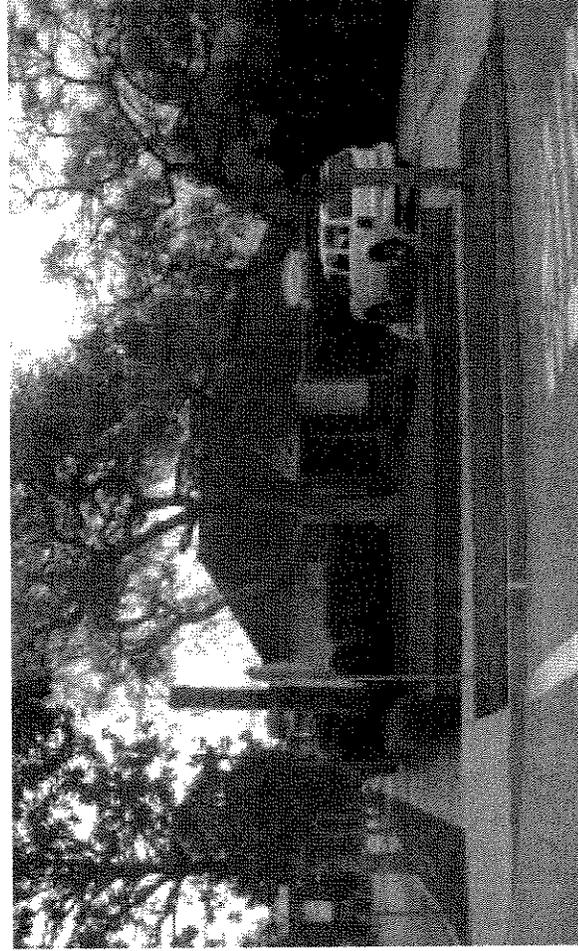


Design Review  
Commission  
January 7, 2010

# 218 North Palm Drive

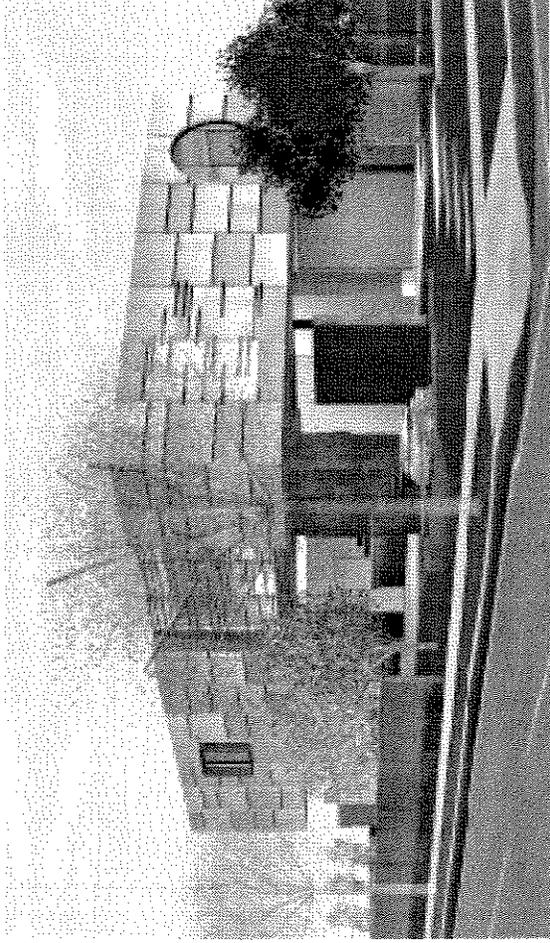


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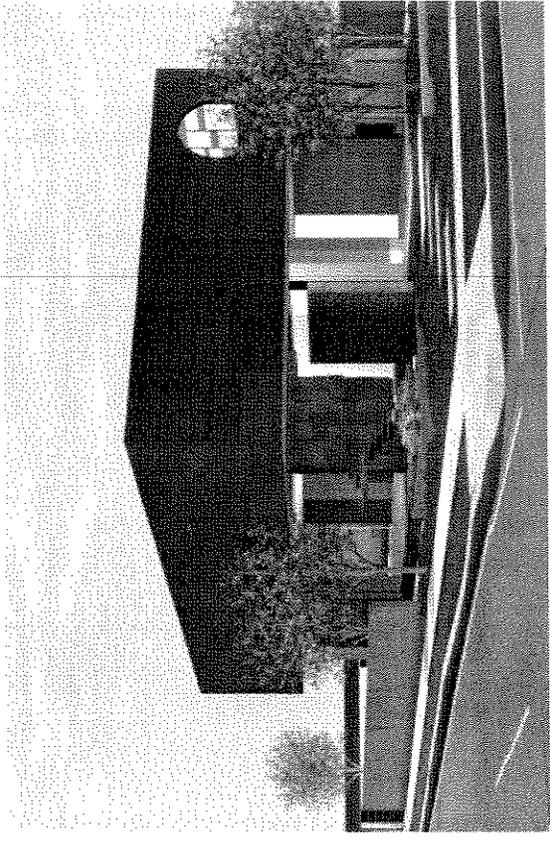


Design Review  
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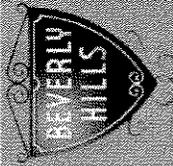
# 218 North Palm Drive



Revised Design  
Preliminary Approval on  
September 3, 2009

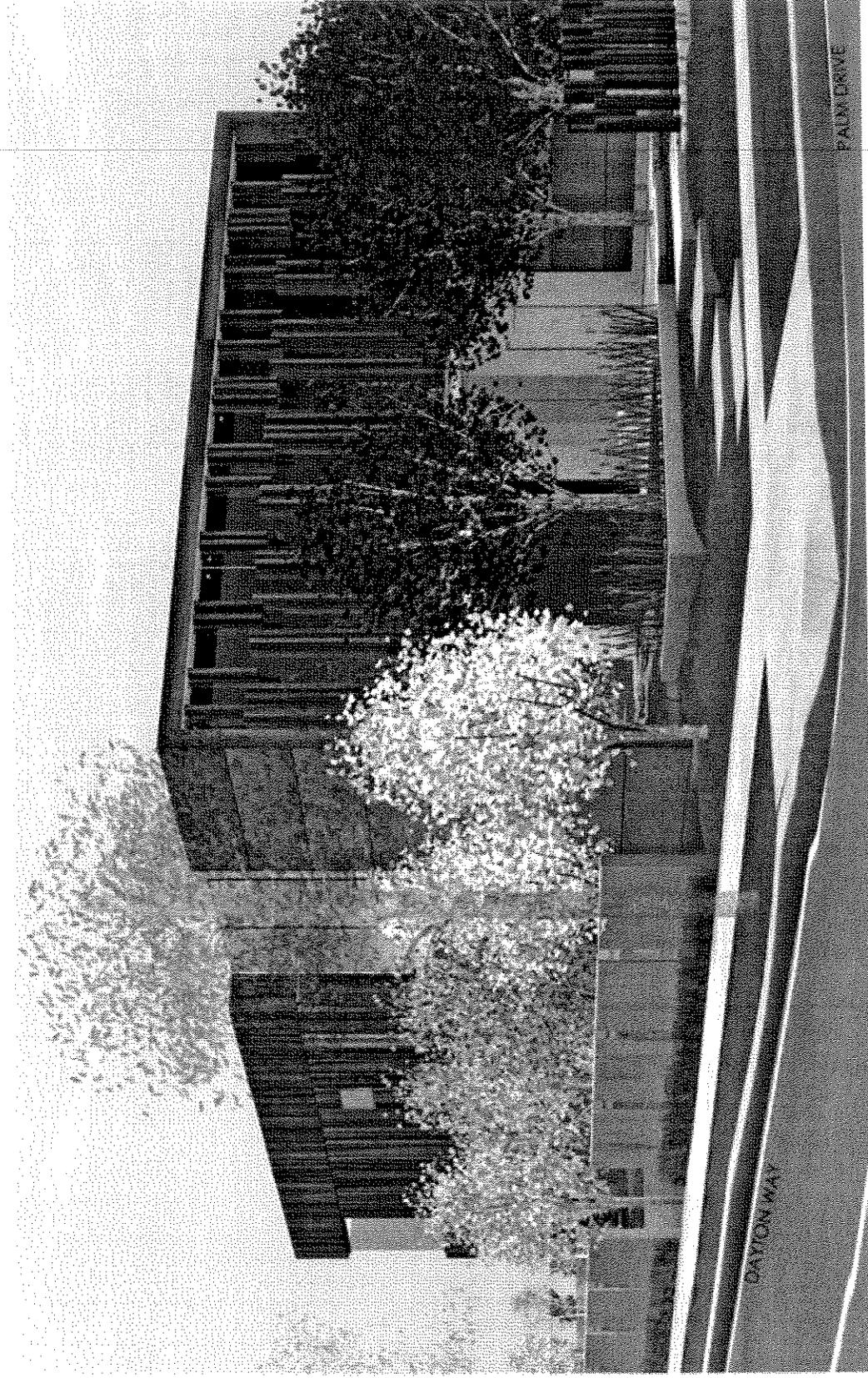


Original Proposal  
July 2, 2009



Design Review  
Commission  
January 7, 2010

# 218 North Palm Drive



## Proposed Revised Design – 1/7/10



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

For the Design Review Commission  
Meeting of January 7, 2010

**TO:** Design Review Commission

**FROM:** Rita Naziri, Senior Planner

**SUBJECT:** A request for an R-1 Design Review Permit to allow a new two-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at 218 North Palm Drive. (PL 092 2048)

*(Continued from the Meeting of September 3, 2009)*

**EXECUTIVE SUMMARY**

This project was before the Design Review Commission at its meeting of September 3, 2009. At that meeting, the Commission granted a preliminary approval for the project with the conditions shown in the chart below.

<b>Commission Comment</b>	<b>Proposed Modification</b>
1. Provide more details and modulation on the second floor.	<p><b>Palm Drive Façade:</b> Removal of anodized aluminum panels and round window on the second floor. The second floor façade would include dark glass panels and vertical wood planks. The front façade would be framed with a dark aluminum plate. The wood planks would encroach six inches into the required front setback.</p> <p><b>Dayton Way Façade:</b> The Dayton Way façade would include gray smooth stucco, black brown wood-like veneer, a black etched granite stone wall, a two-story high glass curtain wall and a clear glass window with a metal frame.</p> <p><b>East Elevation facing alley:</b> The east façade would be covered with gray smooth stucco, black &amp; brown wood-like veneer, decorative mosaic wall and glass sliding doors for a balcony with a 36-inch high glass guardrail.</p> <p><b>North Elevation (facing southerly neighbor):</b> The side elevation would include gray smooth stucco, black etched granite stonewall, black &amp; brown wood-like veneer and clear glass with metal frame and an aluminum panel next to it.</p>

Commission Comment	Proposed Modification
	The proposed revisions do not provide any modulation on the second floor as recommended by the Commission.
2. Conduct a color study and reconsider the materials proposed in order to achieve a more residential feel	As proposed, the revised project does not achieve a residential feel due to choice of material, colors and the building mass on the second floor (please see above).
3. Reconsider the landscaping and landscape walls to achieve a more residential feel	The landscape plan was revised to include additional trees within the front setback area and on the corner to block visual access from the street to the interior of the house. The six-foot clear glass wall on Palm Drive would be decorated with vertical wood-like planks matching the façade treatment. The proposed front wall would be installed at least five feet from the property line. The seven-foot concrete wall along Dayton way would have a glass insert and would be set back 12 inches from the property line to allow planting of Dwarf Burgundy Fountain Grass. The garage door would be of clear glass with vertical wood plank veneer.
4. If possible, bring a simple model showing proposed landscape plan;	The applicant notes that various renderings are prepared to show the proposed landscaping within the project site.
5. Provide more modulation on the façade.	Please see #1 above.

The Commission also noted that design appears to be top heavy and give the impression of being more commercial or industrial in style rather than residential.

**BACKGROUND**

Niloo Aryanpanah, with Tag Front on behalf of the property owner Pablo Mejia, has filed an application for a Track 2 Design Review Permit to allow the construction of a new single-family residence at **218 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. In addition, the Design Review Commission has directed that corner lots and lots with street frontage in excess of 80 feet require special scrutiny due to the impact on

two public streets. The proposed residential development design contains design elements commonly found with the International architectural style. Given the perceived mass and bulk of this project, the project is before the Design Review Commission for review. In addition, the subject project is on a corner further supporting review under the Track 2 process.

**Adherence to Zoning Code**

As proposed, the design generally meets required zoning standards such as height, setbacks, parking, and floor area requirements with the exception of the encroachment of second floor windows into the street side setback area and front yard paving.

GENERAL INFORMATION	
<b>Applicant</b>	Niloo Aryanpanah, Tag Front
<b>Project Owner</b>	Pablo Mejia
<b>Zoning District</b>	Central R-1 Area – South of Santa Monica Boulevard
<b>Parcel Size</b>	7,500 Square Feet
<b>Listed in City's Historic Survey</b>	No

**SITE AND AREA CHARACTERISTICS**

The 7,500 square foot project site is located on the southeast corner of North Palm Drive and Dayton Way on the 200 block of North Palm Drive. The lot is currently developed with a one-story single-family residence with a detached one-story garage accessed from Dayton Way. The applicant is proposing to demolish the main residence and maintain and remodel the garage.

**PROJECT DESCRIPTION**

**Building Envelope**

The proposed project consists of a new two-story residence with an existing detached two-car garage in the rear to be accessed from the alley and one additional space along the northern side property setback, accessed from Dayton Way. The proposed house and garage would have a total floor area of 4,429 square feet, which is slightly below the maximum allowable building area of 4,500 square feet for the subject site. A 1,500 square foot basement and 400 square feet of the detached garage are exempt from the floor area calculation.

As proposed, the total height of the residence would be 23 feet 9 1/2 inches, which is below the maximum height of 25 feet allowed by Code for a house with a flat roof.

### **Parking**

The proposed residence requires two parking spaces by Code. Three are proposed by a two-car garage within the rear yard, and one additional space within the rear and street side setback area.

### **Design**

The proposed design of the structure most closely resembles "International Style," as listed in the City of Beverly Hill's Residential Design Style Catalogue, and includes the following features:

- Solid cantilevered upper story creating bold horizontal projections on either side of the house;
- Punched opening within the solid second story volume towards the back yard creating a balcony for the master bedroom and proposed glass curtain wall facing Dayton Way;
- Recessed ribbon windows on the lower story;
- Flat roof with four skylights;
- Pond within the front with sculptural stone in water.

### **Materials**

The materials and colors proposed for the new structure are as follows:

- Smooth stucco wall grey in color;
- Black glass panels with vertical wood-like planks, stone walls
- Decorative mosaic wall in red at the entry;
- Stone wall
- Interior tiled wall: black etched granite;
- Doors & windows – Glass Framed in Metal;
- Exterior walls include plate glass with decorative wood-like planks and seven feet tall concrete wall with glass insert facing Dayton Way.

### **Paving**

The plans show a total front yard paving of the proposed design is approximately 229 square feet of concrete. The maximum allowable front yard paving is 400 square feet.

### **Landscape Design**

The revised proposed landscape plan provides additional trees and an L-shaped planter within the front setback area. The landscape plan includes certain species including trees along

southerly property line to provide privacy for the neighboring property. Proposed landscaping includes "Pyrus Calleryana/ Callery Pear "Redspire", Festuca Glauca/Fescue, Betula pendula "Fastigiata" European White Birch and paspalum vaginatum"Adalayd" Seashore Paspalum within the front and street side setback and side setback areas. The proposed landscaping appears to be consistent with the proposed style of architecture.

### **PUBLIC NOTICE AND COMMENTS**

Notice of the proposed project and public hearing was mailed on June 19, 2009 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. Staff received one phone call from the neighbor on Oakhurst Drive, who also testified at the July 2, 2009 meeting regarding the design and reflectivity of the proposed materials.

### **ENVIRONMENTAL DETERMINATION**

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and a Categorical Exemption has been issued.

### **ZONING AND 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 applicant has revised the project facade to include new articulation and a new color scheme and materials for the facade. As proposed, the proposed building is set back at the first floor and provides no modulation on the second floor. The proposed revision is a substantial change to the preliminary approved plans. The overall design includes the proposed material and color scheme of brown & black wood-like panels and black glass for the front facade without modulation facing Palm Drive. As proposed, the architectural design of the first floor and second floor does not appear to be internally compatible. The choice of material and color are staff concerns. Therefore, the project, as proposed, does not appear to exhibit a balanced design and 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.***

The revised project includes articulations on facade; however, the proposed revisions do not alleviate the bulk and mass of second floor façade and does not bring a residential feel to the design as recommended by the Commission. While the proposed design complies with the required setbacks, the proposed bulk and mass and choice of material do not appear to enhance the streetscape of this residential street.

- 3. The development will enhance the appearance of the neighborhood.***

The proposed project is on a block that already has a variety of house sizes and styles. The subject site is a corner lot with Dayton Way to the north. At the September 3, 2009, the Commission granted a preliminary approval for the project with certain recommendations including a color study and reconsideration of the materials proposed in order to achieve a more residential feel; however, the revised plans have the same characterization as more suitable for commercial buildings rather than a residential setting. Therefore, the proposal does not appear to enhance the appearance of 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 originally proposed, the structure generally meets the City's current side setback requirements. The proposed setback to the south is five feet where large windows are proposed facing the neighboring property. The proposal appears to provide privacy for the neighboring property. However, staff is concerned with the choice of wood-like material and color for a large portion of the façade as this is a feature typically seen in commercial rather than residential projects. It should be noted that the landscape plan also calls for planting mature trees on the south side of the property, which will further protect the neighbors' privacy.

- 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.***

Although the revised project includes color change and articulation on the second floor, revision retains its bold horizontal mass on the second floor (specifically on Palm Drive); which is not compatible with the existing architecture in the neighborhood. The design style of the proposed residence appears to have additional scale and mass than the neighboring residences due to the second floor design and the choice of material and colors.

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 review the revised project for compliance for its recommendation.

If the Commission determines to approve the project, staff requests that the Commission consider the following conditions:

1. The second floor façade shall provide recessed areas to alleviate the bulk and mass created on the second floor.
2. The dark glass panels for Palm façade shall be replaced with a light glass color. The applicant shall consider using materials that include glass and stone for the second floor façade in order to be compatible with the first level architectural treatment.
3. The black brown wood-like panels shall be replaced with a natural wood color pattern.
4. The aluminum panel framing the front façade shall be eliminated from the design to reduce the building mass.
5. The number of vertical wood-like planks on the front facade shall be reduced to simplify the front facade.
6. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
7. 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.
8. Final plans shall include a color rendering of the front elevation with numbered call-outs and a corresponding legend for all proposed materials and finishes. Spec sheets for windows shall also be provided. This elevation will be used by staff for verification of materials at the project site during construction.

9. A copy of the final conditions of approval per the approved Resolution shall be scanned onto the cover sheet of the final building plans.
  
  10. The proposed landscape plan shall comply with the Water Efficient Landscaping Ordinance.
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For Donna Teres  
Rita Naziri