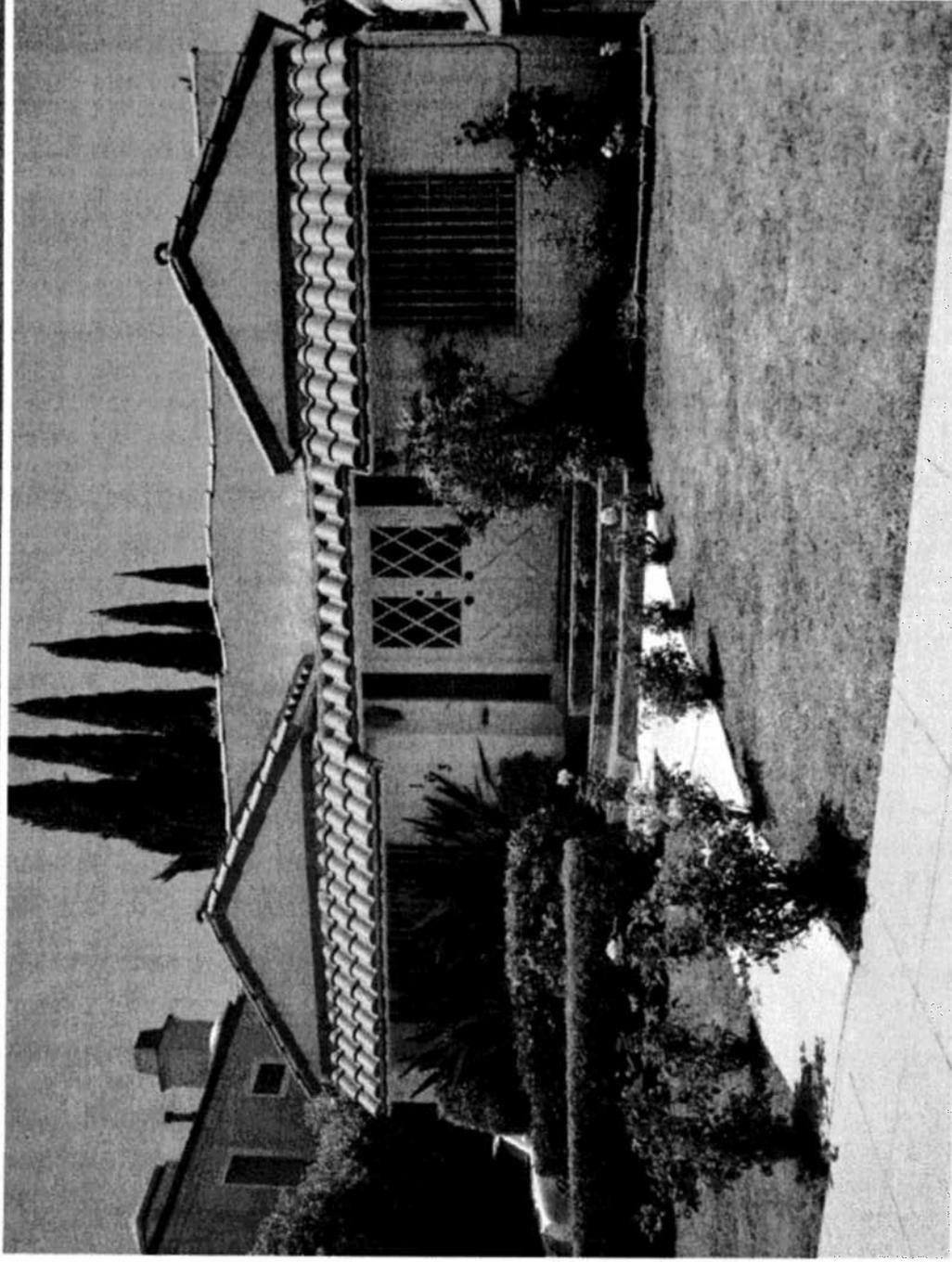




Design Review  
Commission

June 3, 2010

# 163 North Hamel Drive



Existing



Design Review  
Commission

June 3, 2010

# 163 North Hamel Drive



Proposed



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

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

**TO:** Design Review Commission

**FROM:** Georgana Millican, Associate 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 **163 North Hamel Drive.** (PL 101 1787)

**EXECUTIVE SUMMARY**

David Samadi, on behalf of the property owners Fred and Nancy Samadi, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **163 North Hamel Drive.**

Reason for Review by the Commission

The architectural style of this proposed new home does not substantially adhere to a pure architectural style as outlined in the City's Style Catalogue. Consequently, the proposal is before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

As proposed, the project appears to conform to the Code requirements with the exception of the required paving buffer. As proposed, all other aspects of the project meeting zoning requirements including height, floor area and parking.

GENERAL INFORMATION	
Applicant	David Samadi
Project Owner	Fred and Nancy Samadi
Zoning District	Central R-1 Area – South of Santa Monica Boulevard
Parcel Size	6,500 square feet
Listed in City's Historic Survey	No

## **SITE AND AREA CHARACTERISTICS**

The project site is approximately 50-feet wide by 130-feet long lot (lot average width and length), located on the west side of the 100 block of North Hamel Drive between Wilshire Boulevard and Clifton Way. The lot is currently developed with a single-story single-family residence. The existing primary residence would be demolished and replaced by a new two-story residence with a porte cochere. Surrounding development consists of one- and two-story single-family homes.

## **PROJECT DESCRIPTION**

### **Building Envelope/Modulation**

The proposed house would have a total floor area of 4,094 square feet, just under the maximum allowable building area (4,100 square feet) for the subject site. The overall building envelope and modulation is expressed through two basic planes: a two-story entry tower and a two-story residence with a pitched roof.

The two-story entry tower contains a 9-foot iron double door and a double French type door on the second floor which opens to a planter area window directly above the doorway. The entry tower is capped with a low-pitched roof. The adjacent portions of the façade are mostly flat and contain balconies with wrought iron railings and arched windows and doors. The first story contains fixed, arched wooden windows with divided light glass. The roofline of the proposed residence is low-pitched and composed of clay tiles with small overhanging eaves. Additionally, the applicant is proposing a porte-cochere.

### **Parking**

As required by §10-3-2419 of the BHMC, a total of two (2) parking spaces behind the front yard setback have been proposed in conjunction with the new house. The proposed parking will be provided via a porte cochere and a concrete pad on the north side of the residence. A garage is not proposed on the subject site.

### **Design**

The proposed design does not meet any specific architectural style; however, it does have elements of Spanish style (red tile roof, stucco, arched windows and doors). It includes the following characteristics:

- Two stories with a pitched roof with clay tiles
- Two-story entry tower element
- Wood windows and French doors
- Smooth stucco finish

### Materials

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

- Stucco (Façade and front wall) – La Habra “Meadowbrook X-48”
- Stucco Molding – La Habra “Pacific Sand x-97”
- Iron work – Iron railings and gate (not specified but appears to be black – staff has requested that specific color be provided)
- Roof – Spanish tiles in “Canyon Red”
- Wood clad windows and wood French doors (Painted dark brown – specific color not provided/has been requested by staff)
- Custom Iron Front Door
- Corbels (not specified but shown in a light tone – Staff recommends same color as windows/doors – staff has requested specific color from Applicant)
- Lights on Façade – Proposed rendering shows two lights flanking large front window and ground floor and two lights flanking the French door on the upper large balcony. Staff has requested that the Applicant provide spec. sheets for the lights.

A material board will be presented at the meeting.

### 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 applicant is proposing 379 square feet of paving which complies with the BHMC.

### Front Yard Wall/Fence

The plans propose a front yard wall/fence with a lower two-foot stucco wall with upper three-foot wrought iron (total height of five feet (5')). As proposed the wall/fence would be setback five feet (5') from the front property line as required by Code (any wall/fence over three feet in height must be setback 20% of the required front yard setback).

### Landscape Design:

The proposed landscaping contains a variety of plants in many sizes and quantities in the front yard. The proposed plants consist of a combination of drought tolerant and non-drought tolerant plants, which include the following:

#### Front of Proposed Wall/Fence

- Archontophoenix Cunninghamiana “King Palm” (3) – 24” Box
- Campanula “Blue Waterfall”
- Dietes Bicolor “Fortnight Lily”
- Phormium “Bronze Baby”
- Azalea “Alaska”

#### Behind Proposed Wall/Fence

- Distictis Buccinatoria “Blood Red Trumpet Vine”
- Phormium “Sundowner”
- Agapanthus “Peter Pan”
- Hemerocallis “Starburst Red”

- Marathon Fescue “Sod”
- Dietes Bicolor “Fortnight Lily”

It should be noted that the landscape plan does not include the required two-three foot paving hedge required by Code Section 10-3-2422(F). A condition of approval to comply with this code section has been added. In addition, the landscape plan does not propose any landscaping along the side elevations of the residence (landscape plan shows concrete paving). Staff is recommending that the Applicant propose some landscaping in these areas.

### **PUBLIC NOTICE AND COMMENTS**

Notice of the proposed project and public hearing was mailed on May 24, 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 staff report was prepared, staff had not received any comments on the notice.

### **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 of Class 3(a) has been issued.

### **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.

Staff has concerns with the scale and proportions of the façade design. The Commission may wish to discuss how these features can be refined.

If the Commission chooses to approve the design, the findings contained in Exhibit 1 must be made verbally at the meeting.

**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

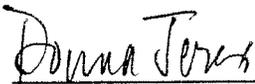
4. Return the plans for restudy.

If the Commission finds that the project meets the criteria contained in Exhibit 1, 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.

#### **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 that the Design Review Commission send the project back for restudy and that the following code issue(s) be addressed:

1. A paving landscape buffer shall be added to the landscaping plan in accordance with BHMC Code Section 10-3-2422(F).

*For*   
\_\_\_\_\_  
GEORGANA MILLICAN  
Associate Planner

Attachment: Exhibit 1: DRC Findings

## **EXHIBIT 1**

### **Design Review Criteria**

- 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.***