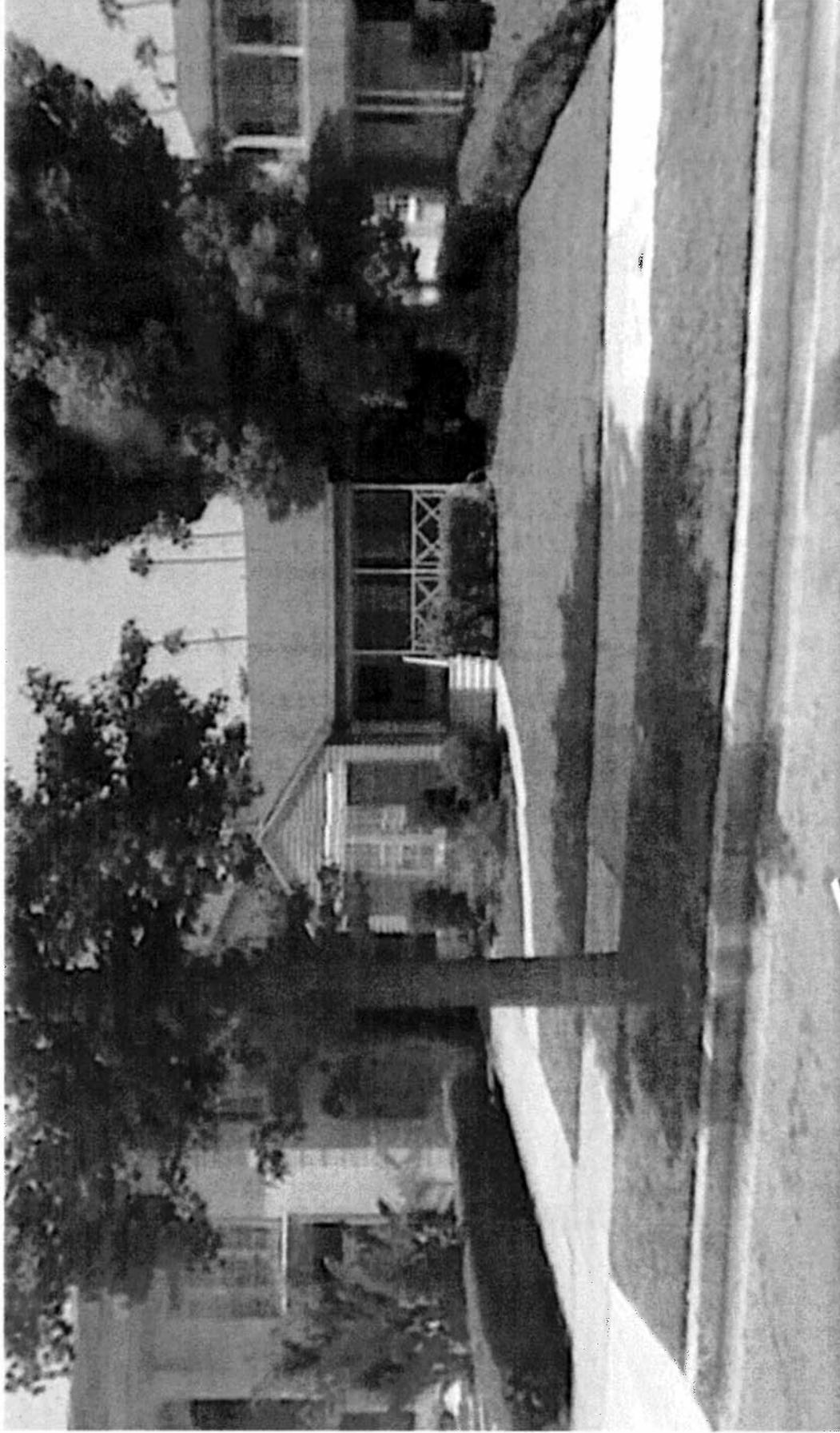




Design Review
Commission

May 5, 2011

151 North Wetherly Dr



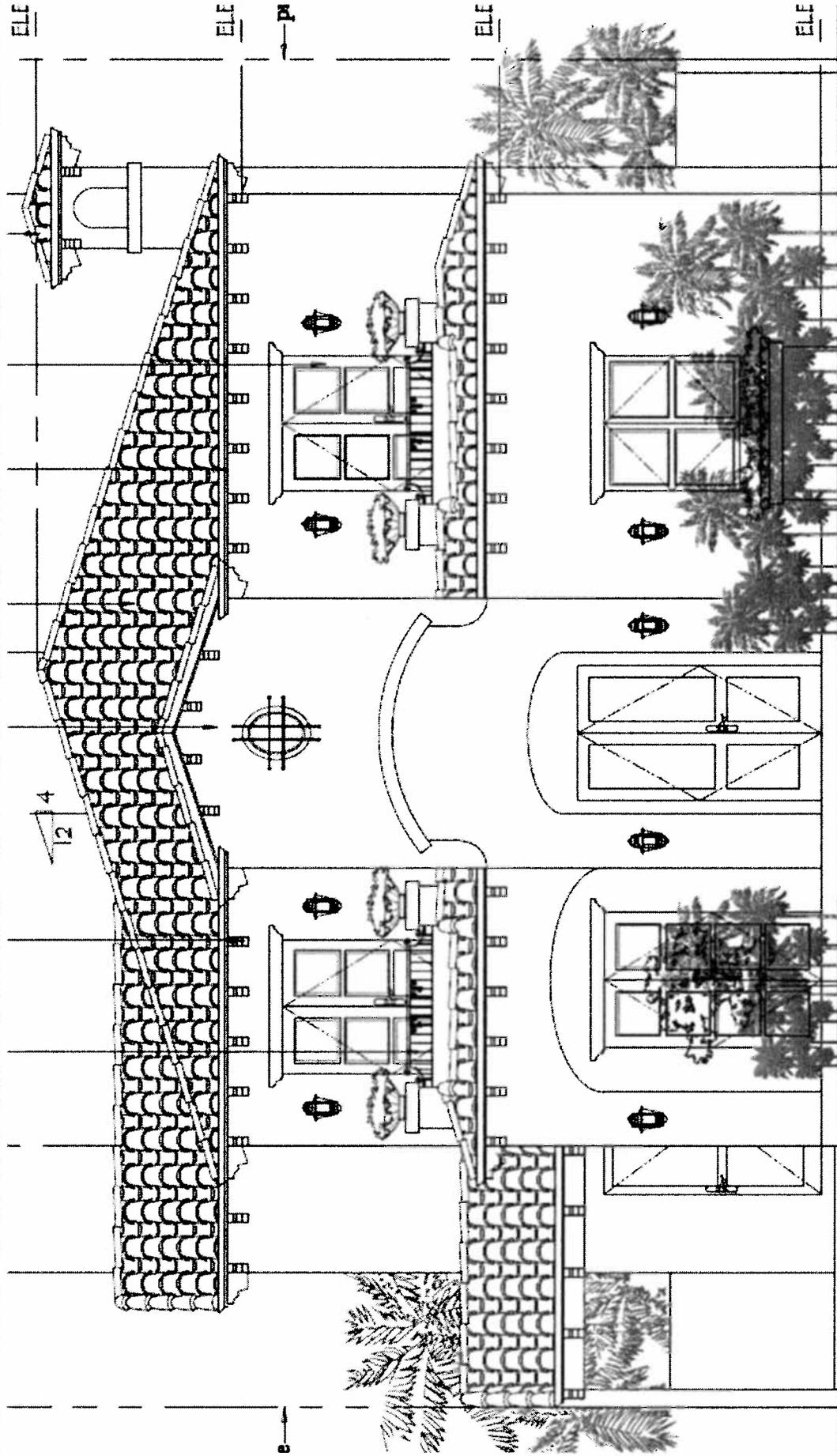
Existing Conditions



Design Review
Commission

May 5, 2011

151 North Wetherly Dr

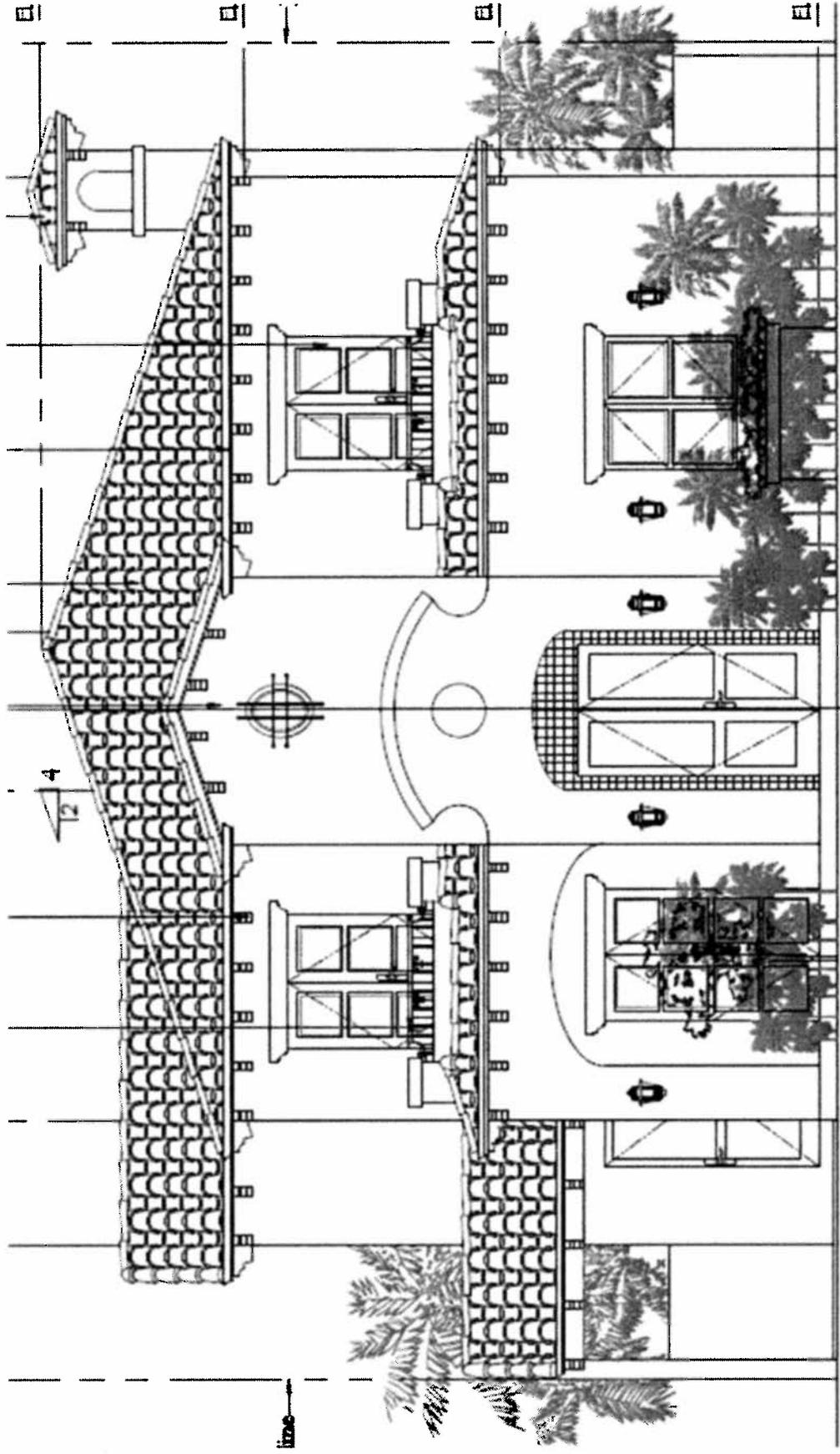


Proposed Elevation 4/7/2011



Design Review
Commission
May 5, 2011

151 North Wetherly Dr



EAST ELEVATION

Proposed Elevation



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of May 5, 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, south of Santa Monica Boulevard at **151 North Wetherly Drive (PL 110 3878)**

Continued from the April 7, 2011 Design Review Commission meeting.

EXECUTIVE SUMMARY

Benjamin Eshaghian, 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 to be located at **151 North Wetherly Drive**.

This item was reviewed by the Commission its April 7, 2011 meeting. At that meeting, the Commission expressed the following concerns:

Continued on the next page.

Design Review Commission Requests April 7, 2011 Meeting	Applicant's Response
1. Keep and/or relocate the large existing tree on the site.	1. The existing large tree is located within the principal building area of the site (per the Beverly Hills Municipal Code setback requirements); as such, the applicant is proposing to remove the tree.
2. The landscape plan is inadequate. The plan should provide the quantity, size and name of each species proposed. Color images of the proposed species are also recommended.	2. The applicant has provided a revised landscape plan for the Commission's review. Images of the proposed species have been provided.
3. Provide a revised landscape plan (if keeping the tree in the current location) or a survey of the existing site, which indicates the location of the large existing tree.	3. The applicant has provided a survey (11x17 sheet) and has superimposed the proposed residence over the survey (Sheet A-01). The existing large tree is located outside of the required front yard setback (20 foot). As such, the tree is not subject to the City's Tree Removal Ordinance.
4. The landscape plan should include plants with height along the side property lines that would aid in providing privacy for neighboring property owners.	4. The applicant has provided a landscape plan for the front yard area only.
5. Provide elevation drawings of any walls and/or fences proposed within the front yard area. Any proposed walls/fences should be designed to be in keeping with the prevailing site design (for walls/fences) of other properties in the area.	5. An elevation of the fence proposed in the front yard area has been provided (Sheet L4.1). The fence is proposed to be setback 5 feet from the front property line. The applicant has provided photos of other properties in the area with fences/hedges in Exhibit A of this report. (It should be noted that staff has not verified where exactly the photographed properties are in proximity to the subject project.)
6. Provide a sample of the paving material.	6. The applicant will be providing a sample at the meeting.
7. Provide a cut sheet of the proposed exterior light fixtures on the residence. The light fixtures along the second floor are excessive and should be removed.	7. The applicant has removed the light fixtures along the second floor. The specifications of the light fixtures will be provided on the material board at the meeting.
8. Provide a section of the entry design (show waterproofing). Be sure to include the section through the cornice above the entry door.	8. The applicant has provided a section of the entry on Sheet A-07 of the plans.
9. Consider making the pots on the second floor balconies permanent. Provide the drain details.	9. The applicant has decided to remove the pots.
10. The central two-story element does not feel connected to the other portions of the residence. Needs further refinement.	10. The applicant has revised the central element of the façade, which includes changing the placement of the decorative tiles and further refining the cornice design.
11. Consider thicken the tile around the entry. Alternatively, consider tiling the wall of the recessed entry as opposed to tile around the exterior of the entry (see image attached).	11. The applicant has tiled the wall of the recessed entry.

12. The detail above the entry needs more curve. Consider adding a recessed circle and tile above the entry (see image attached).	12. The applicant has further curved the detail above the entry and has added a recessed circle.
13. Consider thickening the wooden window headers.	13. The wooden window headers have been thickened.
14. Increase the thickness of the front way (2x6, not 2x4). Recess the windows to the back of the wall. The details provided should be consistent with the floor plan drawings.	14. The wall has been thickened to 2'x6'; however, the windows have not been further recessed.
15. Consider moving the first and second story window/door along the southern portion of the elevation to be centered between the entry element and the southern edge of the residence.	15. The applicant has adjusted the first and second story window/door (along the southern portion of the elevation) to be more centered between the entry element and the southern edge of the residence.
16. The post of the porte cochere appears to skinny. Consider thickening the post.	16. No changes have been made to the supporting columns of the porte cochere.
17. Provide a photograph of the two toned mission double tile on a residence.	17. A photograph of the two-tone mission double tile has been provided in Exhibit B (a colored image will be presented in the presentation at the meeting).
18. Provide an accurate rendering, which displays the façade color correctly. Provide a paint chip of the proposed color. Consider using a white façade color.	18. An accurate rendering and paint chip will be provided at the meeting.
19. Consider providing a window sample.	19. A window may be provided at the meeting if the applicant can obtain one from the manufacture.

A revised material board will be presented at the meeting for the Commission's review.

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

Attachment(s)

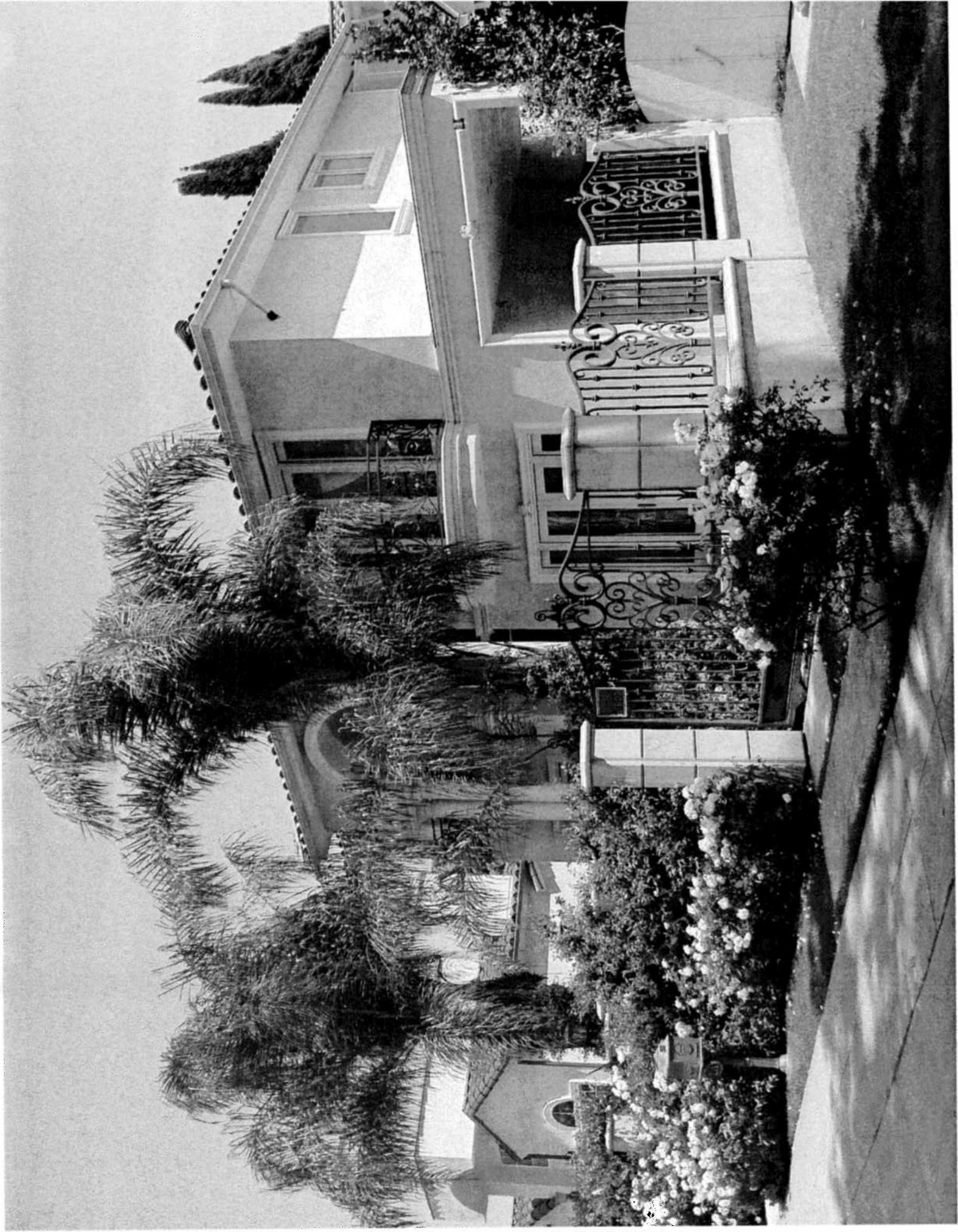
- Exhibit A – Photos of surrounding properties
- Exhibit B – Photo of the two toned mission tile
- Exhibit C - DRC Findings
- Exhibit D – Standard Conditions of Approval
- Exhibit E - Draft Resolution for the Commission's consideration

151 North Wetherly Drive
For the Design Review Commission Meeting of May 5, 2011

Exhibit A

Photos of surrounding properties













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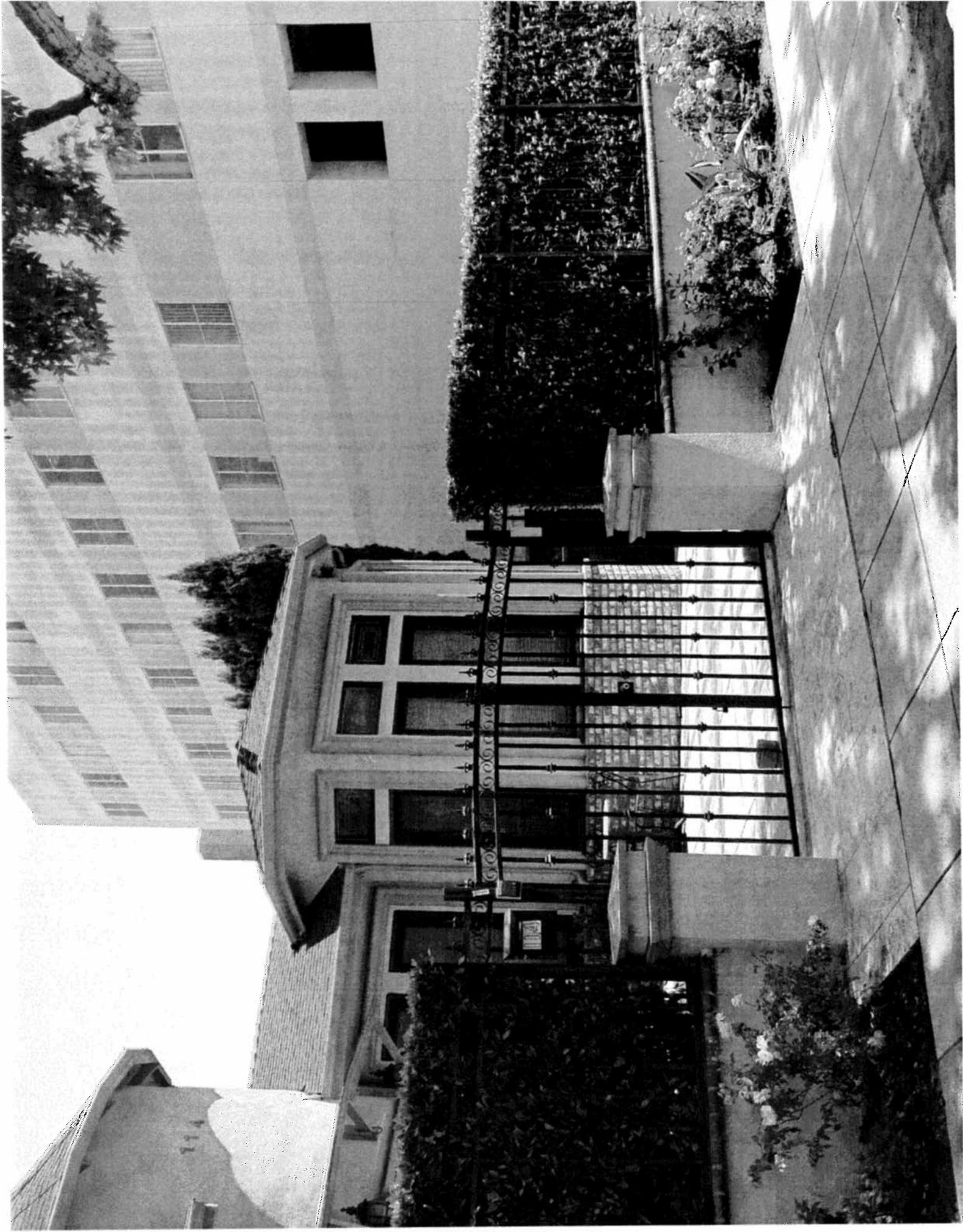


Exhibit B

Photo of the two toned mission tile

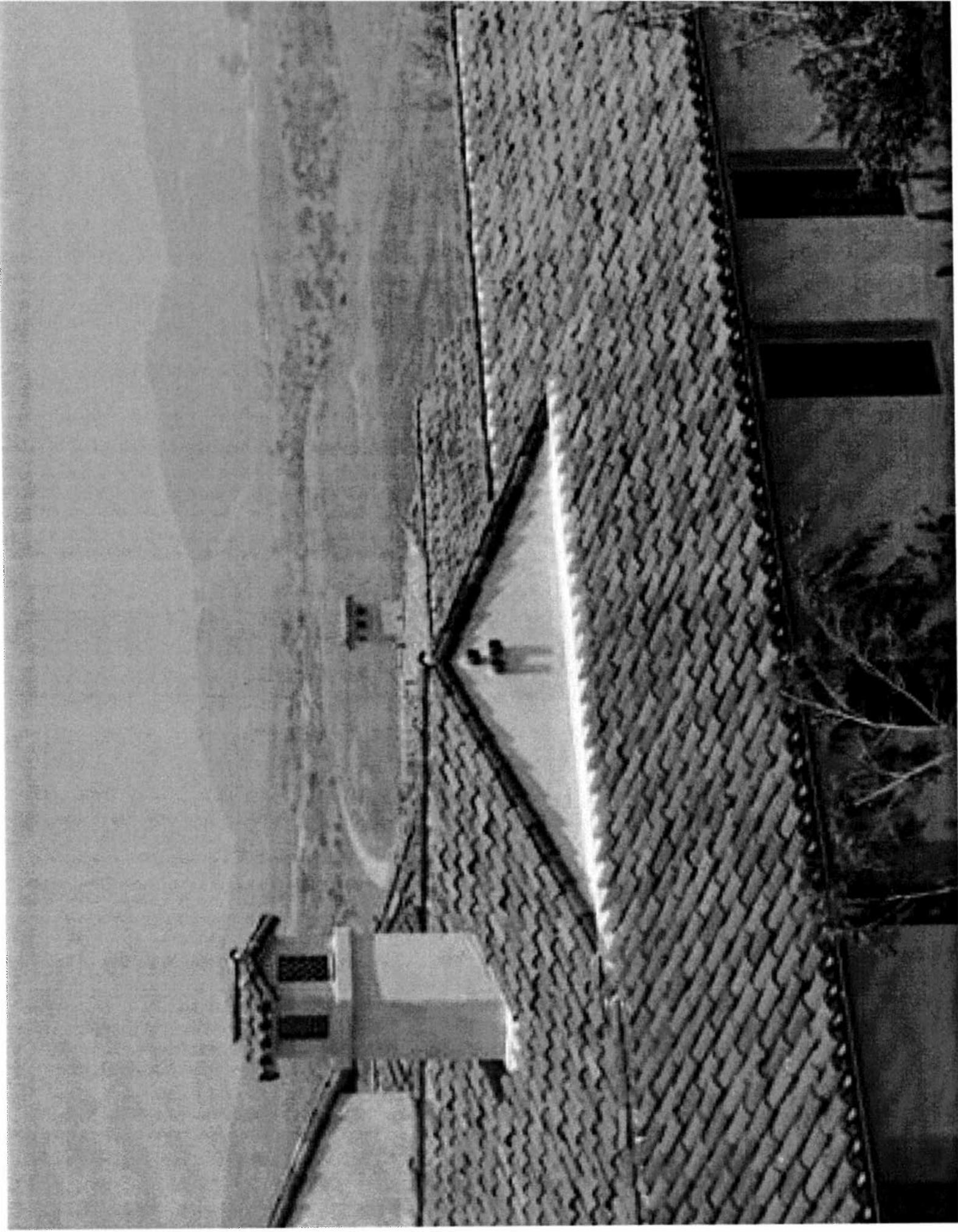


Exhibit C
DRC Findings

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 D
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.

151 North Wetherly Drive
For the Design Review Commission Meeting of May 5, 2011

Exhibit E
Draft Resolution for
the Commission's consideration

RESOLUTION NO.

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 151 NORTH WETHERLY.

Benjamin Esshaghian, applicant on behalf of the property owner, has applied for an R-1 Design Review Permit to allow a new single-family residence on a single-family property located in the Central Area of the City. As conditioned, the Project meets all required zoning standards, including height, setbacks, parking, and floor area.

The Design Review Commission of the City of Beverly Hills hereby finds, resolves, and determines as follows:

Section 1. Reviewing Authority.

Pursuant to Section 10-3-4408 of the Beverly Hills Municipal Code, no single-family residence located in a 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 is the reviewing authority if it has first been determined that the design does not substantially conform to a pure architectural style, nor has been designed by a licensed architect. Therefore, it has been determined that the Design Review Commission shall be the reviewing authority.

Pursuant to Section 10-3-4415 of the Beverly Hills Municipal code, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings as set forth in Section 4: Project Public Hearing/Approved Project Plans.

Section 2. Terms Defined.

The Following Terms	Shall Mean:
"Project Site"	151 North Wetherly Drive
"Agent"	Benjamin Esshaghian
"Property Owner"	151 N. Wetherly LLC
"Applicant"	Collectively, the property owner and agent.

Section 3. Project Description.

The lot is currently developed with a with a single-story residence and accessory structure. The existing primary residence and accessory structure would be demolished and replaced by a new two-story residence. Surrounding development consists of one- and two-story single-family homes.

Section 4. Project Public Hearing/Approved Project Plans

The Design Review Commission held a duly noticed public hearing to consider the application. Evidence, both written and oral, was presented and architectural plans addressing the conditions of approval were presented for the Commission's consideration in conjunction with this Resolution.

- A Public Hearing for this project was held on the following date(s):
 - April 7, 2011
 - May 5, 2011
- Architectural plans were conditionally approved by the Commission on May 5, 2011.

Section 5. Environmental Assessment

The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq, hereafter the "Guidelines"), and the City's environmental guidelines. The City has determined that the Project qualifies for a Class 2 Categorical Exemption (replacement or reconstruction of a single-family residence) in accordance with the requirements of Section 15302 of the Guidelines. Therefore, no significant impacts to the environment are anticipated.

Section 6. Findings of the Design Review Commission.

Based upon the evidence presented at the hearing, including the staff report and architectural plans, the Design Review Commission made findings to approve the project as set forth in "Exhibit 1" to this Resolution.

Section 7. Conditions of Approval

Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review Permit for the Project subject to the conditions set forth in "Exhibit 2" to this Resolution.

Section 8. Certification.

The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Design Review Commission of the City.

Adopted: May 5, 2011

Howard Szabo
Chair of the Design Review Commission of
the City of Beverly Hills, California

ATTEST:

Shena Rojemann, Associate Planner
Secretary to the Design Review Commission

EXHIBIT 1 OF 2: FINDINGS

Based on its review of the application, documentation, and the testimony heard at the public hearing, the Design Review Commission determined that the proposed Project meets the following 5 criteria in accordance with Beverly Hills Municipal Code Section 10-3-4415:

1. The project includes high quality materials such as smooth stucco and concrete mouldings, clay tile roof, and wood windows and doors. The proposed materials and details are consistent throughout the project's design, thereby creating a uniform design scheme. Based on the project's balanced design and consistent use of materials, it appears to exhibit an internally compatible design scheme.

2. The project incorporates substantial modulation along the facades, contains recessed windows and doors, recessed entryway and recessed balconies. Because these elements help to reduce the appearance of mass and scale, it is therefore possible to make the required finding. The landscape plan utilizes a variety of landscaping features and mature-sized trees that will contribute to the garden quality of the city and help to soften the appearance of the project.

3. The project utilizes high quality building materials and design, which will help to enhance the appearance of the neighborhood. Additionally, the design follows a consistent, balanced theme, while maintaining an appropriate level of scale, mass, and modulation. Therefore, the project is expected to enhance the appearance of the neighborhood.

4. The project meets the City's current side setback requirements along all property lines. Because the project meets all required setbacks the proposed project creates a balance between the reasonable expectation of development and the reasonable expectation of privacy of neighbors.

5. The project respects prevailing site design by following prevailing setbacks and building orientation found along the adjacent streetscape. Although the project is larger than some of the existing residences on the block, the design has been executed to ensure that scale and massing is controlled, and that the project will be consistent with the surrounding area. Based on its design, the project maximizes floor area without appearing unduly massive and bulky and would be a harmonious addition to the existing neighborhood.

EXHIBIT 2 OF 2: CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

1. Design Review: Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
2. Final Plans: The Applicant shall submit final working drawings to the Director of Community Development for review and approval prior to the issuance of a building permit. The Project shall be built in substantial compliance with the plans approved by the Design Review Commission on May 5, 2011 on file with the Department of Community Development.
3. Future Modifications: 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 changes only) or presented to the Commission for review. Changes made without City approval shall be required to be restored to match the City approved plans.
4. Windows: Final plans shall include spec sheets and details for windows and include the name of the manufacturer, size, shape, color and material of each window.
5. Elevations – Material Call-Outs: Colored elevations for all construction visible from the street shall be provided with the final plans. Call-outs for each material shall be provided for verification in the field during construction.
6. Resolution Scanned on Plans: A copy of the executed Covenant and approved Resolution (including the Findings and Conditions of Approval) shall be scanned onto the cover sheet of the approved building plans.
7. Water Efficient Landscaping: The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.
8. Construction Management Plan. Prior to the issuance of building permits, the Applicant shall prepare a construction management plan for review and approval by the Department of Community Development. The plan shall include the location of construction parking, loading and hauling routes and locations, and number of construction employees anticipated on site. All construction-related parking, staging and hauling shall conform to the construction parking and hauling plan submitted to and approved by the Building Official and the City Engineer.
9. Site Maintenance and Contact Information. The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including, but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the site, dust suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of

Community Development and the Building Official. In addition, the Applicant shall post the name and telephone number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development.

10. Recordation of Covenant. These conditions of approval shall run with the land and shall remain in full force and effect for the duration of the life of this approval. This resolution approving the R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of this resolution as an exhibit. The Covenant shall be recorded prior to issuance of a building permit.

The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Design Review Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the R-1 Design Review **shall be null and void** and of no further effect. Notwithstanding the foregoing, the director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state or local law that would affect the R-1 Design Review.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, SHENA ROJEMANN, Secretary of the Design Review Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on May 5, 2011 and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

- AYES:

- NOES:

- ABSTAIN:

- ABSENT:

SHENA ROJEMANN
Secretary to the Design Review
Commission/Associate Planner
City of Beverly Hills, California

