



Design Review Commission Report

Meeting Date: Thursday, April 7, 2016

Subject: **201 South Hamel Drive (PL1603942)**
A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Gilbert Canlobo

Recommendation: Conduct public hearing and provide the applicant with design guidance.

REPORT SUMMARY

The applicant is requesting review and approval of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The proposed style is identified by the applicant as Mediterranean; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

The proposed design lacks a coherent Mediterranean style and appears to express an aesthetic related more closely to Italian Renaissance Revival, pursuant to the City's Residential Design Style Catalogue. Staff has provided the applicant with historical examples of this style, as well as diagrammatic examples provided in the City's Residential Design Style Catalogue, and it is recommended that the design team continue to study such precedents to create a more pure architectural style. Recommended modifications to bring the project closer to an Italian Renaissance Revival architectural style include:

- Study reducing the scale of the entry way so that it complements the overall façade design appropriately. Such a reduction will still allow it to provide a clear focal point for the primary elevation.
- Consider revising the window placement and opening size to create a less static configuration as the openings are similarly uniform in design; a possible solution to this would be a more traditional configuration (e.g., a combination of double and single casement windows to create an architecturally accurate solid-to-void ratio).
- Redesign the corner treatment of the building, directly adjacent to the street-facing light well, to better engage the north elevation. The proposed narrow wing wall should be reconfigured as it currently appears more contemporary and the thinness of this element is not characteristic of the traditional architectural style proposed.

Attachment(s):

- A. Detailed Design Description and Materials (applicant-prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:
Cindy Gordon, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

341 South Canon Drive

April 7, 2016

- Further study the final material palette to better reflect the Italian Renaissance Revival architecture. The roofing tiles and the pre-cast trim materials appear to have a painted factory finish, per specifications provided on the material board, and it is recommended that higher grade materials be incorporated in the design with an integral color utilized; the exterior cement-plaster finish, currently proposed as a sand finish, should be revised to a smooth-trowel finish. The specification for the proposed (utilitarian) black galvanized steel spark arrestor should also be removed and replaced with a capping component that is better integrated into the architecture and reflective of the style.
- Consider revising the front yard hardscape to create a more formal and direct pathway from the public sidewalk and diminishing the impact the curvilinear pathway creates for the landscaping. Studying the landscape palette may also be fruitful in conjunction with a review of the hardscape design to complement the architectural style proposed.

It is recommended that the Design Review Commission consider such comments during the course of its review and direct the applicant to restudy the design and prepare a revised design for a future meeting.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Additionally, since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires public notice within 100 feet and the block face of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, March 25, 2016; the site was posted on Thursday, March 24, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report
341 South Canon Drive
April 7, 2016

Attachment A
Detailed Design Description
and Materials (applicant-prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

- Track 1 Application (Administrative Review)
 - Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at: <http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
 - Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

Proposed a Mediterranean Style with Hip style roof and natural red color tile roof. The windows surround with trim, sill and eave crown molding. The proposed design contrasts Architecturally to the surrounding neighborhood.

C Identify the Project Zoning (City Zoning Map available online at <http://gis.beverlyhills.org/>)

- | | | |
|---|----------------------------------|--|
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input checked="" type="checkbox"/> R-1.8X |
| <input type="checkbox"/> R-1X | <input type="checkbox"/> R-1.6X | |
| <input type="checkbox"/> R-1.5X | <input type="checkbox"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 130' x 50' Lot Area (square feet): 6,324.93
 Adjacent Streets: Charleville Blvd and Gregory Way

E Lot is currently developed with (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____		
Native:	_____		
Urban Grove:	_____		

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

Yes No If yes , please list Architect’s name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

Communications and conversations with neighbors and per City of Beverly Hills process mailing and announcements.

B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	28'-0"		28'-0"
Roof Plate Height:	22'-0"	22'-0"	22'-0"
Floor Area:	4030		4028
Rear Setbacks:	30'-0"		42'-3"
Side Setbacks:	S/E 5'-0" N/W 5'-0"	S/E N/W	S/E 5'-5" N/W 5'
Parking Spaces:	4		

C List the specific materials and finishes for all the architectural features of the project (Be Specific):

FAÇADE (List all material for all portions visible from the street)

Material: Stucco / Window Sills and Trims / Crown Moulding
 Texture /Finish: Sand
 Color / Transparency: Pacific Sand / White

WINDOWS (Include frame, trim, glass, metal, etc)

Material: Woodclad Fiberglass
 Texture /Finish: Simulated Divided Grids
 Color / Transparency: Frost with dual glaze glass

DOORS (Include frame, trim, glass, metal, etc)

Material: Solid wood - Entrance
 Texture /Finish: Smooth
 Color / Transparency: Medium Walnut

PEDIMENTS

Material: N/A
 Texture /Finish:
 Color / Transparency:

ROOF

Material: Tile
 Texture /Finish: Natural
 Color / Transparency: Red

CORBELS

Material: N/A
 Texture /Finish:
 Color / Transparency:

CHIMNEY(S)

Material: Stucco
 Texture /Finish: Sand
 Color / Transparency: LA HABRA: 97 Pacific Sand

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

COLUMNS

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

BALCONIES & RAILINGS

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

TRELLIS, AWNINGS, CANOPIES

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: Galvanized Steel
Texture /Finish: _____
Color / Transparency: White

EXTERIOR LIGHTING

Material: Metal
Texture /Finish: Bronze
Color / Transparency: Black

PAVED SURFACES

Material: Concrete
Texture /Finish: Sand
Color / Transparency: Natural Color

FREESTANDING WALLS AND FENCES

Material: Stucco
Texture /Finish: Sand
Color / Transparency: LA HABRA: 97 Pacific Sand

OTHER DESIGN ELEMENTS

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

D Describe the proposed landscape theme. Explain how the proposed landscaping complements the proposed style of architecture:

By providing a simple perennials planting with appropriate green grasses and existing trees, Spreading and low-growing foundation planting reinforce the sweeping line of the Mediterranean style and complement Architecture.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development’s design exhibits an internally compatible design scheme.

For infill residential development, The proposed design applies structure and modify the exterior of the existing garage to reflect a new proposal that is compatible with the scale, massing, and articular of the surrounding development. It will enhance neighborhood character and style of the street.

2. Describe how the proposed development’s design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

The proposed building size and height complies with applicable Planning and Zoning code requirements. It contains a suggestion of a garden area composed of new planting and hardscape. There will be no removal of threes and landscape will be kept appropriately simple to minimize the appearance of scale, mass and complements the Mediterranean Spanish style and enhances the garden like quality of the City.

3. Describe how the proposed development will enhance the appearance of the neighborhood.

The design respects and describes good quality, traditional and scale of the home neighborhood. The principles for the neighborhood development are comfortable for the appearance of the community. The design will also increase the value of the neighboring properties.

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

The proposed design of the home is compatible with both essentials of the home owner and does not effect the neighborhood or street view in any negative manner. The proposed design will ensure that there will be no disruption of privacy towards the house itself, adjacent neighbors, and also the neighboring homes.

5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.

The proposed exterior Architectural design pattern is internally uniform in design, making it complimentary in color and materials to the neighborhood. Adjacent homes reflect an appropriate pedestrian scale in relation to the scale of the neighborhood.



Design Review Commission Report

341 South Canon Drive

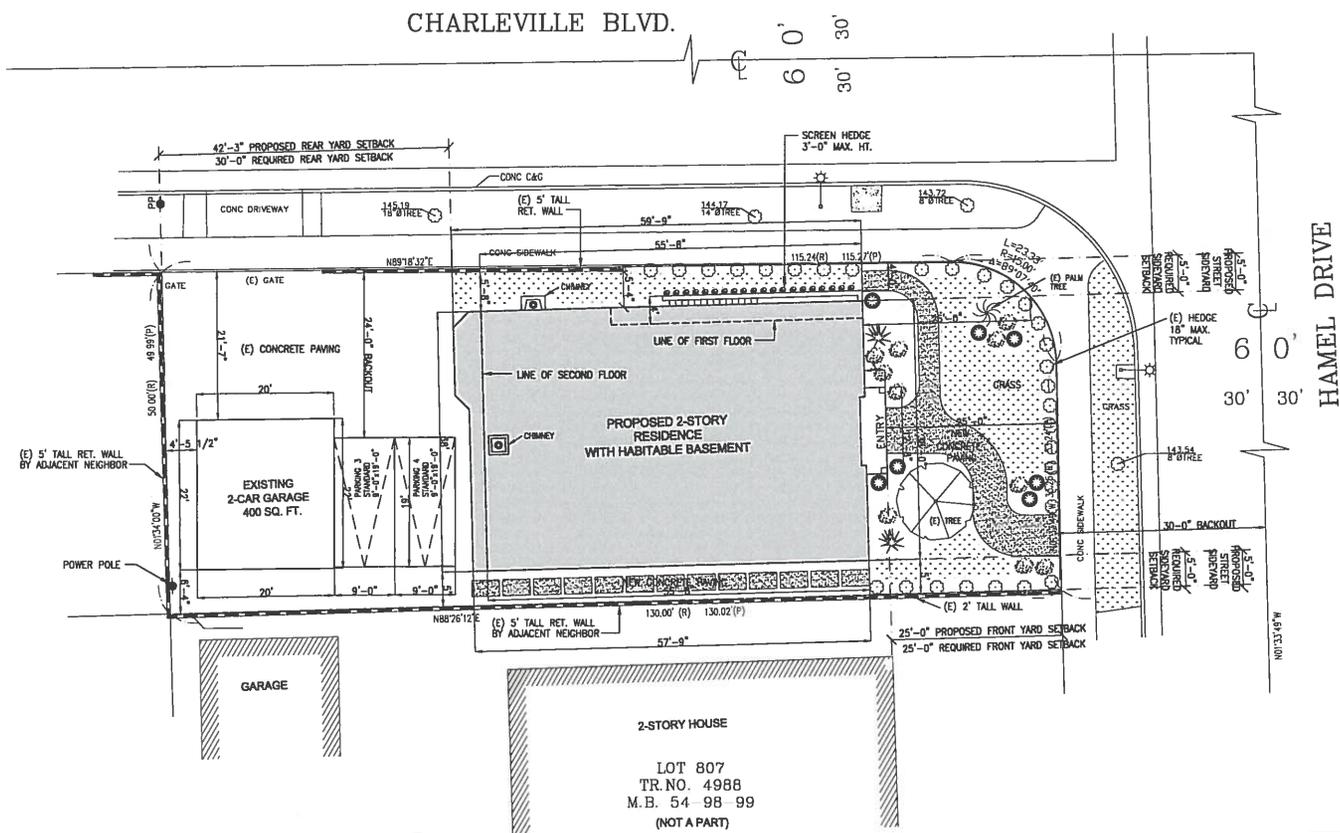
April 7, 2016

Attachment B

Project Design Plans

LEGEND:

-  PROPOSED NEW 2-STORY SINGLE FAMILY HOUSE
-  EXISTING 2-CAR GARAGE



PLOT PLAN - NEW WORK
SCALE: 1/8" = 1'-0"



PROJECT DATA

- OWNER: MR. & MRS. ZHI XIONG
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211
 - LEGAL DESCRIPTION:
THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
LOT 808 OF TRACT NO. 4988 AS PER MAP RECORDED IN BOOK 54 PAGES 98-99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 - ASSESSOR NO. 4333-016-016
 - LOT SIZE 6,324.83 SQ. FT.
 - EXISTING 1-STORY HOUSE TO DEMOLISH: 1,854 SQ. FT.
 - FLOOR AREA RATIO (FAR) CALCULATION:
PROPOSED 1ST. FLOOR: 2,019 SQ. FT.
PROPOSED 2ND. FLOOR: 2,009 SQ. FT.
TOTAL FLOOR AREA (FAR) = 4,028 SQ. FT.
MAX. FLOOR AREA: 40% (2,529.97) 1500 SQ. FT. = 4,030 SQ. FT.)
 - LIVING FLOOR AREA CALCULATION:
PROPOSED 1ST. FLOOR: 2,019 SQ. FT.
PROPOSED 2ND. FLOOR: 2,009 SQ. FT.
PROPOSED BASEMENT: 1,998 SQ. FT.
TOTAL LIVING FLOOR AREA: 5,996 SQ. FT.
 - PARKING REQUIRED: 4 (5-8 BEDROOMS)
EXISTING 2-CAR GARAGE: 400 SQ. FT.
NEW 2-PARKING SPACE:
TOTAL PARKING PROVIDED: 4
 - SETBACKS:
FRONT: REQUIRED: 25'-0" PROPOSED: 25'-0"
SIDE (R/WHT): 5'-0" 5'-0"
SIDE (SOUTH): 5'-0" 5'-0"
REAR: 30'-0" 42'-3"
 - HEIGHT: REQUIRED: 28'-0" PROPOSED: 28'-0"
 - ROOF PLATE HEIGHT: MAX. ALLOWABLE: 22'-0" PROPOSED: 21'-0"
- TYPE OF CONSTRUCTION: TYPE V-B
No. OF STORIES: TWO STORY
UNITS: SINGLE FAMILY RESIDENCE
ZONE: R-1

CODE REFERENCE

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2013 CALIFORNIA FIRE CODE

PROJECT SCOPE OF WORK

- DEMOLISH EXISTING 1-STORY SINGLE FAMILY HOUSE APPROX. 1,854 SQ. FT.
- PROPOSED NEW 2-STORY FAMILY HOUSE PLUS BASEMENT APPROX. 5,996 SQ. FT.
- EXISTING DETACHED 2-CAR GARAGE TO MATCH PROPOSED 2-STORY HOUSE DESIGN MATERIAL, FINISHED COLOR AND ROOF STYLE.

REVISIONS	BY

DESIGNER:
GILBERT GONZALEZ
4228 TOLAND WAY
LOS ANGELES, CA 90008
TEL: (626) 461-5008

OWNER:
UNDER WARRIORS ASSOCIATES, INC.
STRUCTURAL ENGINEERING CONSULTANTS
1000 W. 10TH ST.
LA BREA, CA 91214
TEL: (616) 321-6884

OWNER:
ZHI XIONG
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TEL: (310) 619-6672

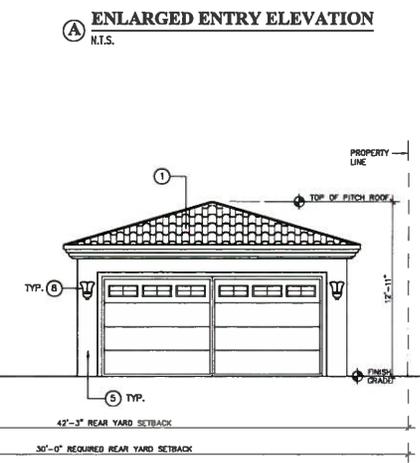
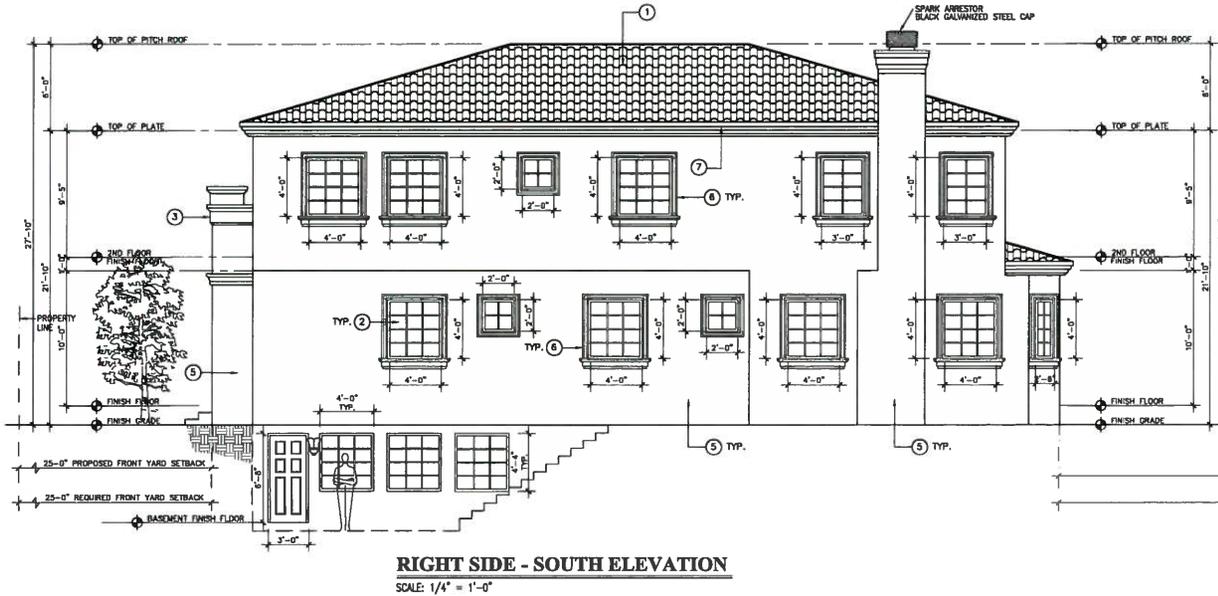
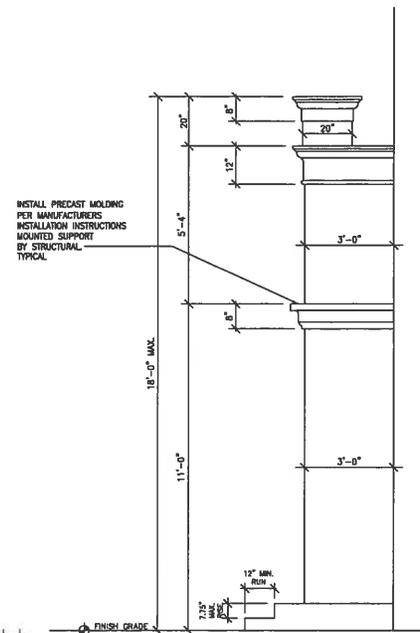
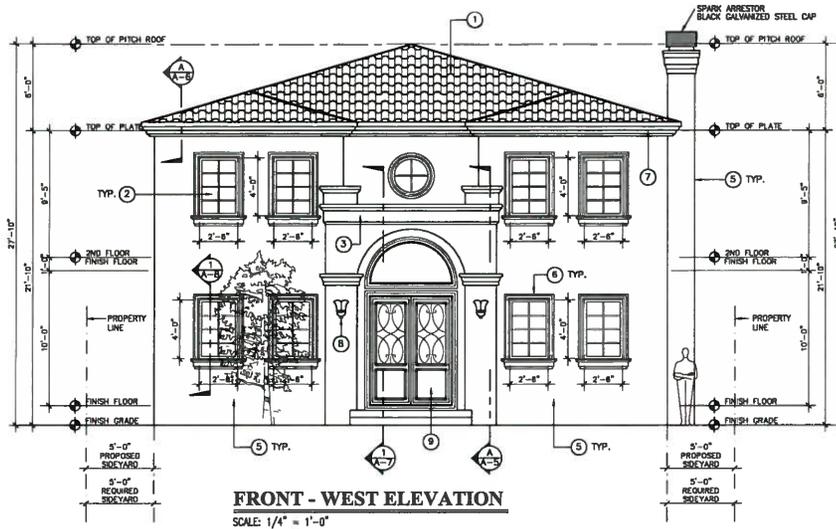
PLOT PLAN NEW WORK
PROPOSED NEW 2-STORY RESIDENCE WITH HABITABLE BASEMENT
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211

DATE
03-17-16
AS SHOWN
2016

A-1

KEY NOTES

- ① ROOF MCA TILE: CORONA TAPERED MISSION BARREL TILE
COLOR: NATURAL RED
- ② WINDOW: MILDARD WOODGLASS FIBERGLASS
MULLING SYSTEM WITH SIMULATED DIVIDED GRID
COLOR: FROST
- ③ PRECAST CROWN MOLDING
DAVIS COLOR: SAN DIEGO BUFF
- ④ GUTTERS AND DOWN SPOUTS: WHITE
- ⑤ STUCCO: LA HABRA: 97 PACIFIC SAND
- ⑥ PRECAST WINDOW SILL/TRIM MOLDING
DAVIS COLOR: SAN DIEGO BUFF
- ⑦ PRECAST EAVE MOLDING
DAVIS COLOR: SAN DIEGO BUFF
- ⑧ EXTERIOR LIGHT FIXTURE: MAXIM LIGHTING
SEE SPECIFICATIONS
- ⑨ EXTERIOR ENTRY DOOR: AAW
COLOR: MEDIUM WALNUT



REVISIONS	BY

DESIGNER:
BLAKE CALDWELL
4239 ISLAND WAY
LOS ANGELES, CA 90008
TEL: (626) 483-3508

ENGINEER:
HARVEY HANCOCK ASSOCIATES, INC.
STRUCTURAL ENGINEERING CONSULTANTS
2829 FOOTBALL BLVD, #184
LA CRESCENTA, CA 91214
TEL: (818) 501-8984

ZHI XIONG
CECILIA JING SHEN
JANEL DR
201 S. HAMEL DR
BEVERLY HILLS, CA 90211
TEL: (310) 619-6872

OWNER:
PROPOSED NEW 2-STORY RESIDENCE
WITH HABITABLE BASEMENT
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211

DRAWN
CHECKED
DATE
BY
03-18-18
AS SHOWN
2018

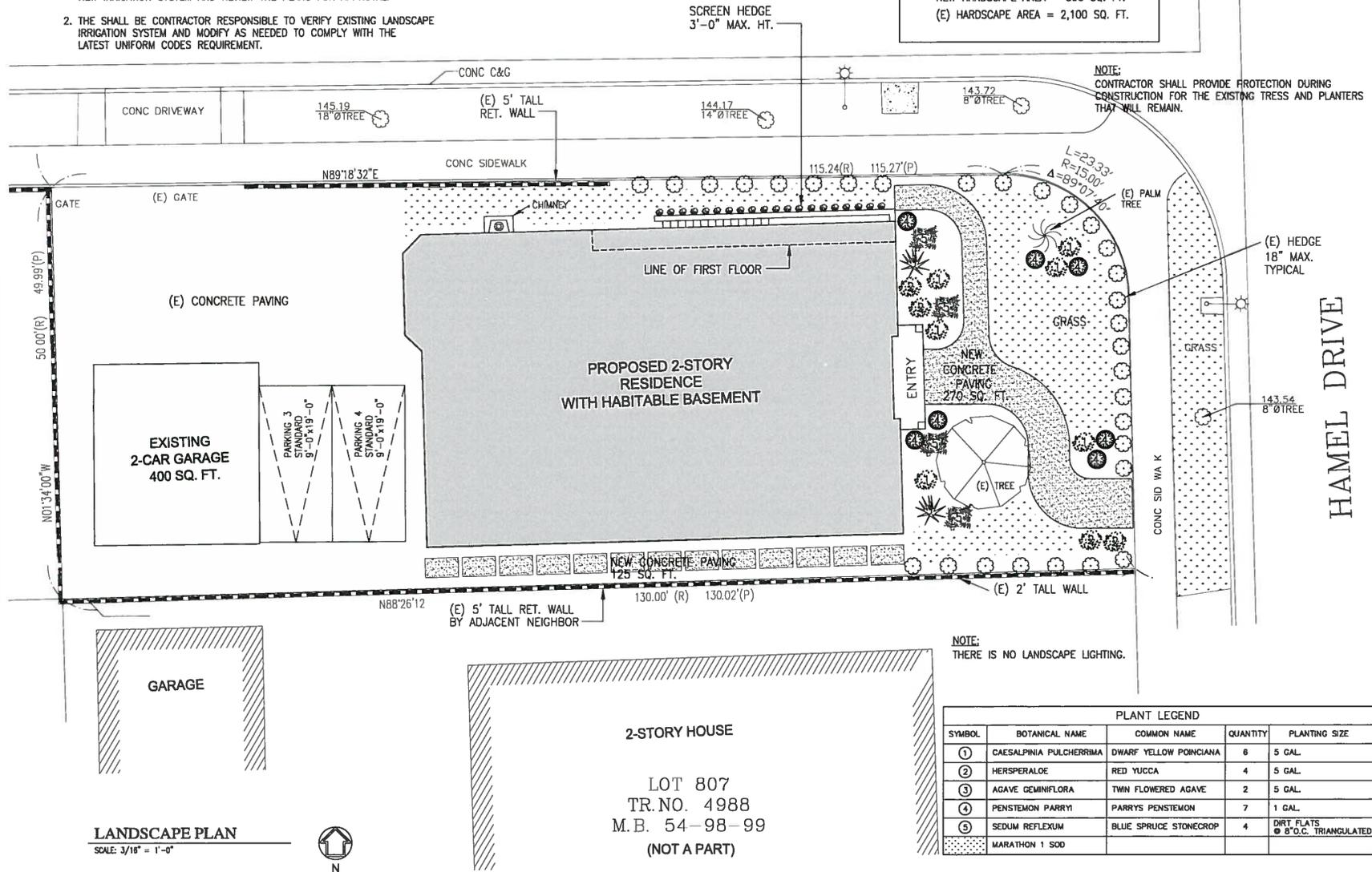
A-5

CHARLEVILLE BLVD.

NOTES:

1. THE CONTRACTOR AND OWNER'S AREA RESPONSIBLE TO HIRE A LICENSED LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR TO INSTALL THE NEW IRRIGATION SYSTEM AND REVIEW THE PLANS FOR APPROVAL.
2. THE SHALL BE CONTRACTOR RESPONSIBLE TO VERIFY EXISTING LANDSCAPE IRRIGATION SYSTEM AND MODIFY AS NEEDED TO COMPLY WITH THE LATEST UNIFORM CODES REQUIREMENT.

OPEN SPACE AREA CALCULATION	
EXISTING PLANTS AREA =	490 SQ. FT.
NEW PLANTS AREA =	406 SQ. FT.
NEW HARDSCAPE AREA =	395 SQ. FT.
(E) HARDSCAPE AREA =	2,100 SQ. FT.



REVISIONS	BY

DESIGNER:
GILBERT CALABRO
LANDSCAPE ARCHITECT
LOS ANGELES, CA 90005
TEL: (818) 483-3508

ENGINEER:
WALTER HERRERO ASSOCIATES, INC.
2309 POTRILL BLVD. #114
LA CRESSEDIA, CA 91714
TEL: (818) 521-6884

OWNER:
ZHI XIONG
CECILIA JING SHEN
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211
TEL: (310) 619-6872

LANDSCAPE PLAN
PROPOSED NEW 2-STORY RESIDENCE WITH HABITABLE BASEMENT
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211

DATE:
03-02-16
AS SHOWN
SCALE:
L-1

PLANT LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	PLANTING SIZE
①	CAESALPINIA PULCHERRIMA	DWARF YELLOW POINCIANA	6	5 GAL.
②	HERSPERALOE	RED YUCCA	4	5 GAL.
③	AGAVE GEMINFLOA	TWIN FLOWERED AGAVE	2	5 GAL.
④	PENSTEMON PARRYI	PARRYS PENSTEMON	7	1 GAL.
⑤	SEDUM REFLEXUM	BLUE SPRUCE STONECROP	4	DIRT FLATS 8" O.C. TRIANGULATED
⑥	MARATHON 1 SOD			

LANDSCAPE PLAN
SCALE: 3/16" = 1'-0"





①



②



③



④



⑤

NOTE:
FOR PLANT LEGEND REFER TO SHEET L-1



REVISIONS	BY

DESIGNED BY:
GILBERT CHANGBO
4228 TOLLAND WAY
LOS ANGELES, CA 90065
TEL: (323) 463-3008

ENGINEER:
WALTER NICHOLSON ASSOCIATES, INC.
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OWNER:
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CECILIA JING SHEN
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TEL: (310) 619-6872

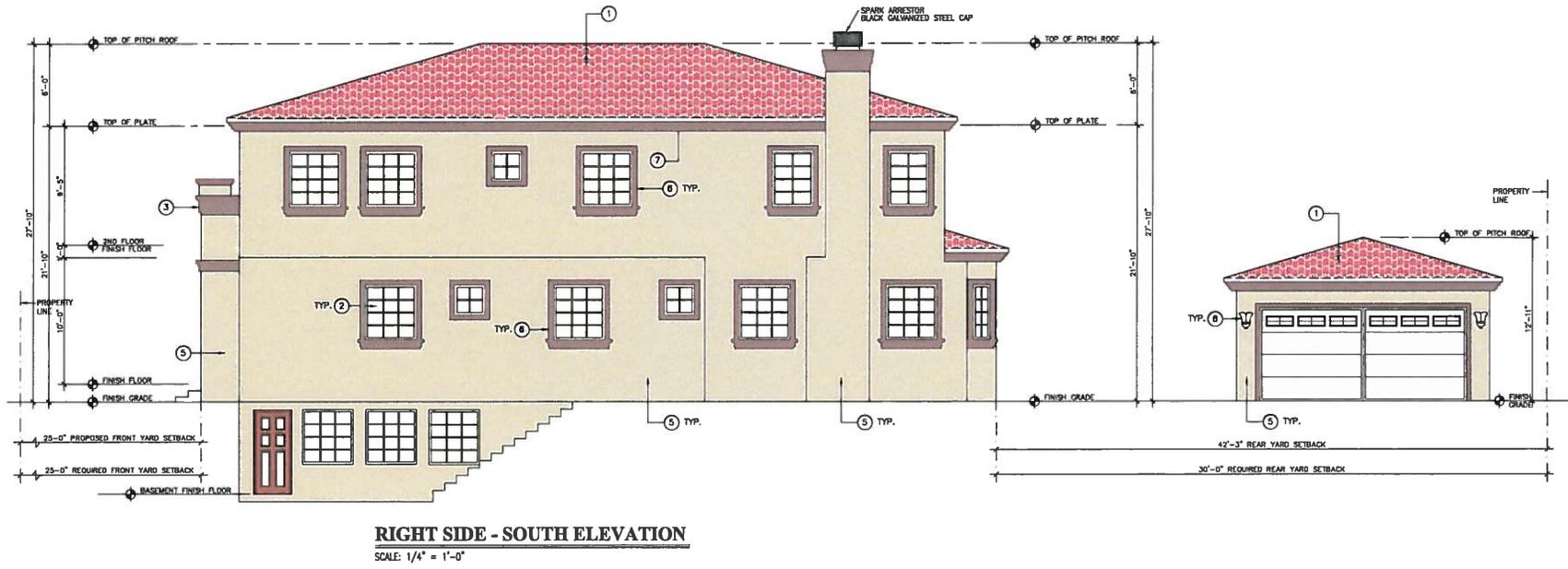
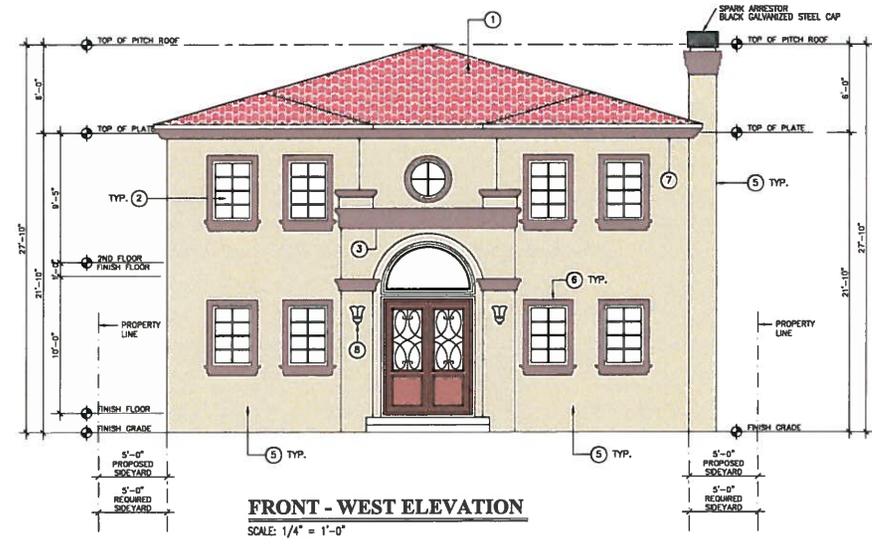
ELEVATIONS
PROPOSED NEW 2-STORY RESIDENCE
WITH HABITABLE BASEMENT
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211

DATE:
03-14-15
SCALE:
AS SHOWN
JOB NO.:

L-2

KEY NOTES

- ① ROOF MCA TILE: CORONA TAPERED MISSION
COLOR: NATURAL RED
- ② WINDOW: MILGARD WOODCLAD FIBERGLASS
COLOR: FROST WITH SCULPTURED GRIDS
- ③ PRECAST CROWN MOLDING : WHITE
- ④ GUTTERS / DOWN SPOUTS: WHITE
- ⑤ STUCCO: LA HABRA: S7 PACIFIC SAND
- ⑥ PRECAST WINDOW SILL/TRIM MOLDING : WHITE
- ⑦ PRECAST EAVE MOLDING : WHITE
- ⑧ EXTERIOR LIGHT FIXTURE: SEE SPECIFICATIONS



REVISIONS	BY

DESIGNER:
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ENGINEER:
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OWNER:
ZHI XIONG
CECILIA JING SHEN
201 S. HAMEL DR.
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ELEVATIONS
PROPOSED NEW 2-STORY RESIDENCE
WITH HABITABLE BASEMENT
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211

DATE
03-02-16
BY
AS SHOWN

A-5



① STREETSCAPE PHOTOMONTAGE W/ LANDSCAPE
N.T.S.



① STREETSCAPE PHOTOMONTAGE W/O LANDSCAPE
N.T.S.

REVISIONS	BY
03.11.16	
03.15.16	

DESIGNER:
 GLENN ANDERSON
 GLENN ANDERSON ARCHITECTS
 1225 WILSON BLVD
 LOS ANGELES, CA 90005
 TEL: (626) 483-3508

ENGINEER:
 NILES ANDERSON ARCHITECTS, INC.
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OWNER:
 ZHI XIONG
 CECILIA JING SHEN
 201 S. HAMEL DR.
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 TEL: (310) 619-6872

ELEVATIONS
 PROPOSED NEW 2-STORY RESIDENCE
 WITH HABITABLE BASEMENT
 201 S. HAMEL DR.
 BEVERLY HILLS, CA 90211

DATE
C-41
DATE
03-02-16
DATE
AS SHOWN
DATE

3D-1



① PERSPECTIVE RENDERING
N.T.S.

REVISIONS	BY
03.11.16	
03.15.16	

DESIGNER:
GILBERT CAMARDO
ARCHITECTS
LOS ANGELES, CA 90065
TEL: (626) 483-3508

ENGINEER:
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2859 FOOTBALL BLVD. #10
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OWNER:
ZHI XIONG
CECILIA JING SHEN
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211
TEL: (310) 619-6872

ELEVATIONS
PROPOSED NEW 2-¹/₂ STORY RESIDENCE
WITH ATTACHE BASEMENT
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211

DATE
03-02-16
SCALE
AS SHOWN
JOB NO.

3D-2



Design Review Commission Report

341 South Canon Drive

April 7, 2016

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-16

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 201 SOUTH HAMEL DRIVE.

The Design Review Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Gilbert Canlobo, agent, on behalf of Zhi Xiong and Cecilia Jing Shen, property owners (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 201 South Hamel Drive which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. Additionally, since the property has not been designed by an architect listed on the City’s Master Architect List nor has it been listed on the City’s Historic Resource Survey, it does

not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **April 7, 2016**, at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission, reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review the

Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project Specific Conditions

No project-specific conditions are proposed.

Standard Conditions

1. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
2. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
3. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
4. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the Director

of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.

7. **Covenant Recording.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

9. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Section 7. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 8. Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **April 7, 2016**

Mark Odell, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission