



Design Review Commission Report

Meeting Date: Thursday, June 2, 2016
(continued from Thursday, May 5, 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 an approval

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 project was previously reviewed by the Design Review Commission at its meeting on April 7, 2016 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to a date certain (May 5, 2016; the project was subsequently continued to the current meeting [June 2, 2016] as revised plans had not been submitted for the May meeting). The Commission's comments related primarily to the design being box-like and contributing to the bulk and mass of the residence; the hierarchy of the fenestration requires refinement; the rear-yard landscaping requires study; relocation of the street-facing lightwell should be considered; and, overall, the consensus was that the project required redesign.

As a result of the Commission's comments, the applicant has modified the following elements:

- Revised the size and height of the entry and added tile roof and decorative corbels;
- Revised the round window above the entry to an operable casement window;
- Revised the window placement and sizes;
- Removed window trim,
- Recessed the windows four inches;
- Changed the window color from white to a dark tone;
- Recessed portions of the building;

Attachment(s):

- A. April 7, 2016 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Georgana Millican, Associate Planner
(310) 285-1121
gmillican@beverlyhills.org



Design Review Commission Report

201 S Hamel Drive

June 2, 2016

- Revised the two main street-facing elevations;
- Relocated lightwell away from the street side elevation;
- Revised the landscaping plans.

An applicant-prepared *Response to the Commissioner's Comments* is included in Attachment B of this report.

The proposed traditionally-style single-family residence with the various modifications recommended by staff and the Commission, has improved; however, further refinements should be undertaken to better resolve the design overall. The modifications and additional detail information that are being requested are as follows:

- Consider further refinements and resolution for the front façade to create greater interest, especially in conjunction with the southern ground-floor glazing unit with the projecting shed roof proposed (northern portion of the east elevation). Consideration of the possible addition of a bay window with a shed roof that articulates around this projecting unit should be considered to further animate the façade and continue to diminish the apparent mass of the residence.
- Correct specification in the details provided to align with the precast material proposed for the window sill units shall be provided. A unified (single piece precast sill, as shown on the material board, rather than a two-piece sill (indicated on the plans) shall be specified.
- Study setting the pedestrian gate on the southern edge of the building further back from the façade to create a more discreet location for this element.
- Study the specification for a single entry door, rather than a double entry door, as proposed, at the main entrance for the residence to reduce the impact of this feature and to help further soften the façade and respond more appropriately to the residential nature of the building. Consider the specification of a retrained design for the entry door unit that responds to the simple elegance of the style proposed.
- Provide final details for the eaves to ensure a wood eave is specified in conjunction with the wood corbeling provided along all roof edges.

It is recommended that the Design Review Commission approve the project with the condition that a revised design and final details be presented to the Urban Designer for final review and approval.

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



Design Review Commission Report

201 S Hamel Drive

June 2, 2016

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

As the project was continued to a date certain, no additional mailed notices are required. The posted notice at the site has been updated to reflect the continued hearing date of Thursday, June 2, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

201 S Hamel Drive

June 2, 2016

Attachment A

April 7, 2016 DRC Staff Report
and Previously Proposed Plans



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.

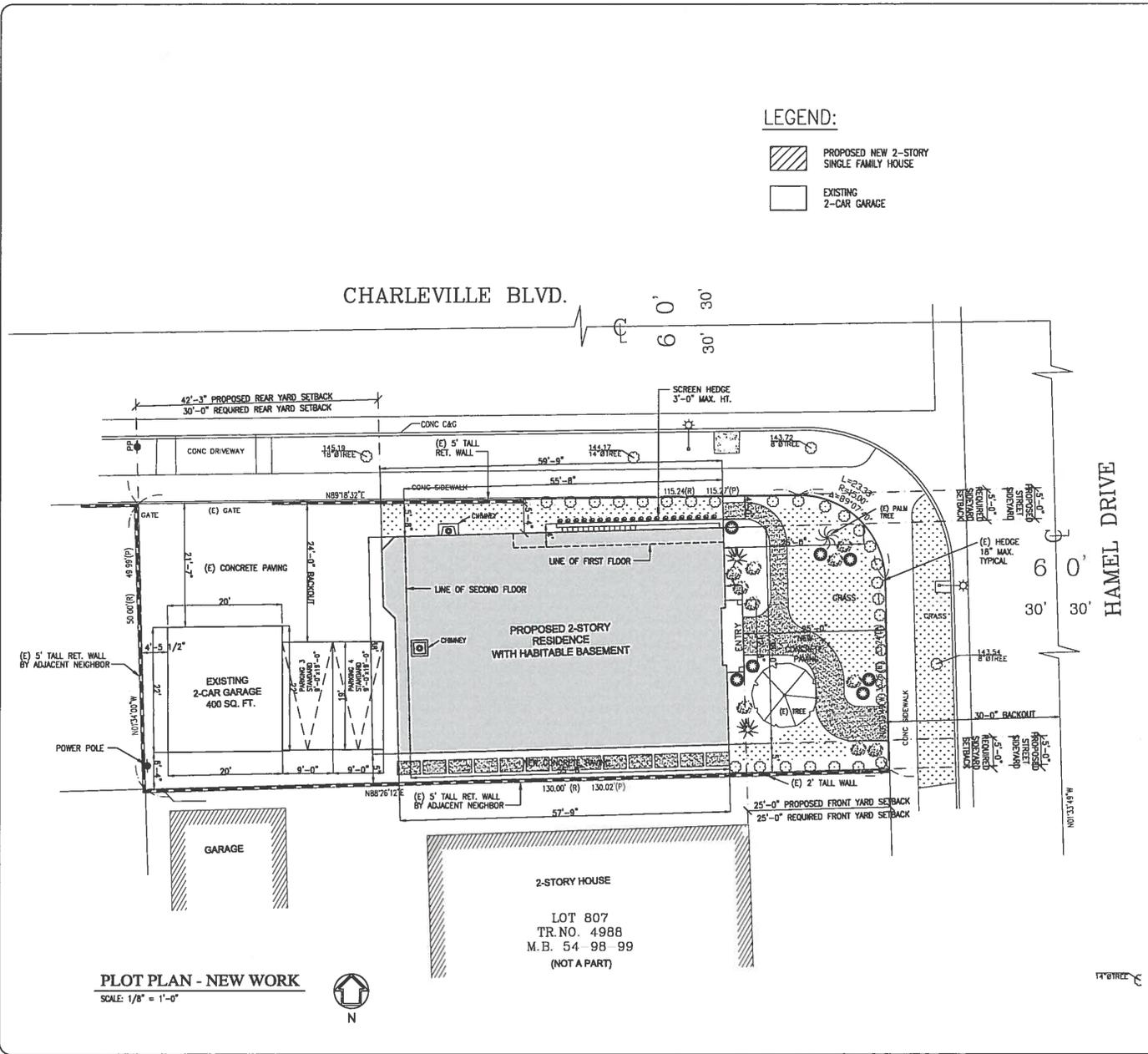
It is recommended that the Design Review Commission consider such comments during the course of its review and direct the applicant to restudy the design and prepare a revised design for a future meeting.

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.



LEGEND:

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

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



PROJECT DATA

1. OWNER: MR. & MRS. ZHI XIONG
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211
 2. 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.
 3. ASSESSOR NO. 4333-016-016
 4. LOT SIZE 6,324.83 SQ. FT.
 5. EXISTING 1-STORY HOUSE TO DEMOLISH: 1,854 SQ. FT.
 6. 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) 1,500 SQ. FT. = 4,030 SQ. FT.)
 6. LIVING FLOOR AREA CALCULATION:
PROPOSED 1ST. FLOOR: 2,019 SQ. FT.
PROPOSED 2ND. FLOOR: 2,009 SQ. FT.
PROPOSED BASEMENT: 1,968 SQ. FT.
TOTAL LIVING FLOOR AREA: 5,996 SQ. FT.
 7. PARKING REQUIRED: 4 (5-8 BEDROOMS)
EXISTING 2-CAR GARAGE: 400 SQ. FT.
NEW 2-PARKING SPACE:
TOTAL PARKING PROVIDED: 4
 8. SETBACKS:
FRONT: REQUIRED: 25'-0" PROPOSED: 25'-0"
SIDE (NORTH): 5'-0" 5'-0"
SIDE (SOUTH): 5'-0" 5'-0"
REAR: 30'-0" 42'-3"
9. HEIGHT: REQUIRED: 28'-0" PROPOSED: 28'-0"
10. 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

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

REVISIONS	BY

DESIGNER:
GILBERT GONDO
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
CECILIA JING SHEN
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211
TEL: (310) 619-6672

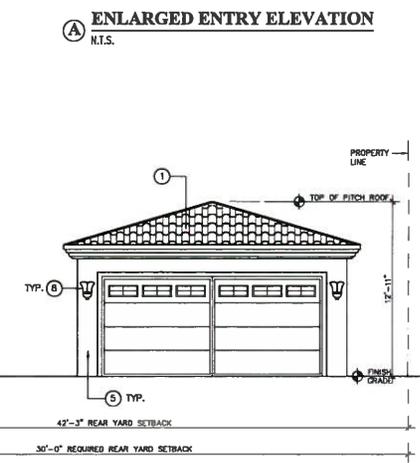
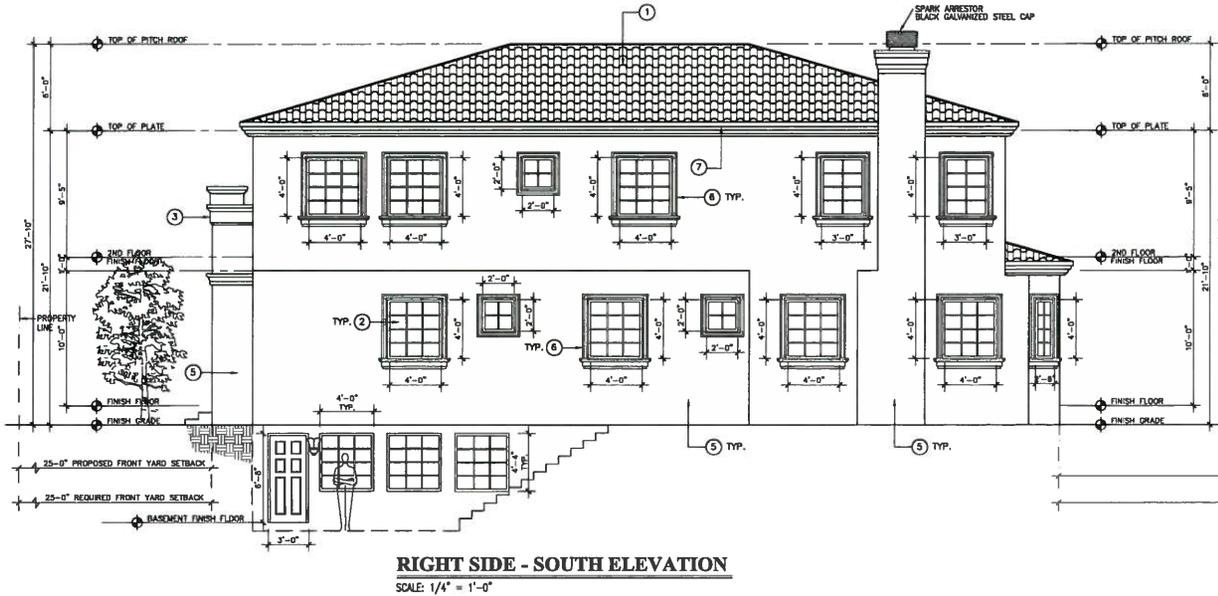
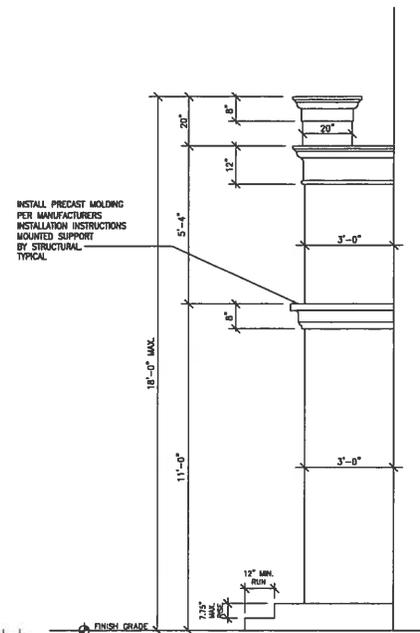
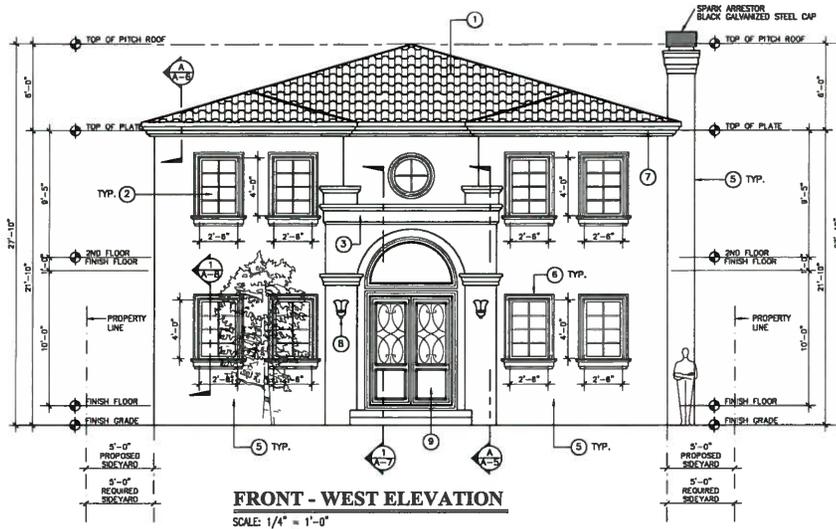
PLOT PLAN NEW WORK
PROPOSED NEW 2-STORY RESIDENCE WITH HABITABLE BASEMENT
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211

DATE:
3/17/16
AS SHOWN

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

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

ELEVATIONS
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

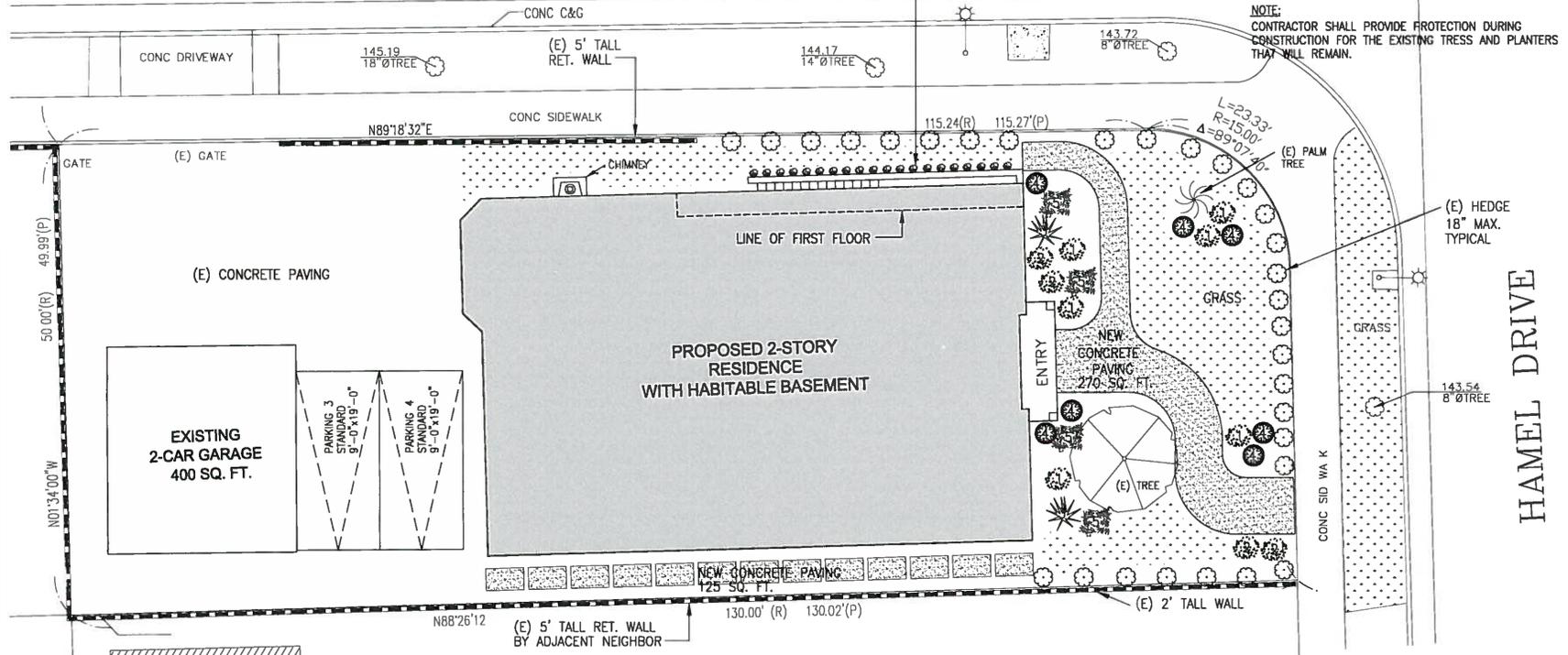
A-5

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 HORRODINI ASSOCIATES, INC.
2309 POTOMAC BLVD. #154
LA CRESSKITA, CA 91214
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

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

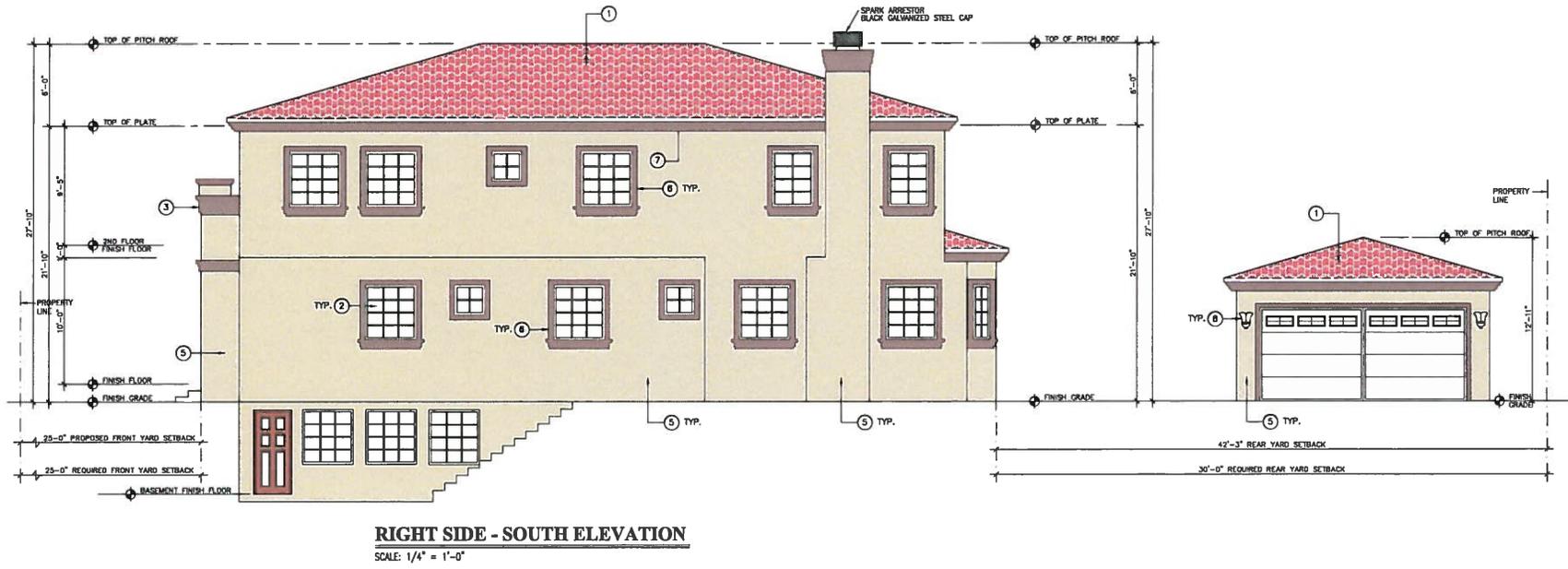
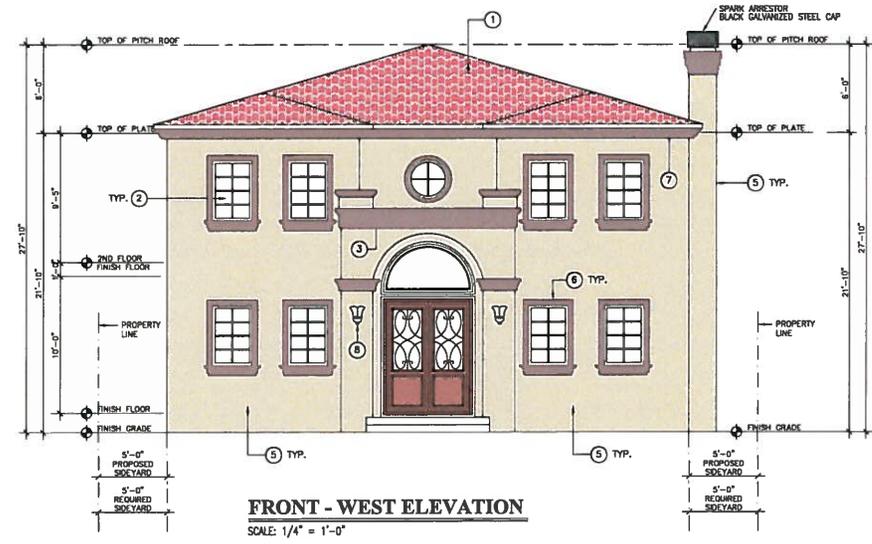


2-STORY HOUSE
LOT 807
TR. NO. 4988
M.B. 54-98-99
(NOT A PART)

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 GEMINIFLORA	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
⊙	MARATHON 1 SOD			

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:
GILBERT CALABRO
4228 TOLAND WAY
ROBES
LA CRESCENTA, CA 91214
TEL: (626) 463-5266

ENGINEER:
MAHER MOHROODI ASSOCIATES, INC.
STRUCTURAL ENGINEERING CONSULTANTS
LA CRESCENTA, CA 91214
TEL: (818) 321-8984

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

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:
 GREGG ANDERSON
 6225 TULANE AVE
 LOS ANGELES, CA 90005
 TEL: (626) 483-3508

ENGINEER:
 NILES ANDERSON ASSOCIATES, INC.
 STRUCTURAL ENGINEERING CONSULTANTS
 2828 FOOTBALL BLVD, #164
 LA CRESCENTA, CA 91714
 TEL: (919) 521-8984

OWNER:
 ZHI XIONG
 CECILIA JING SHEN
 201 S. HAMEL DR.
 BEVERLY HILLS, CA 90211
 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:
ANDER HARRISON ASSOCIATES, INC.
2859 FOOTBALL BLVD. #10
LA CRESCENTA, CA 91214
TEL: (818) 521-8884

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

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

DATE
03-02-16
SCALE
AS SHOWN

3D-2



Design Review Commission Report

201 S Hamel Drive

June 2, 2016

Attachment B

Applicant's Written Response
to Commission's Comments

Response and addressing to Commission's comments and Urban Design Analysis

Dated 04-07-2016 for

201 S. Hamer Dr. Beverly Hills, CA 90211

1. The entry is too large and does not fit with the design.

* Revised and reduced the size and height of the entry elevation and added roof tile and decorative 4x10 wood beam corbels. Changed the above circle window with an operable casement window above.

2. Windows need an opening size to create a less static, need to separate windows.

*Revised window placement and opening sizes by changing to single casement by adding an arch above and different window sizes. Removed window trims and changed color from white to bark and recessed 4" window opening.

3. Plot plan building outline is boxy.

* Revised Plot plan layout by extending 3'-6", the front portion and recessed second floor. Changed the layout and recessed the portion on the south and north side of the building.

4. The front need to redesign.

* Redesigned the front by extending the front portion, recessed the second floor, and added roof tile. Added decorative 4x10 wood beam corbels, removed window trims, changed window color, to bark, using different window sizes, recessed 4" window opening, and reduced entry scale.

5. Redesign the elevation facing the Charleville Blvd.

*Redesigned elevation facing Charleville Blvd by adding a gable roofs style, recessed 2'-0" center of the building. Added roof, changed windows sizes and added decorative 4x10 wood beam corbels to provide characteristic traditional Mediterranean architectural style.

* Relocated light well basement to south side building.

6. Recommended to block with tree rear yard facing the Charleville Blvd.

* Relocated existing palm trees in the side/rear yard and adding additional 6' ht. hedge plants. The existing 5'-0" approx. ht. retaining wall is to remain and to match finish and color for stucco of the new proposed.

7. Large window foyer and dining room may be a privacy issue.

*There is no privacy issue with the foyer and dining room of the proposed windows with adjacent neighbor. The neighbor windows are offset of the proposed windows and added a 6' max. Ht. hedge plants and adjacent neighbor has an existing 5'-0" ht. retaining wall.

8. Final material.

*Changed the stucco finish to a smooth-trowel finish, changed fire place capping with Moroccan palace custom chimney shroud, roofing tiles and window trim pre-cast by manufacturer finish and color for a better Architectural reflective style.

9. Revise front yard hardscape.

*Revised direct pathway and changed to real flagstone concrete and adding hedge plants 18" max. ht.

10. Existing back yard paving.

* Relocated 4- existing palm trees in the back yard and adding additional shrub plants and 6' ht. hedge plants.



Design Review Commission Report

201 S Hamel Drive

June 2, 2016

Attachment C
Project Design Plans

LEGEND:

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

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 6,324.93 SQ. FT.
 - EXISTING 1-STORY HOUSE TO DEMOLISH: 1,654 SQ. FT.
 - FLOOR AREA RATIO (FAR) CALCULATION:

PROPOSED 1ST. FLOOR: 2,003 SQ. FT.
PROPOSED 2ND. FLOOR: 2,015 SQ. FT.
TOTAL FLOOR AREA RATIO (FAR) = 4,018 SQ. FT.

MAX. FLOOR AREA : 40% (2,529.97+1500 SQ. FT. = 4,030 SQ. FT.)
 - LIVING FLOOR AREA CALCULATION:

PROPOSED 1ST. FLOOR: 2,003 SQ. FT.
PROPOSED 2ND. FLOOR: 2,015 SQ. FT.
PROPOSED BASEMENT: 1,950 SQ. FT.

TOTAL LIVING FLOOR AREA: 5,968 SQ. FT.
 - PARKING REQUIRED: 4 (5-6 BEDROOMS)
EXISTING 2-CAR GARAGE 400 SQ. FT.
NEW 2-PARKING SPACE

TOTAL PARKING PROVIDED: 4
 - SETBACKS:

	REQUIRED:	PROPOSED:
FRONT:	25'-0"	25'-0"
SIDE (NORTH)	5'-0"	5'-0"
SIDE (SOUTH)	5'-0"	5'-0"
REAR	30'-0"	42'-10"
 - HEIGHT:

	REQUIRED:	PROPOSED:
	28'-0"	28'-0"
 - ROOF PLATE HEIGHT: MAX. ALLOWABLE: PROPOSED:
18'-0" 22'-0"
- TYPE OF CONSTRUCTION: TYPE V-B
No. OF STORY: TWO STORY
UNITS: SINGLE FAMILY RESIDENCE
ZONE: R-1

REVISIONS	BY

DESIGNER:
GILBERT CANLOBO
4228 TOLAND WAY
LOS ANGELES, CA 90065
TEL: (626) 483-3508

ENGINEER:
NADER NOHROODI ASSOCIATES, INC.
STRUCTURAL ENGINEERING CONSULTANTS
2629 FOOTHILL BLVD. #164
LA CRESCENTA, CA 91214
TEL: (818) 521-6964

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

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

CODE REFERENCE

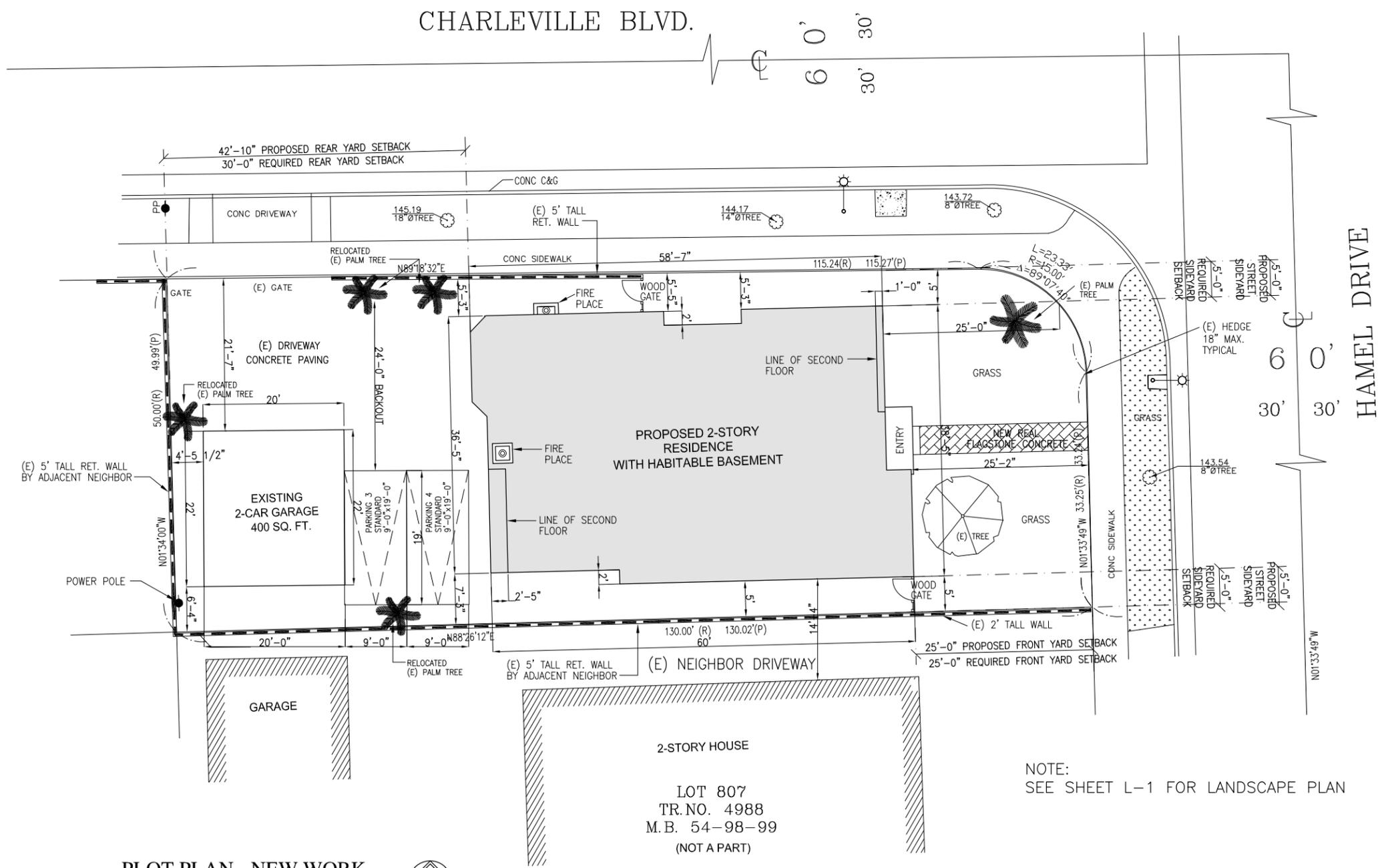
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2013 CALIFORNIA FIRE CODE

PROJECT SCOPE OF WORK

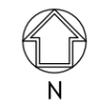
- DEMOLISH EXISTING 1-STORY SINGLE FAMILY HOUSE APPROX. 1,654 SQ. FT.
- PROPOSED NEW 2-STORY FAMILY HOUSE PLUS BASEMENT APPROX. 5,996 SQ. FT.
- EXISTING DETACHED 2-CAR GARAGE TO MATCH PROPOSED 2-STORY HOUSE DESIGN MATERIAL, FINISHED COLOR AND ROOF STYLE.

DRAWN
CHECKED
DATE
05-16-16
SCALE
AS SHOWN
JOB NO.

A-1



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

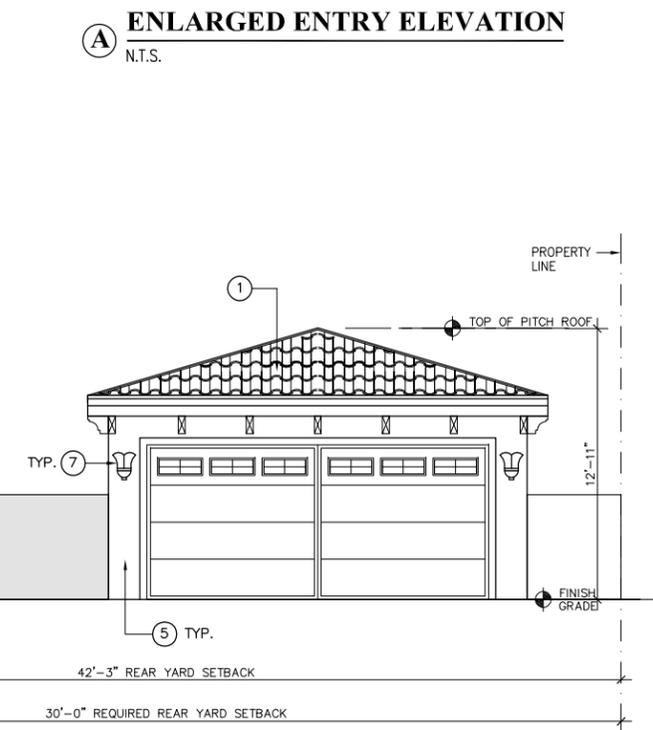
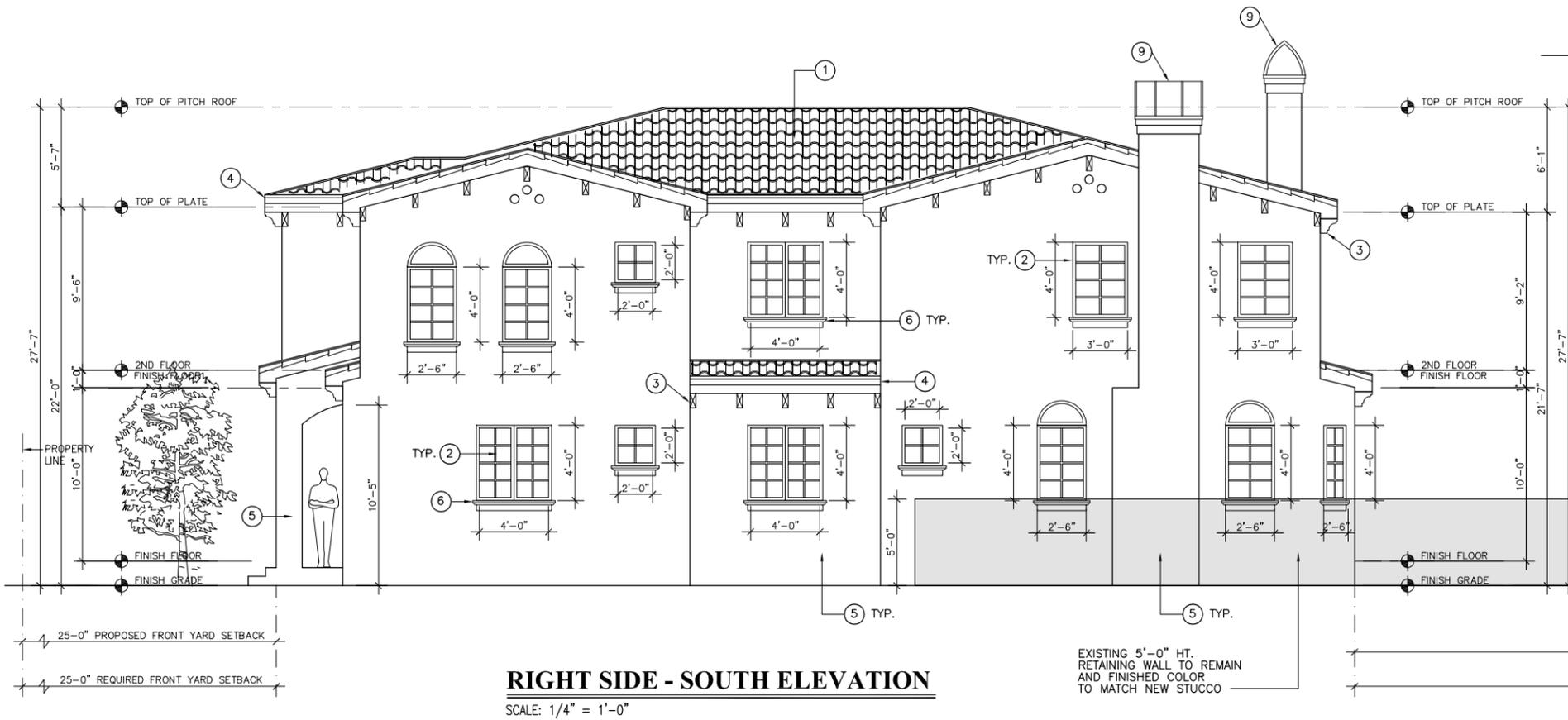
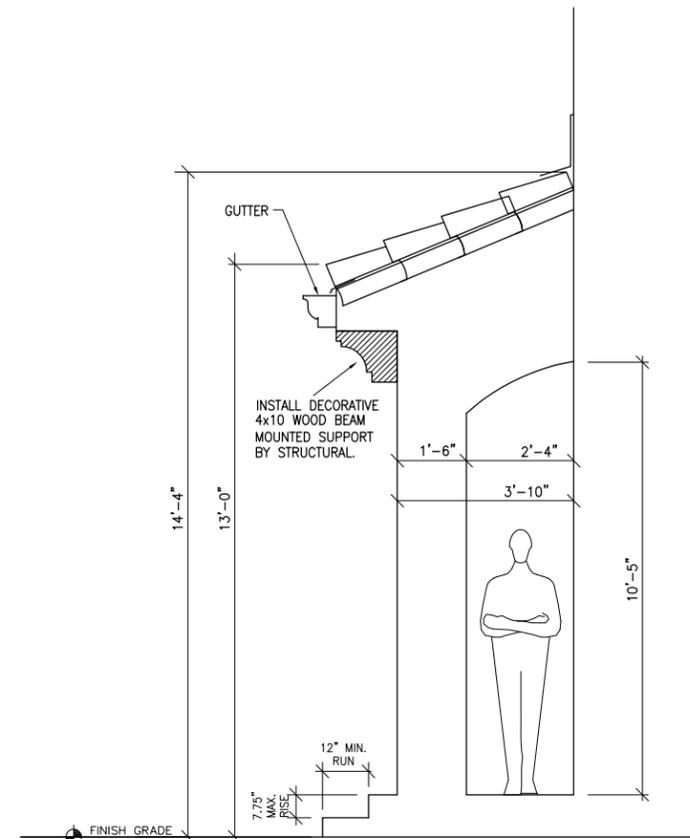
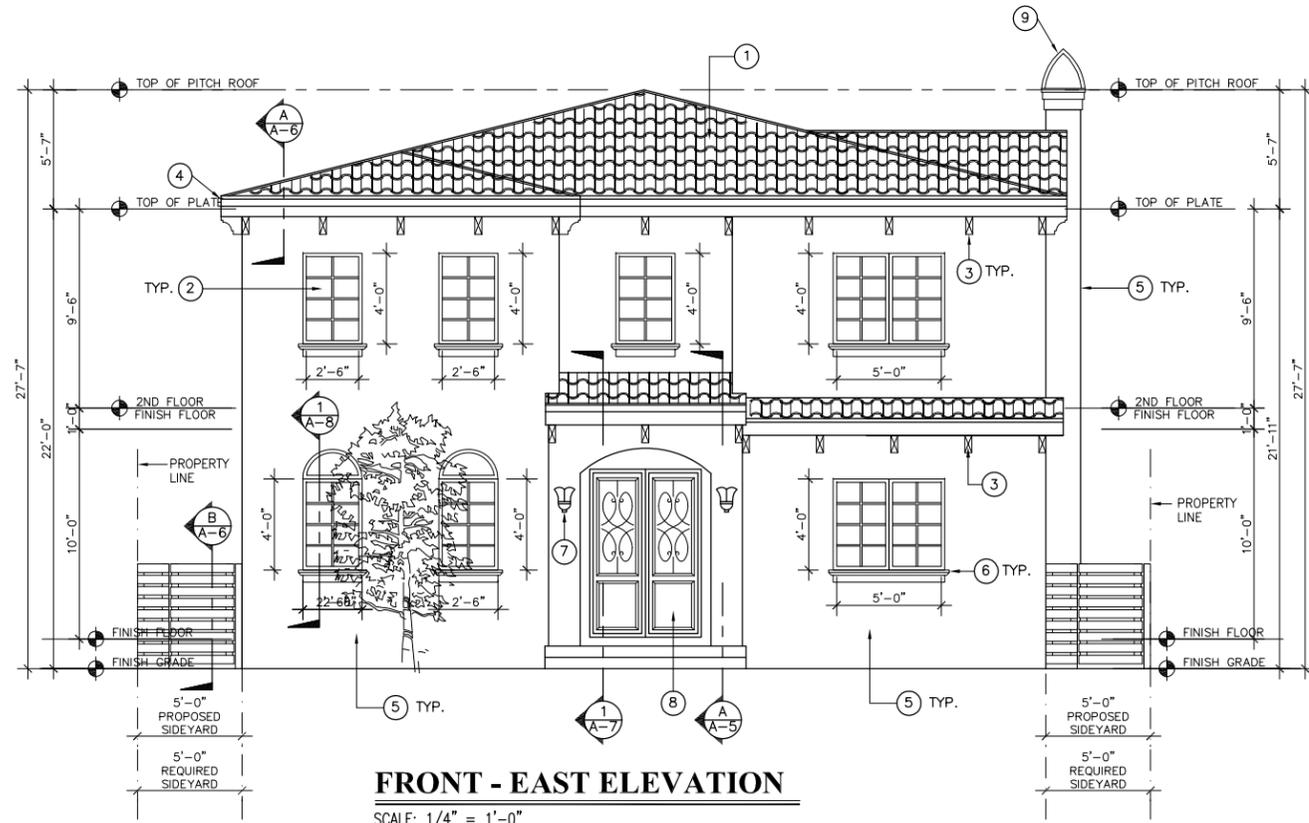


2-STORY HOUSE
LOT 807
TR. NO. 4988
M. B. 54-98-99
(NOT A PART)

NOTE:
SEE SHEET L-1 FOR LANDSCAPE PLAN

KEY NOTES

- ① ROOF MCA TILE: CORONA TAPERED MISSION BARREL TILE
COLOR: NATURAL RED (2-PIECE)
- ② WINDOW: MILGARD WOODCLAD FIBERGLASS
MULLING SYSTEM TRUE DIVIDED GRID
COLOR: BARK
- ③ DECORATIVE 4x10 WOOD BEAM CORBEL
COLOR: BROWN
- ④ GUTTERS AND DOWN SPOUTS
GALVANIZED STEEL COLOR: BROWN
- ⑤ STUCCO: LA HABRA: 97 PACIFIC SAND
SMOOTH - TROWEL FINISH
- ⑥ PRECAST WINDOW TRIM MOLDING
DAVIS COLOR: SAN DIEGO BUFF
- ⑦ EXTERIOR LIGHT FIXTURE: MAXIM LIGHTING
SEE SPECIFICATIONS
- ⑧ EXTERIOR ENTRY DOOR: AAW
SOLID WOOD
WOOD STAINED MEDIUM WALNUT
- ⑨ MORROCAN PALACE CUSTOM CHIMNEY SHROUD
WOODLAND DIRECT
GAL. STEEL COLOR: TERRA COTTA



REVISIONS	BY

DESIGNER:
GILBERT CANLORO
4228 TOLAND WAY
LOS ANGELES, CA 90065
TEL: (626) 483-3508

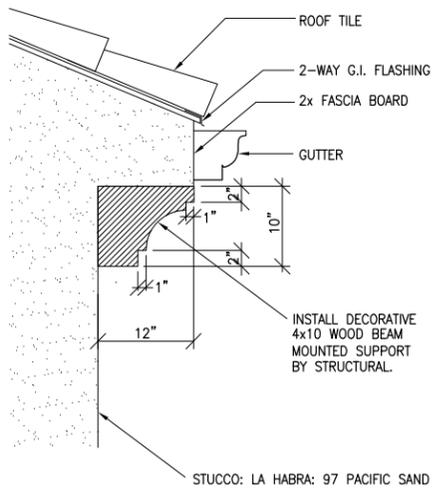
ENGINEER:
MADER NASHROODI ASSOCIATES, INC.
STRUCTURAL ENGINEERING CONSULTANTS
2629 FOOTHILL BLVD. #164
LA CRESCENTA, CA 91214
TEL: (818) 521-6964

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

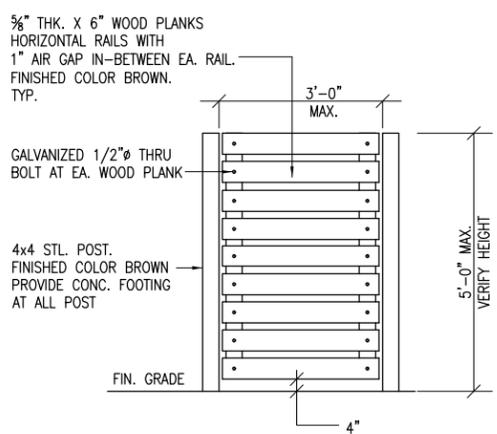
**PROPOSED NEW 2-STORY RESIDENCE
WITH HABITABLE BASEMENT**
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211

DRAWN
CHECKED
DATE
05-16-16
SCALE
AS SHOWN
JOB NO.

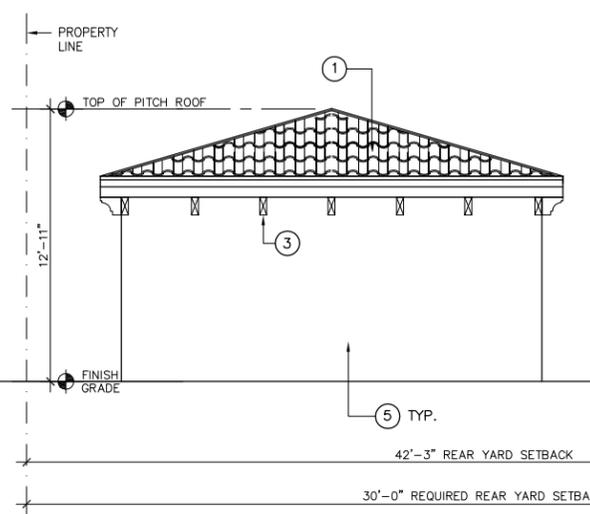
A-5



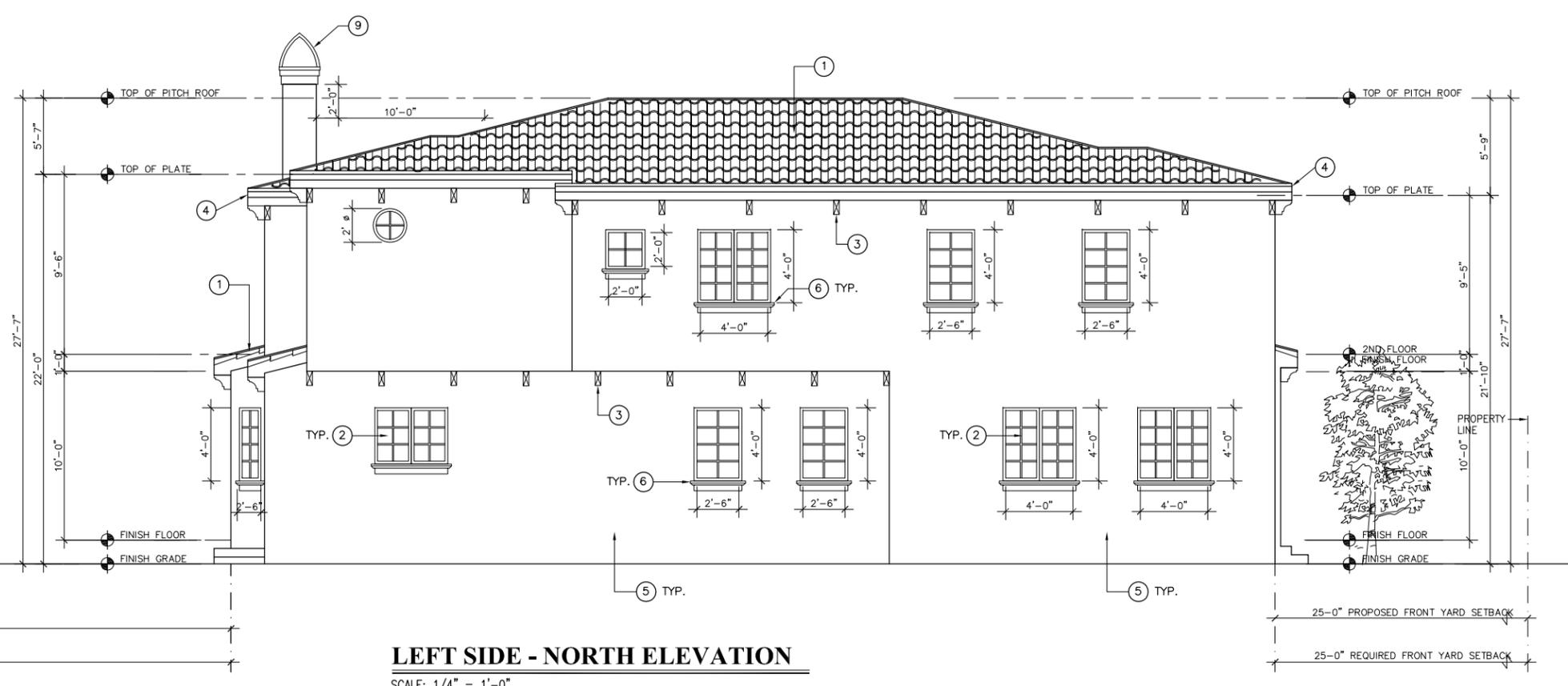
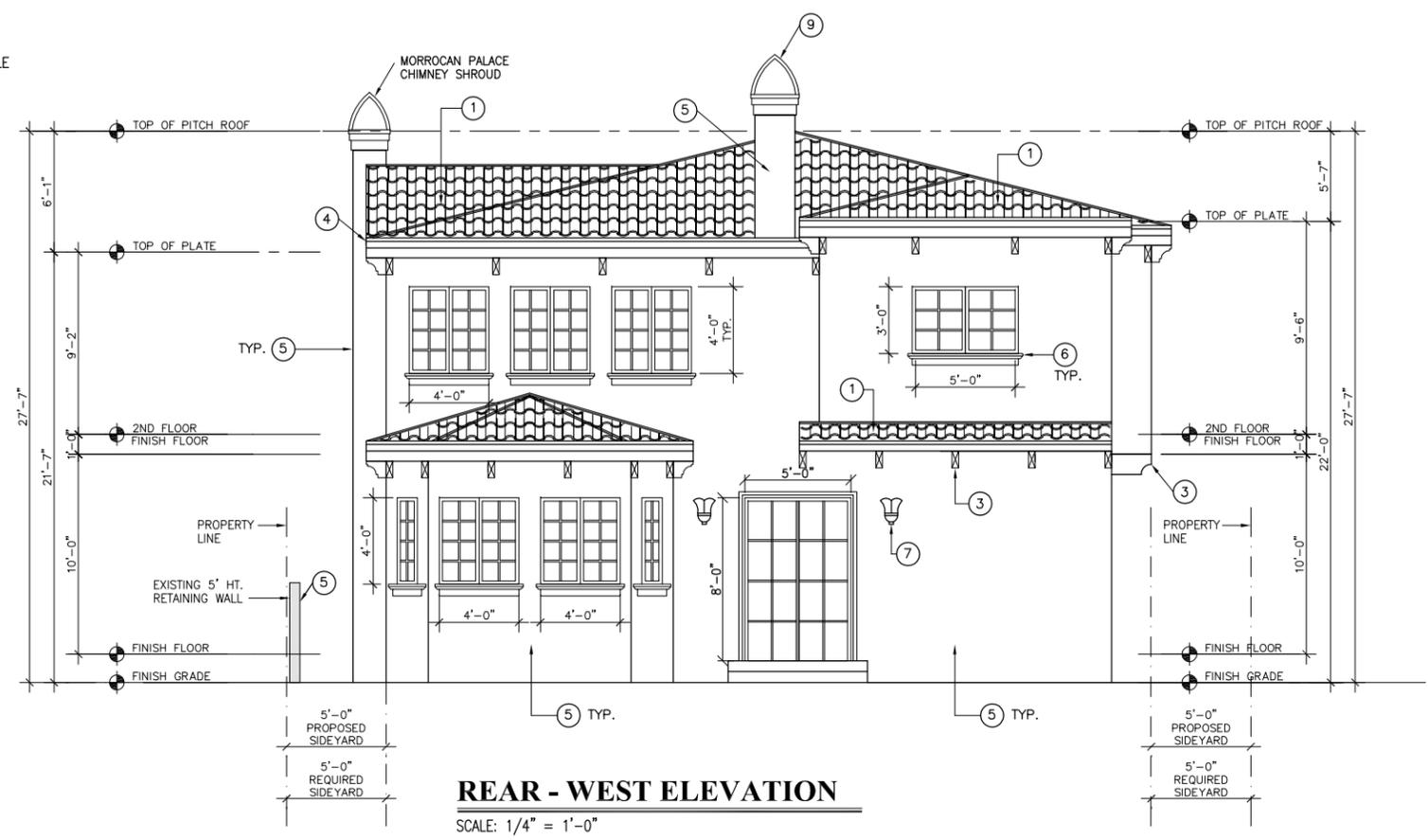
A TYPICAL EAVES ELEVATION
N.T.S.



B GATE DETAIL
N.T.S.



- KEY NOTES**
- 1 ROOF MCA TILE: CORONA TAPERED MISSION BARREL TILE
COLOR: NATURAL RED (2-PIECE)
 - 2 WINDOW: MILGARD WOODCLAD FIBERGLASS
MULLING SYSTEM TRUE DIVIDED GRID
COLOR: BARK
 - 3 DECORATIVE 4x10 WOOD BEAM CORBEL
COLOR: BROWN
 - 4 GUTTERS AND DOWN SPOUTS
GALVANIZED STEEL COLOR: BROWN
 - 5 STUCCO: LA HABRA: 97 PACIFIC SAND
SMOOTH - TROWEL FINISH
 - 6 PRECAST WINDOW TRIM MOLDING
DAVIS COLOR: SAN DIEGO BUFF
 - 7 EXTERIOR LIGHT FIXTURE: MAXIM LIGHTING
SEE SPECIFICATIONS
 - 8 EXTERIOR ENTRY DOOR: AAW
SOLID WOOD
WOOD STAINED MEDIUM WALNUT
 - 9 MORROCAN PALACE CUSTOM CHIMNEY SHROUD
WOODLAND DIRECT
GAL. STEEL COLOR: TERRA COTTA



REVISIONS	BY

DESIGNER:
GILBERT CANLOBO
4228 TOLAND WAY
LOS ANGELES, CA 90065
TEL: (626) 483-3508

ENGINEER:
NADER NOHROODI ASSOCIATES, INC.
STRUCTURAL ENGINEERING CONSULTANTS
2629 FOOTHILL BLVD. #164
LA CRESCENTA, CA 91214
TEL: (818) 521-6964

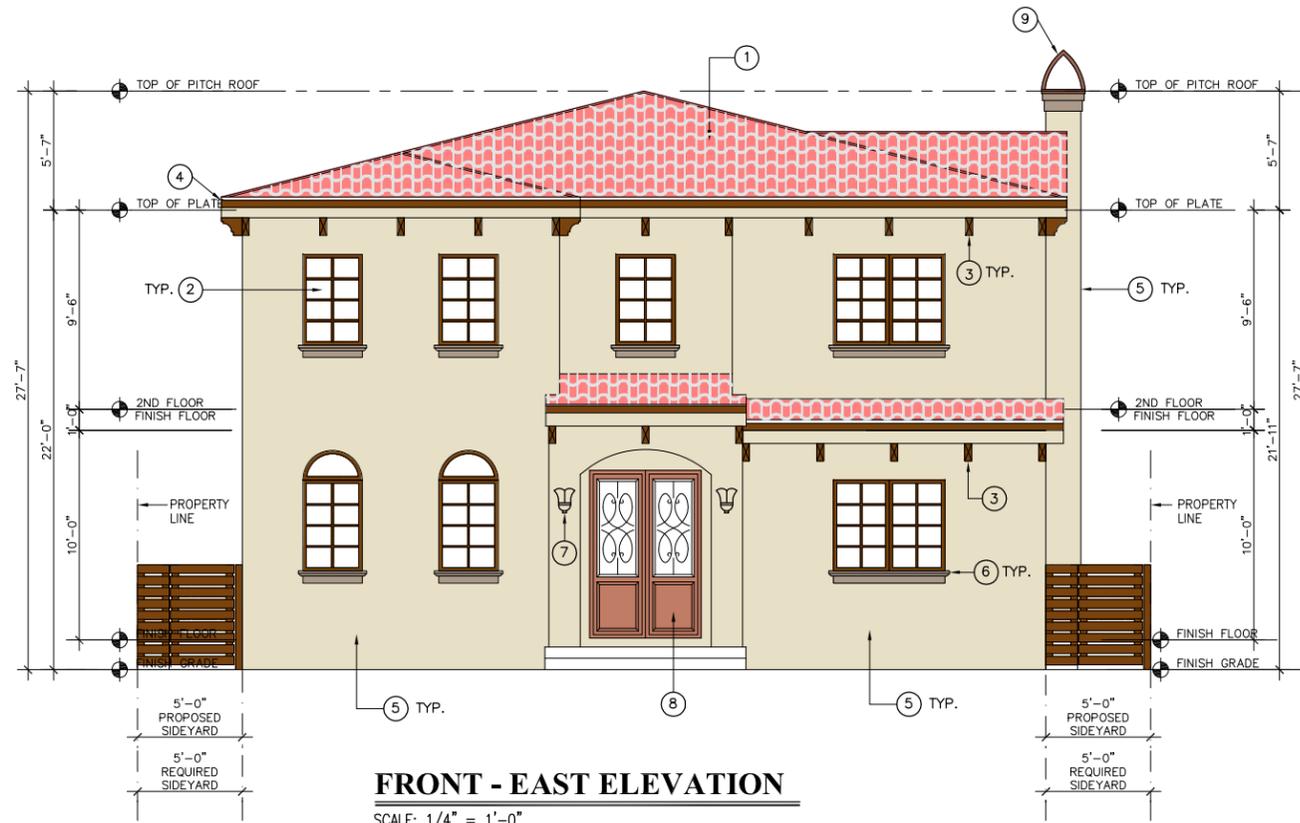
OWNER:
ZHI XIONG
CECILIA JING SHEN
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211
TEL: (310) 619-6872

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

DRAWN
CHECKED
DATE
05-16-16
SCALE
AS SHOWN
JOB NO.

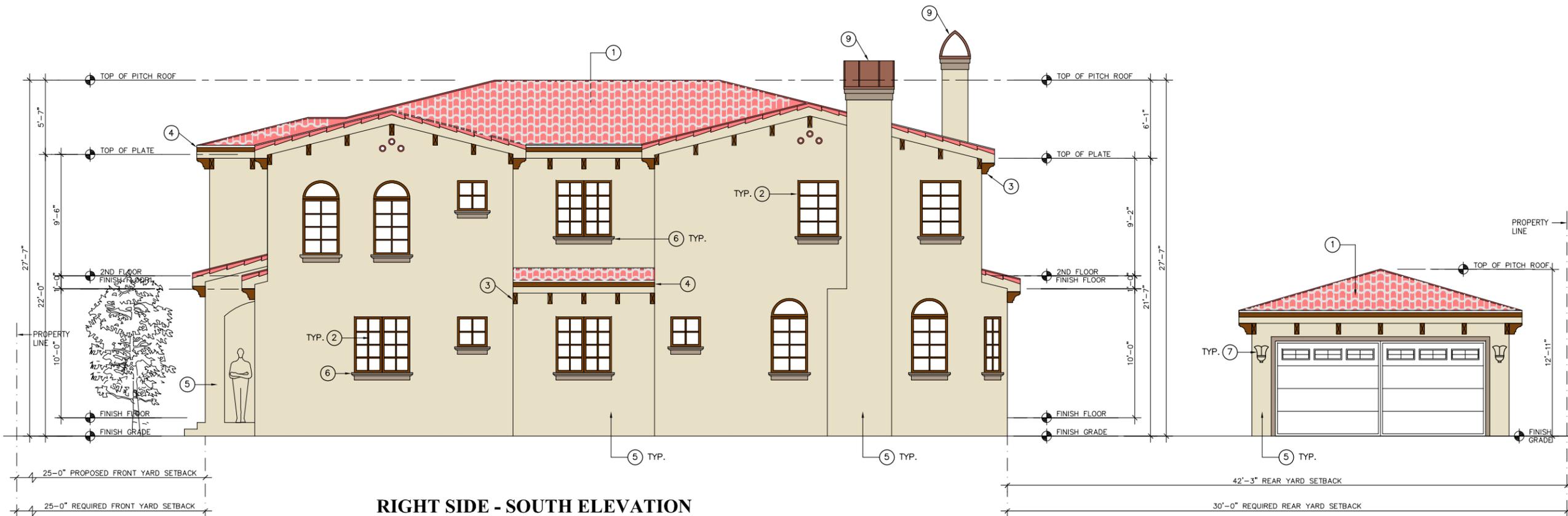
KEY NOTES

- ① ROOF MCA TILE: CORONA TAPERED MISSION BARREL TILE
COLOR: NATURAL RED (2-PIECE)
- ② WINDOW: MILGARD WOODCLAD FIBERGLASS
MULLING SYSTEM TRUE DIVIDED GRID
COLOR: BARK
- ③ DECORATIVE 4x10 WOOD BEAM CORBEL
COLOR: BROWN
- ④ GUTTERS AND DOWN SPOUTS
GALVANIZED STEEL COLOR: BROWN
- ⑤ STUCCO: LA HABRA: 97 PACIFIC SAND
SMOOTH - TROWEL FINISH
- ⑥ PRECAST WINDOW TRIM MOLDING
DAVIS COLOR: SAN DIEGO BUFF
- ⑦ EXTERIOR LIGHT FIXTURE: MAXIM LIGHTING
SEE SPECIFICATIONS
- ⑧ EXTERIOR ENTRY DOOR: AAW
SOLID WOOD
WOOD STAINED MEDIUM WALNUT
- ⑨ MORROCAN PALACE CUSTOM CHIMNEY SHROUD
WOODLAND DIRECT
GAL. STEEL COLOR: TERRA COTTA



FRONT - EAST ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY

DESIGNER:
GILBERT CANLORO
4228 TOLAND WAY
LOS ANGELES, CA 90065
TEL: (626) 483-3508

ENGINEER:
MADER MOHRROODI ASSOCIATES, INC.
STRUCTURAL ENGINEERING CONSULTANTS
2629 FOOTHILL BLVD. #164
LA CRESCENTA, CA 91214
TEL: (818) 521-6964

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

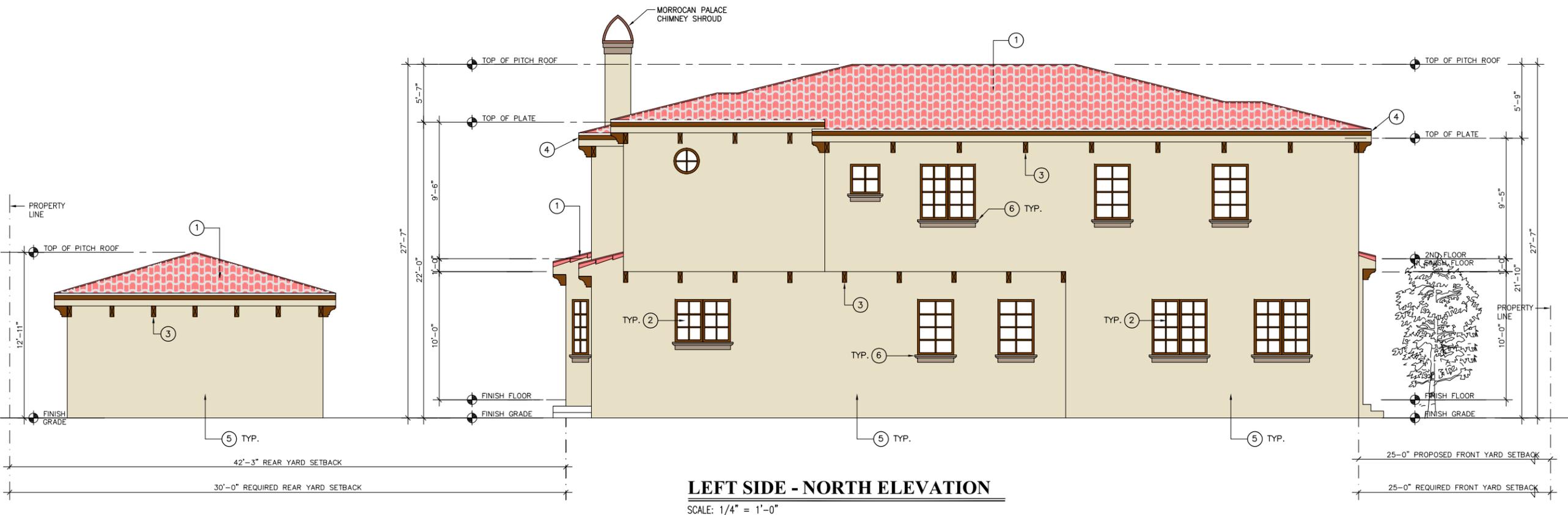
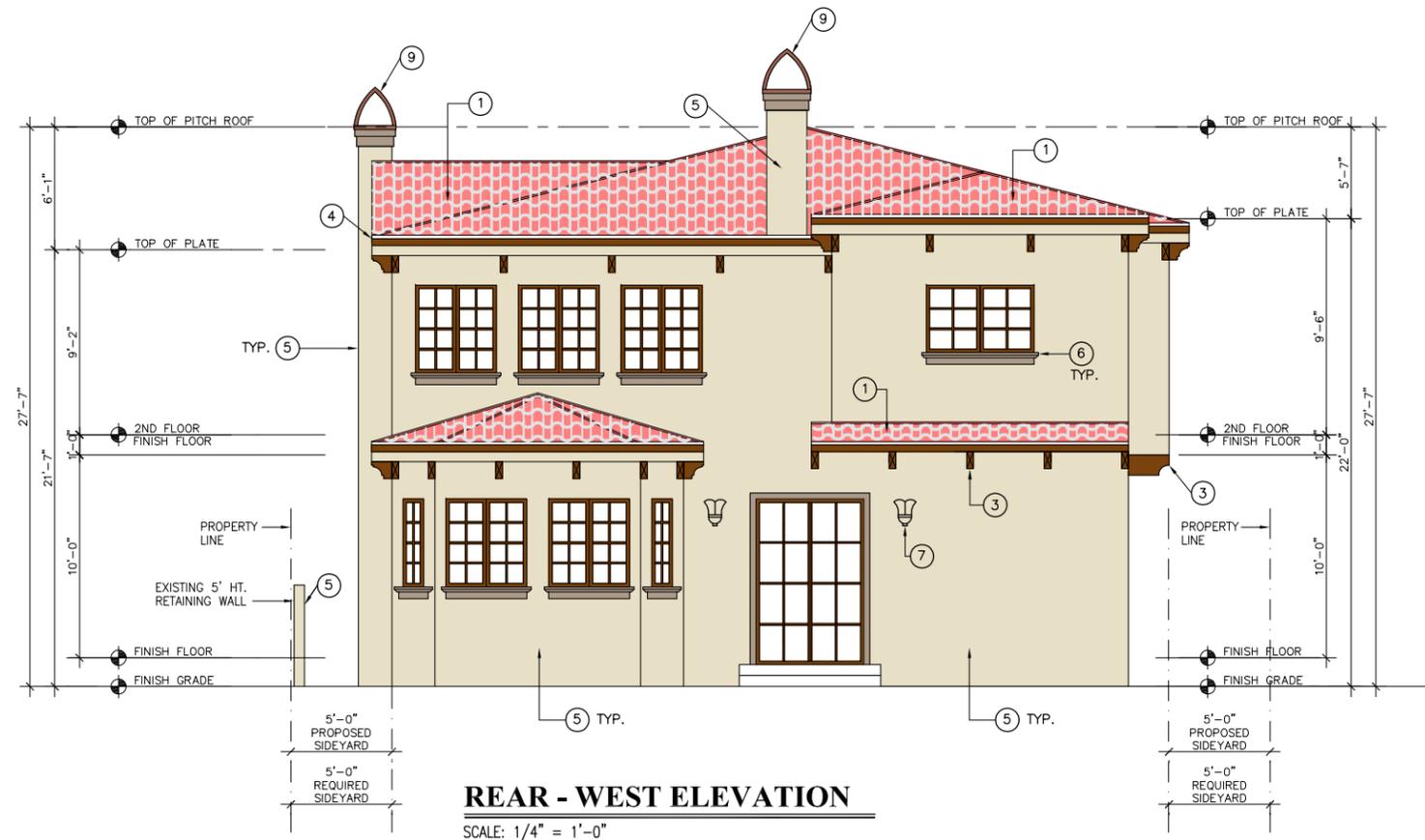
ELEVATIONS
PROPOSED NEW 2-STORY RESIDENCE
WITH HABITABLE BASEMENT
201 S. HAMEL DR.
BEVERLY HILLS, CA 90211

DRAWN
CHECKED
DATE
05-16-16
SCALE
AS SHOWN
JOB NO.

A-5

KEY NOTES

- ① ROOF MCA TILE: CORONA TAPERED MISSION BARREL TILE
COLOR: NATURAL RED (2-PIECE)
- ② WINDOW: MILGARD WOODCLAD FIBERGLASS
MULLING SYSTEM TRUE DIVIDED GRID
COLOR: BARK
- ③ DECORATIVE 4x10 WOOD BEAM CORBEL
COLOR: BROWN
- ④ GUTTERS AND DOWN SPOUTS
GALVANIZED STEEL COLOR: BROWN
- ⑤ STUCCO: LA HABRA: 97 PACIFIC SAND
SMOOTH - TROWEL FINISH
- ⑥ PRECAST WINDOW TRIM MOLDING
DAVIS COLOR: SAN DIEGO BUFF
- ⑦ EXTERIOR LIGHT FIXTURE: MAXIM LIGHTING
SEE SPECIFICATIONS
- ⑧ EXTERIOR ENTRY DOOR: AAW
SOLID WOOD
WOOD STAINED MEDIUM WALNUT
- ⑨ MORROCAN PALACE CUSTOM CHIMNEY SHROUD
WOODLAND DIRECT
GAL. STEEL COLOR: TERRA COTTA



REVISIONS	BY

DESIGNER:
GILBERT CANLOBO
4228 TOLAND WAY
LOS ANGELES, CA 90065
TEL: (626) 483-3508

ENGINEER:
MAHER NOHROODI ASSOCIATES, INC.
STRUCTURAL ENGINEERING CONSULTANTS
2629 FOOTHILL BLVD. #164
LA CRESCENTA, CA 91214
TEL: (818) 521-6864

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

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

DRAWN
CHECKED
DATE
05-16-16
SCALE
AS SHOWN
JOB NO.

A-6



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	
05.16.16	

DESIGNER:
 GILBERT CANLORO
 4228 TOLAND WAY
 LOS ANGELES, CA 90065
 TEL: (626) 483-3508

ENGINEER:
 MADER NOHROODI ASSOCIATES, INC.
 STRUCTURAL ENGINEERING CONSULTANTS
 2629 FOOTHILL BLVD. #164
 LA CRESCENTA, CA 91214
 TEL: (818) 521-6964

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

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

DRAWN
CHECKED C-41
DATE 03-02-16
SCALE AS SHOWN
JOB NO.

3D-1



REVISIONS	BY
03.11.16	
03.15.16	
05.16.16	

DESIGNER:
 GILBERT CANLOBO
 4228 TOLAND WAY
 LOS ANGELES, CA 90065
 TEL: (626) 483-3508

ENGINEER:
 MADER NOHROODI ASSOCIATES, INC.
 STRUCTURAL ENGINEERING CONSULTANTS
 2629 FOOTHILL BLVD. #164
 LA CRESCENTA, CA 91214
 TEL: (818) 521-6964

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

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

DRAWN
CHECKED C-41
DATE 03-02-16
SCALE AS SHOWN
JOB NO.

3D-2

1 PERSPECTIVE RENDERING
 N.T.S.



Design Review Commission Report

201 S Hamel Drive

June 2, 2016

Attachment D

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, and June 2, 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 filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **June 2, 2016**

Mark Odell, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission