



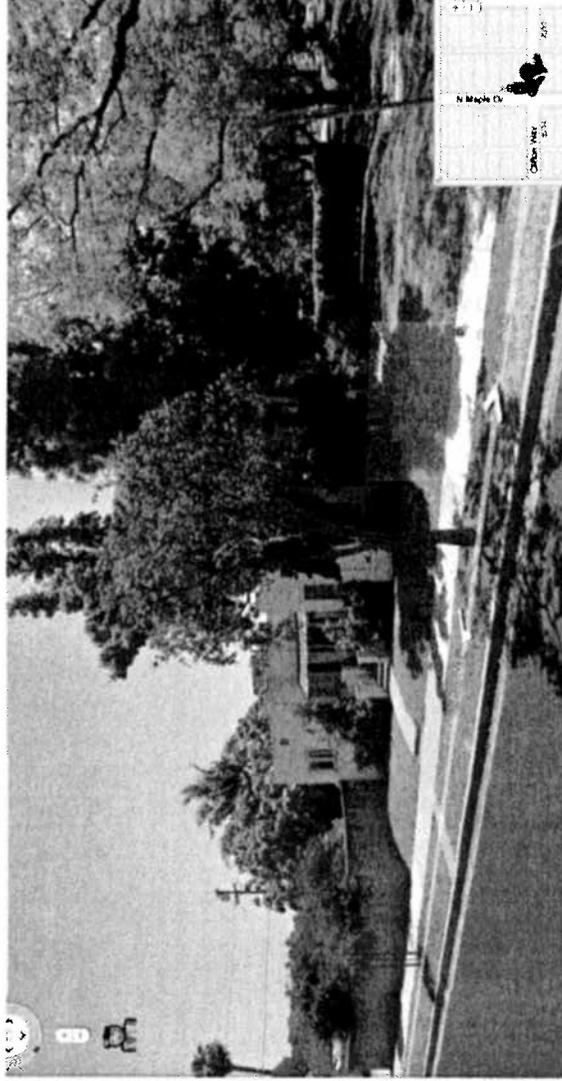
Design Review
Commission

June 3, 2010

126 North Maple Drive



Along Maple Drive



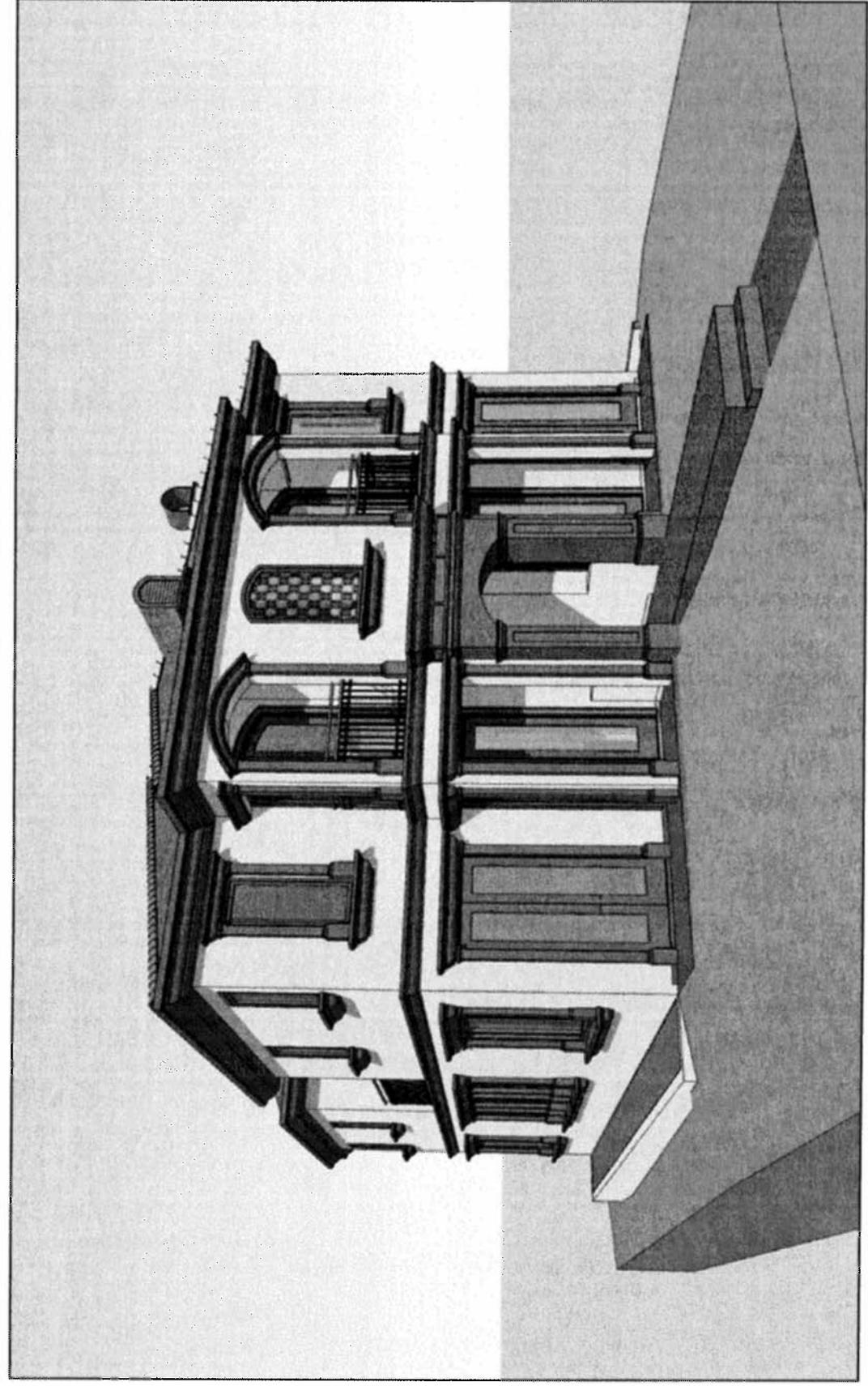
Along Clifton Way

Existing



Design Review
Commission
June 3, 2010

126 North Maple Drive

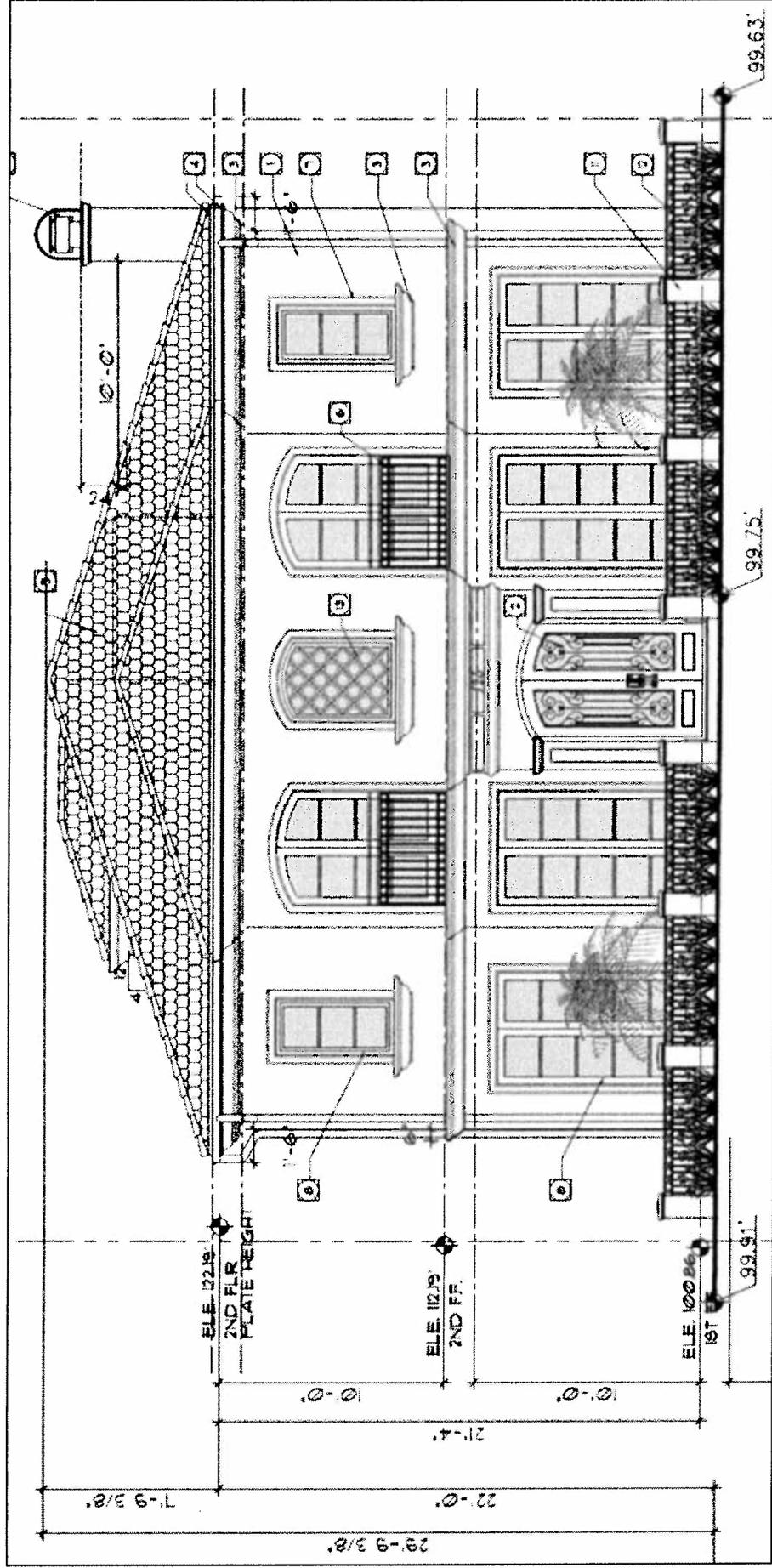


Previous Design - Project Preview - 4/1/10



Design Review
Commission
June 3, 2010

126 North Maple Drive



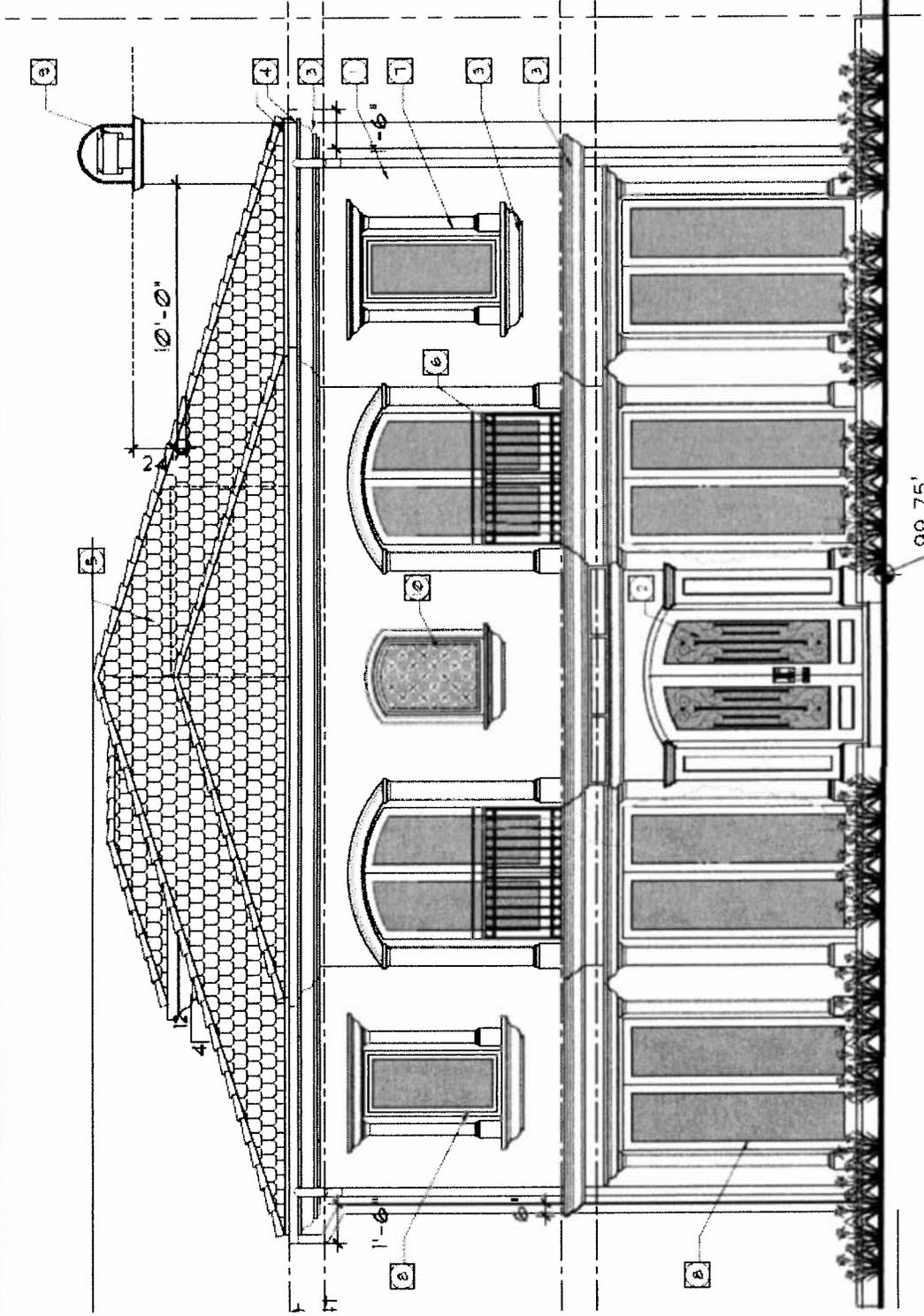
Proposed - Front Elevation (5/6/10)



Design Review
Commission

June 3, 2010

126 North Maple Drive



Proposed - Front Elevation (6/3/10)



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of June 3, 2010**

TO: Design Review Commission

FROM: Ryan Gohlich, 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 **126 North Maple Drive. (PL 101 0459).**

Continued from the meeting of May 6, 2010

EXECUTIVE SUMMARY

The Commission previously reviewed this project at its May 6, 2010 meeting. At this meeting, the Commission provided the applicant with comments and direction, and returned the item for restudy.

The comments provided by the Commission, and the applicant's response are as follows:

Commission Comment	Proposed Modification
1. The windows at the stairwell and along the street-side elevation should be restudied, and possibly made taller.	1. The applicant added a small, round window at the top of the stairwell. Additionally, the height of the windows along the street-side elevation was increased in order to provide for wrought iron railings.
2. The exterior stairs along the street-side elevation should be eliminated.	2. The exterior stairs have been eliminated.
3. The street side elevation, including the trims and windows, needs more modulation/design to prevent the appearance of one flat facade.	3. Additional pre-cast molding has been added around the openings along the street-side elevation, second-floor windows have been made taller with wrought iron railings, and two, small peaks have been added to the roofline.
4. Consider providing a garage at the rear of the property instead of just a large iron gate.	4. A garage has not been provided and the iron gate remains unchanged.
5. Eliminate the fence from the front yard and round out the street corner, as the current design closes off the corner of	5. The front fence has been eliminated from the design. All that remains is a low wall for retaining purposes to level the grade within the front yard.

the street.	However, the wall does not round out the corner of the property and instead provides a square corner.
6. Consider providing a larger setback along the street-side elevation to create planting areas.	6. The setback has not been modified along the street-side, but Italian Cypress trees have been added along the street-side elevation to soften the appearance of the structure.
7. The landscape plan should be modified to provide something more substantial than two, small palm trees.	7. The palm trees have been eliminated from the landscape plan, and the current design proposes four, 48-inch box Italian Cypress trees within the front setback.
8. The proposed design is very boxy and does not take advantage of its corner location. The structure should be redesigned to appear less massive, and the corner location needs to be incorporated into the design and orientation of the project.	8. Other than the modifications outlined above, no substantial design changes were made to address the boxy appearance of the project or its corner location.
Additionally, it should be noted that the horizontal mullions on the front of the project have been removed from the renderings and elevations. The window and door schedules still show horizontal mullions, and staff has recommended a condition to restore the mullions on the front façade and add mullions to the street-side façade.	

GENERAL INFORMATION	
Applicant	Hamid Gabbay
Project Owner	Mr. and Mrs. Shawn Shamsian
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	7,500 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

See previous staff report, attached.

PROJECT DESCRIPTION

See previous staff report, attached.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on April 26, 2010 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).

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 proposed project meets the criteria set forth, the Commission shall 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.

The proposed design includes high quality materials such as slate roofing, wood doors and windows, and precast concrete molding. The proposed materials and details appear to be consistent throughout the project's design, thereby creating a uniform design scheme. Based on the project's design and consistent use of materials, it appears to exhibit an internally compatible design scheme. Therefore, it may be possible to make the required finding.

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.

The proposed project follows a boxier architectural style, and primarily provides modulation through the use of recessed windows and doors, a recessed entryway, balconies, and pre-cast moldings. These design elements provide a variety of modulation, but may not do enough to reduce the appearance of scale and mass as viewed from the street and street side. Based on the limited modulation provided, the Commission may wish to discuss this finding further.

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 development will enhance the appearance of the neighborhood.*

The proposed project appears to utilize high quality building materials and design, which will help to enhance the appearance of the neighborhood. Additionally, the design appears to follow a consistent, balanced theme. However, because the project may not appropriately minimize the appearance of scale and mass, the Commission may wish to discuss this finding further.

4. *The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors.*

As proposed, the structure meets the City's current side setback requirements along all property lines. Additionally, the proposed project is located on a corner property, which has only one shared property line. Because the project meets all required setbacks and has only one shared property line, the proposed project creates a balance between the reasonable expectation of development and 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.*

The proposed project respects prevailing setbacks found along the adjacent streetscape, but may not fully utilize its siting as a corner property, which may be inconsistent with corner properties in its vicinity. Additionally, the project is generally larger in scale and mass than some of the existing residences on the block. Therefore, the Commission may wish to discuss whether the project would be a harmonious addition to the existing neighborhood.

Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

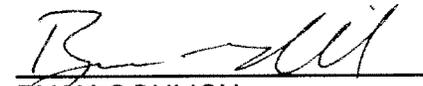
1. Approve the plans as presented;
2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;
3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or
4. Return the plans for restudy and resubmittal.

RECOMMENDATION

Based on the foregoing information and conclusions that may result from testimony received during the Design Review Commission deliberations, staff recommends that the Commission review the proposed project for conformance with the above findings. If the required findings can be made the Commission may approve or conditionally approve the project. If the required

findings cannot be made, the Commission may either deny the project or return the item for further study and redesign. If the Commission determines that the required findings can be made in support of the project, staff recommends that the following conditions be made a part of the record:

1. Horizontal mullions shall be added to the windows and doors along the front and street-side elevations.
2. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
3. Final plans shall include spec sheets for windows and call-outs on a colored elevation for each material proposed for verification in the field during construction.
4. 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.



RYAN GOHLICH
Associate Planner

Attachments:

1. May 6, 2010 Staff Report

ATTACHMENT 1

May 6, 2010 Staff Report



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of May 6, 2010

TO: Design Review Commission

FROM: Ryan Gohlich, Associate Planner
Donna Jerex, Senior 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 **126 North Maple Drive. (PL 101 0459)**

EXECUTIVE SUMMARY

Hamid Gabbay, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **126 North Maple Drive.** This project was previewed at the Commission's April 1, 2010 meeting.

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.

Although the proposed project was prepared by a licensed architect, the proposed residence may not 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 design meets all required zoning standards such as height, setbacks, parking, and floor area requirements.

GENERAL INFORMATION	
Applicant	Hamid Gabbay
Project Owner	Mr. and Mrs. Shawn Shamsian
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	7,500 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 50-feet wide by 150-feet long (lot average width and length), located on the east side of the 100 block of North Maple Drive between Clifton Way and Wilshire Boulevard. The lot is currently developed with a one-story residence and detached garage. The existing primary residence and garage would be demolished and replaced by a new two-story residence. Surrounding development consists of one- and two-story single-family homes to the north, east, and west.

The proposed project is located on corner property, at the intersection of North Maple Drive and Clifton Way. The Commission has historically reviewed projects proposed on corner lots due to the prominent visibility of the corner location and to determine compatibility with the surrounding neighborhood.

PROJECT DESCRIPTION

Building Envelope/Modulation

The proposed project is located on a 7,500 square foot lot. A 5-foot setback is required along each side because it is a corner lot (mid-block homes are required to provide a 9-foot setback on one side and a 5-foot setback on the other). The main house would have a total floor area of 4,496 square feet, which is 4 square feet below the maximum allowed floor area of 4,500 square feet. The project also includes a 2,051 square foot basement. No accessory structures are proposed.

As proposed, the total height of the primary residence would be 30 feet to the highest point of the roof (30 feet maximum height allowed). The proposed project follows a boxier architectural style; however, modulation is incorporated throughout the façade by recessed doors and windows, balconies, a deeply inset entryway, and heavy eaves.

Parking

A total of four parking spaces have been provided behind the front yard setback, which meets the number of parking spaces required by the BHMC. The proposed parking is provided by four unenclosed parking spaces at the rear of primary residence.

Design

The project architect has described the style as Italianate.

Materials

The materials proposed for the new structure are as follows:

- Smooth Trowel Stucco - Beige in color
- Precast Concrete Molding
- Green Slate Roof Tiles
- Wood Windows and Doors - Painted

Paving:

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 125 square feet of paving within the front yard, which allows for a walkway connecting the sidewalk to the front entry of the house. A 3-foot tall garden wall and fence is proposed within the front setback of the property, and 6-foot tall block walls are proposed along the side and rear property lines.

Landscape Design:

Landscaping within the front and street side yards includes box hedges, impatiens, and palm trees. The proposed landscaping is generally low growing, and does not provide any mature-sized trees. Because of this, staff has suggested a condition requiring a revised landscape plan.

COMMISSION COMMENTS FROM APRIL 2010 MEETING

This project was previewed at the Commission's April 2010 meeting to gather informal comments about the project design. These comments included:

- The proposed fence design was different on the rendering and PowerPoint. These should be reconciled.
- The applicant confirmed that the sideyard wall would be finished with stucco over the existing brick.
- The question was raised as to whether there would be landscaping in the front yard. The applicant stated that there was no landscaping proposed due to the large parkway tree. Suggestions from the Commission included adding a boxwood hedge along the front property line and adding cypress or other trees to complement the architectural style. Symmetry was not necessarily desired – and Palladian styles could be looked at to help decide what types of landscaping might be appropriate.
- It was suggested that additional space be provided between the top of the windows on the first floor and the second floor line, as well as the windows on the first floor and the roofline.
- It was suggested that the arches along the front section of the façade could be deeper.
- Horizontal mullions were suggested for all of the windows.
- It was suggested that since the window over the front door serves as a focal point, it could be smaller and deeper.
- Concern was addressed about the use of green slate as the roofing material as it is very prominent and an alternative might be explored.
- It was suggested that the stucco color could be a warmer tone (perhaps in a more brown than yellow range).
- Concern was expressed about the wrought iron front door and that a combination of dark wood, metal and glass might be considered. A request was made that the applicant bring a sample of the proposed front door to the hearing on the item.

It does not appear to staff that each of these concerns was fully addressed. This is in part due to the following sequence of plan changes:

1. Plans were initially submitted to staff for code compliance check in February 2010, with corrections returned to the applicant in March.
2. In an effort to help move the project along, a project preview was arranged for the April meeting. (It is the desire of staff to add project previews as a regular item on upcoming agendas to give initial direction to applicants in the interest of time.) The plans submitted at the April meeting differed slightly from the plans staff had on file from February.
3. The plans submitted for the May meeting did not highlight the changes made as a result of the preview hearing. Due to the late timing of the submittal, staff did not have sufficient time to thoroughly analyze each of the changes. However, in the interest of time for the property owner, this item has been placed on the May agenda in order to avoid further delays in the processing of this application. Staff has requested that the applicant fully describe the project, including how the suggestions of the Commission have been incorporated into the current plans, at the May Commission meeting so that they can be fully addressed at the public hearing.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on April 26, 2010 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).

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 proposed project meets the criteria set forth, the Commission shall 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.

The proposed design includes high quality materials such as slate roofing, wood doors and windows, and precast concrete molding. The proposed materials and details appear to be 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. Therefore, it is possible to make the required finding.

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.

The proposed project follows a boxier architectural style, but provides modulation through the use of recessed windows and doors, a recessed entryway, balconies, and deep eaves. These design elements provide a variety of modulation along all elevations, which help to reduce the appearance of scale and mass. Because these elements help to reduce the appearance of mass and scale, it is therefore possible to make the required finding.

As conditioned, 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 development will enhance the appearance of the neighborhood.

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

As proposed, the structure meets the City's current side setback requirements along all property lines. Additionally, the proposed project is located on a corner property, which has only one shared property line. Because the project meets all required setbacks and has only one shared property line, the proposed project creates a balance between the reasonable expectation of development and 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.

The proposed 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 the project will be consistent with the surrounding area. Based on its design, the proposed project

appears to maximize floor area without appearing unduly massive and bulky and would be a harmonious addition to the existing neighborhood.

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, staff recommends the Design Review Commission approve the project subject to the following conditions, and add any conditions the Commission feels are needed in order to make the required findings.

1. A revised landscape plan shall be prepared by a licensed landscape architect and returned to staff for final review and approval. Said plan shall comply with the City's water efficient landscaping requirements and include an appropriate mix of mature trees (48" box minimum size), low plantings and groundcover.
2. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
3. Final plans shall include spec sheets for windows and call-outs on a colored elevation for each material proposed for verification in the field during construction.
4. 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.



RYAN GOHLICH
Associate Planner



DONNA JEREX
Senior Planner