



Design Review  
Commission

May 5, 2011

# 302 North Palm Drive



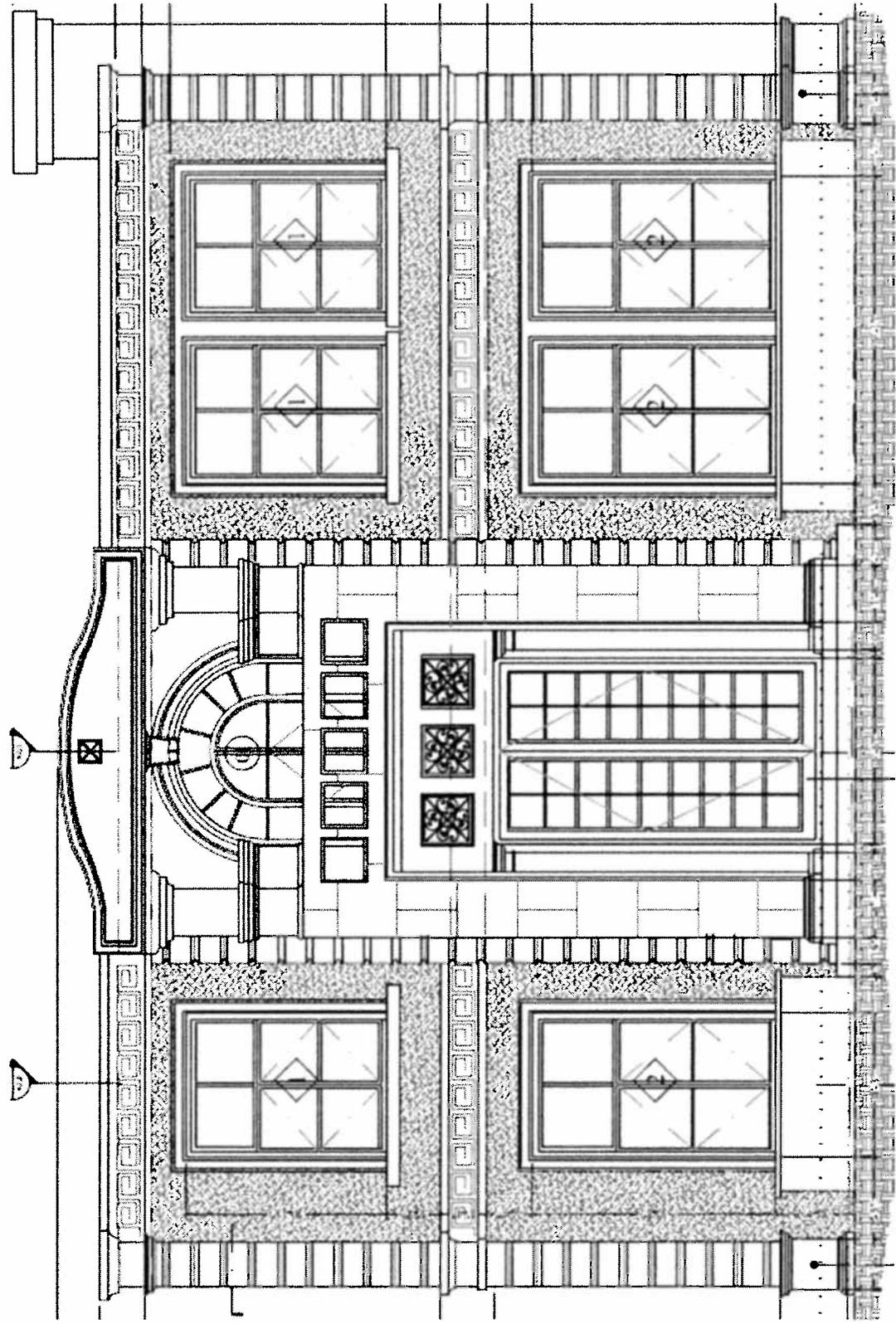
Existing



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302 North Palm Drive



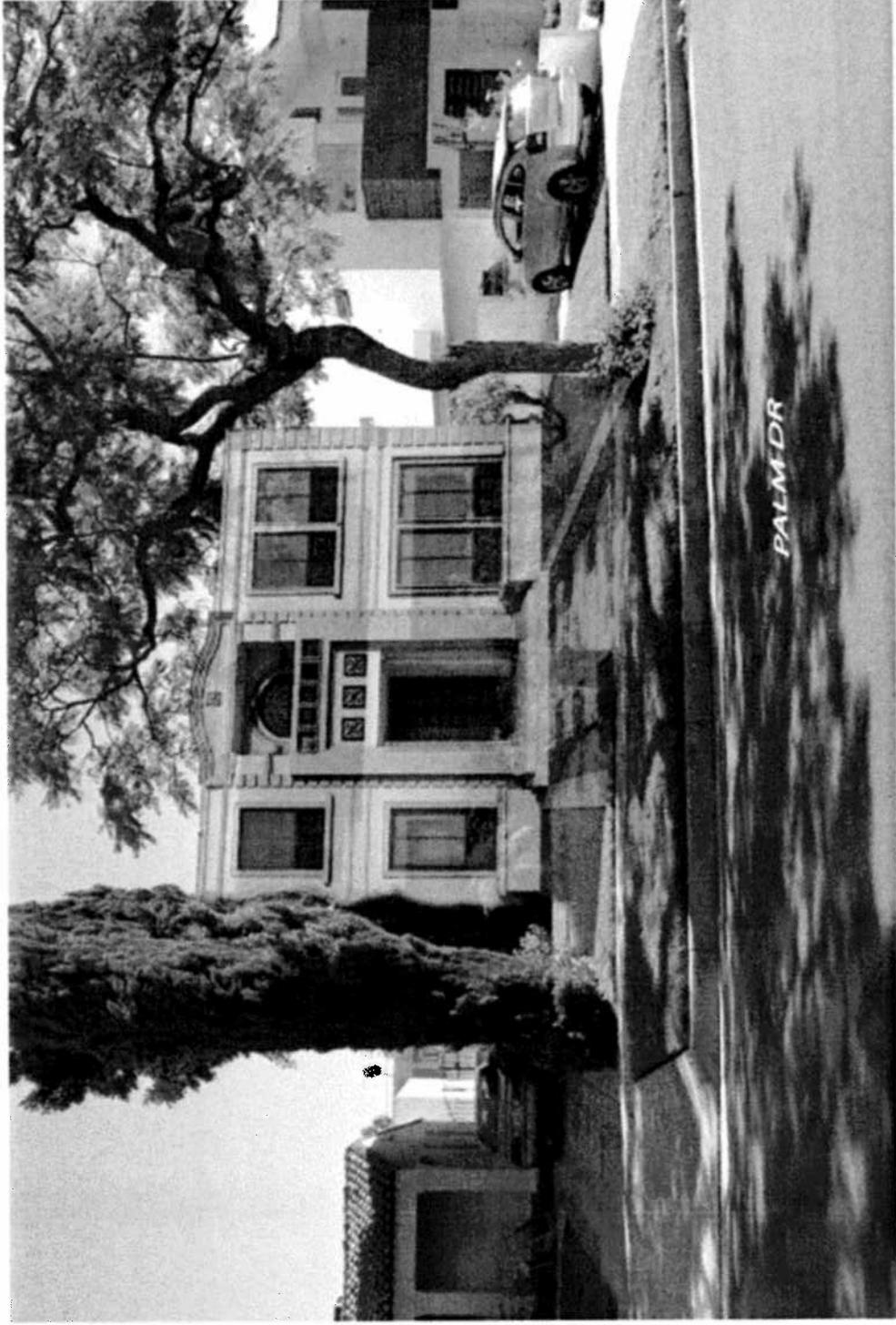
Proposed Façade 4/7/2011



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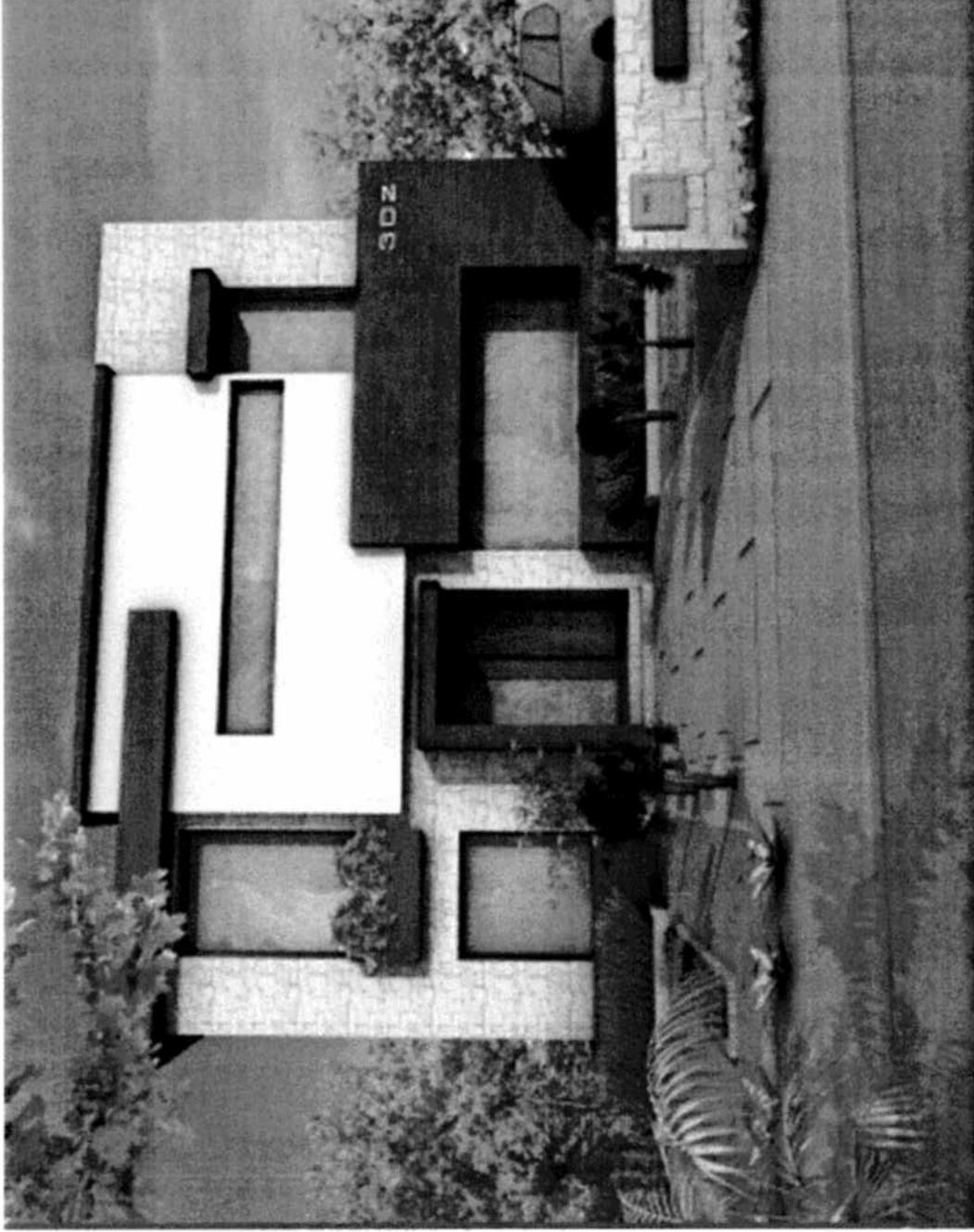
Proposed Façade 4/7/2011



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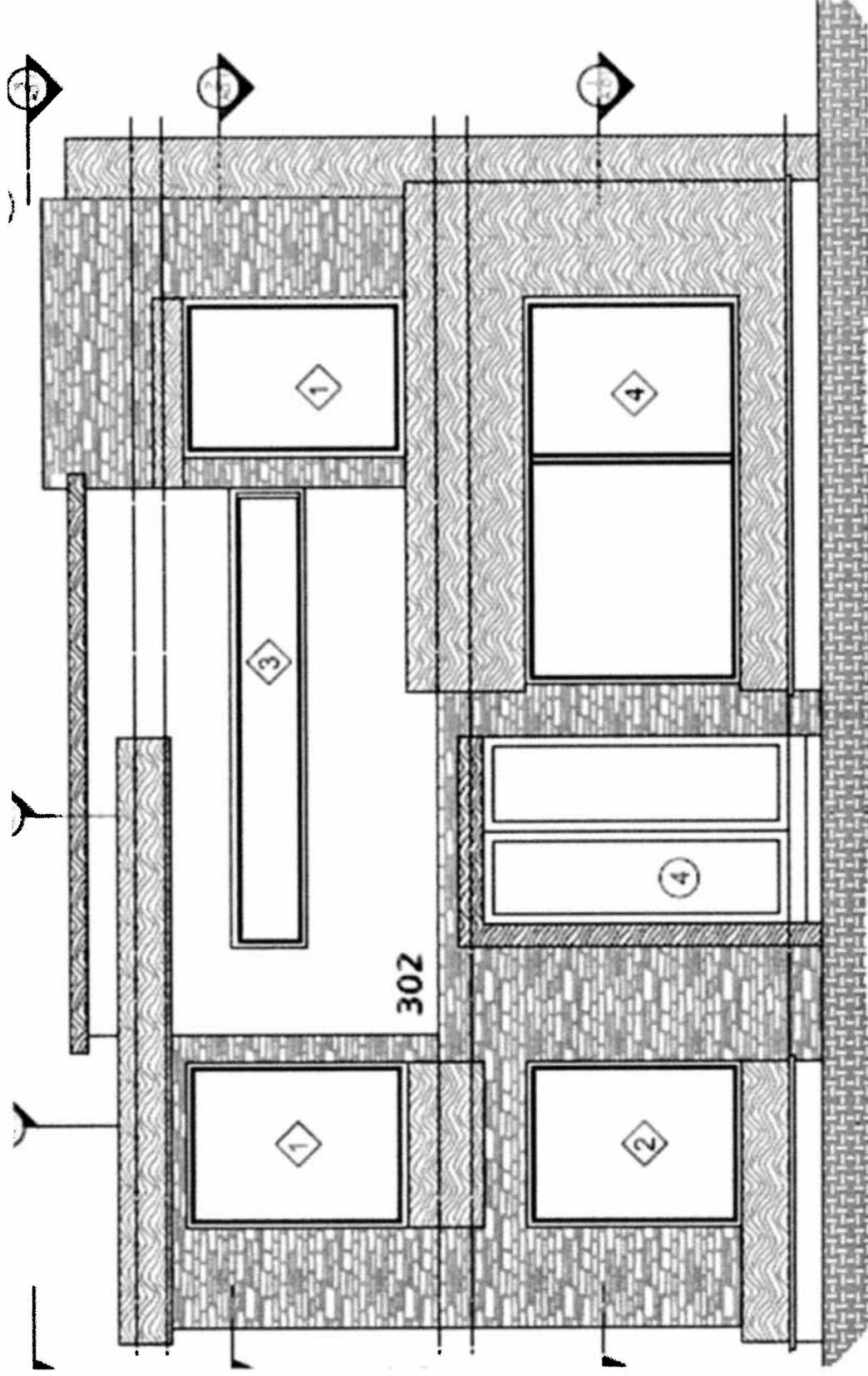
Proposed Rendering



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302 North Palm Drive



Proposed Facade





**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 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)**.

*Continued from the meeting of January 6, 2011.*

**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**.

This item was reviewed by the Commission at its January 6, 2011 meeting. At the January meeting, the Commission directed that the project be returned for restudy and expressed an overall desire for the applicant to consider an alternative style of architecture that would best complement the shape and massing of the existing residence. Consequently, the applicant has redesigned the project from a Neo-Classical style of architecture to an International style of architecture.

The new design incorporates stone, stucco and redwood siding elements. The proposed design incorporates modern materials while also maintaining the location of the existing window and entry elements. A material board will be presented at the meeting.

**Adherence to Zoning Code**

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

**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 residence. Surrounding development consists of one- and two-story single-family homes.

## **PROJECT DESCRIPTION**

### **Building Envelope/Modulation**

The overall height and building envelope of the existing residence will remain intact. The applicant is proposing to enhance the modulation of the residence by adding the following façade materials on various modulated planes along the front elevation:

- Redwood siding
- Stucco
- Stone

### **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 as the International style of architecture.

### **Materials**

The materials proposed for the new structure are as follows:

- Windows - aluminum
- Façade - stucco painted Aspen
- Façade – Desert Ridge Sunhill Blend stones (Coronado Stone Products)
- Entry door – maintain the existing door

### **Paving:**

No changes are proposed to the existing paving.

### **Landscape Design:**

The applicant has not submitted a landscaping plan as it is in the developmental stages. As conditioned, the landscape plan would be returned to the Commission for final review and approval.

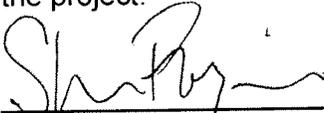
## **CRITERIA FOR REVIEW**

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 (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.

  
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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. A landscape plan shall be returned to the Design Review Commission for review and approval.

**STANDARD CONDITIONS**

2. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
3. 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.
4. Final plans shall include spec sheets for windows to include manufacturer, size and shape.
5. 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.
6. A copy of the final conditions of approval per the approved Resolution shall be scanned onto the cover sheet of the final building plans.
7. The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.

