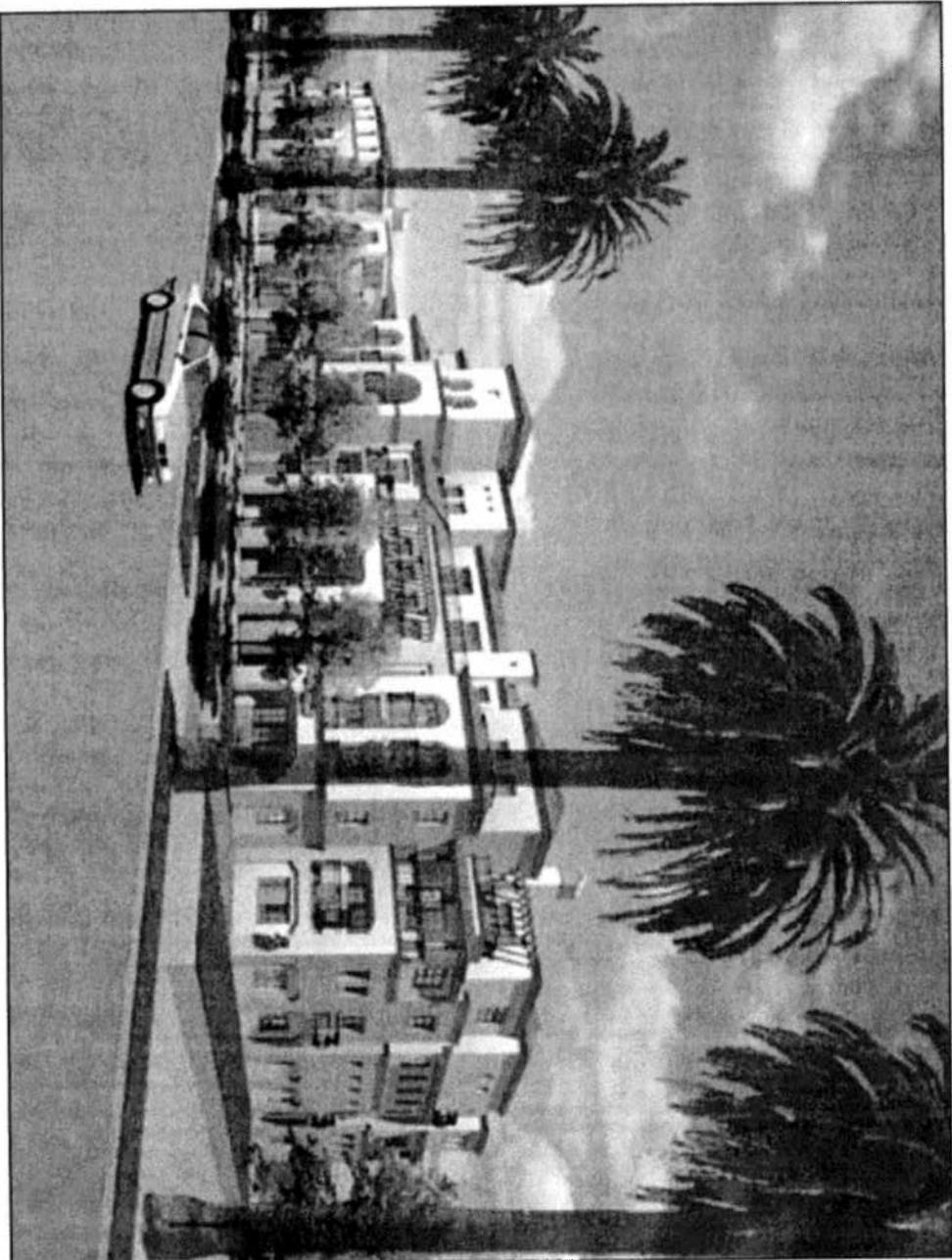




Architectural
Commission
March 17, 2010

Park Hamilton Condominiums



Approved Design



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of March 17, 2010**

TO: Architectural Commission

FROM: Ryan Gohlich, Associate Planner

SUBJECT: **PL 1005705 - Park Hamilton Condominiums**
225 South Hamilton Drive
Modifications to a previously approved condominium project

PROJECT INFORMATION

Applicant	Don Holtz
Address	225 South Hamilton Drive
Project Name	Park Hamilton Condominiums
Project Type	Architectural Revisions to a 25-Unit Condominium Project

PROJECT DESCRIPTION

The project is located at the southwest corner of South Hamilton Drive and Gregory Way. The project is a 25-unit condominium project that was reviewed and approved by both the Planning Commission and Architectural Commission in 2006. The project is currently under construction and has recently changed ownership. As a result, the new owner desires to make several modifications to the original approval. The proposed modifications relate to window material, building entry design, and landscaping. Detailed information and analysis is provided below.

ANALYSIS

The massing and design of the project remains consistent with the original project approval granted by the Architectural Commission in 2006, and the number of units has not changed. The proposed revisions are as follows:

- 1. Windows:** The original project was approved with divided-light vinyl windows. The applicant proposes to install divided-light wood frame windows with aluminum cladding manufactured by Kolbe.

The proposed windows appear to be of high quality and are consistent with the architectural style of the building. Replacing the vinyl windows with aluminum clad wood

windows is expected to enhance the quality of the project and staff supports this change. A sample of the proposed windows will be provided at the meeting.

- 2. Building Entry:** The project consists of two buildings that are separated by a courtyard, and the original approval called for an entry to each building to be located along South Hamilton Drive. The revised proposal maintains the North Hamilton Drive entry on the southernmost building, but eliminates the North Hamilton Drive entry from the northernmost building. To replace the entry on the northernmost building, the applicant proposes to install a gated entry with signage at the courtyard between the two buildings. The courtyard entry would then lead to a building entrance located within the courtyard. The gate is constructed of 8'4" tall wrought iron, and the proposed signage is located above the top of the gate with a maximum height of 10'7". Additionally, the proposed gates are set back approximately 30' from the front property line. The proposed signage consists of cast metal letters on a painted metal background.

Removal of the previously approved entry does not appear to materially change the appearance of the northernmost building. Historically, the Commission's desire has been to maintain a prominent entry to multi-family developments. Although the proposed building entry is no longer located at the front of the building, the gated courtyard design appears to create a prominent entry point that is readily visible from the street. Additionally, the gated entry provides security for the courtyard and condominium units. Because the proposed design creates an easily identifiable entry and is compatible with the building design staff supports this change. However, the gated entry may be larger in scale than is necessary, and the Commission may wish to discuss whether the sizing is appropriate.

- 3. Landscaping:** The original plan included landscaping and a fountain at the entry to the courtyard between the two buildings. The landscaping received preliminary approval, but was required to be returned to the Commission for review prior to planting. The applicant never returned to the Commission for final approval, and because of this the new owner is seeking approval of a landscaping plan. The new plan eliminates the fountain, and instead provides a realigned walkway to the courtyard entry gate as outlined above. Because final approval was never granted for the landscape plan, this plan should be reviewed as new.

The proposed landscape plan appears to be consistent with the architectural style of the project, and will be a compatible addition to the neighborhood; however, the proposed trees appear to smaller in size (24" box and 15 gallon) and will not be compatible with the large scale of the project at the time of planting. Because of this staff supports the landscape plan with the incorporation of conditions to require more mature landscaping at the time of planting. The specific sizes are outlined in the recommended conditions of approval below.

CRITERIA

Pursuant to Municipal Code Section 3-3010 the Architectural Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of the below criteria.

All findings were previously made in support of the condominium project located at 225 South Hamilton Drive. The proposed changes have not materially impacted the project, and all

findings can still be made in support of the project. The original findings are incorporated below:

- (a) *The plan for the proposed building or structure is in conformity with good taste and good design and in general contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.***

As conditioned, the proposal links both buildings along a central outdoor axis and combines a mixed-scale massing with extensive landscaping. The building proposal introduces materials and methods applied to all of the elevations which are in conformity with those qualities that represent good taste and good design. The design is balanced and tasteful in the selection of a compatible earth-toned color palette with the architectural materials. In addition, the landscape plan proposes a variety of planting materials and greenery at varying scales. Therefore, with the recommendations given, the proposal would not compromise the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

- (b) *The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.***

As conditioned, the proposed building incorporates construction methods and materials that would add to the structural layers of the building protecting against internal and external noise, vibrations and other factors and therefore would not tend to make the environment less desirable. The proposed building materials have been reviewed for compliance with all codes and therefore should not make the environment less desirable.

- (c) *The proposed building is not in its exterior design and appearance of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.***

As conditioned, the two proposed buildings provide more modulation and outdoor area than required by Code, with the northerly building required to provide the additional modulation for large scale multiple residential developments (building width greater than 100' feet). The local environment is a mix of residential densities and architectural styles, and is established with lush gardens and well maintained institutional plantings. The landscape plan as conditioned would be lushly planted with both Subtropical and Mediterranean plant material. Therefore, the proposed development would not cause the nature of the local environment to materially depreciate in appearance and value.

- (d) *The proposed building or structure is in harmony with the proposed developments on land in the General area, with the General Plan for Beverly Hills, and with any precise plans adopted pursuant to the General Plan.***

As conditioned, the project is within the allowable height and density requirements for a multiple-family residential (R-4) zone, which includes a high-density, multiple-family residential (R-4) zone, and is in harmony with the proposed developments on land in the General area, and does not detract from such developments. Therefore, the proposed project would not conflict with the General Plan for Beverly Hills, or with any precise plans adopted pursuant to the General Plan.

(e) The proposed building or structure is in conformity with the standards of this Code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.

As conditioned, the project is in conformance with the standards of this Code and other applicable laws insofar as the location and appearance of the buildings and structure involved.

RECOMMENDATION

Based on the foregoing criteria and pending the information and conclusions that may result from testimony received during the Architectural Commission deliberations, staff recommends that the Architectural Commission approve the project, subject to the following conditions:

1. All trees identified as "24" box" on the submitted landscape plan shall be increased in size to a 48" box.
2. All trees identified as "15 gallon" on the submitted landscape plan shall be increased in size to a 24" box.

STANDARD CONDITIONS

3. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on March 17, 2010.
4. This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
5. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans.
6. Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
7. A copy of the City's approval letter shall be scanned onto the final plans.


Ryan Gohlich, Associate Planner