Design Review Commission

July 1, 2010

163 North Hamel Drive

Existing

Design Review Commission

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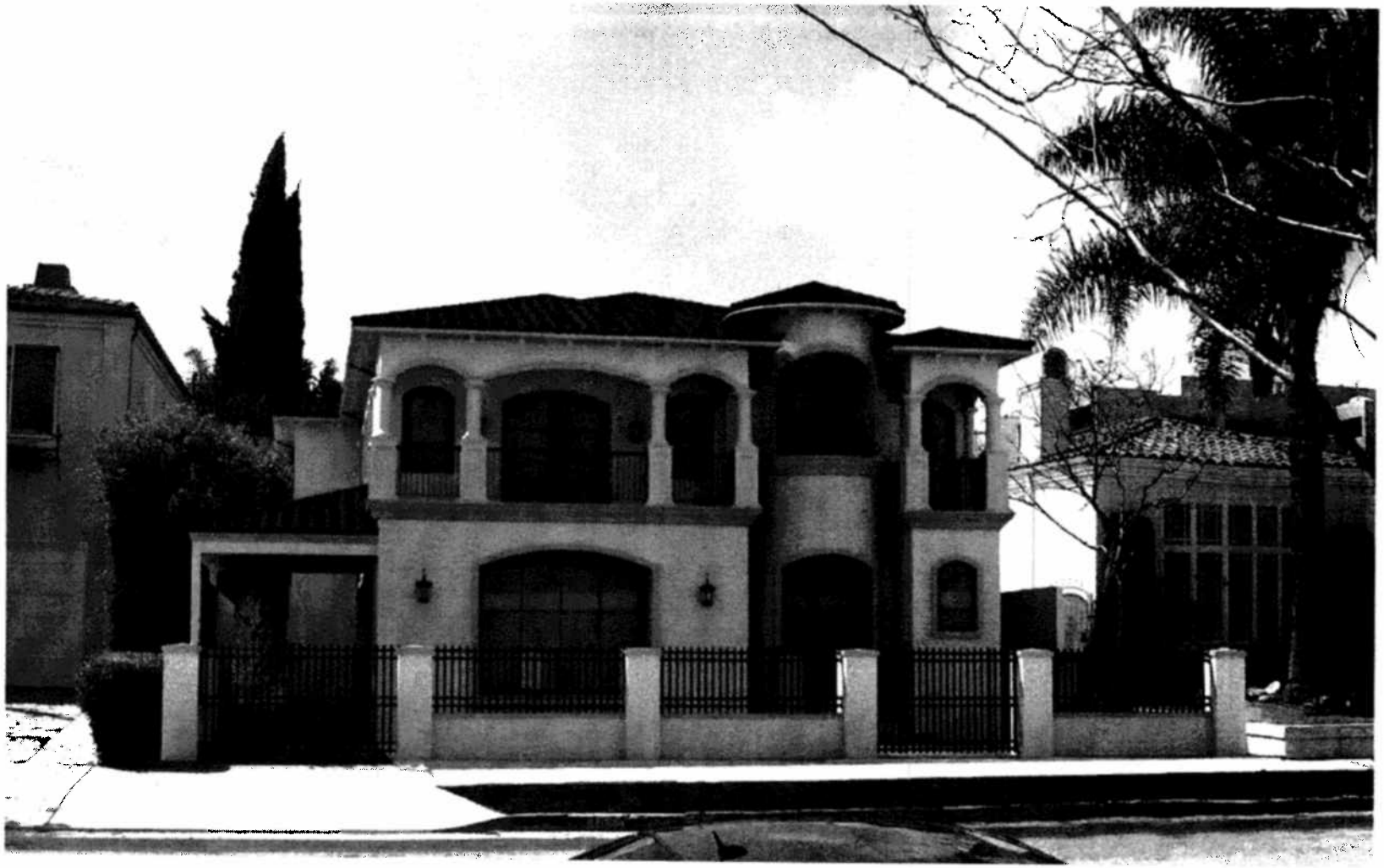
163 North Hamel Drive



Proposed – 6/3/10

Design Review Commission

July 1, 2010

163 North Hamel Drive

Proposed – 7/1/10

STAFF REPORT

CITY OF BEVERLY HILLS

For the Design Review Commission
Meeting of July 1, 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)**

Continued from the meeting of June 3, 2010

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.** This project was presented to the Commission on June 3, 2010 and the project was requested to return to the Commission by the order of the Chair.

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 and a licensed architect did not prepare the design. Consequently, the proposal is before the Design Review Commission for review as a Track 2 application.

Commission Concerns and Applicant Response

The chart on the following page outlines the Commission's concerns from the June 2010 meeting and the applicant's response.

Commission's Comments from June 2010	Applicant's Response
Too many columns on the second floor.	No change
Window base on right is too high	Window base has been lowered
Tower is not pleasing, too narrow and did not fit in Mediterranean style. Does not flow with rest of design.	Tower element has been modified to a recessed flat entry
Design is top heavy	Tower was removed; large window on lower level has been squared
Change Palm Trees to a different type of tree	Landscape plan proposes "Thundercloud" trees
Light fixtures too small	The lights have been moved from the front window to the front entry. Lights are also proposed for the French window at the second floor balcony.
Beautify landscaping/consider removing fence	Fence was reduced in height from five feet (5') to three feet (3')
Provide rendering with landscaping	Rendering does not include landscaping/additional landscaping has not been provided.
Provide rendering with properties on either side	Rendering includes properties on either side (provided with staff report)

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 4,099.6 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 and a two-story residence with a pitched roof.

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 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 "Suffolk"
- Iron work – Iron railings and gate - black
- Roof – Spanish tiles in "Canyon Red"
- Wood clad windows and wood French doors (Painted dark brown – "Auburn")
- Custom Iron Front Door
- Corbels – dark brown
- 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 set back one foot from the front property line at a total height of three feet. The previous proposal was for a wall/fence set back five feet (5') from the front property line at a total height of five feet (5').

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
- Rhaphiolepis "Little John"

Behind Proposed Wall/Fence
- Three (24 inch box) trees - Prunus Cerasifera "Thundercloud"
- Rhaphiolepis "Spring Rapture"
- Euonymus "Silver Princess"
- Agapanthus "Peter Pan"
- Phormium "Sundowner"
- Marathon Fescue "Sod"

The landscape plan does not show any landscaping along the side elevations of the residence. Staff maintains per its previous recommendation that the Applicant propose landscaping for 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 for the June 3, 2010 public hearing. As of the date this staff report was prepared, staff had not received any written 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.

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 further refinement as the issues presented by the Commission have not been adequately addressed. If the Commission chooses to approve the project with or without conditions, it must make the findings attached to this report.

Georgana Millican

GEORGANA MILLICAN
Associate Planner

Attachment: Exhibit 1: DRC Findings
Updated rendering/plans

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.***