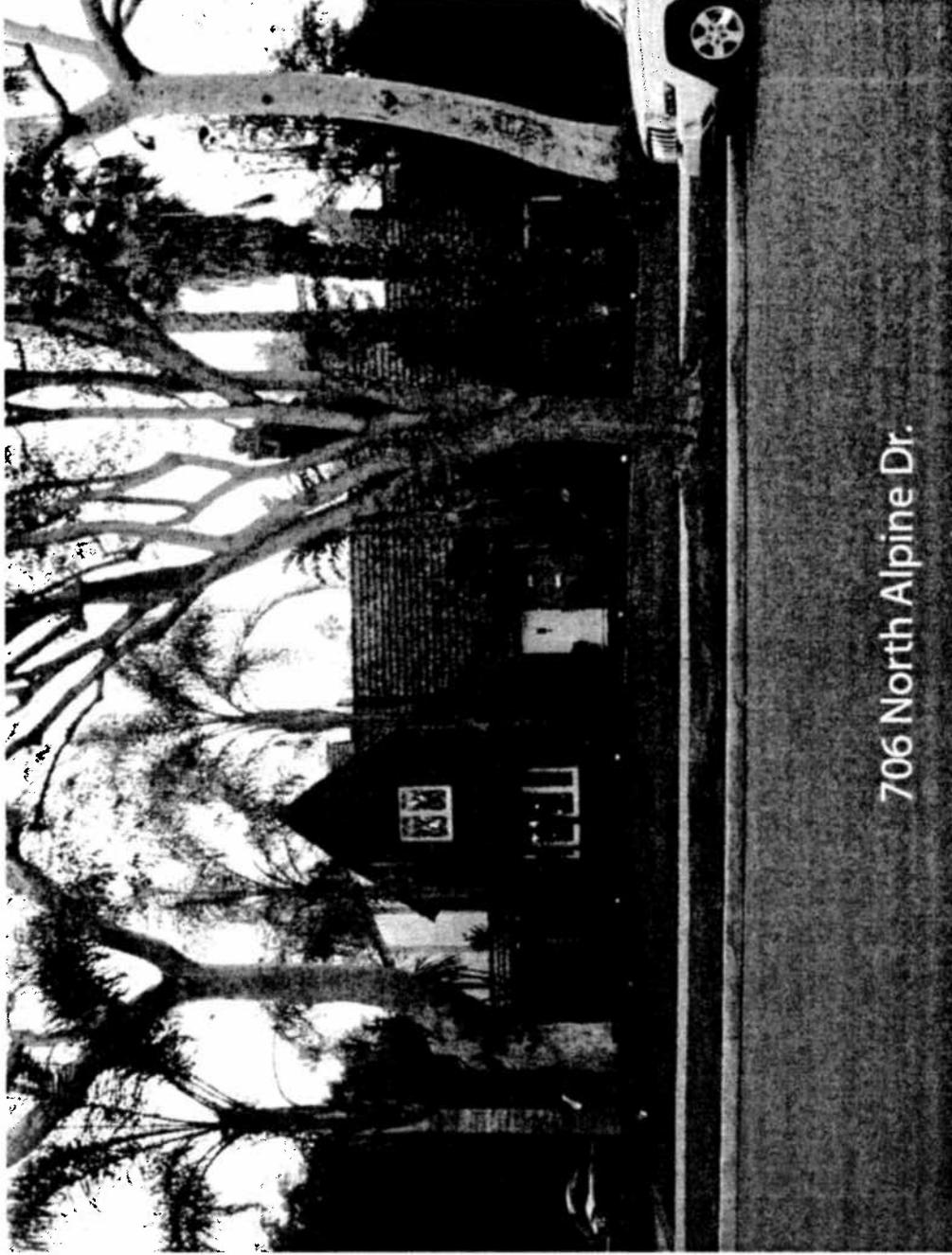




Design Review
Commission

March 3, 2011

706 Alpine Drive



706 North Alpine Dr.

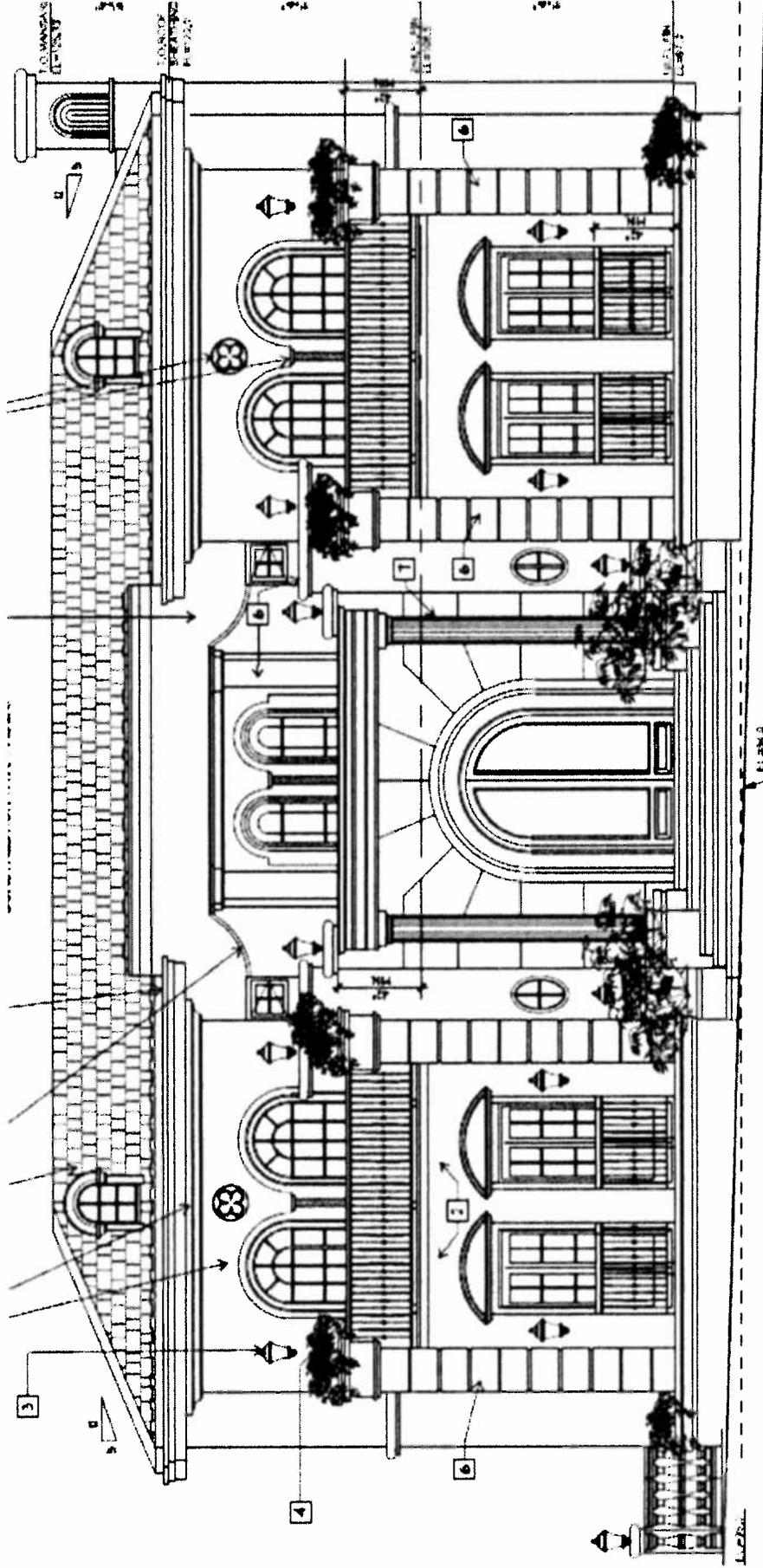
Existing Residence



Design Review
Commission

March 3, 2011

706 Alpine Drive



Proposed Elevation



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: 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 **706 Alpine Drive (PL 110 1970)**

EXECUTIVE SUMMARY

Aziz Zarabi, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new two-story single-family residence with basement at **706 Alpine Drive**.

Reason for Review by the Commission

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, no single-family residence located in the Central R-1 zone shall be erected, constructed, altered or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission shall be the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style or if the project has not been prepared by a licensed architect.

The proposed project was not prepared by a licensed architect nor does the proposed residence conform to a single, pure architectural style, therefore, the proposal is brought before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

The project meets all required zoning standards such as height, setbacks, parking, and floor area requirements.

GENERAL INFORMATION	
Applicant	Aziz Zarabi
Project Owner	Susan and Pirooz Nourizad
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	16,611 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 87.5-feet wide by 190-feet long (lot average width and length), located on the east side of the 700 block of Alpine Drive between Elevado Avenue and Lomas Avenue. The lot is currently developed with a two-story residence and detached guest house. The existing primary residence and detached guest house would be demolished and replaced by a new two-story residence with a basement. Surrounding development consists of one- and two-story single-family homes.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed project is located on a 16,611 square foot lot and would contain 7,904 square feet of floor area, under the maximum permitted by the Beverly Hills Municipal Code (8,144 square feet maximum permitted). The proposed residence would also contain a 2,716 square foot basement living area and 1,401 square foot basement garage which are exempt from the maximum floor area allowed pursuant to the Beverly Hills Municipal Code. As proposed the total height of the primary residence would be 32 feet to the highest point of the roof (32 feet maximum permitted for a residence with side yard setbacks of 10 feet or greater). The proposed project contains architectural elements sometimes found in the Italianate style of architecture. The main façade contains little modulation found only in balconies along the second floor and the recessed entry. The remainder of the façade is mostly flat with some architectural detail embellishments.

Parking

A total of four parking spaces have been provided within the basement garage the driveway along the southern side of the residence, which meets the number of parking spaces required by the BHMC.

Design

The project designer has described to project as containing features of Italianate architecture.

Materials

The materials proposed for the new structure are as follows:

- Wood windows and doors
- Smooth Portland cement plaster (façade)
- Precast concrete columns, window moldings, quoins and crown molding
- Wrought iron railings
- Slate roof tiles

Paving:

The applicant is proposing to follow the circular drive method of paving per the Beverly Hills Municipal Code §10-3-2422, which allows for two driveway approaches, a circular drive not to exceed 12'-0" in width, one driveway not exceed 9'-0" in width leading to required parking and one walkway not to exceed 4'-0" in width. The applicant is conforming to these requirements within the required front yard setback. Paving outside of the required front yard setback, is not regulated by the BHMC.

Landscape Design:

The applicant has submitted a preliminary landscape plan for the Commission's consideration. The plan includes a variety of plants, trees and groundcover. Per staff's recommendation, the applicant shall return to the Commission with a further developed landscape plan at another meeting.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on February 22, 2011 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. As of the date this report was prepared, staff had not received any comments.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and the project is eligible for a Categorical Exemption of Class 2 (replacement of structures).

CRITERIA FOR REVIEW

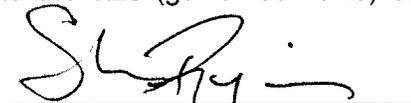
Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the required 5 criteria. As presented, staff does not feel that the project meets the 5 required criteria (attached as Exhibit A). Staff has concerns with entry configuration/design as well as the overall refinement of the design. The Commission may wish to discuss the double door wrought iron gate design adjacent to the entry.

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

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.

Per the Landscape Design section above, staff does recommend that the Commission direct the applicant to return with a further developed landscape plan which includes the species of plants proposed, the quantity of each type of species and the size (gal or box size) of each species.



SHENA ROJEMANN
Associate Planner

Attachment:

- Exhibit A – DRC Findings
- Exhibit B - Standard Conditions of Approval

Exhibit A
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 B

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.