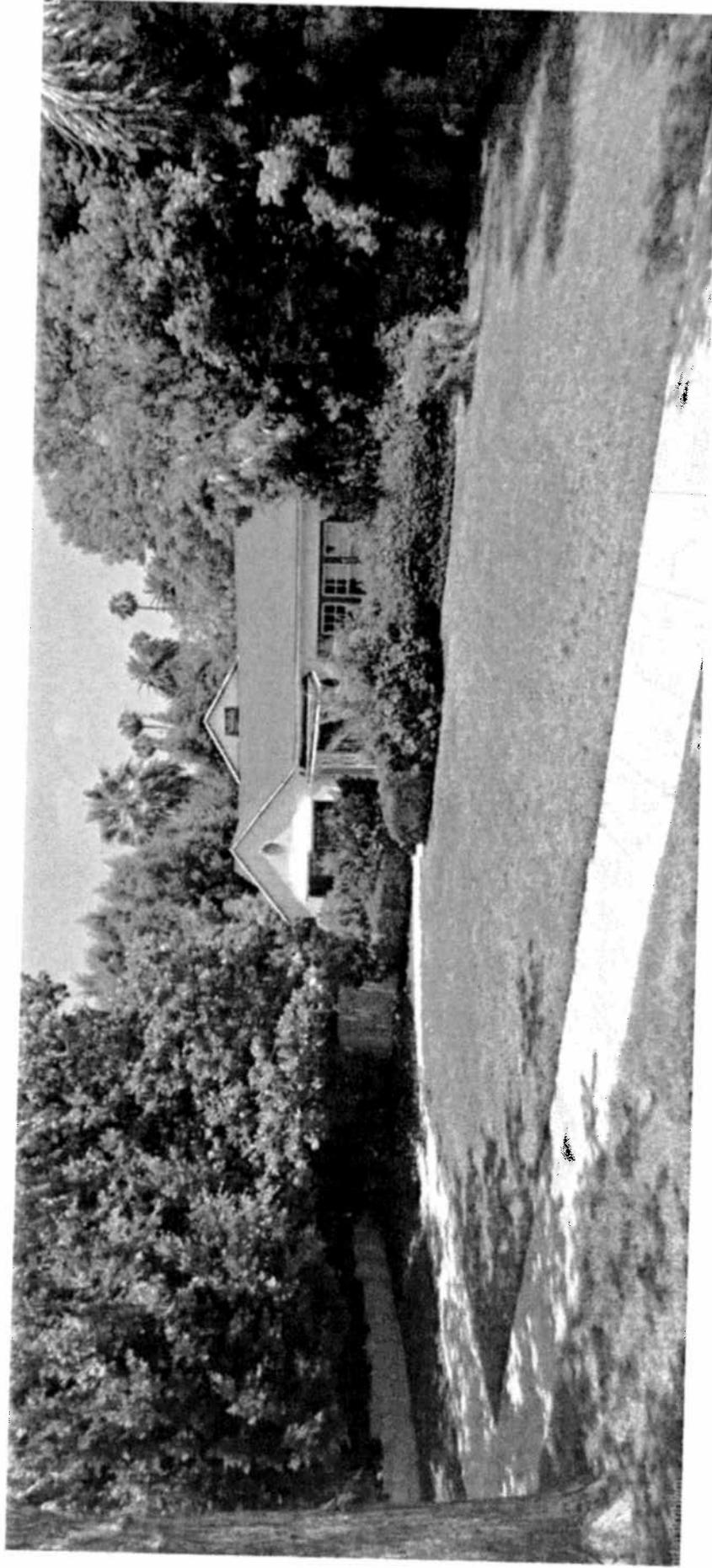




Design Review  
Commission

September 13, 2011

520 Roxbury Drive



Existing Site



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

For the Design Review Commission  
Meeting of September 13, 2011

**TO:** Design Review Commission

**FROM:** Shena Rojemann, Associate Planner

**SUBJECT:** 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, north of Santa Monica Boulevard at **520 North Roxbury Drive (PL 110 4873)**

**EXECUTIVE SUMMARY**

Rupert Mok, AIA, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new two-story single-family residence at **520 North Roxbury Drive**.

Reason for Review by the Commission

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, no single-family residence located in the Central R-1 zone shall be erected, constructed, altered or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission shall be the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style or if the project has not been prepared by a licensed architect.

The proposed project prepared by a licensed architect, however, it does conform to a single, pure architectural style, therefore, the proposal is brought before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

The project meets all required zoning standards such as height, setbacks, parking, and floor area requirements.

<b>GENERAL INFORMATION</b>	
<b>Applicant</b>	Rupert Mok, AIA
<b>Project Owner</b>	Dr. Hew, David and Wanda Quon
<b>Zoning District</b>	Central R-1 Area – North of Santa Monica Boulevard
<b>Parcel Size</b>	12,640 square feet
<b>Listed in City's Historic Survey</b>	No

## **SITE AND AREA CHARACTERISTICS**

The project site is approximately 80-feet wide by 152-feet long (lot average width and length), located on the east side of the 500 block of North Roxbury Drive between Park Way and Carmelita Avenue. The lot is currently developed with a single-story residence and detached guesthouse with garage. The existing primary residence and detached guesthouse would be demolished and replaced by a new two-story residence with basement and detached garage. Surrounding development consists of one- and two-story single-family homes.

## **PROJECT DESCRIPTION**

### Building Envelope/Modulation

The proposed project is located on a 12,640 square foot lot and would main residence would contain 6,271 square feet of floor area. The proposed basement would contain an additional 3,266 square feet of floor area. The detached guesthouse would contain 95 square feet of floor area, bringing the total floor area on the site to 6,366 square feet, under the maximum permitted by the Beverly Hills Municipal Code (6,556 square feet maximum permitted). As proposed, the total height of the primary residence would be 26'-6" feet to the highest point of the roof (28 feet maximum permitted by BHMC). The project architect has described the project as containing architectural elements sometimes found in the Italianate (California Style) style of architecture. The main façade is mostly flat with some modulation found in the balconies along the first and second floors and the recessed entry. The remainder of the façade is flat with architectural detail embellishments.

### Parking

Eight parking spaces have been provided within the driveway along the southern side of the residence, the driveway in the rear yard and the garage in the rear yard. The proposed parking spaces exceed the maximum number of spaces (four) required by the BHMC.

### Design

The project architect has described the project as containing architectural elements sometimes found in the Italianate (California Style) style of architecture.

### Materials

The materials proposed for the new structure are as follows:

- Clad windows and doors
- Smooth stucco façade (La Habra Stucco – X-278 Trabuco Base)
- Fiberglass concrete balustrades
- Clay tile roof 950 36
- Cultured stone window and door trims
- "Fossil Reef" cultured coral stone

### Paving:

Per the BHMC §10-3-2422, the total amount of paving permitted within the front yard of the subject site is 33% of the area of the front yard in addition to one walkway that does not exceed the area equal to five feet (5') in width multiplied by the front yard setback. For the subject property, the maximum area of paving permitted is 1099 square feet. The proposed paving area is 1,030 square feet, which complies with the BHMC.

Landscape Design:

The applicant has submitted a landscape plan, which proposes to maintain an existing mature Magnolia tree in the front yard area. The plan also proposed new landscaping including African Boxwood, Ivy Geraniums, Orange Daylilies, Meidland Roses and Spartan Junipers.

**PUBLIC NOTICE AND COMMENTS**

Notice of the proposed project and public hearing was mailed on S, 2011 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. As of the date this report was prepared, staff had not received any comments.

**ENVIRONMENTAL DETERMINATION**

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and the project is eligible for a Categorical Exemption of Class 2 (replacement of structures).

**CRITERIA FOR REVIEW**

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 required five criteria. As presented, staff does not feel that the project meets the five required criteria (attached as Exhibit A). Staff has concerns with entry configuration/design as well as the overall refinement of the design. The Commission may wish to discuss the mass and scale of the design.

If the Commission chooses to approve the design, the findings found in Exhibit A must be made verbally at the meeting.

**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, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.



SHENA ROJEMANN  
Associate Planner

Attachment:

Exhibit A – DRC Findings

Exhibit B - Standard Conditions of Approval

**Exhibit A**  
DRC Findings

If the Commission finds that the project meets the criteria set forth below, the Commission shall make findings to approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the provisions of this article.

- 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.***

**Exhibit B**

Standard Conditions of Approval

1. Any approval by the Commission is for design only; the project is subject to all applicable City zoning regulations.
2. For projects approved with project specific conditions, a set of revised plans satisfying said conditions shall be provided to the Planning Division prior to submitting the project to the Building and Safety Division for permitting.
3. 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 to the Commission for review. Changes made without City approval shall be required to be restored to match the City approved plans.
4. Final plans shall include spec sheets for windows to include manufacturer, size and shape.
5. Colored elevations for all construction visible from the street shall be provided with call-outs for each material proposed for verification in the field during construction.
6. A copy of the final conditions of approval per the approved Resolution shall be scanned onto the cover sheet of the final building plans.
7. The proposed landscape plan shall comply with the City's Water Efficient Landscaping Ordinance.