



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of January 6, 2011

TO: Design Review Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: A request for an R-1 Design Permit to allow a façade remodel of an existing two-story single-family residence, located in the Central Area of the City south of Santa Monica Boulevard at 302 North Palm Drive (PL 103 7600).

EXECUTIVE SUMMARY

Omar Santillan, on behalf of the property owner, has filed an application for Track 2 design review to allow a façade remodel of an existing single-family residence at 302 North Palm 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.

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 proposed project includes the addition of new planter beds along the front elevation. Pursuant to Beverly Hills Municipal Code (BHMC), since these planters are attached the main residence, they are considered an extension of the residence. As proposed, the planters extend 2'-8" into the required front yard setback. Pursuant to BHMC §10-3-2408, the maximum encroachment permitted into the front yard setback for this property would be 2'-6". As conditioned, this front yard planter would be required to adhere with the minimum front yard setback encroachment permitted by BHMC (see Exhibit B attached).

GENERAL INFORMATION	
Applicant	Omar Santillan
Project Owner	Fred Bahari
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	5,913 square feet
Listed in City's Historic Survey	No

SITE AND AREA CHARACTERISTICS

The project site is approximately 50-feet wide by 121 feet long (lot average width and length) and is located on the east side of the 300 block of North Palm Drive between Dayton Way and Burton Way. The lot is currently developed with a two-story residence, which would remain, as the applicant is proposing only to remodel the front elevation of the residence. Surrounding development consists of one- and two-story single-family homes.

PROJECT DESCRIPTION

Building Envelope/Modulation

The overall modulation and height of the existing residence will remain intact. The applicant is proposing the following changes to the residence:

- The existing front entry would be redesigned. A new 10'-0" tall iron and glass double door is proposed. The new door would be flanked by two precast concrete columns which would also be 10'-0" in height. A travertine surround is proposed around the entry, which would extend to the new second story balcony above.
- Precast concrete quoins are proposed at both sides of the travertine detail around the entry and extend to the roof line above.
- Proposed directly above the entry door are three custom designed iron details.
- At the second level, above the entry, a new recessed rounded French door is proposed which would open to a new balcony. The balcony is proposed to be an average of 2'-0" in depth. The door would be surrounded by precast concrete moldings.
- Further above the entry, at the roof line, a precast concrete stone cap is proposed. A custom designed wrought iron detail is proposed to be located in the center of the cap.
- The windows along the first floor would all be replaced (in the current locations) with aluminum windows. At the lower portion of the windows, the custom designed iron work is proposed. The windows are proposed to have precast concrete window surrounds.
- The proposed second story windows would be directly aligned with the first floor windows. These windows would also be aluminum, would contain the custom designed iron work and would also have precast concrete surrounds.
- Quoins are proposed along the far edges of the front façade. At the base of the quoins and the top of the quoins, a stone veneer decorative column detail is proposed.
- Along the top of the roofline, a decorative precast concrete band is proposed. This same decorative precast concrete band is proposed along the central portion of the elevation.
- The remaining portions of the façade will remain smooth stucco and will be painted Dunn Edwards 'Finest Silk' color.

- Planters are proposed along the ground floor of the front façade.

Parking

The façade remodel proposed will not impact the number of required parking spaces. The existing parking spaces, which meet the minimum requirements pursuant the BHMC, will remain in the current location.

Design

The project designer has described the façade remodel to contain features found in the Neo-Classical style of architecture.

Materials

The materials proposed for the new structure are as follows:

- Windows and doors - aluminum
- Façade - smooth stucco painted Dunn Edward Finest Silk
- Iron entry door
- Entry columns – precast concrete
- Entry surround – precast concrete and travertine
- Horizontal trims – precast concrete
- Cap along roofline – precast concrete
- Quoins – precast concrete
- Custom iron details throughout the facade
- Precast concrete window and door surrounds
- Existing gutter and downspouts to remain

Paving:

No changes are proposed to the existing paving.

Landscape Design:

The applicant has submitted a preliminary landscaping plan which includes a combination of the existing planting to remain and new plant species.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on December 22, 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).

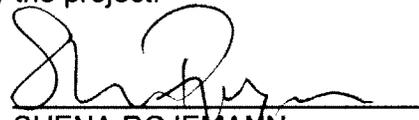
CRITERIA FOR REVIEW

Pursuant to BHC 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 (Exhibit A attached).

If the Commission chooses to approve the design, the findings found in Exhibit A (attached) 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.



SHENA ROJEMANN
Associate Planner

Attachment:

Exhibit A – DRC Findings

Exhibit B – Recommended 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

PROJECT SPECIFIC CONDITIONS

1. The planters proposed along the ground floor of the front façade shall encroach no further than 2'-6" into the required front yard setback. Furthermore, pursuant the Beverly Hills Municipal Code §10-3-2408, with an encroachment of 2'-6", no walls, fences or hedges located in the front yard shall exceed three feet (3') in height.

STANDARD CONDITIONS

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.