no longer planning to build a carport and thus this element has not been returned to the Commission.

The approved materials board will be presented at the meeting.

RECOMMENDATION

The Commission adopted a resolution conditionally approving the project on February 3, 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, then the Commission may approve the changes. 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 ROJEMAN
 Associate Planner

Attachment(s)

- Exhibit A – Proposed exterior light details
- Exhibit B – DRC Findings
- Exhibit C - Standard Conditions of approval

Exhibit A
Proposed exterior light details



Inspired by the port city of Marseille, this wall light shines with the allure and romance of the Mediterranean landscape. From the John Timberland™ lighting collection, this outdoor wall light features a veranda bronze finish with champagne hammered glass for an antique look.

- Veranda bronze finish.
- Champagne hammered glass.
- Takes three 40 watt bulbs (not included).
- 22" high.
- 9" wide.
- Extends 10" from the wall.
- Backplate is 16" high, 5 1/2" wide.
- Mounting point to top of fixture is 14".

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 shall 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.