



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of June 2, 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 **312 South Clark Drive (PL 110 6832)**

EXECUTIVE SUMMARY

Christopher Richartz, 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 **312 South Clark 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

As proposed, the project does not adhere to the following zoning standards:

- The floor area has been miscalculated (stairs on the second floor have not been included in the calculation). As proposed, the maximum floor area allowed is exceeded by approximately 40 square feet.
- The gate along the alley elevation needs to be relocated to allow an ample turning radius for vehicular access from/into the alley.
- The vehicular and pedestrian gates along the front property line must be reduced to a maximum 3'-0".

Although the project has some zoning issues, it has been determined that these issues will not substantially affect the overall design of the project. As such, the project is before the Commission as a public hearing item.

GENERAL INFORMATION	
Applicant	Christopher Richartz
Project Owner	Gary Hamilton and Ying Ye
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	6,250 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 50-feet wide by 125-feet long and is located on the east side of the 300 block of South Clark Drive between Gregory Way and Olympic Boulevard. The lot is currently developed with a two-story residence and detached garage. The existing primary residence and detached garage 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 6,250 square foot lot and could contain a maximum of 4,000 square feet of floor area pursuant to Beverly Hills Municipal Code §10-3-2402. As stated above, the proposed floor area exceeds the maximum allowed by approximately 40 square feet (the stairs on the second floor were not included in the floor area calculation).

The proposed residence would contain two levels of living area above ground and a basement. As proposed, the total height of the primary residence would be just under the maximum 30 feet permitted by Code. The proposed project contains architectural elements sometimes found in the Spanish style of architecture. The main façade contains sections of modulation found at the balconies 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 on 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 Spanish architecture.

Materials

The materials proposed for the new structure are as follows:

- Wood windows and doors
- Smooth stucco (façade)
- Hip roof with corbels along the underside
- Wrought iron railings
- Clay tile roof

Paving:

Per the BHMC §10-3-2422, the total amount of paving permitted within the front yard of the subject site is 400 square feet. The proposed project includes a total of 372 square feet of paving within the front yard, under the maximum amount permitted by the BHMC.

Landscape Design:

The proposed project includes new landscaping within the front yard consisting of drought tolerant and non-drought tolerant plants including trees, shrubs and groundcover in the front yard. A detailed landscape plan has been provided.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on May 24, 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 five criteria. As presented, staff does not feel that the project meets the five required criteria (attached as Exhibit A). Staff has concerns with zoning issues and the entry configuration/design, as well as the overall refinement of the design. The Commission may wish to discuss the appearance of mass and scale

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

RECOMMENDATION

Due to the project's existing zoning issues, staff recommends that the Commission provide the applicant with design direction and return the project for restudy so that the zoning issues may be resolved.


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.