



**Design Review  
Commission**

**March 5, 2009**

1000 CAMDEN DRIVE



**Previously Existing**



**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 **804 North Camden Drive**. (PL 090 5850)

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

**EXECUTIVE SUMMARY**

This item was reviewed and granted approval by the Design Review Commission at its March 5, 2009 meeting (see Exhibit A attached). At that meeting, in an effort to allow the applicant to move forward with the building process, the Commission conditionally approved the project with the requested revisions (listed below) to return prior to the issuance of the final certificate of occupancy. Since the March 5, 2009 meeting, staff has sent correspondence to the applicant on March 17, 2009, March 8, 2010, April 19, 2010 and October 28, 2010 advising the applicant of the requirement for the details outline below to return to the Commission for final approval. The project was scheduled for the November 4, 2010 meeting, however, was missing information and was therefore continued to the December 6, 2010. The applicant has now submitted all the required documents responding the Commission's conditions of approval as follows:

*Continued on the next page.*

<b>Design Review Commission Requests at the March 5, 2009 Meeting</b>	<b>Applicant's Response</b>
1. A detail of the proposed stained glass windows above the entry be provided (textured only; no flowers, fruit, etc.)	1. The applicant has provided a picture of the windows placed above the entry, which contain clear glass.
2. A detail of the wrought iron railing along the front façade be provided.	2. The applicant has provided a picture of the wrought iron railings installed along the façade. (See picture A. on page of the picture pages.)
3. A detail of the wrought iron fencing and elevation of the fence be provided.	3. The applicant has provided an elevation of the wrought iron fence proposed in the front yard area. (See sheet A5.0)
4. A detail of the proposed front door be provided (should be simpler and more elegant).	4. A detail drawing of the front door has been provided. (See sheet A5.0)
5. The pediments be removed from above the first floor French Doors.	5. The applicant is requesting to maintain the pediments above the first floor French Doors.
6. The first floor French be reduced to a maximum of 10' in height.	6. The applicant has reduced the height of the French doors from 10'-6" to 10'-0".
7. The skylights be reduced in height to be within the maximum height allowed for the structure (28').	7. The skylights have been reduced to meet the maximum height requirements.
8. The balconies along the north elevation (in the recessed portion of the façade) be redesigned as Juliette balconies.	8. The balconies have been revised to Juliette balconies.
9. A trellis be added to the northern portion of the deck/balcony at the rear of the residence to provide further screening and privacy for the neighboring residence.	9. The applicant is requesting not to provide the trellis. The applicant has provided pictures to demonstrate that the existing hedges fully screen the neighboring residence from the balcony. (See the pictures titled "Rear balcony pictures" in the packet)
10. A large tree (minimum 48" box) be planted by the recessed portion of the northern elevation to screen the wall of windows adjacent to the internal staircase from the neighboring property.	10. The applicant has consulted with the neighboring property owner to the north and a resolution was reached to alternatively plant a row of ficus trees (36" boxes) along the northern property line. The applicant will be providing pictures of these trees at the meeting on March 3, 2011.
11. A detailed landscape plan be provided that includes the trellis at the second story balcony, all proposed and existing plants and trees, and the sizes and quantities of all the landscaping materials.	11. The applicant has provided a landscape plan provides the plant species, sizes, quantities, etc., proposed within the front yard area. As stated in #9 above, the applicant is requesting not to be required to provide the trellis.
12. The carport along the southern elevation shall be redesigned to meet the definition of carport pursuant to Beverly Hills Municipal Code §10-3-100.	12. The applicant has revised the carport, which now meets the requirements for carports that are established in the Beverly Hills Municipal Code.

In addition to the changes listed above, the applicant is also requesting the approval of the altered second story balcony along the right half of the front façade. The approved design contained a solid stucco balcony barrier. As revised, the balcony now contains sections of wrought iron.

No material changes are proposed to the residence.

### **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.

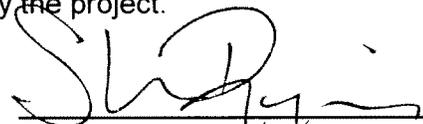
If the Commission chooses to approve a design, the findings contained in Exhibit A must be made verbally at the meeting.

**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, as well as Design Review Commission deliberations, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.

  
SHENA ROJEMANN  
Associate Planner

### **Attachments**

- Exhibit A – Conditionally approved project on March 5, 2009
- Exhibit B - DRC Findings
- Exhibit C - Standard Conditions of Approval

804 North Camden Drive  
For the Design Review Commission Meeting of March 3, 2011

**EXHIBIT A**

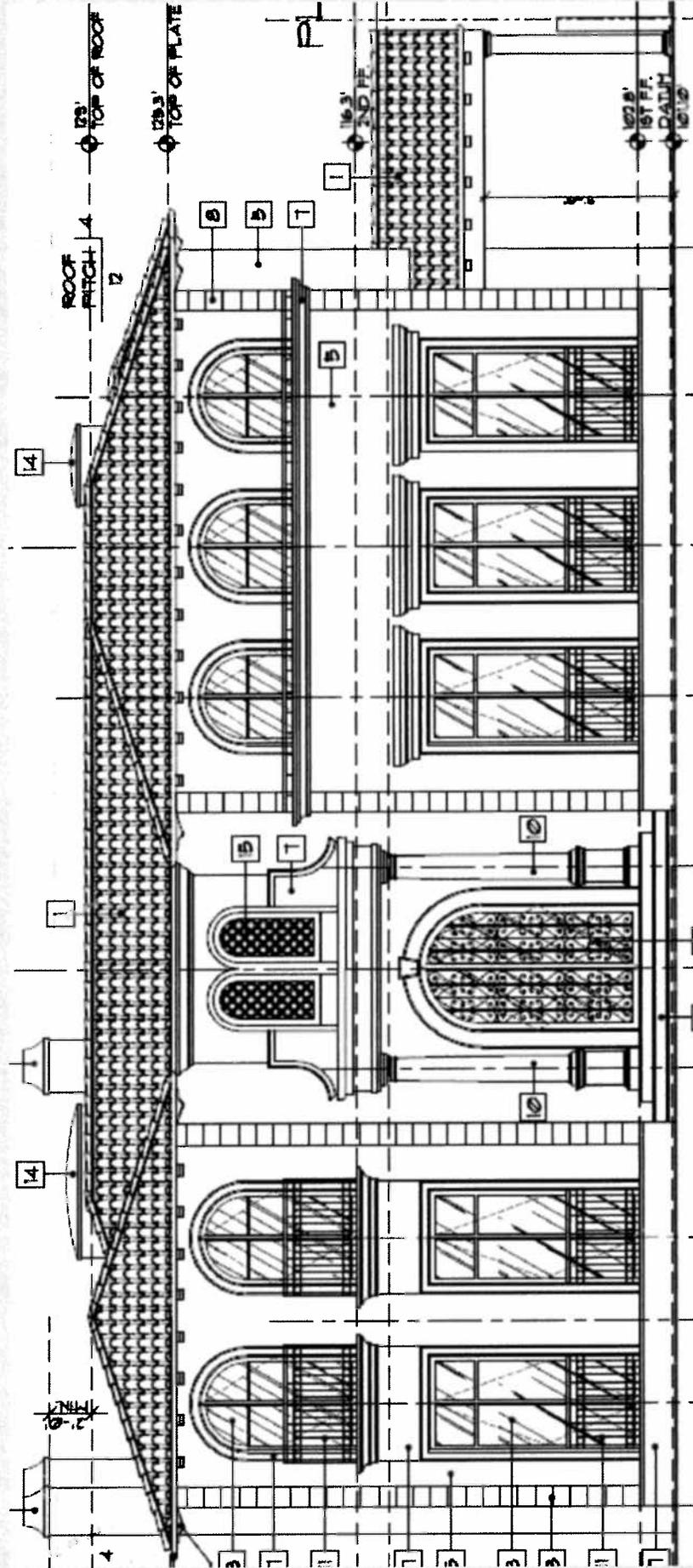
Conditionally approved project on March 5, 2009



Design Review  
Commission

March 5, 2009

804 North Camden Drive



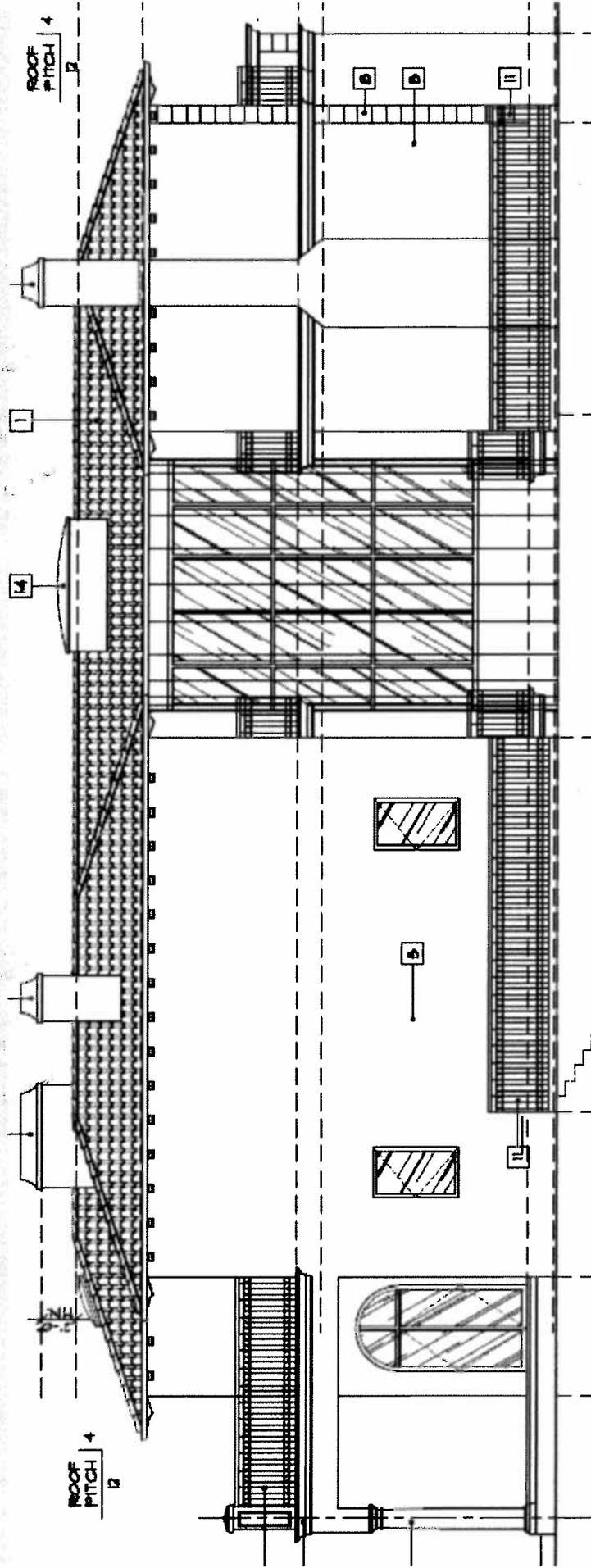
Revised Elevation



Design Review  
Commission

March 5, 2009

804 North Camden Drive



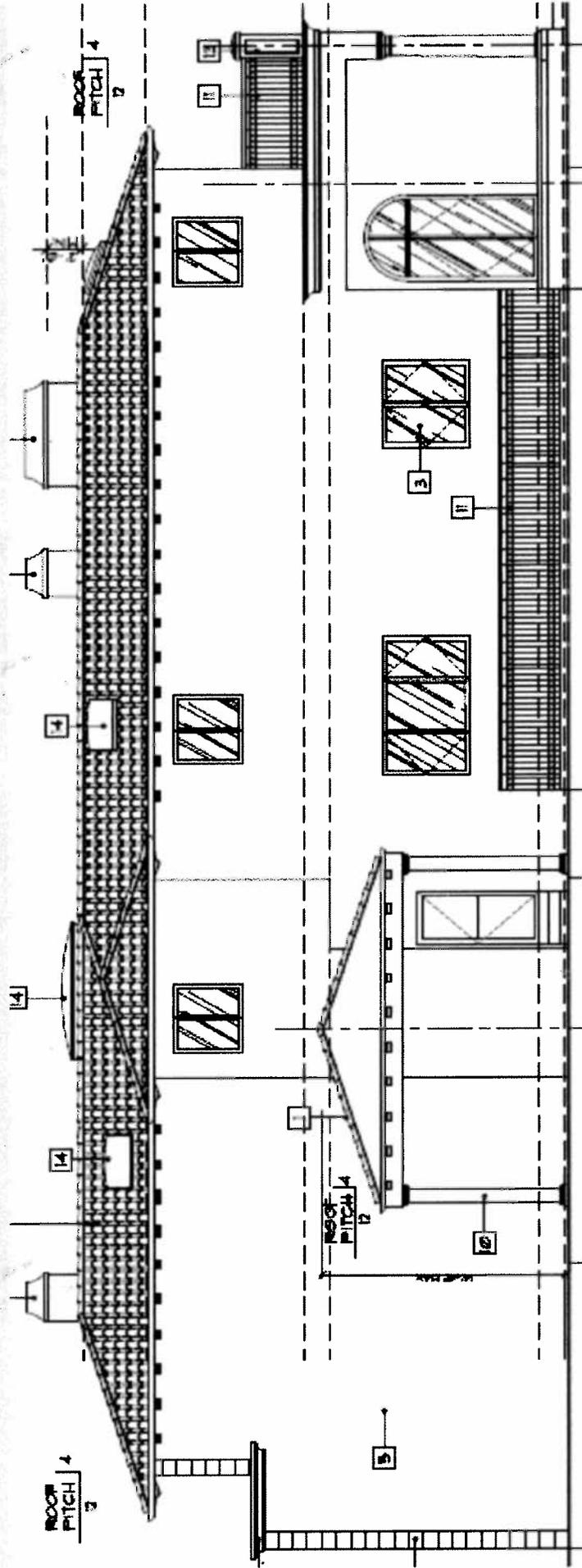
Revised North Elevation w/ fence



Design Review  
Commission

March 5, 2009

804 North Camden Drive



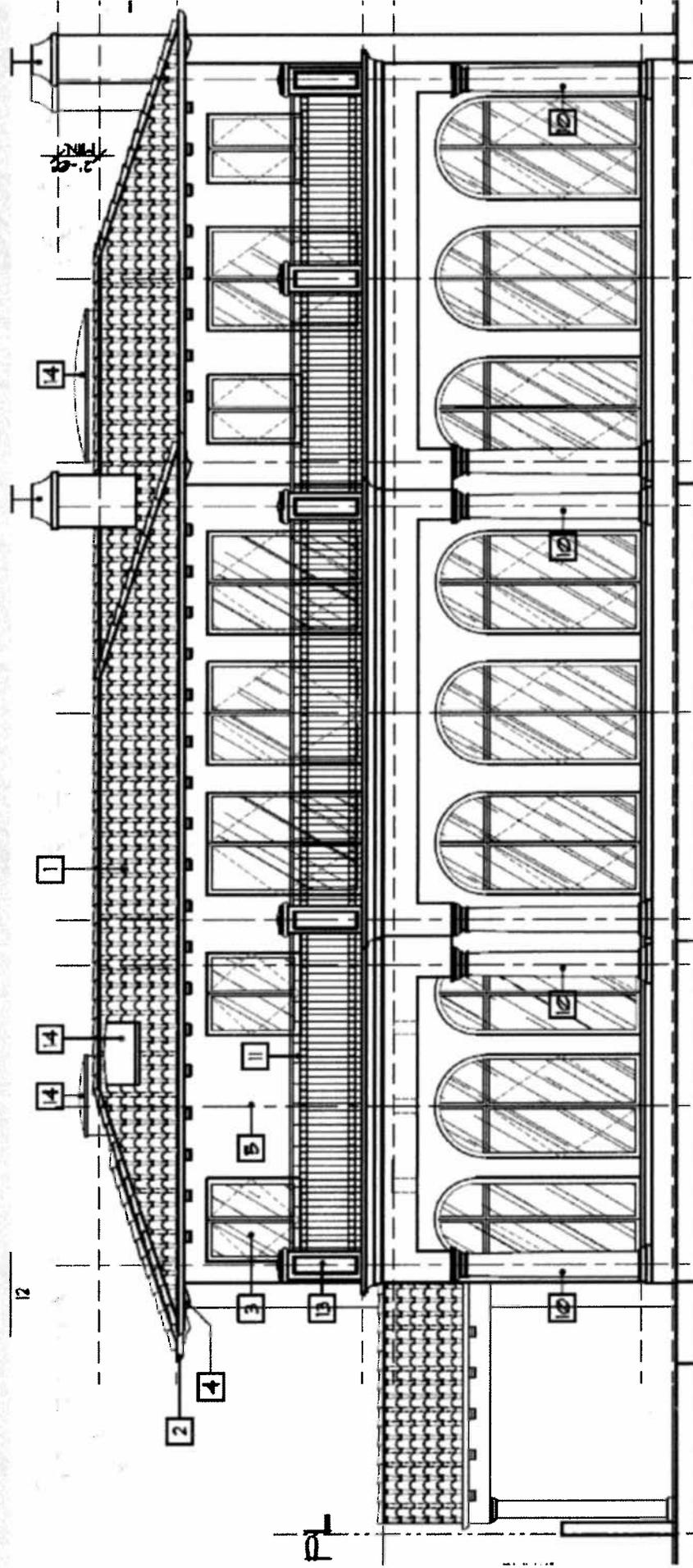
Revised South Elevation w/ fence



Design Review  
Commission

March 5, 2009

804 North Camden Drive



Revised Rear Elevation

**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.