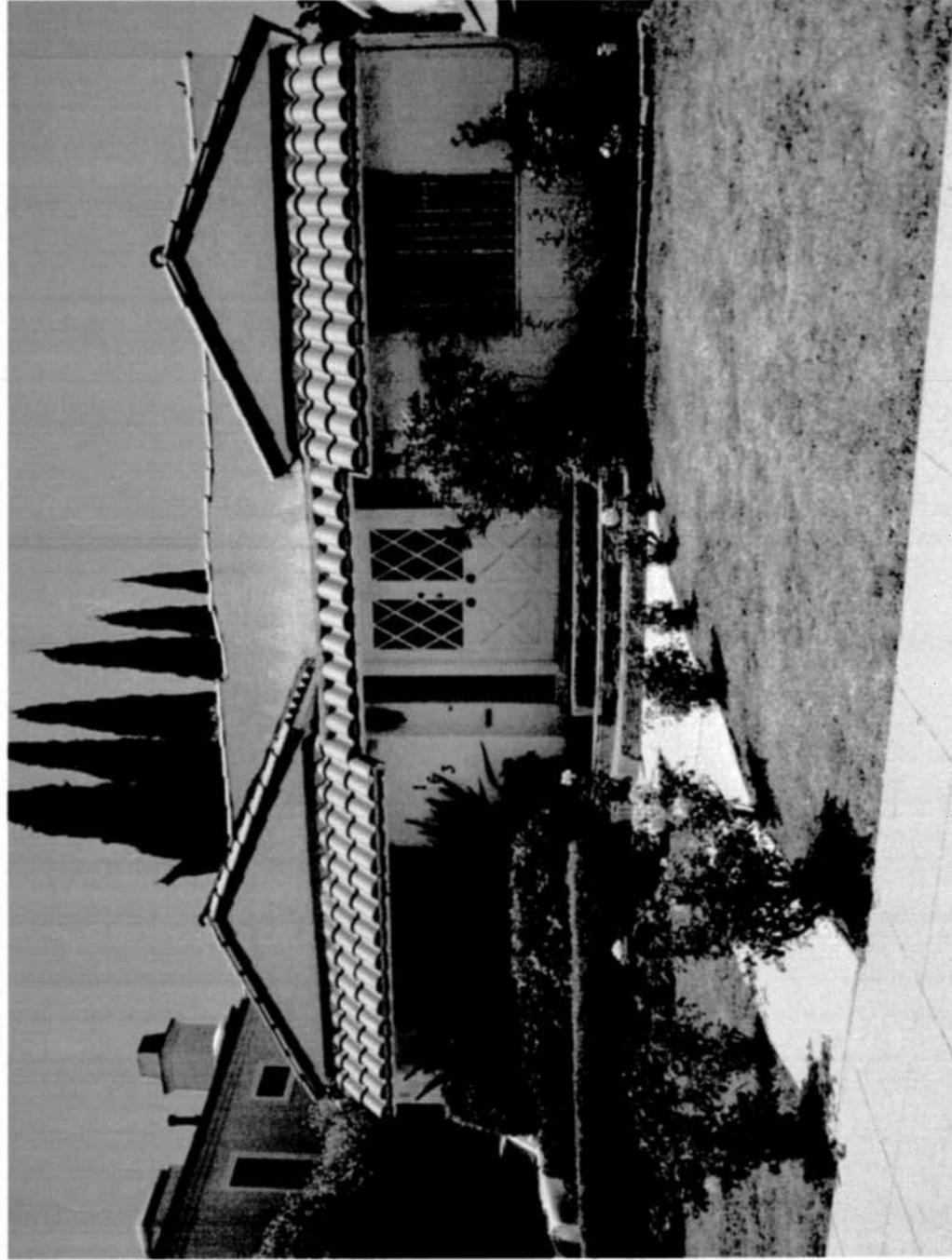




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163 North Hamel Drive

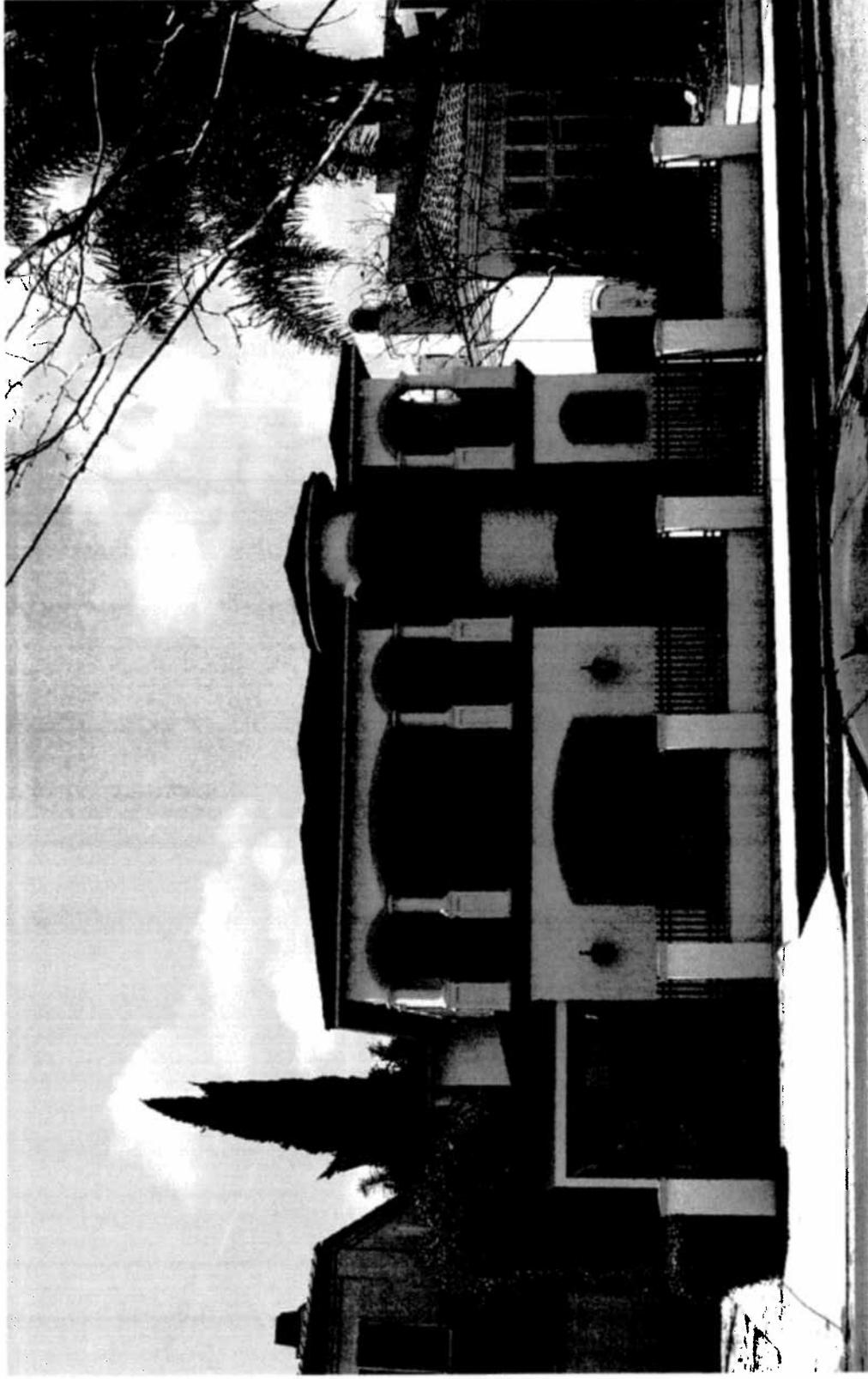


Existing



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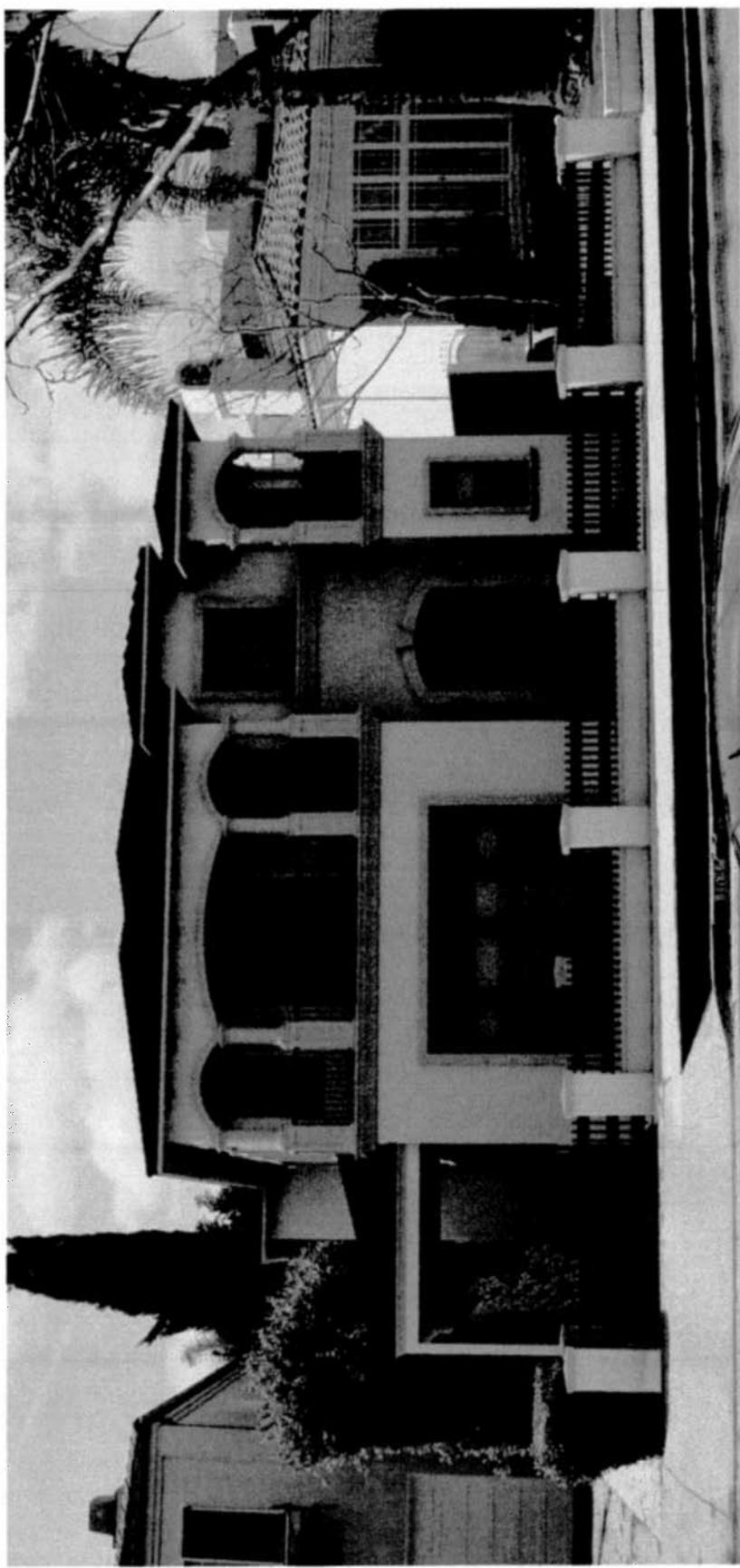


Proposed – 6/3/10



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Proposed – 7/1/10



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Proposed – 8/5/10



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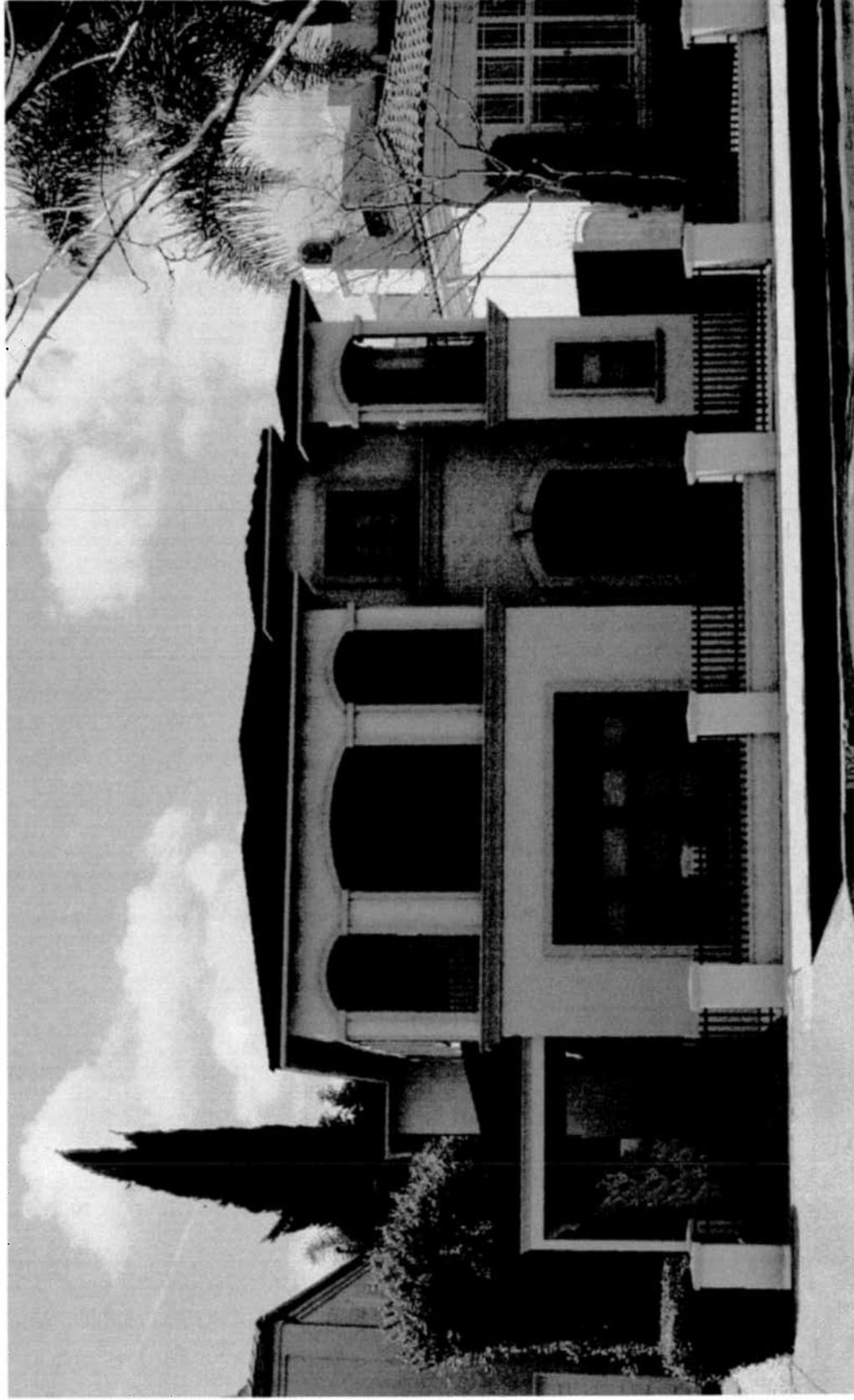


Front Elevation – Option A



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Front Elevation – Option B



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Front Elevation – Option C



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Design Review Commission
Meeting of August 5, 2010**

TO: Design Review Commission

FROM: Shena Rojemann, Assistant 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 July 1, 2010

EXECUTIVE SUMMARY

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

This item was reviewed by the Commission at its June 3, 2010 meeting. At that meeting, the Commission recommended that the project be restudied and returned for further review. A revised version of the project was presented to the Commission on July 1, 2010 and the Commission recommended that the design be refined and returned to the next Commission meeting. The Commission also suggested for the applicant to bring multiple design options for the Commission's consideration. The applicant is returning with four (4) design options to address the following concerns of the Commission:

Continued on next page.

Design Review Commission Requests July 1, 2010 Meeting	Applicant's Response
1. The columns at the second floor are too heavy and should be reduced/removed.	1. The applicant has presented multiple column design options for the Commission's consideration.
2. Consider eliminating the rooflines above the balconies.	2. The applicant has not removed the rooflines above the balconies.
3. The wrought iron and glass entry door is overly ornate. Consider a less ornate or wood door.	3. The applicant has submitted a less ornate door design composed of iron and glass (see attachment Exhibit 2).
4. The right side portion of the elevation (approximately 5'-6" in width) appears too small in scale and out of place.	4. The applicant has maintained the overall design of the right portion of the residence.
5. The proposed front yard fence does not fit with the neighborhood. A retaining wall would be more appropriate and/or lush landscaping.	5. The applicant has simplified the wrought iron on the fence and has reduced the fence to 3'-0" in height.
6. Consider using a darker roof tile.	6. The applicant is proposing a Canyon Red tile.

Proposed Option (included in attached plans):

The applicant's preferred option is included in the complete plan set provided to the Commission and included with the staff report packet. This option includes the following changes:

- The front door design has been changed (attached as Exhibit 2)
- The wrought iron on the front yard fence has been simplified
- The base of the pillars have been reduced in size

In addition to the applicant's preferred option, the applicant has also provided 3 additional options which are described below.

Option A:

The applicant has made the following changes in Option A:

- The columns along the second level were redesigned
- On the left portion of the façade, the two central columns on the balcony have been removed and replaced with pilasters
- The arches along the roofline of the balconies have been removed and are now square
- All the ground floor windows have been arched
- The porte cochere has been designed with an arch
- All the second story windows are all square
- The wrought iron along the fence in the front yard area has been simplified
- The front door design has been changed (Exhibit 2)

Option B:

The applicant has made the following changes in Option B:

- The columns along the second level were redesigned
- The wrought iron along the fence in the front yard area has been simplified
- The front door design has been changed (Exhibit 2)

Option C:

The applicant has made the following changes in Option C:

- The columns along the second level were redesigned
- On the left portion of the façade, the two central columns on the balcony have been removed and replaced with pilasters
- The arches along the roofline of the balconies have been redesigned
- The wrought iron along the fence in the front yard area has been simplified
- The front door design has been changed (Exhibit 2)

A material board and rendering will be presented at the meeting.

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 and direct staff to prepare a Resolution;
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.

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.

Staff will forward a draft resolution to the Commission under separate cover for consideration at the August 5, 2010 meeting.


SHENA ROJEMANN
Assistant Planner

Attachments: Exhibit 1: DRC Findings
Exhibit 2: Proposed front door design

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.***

163 North Hamel Drive
For the Design Review Commission Meeting of August 5, 2010

EXHIBIT 2

Proposed Front Door Design

