



## Design Review Commission Report

**Meeting Date:** Thursday, December 1, 2011

**Subject:** **261 South Oakhurst Drive**  
A request for an R-1 Design Review Permit to allow a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. (PL111 1005)

**Project applicant:** Jacques Mashihi, West Pacifica Design – Construction, Inc.

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

### REPORT SUMMARY

This project came before the Commission as a remodel and addition at the August 4, 2011 meeting. At that meeting the Commission directed for the project to return for restudy (see the Commission comments in Attachment A). The project is now returning before the Commission and the applicant has completely redesigned the project into a Spanish Mission style of architecture. As revised, the project exceeds the 50% maximum demolition requirements. As such, the project is now considered a new single-family residence, not a remodel/addition. Staff has included a resolution of approval for the Commission's consideration.

### ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

### 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. 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 mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed Friday, November 18, 2011. To date staff has not received any comments in regards to the submitted project.

Attachment(s):

- A. DRC's Comments and the Staff Report from the August 4, 2011 meeting
- B. Detailed Design Description and Materials (Applicant Prepared)
- C. Design Plans, Cut Sheets & Supporting Documents
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner  
(310) 285-1192

[sroiemann@beverlyhills.org](mailto:sroiemann@beverlyhills.org)



**Design Review Commission Report**

445 North Rexford Drive

December 1, 2011

**Attached A:**

DRC's Comments and the Staff Report  
from the August 4, 2011 meeting



## Design Review Commission Report

445 North Rexford Drive

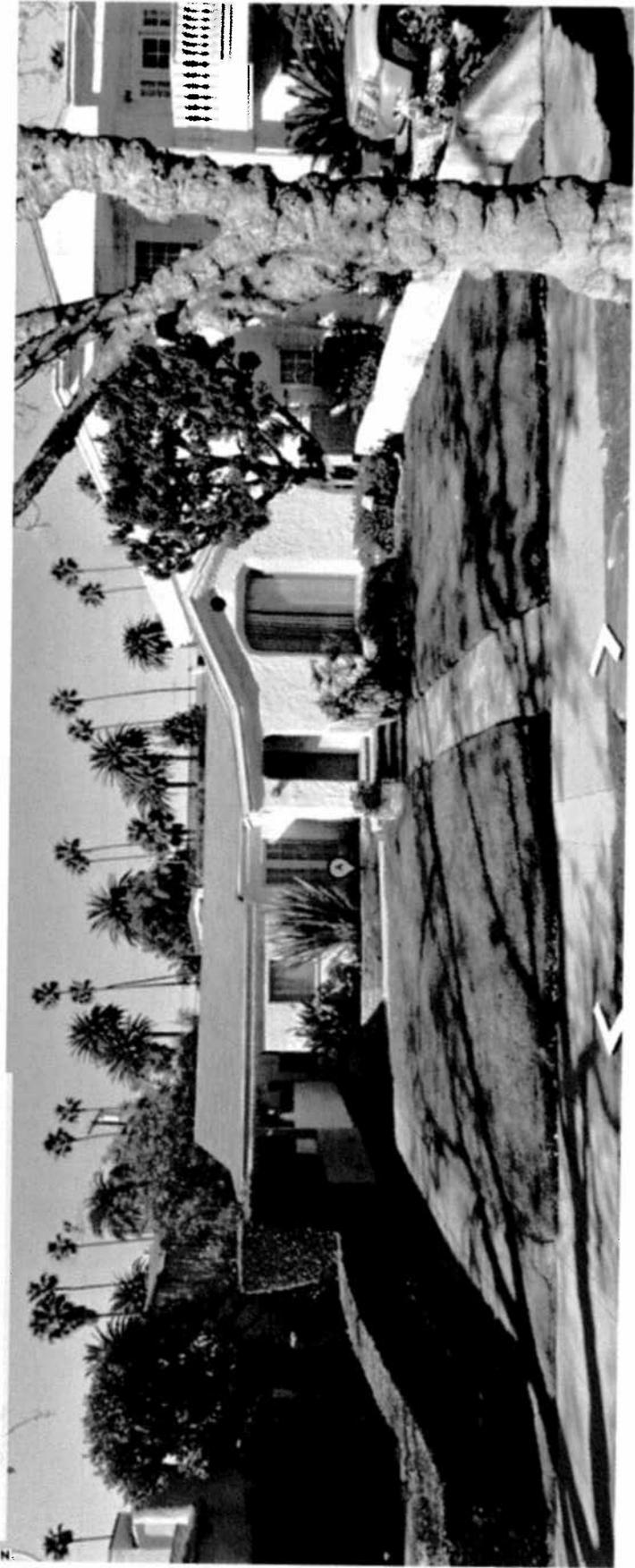
December 1, 2011

<b>Design Review Commission Comments August 4, 2011 Meeting</b>	<b>Applicant's Response</b>
1. The design is not internally compatible – the majority of the façade is windows and the design elements do not gel together nor contribute to a greater overall design.	1. The applicant has completely redesigned the project. The revised project contains elements that are consistent with the Spanish Mission style of architecture and, as such, the design appears to be internally compatible.
2. The design does not reduce mass and scale – the façade is vertically oriented. The design is not graceful.	2. The applicant has completely redesigned the project. The revised project contains elements that are consistent with the Spanish Mission style of architecture. The revised project appears to reduce the mass and scale.
3. There is not theme to the design; as such it does not enhance the neighborhood.	3. The applicant has completely redesigned the project. The revised project contains elements that are consistent with the Spanish Mission style of architecture. As revised, it appears the project will enhance the neighborhood.
4. The design does not contain any recognizable styles of architecture – the details proposed don't relate to each other.	4. The applicant has completely redesigned the project. The revised project contains elements that are consistent with the Spanish Mission style of architecture.
5. The mansard roof enhances the verticality.	5. The applicant has completely redesigned the project. The mansard roof has been eliminated.
6. The project is too massive.	6. The applicant has completely redesigned the project. The revised project contains planes of modulation that aid in reducing the mass.
7. The scale of the design elements are off – they do not complement each other.	7. As redesigned, the project appears to contain elements that complement each other and are of an appropriate scale.
8. An architectural style or theme should be selected.	8. The applicant has completely redesigned the project. The revised project contains elements that are consistent with the Spanish Mission style of architecture.
9. 24" boxes are not an adequate size planting for the size/scale of the residence	9. The applicant has increased the box sizes to 36".



Design Review  
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# 261 South Oakhurst

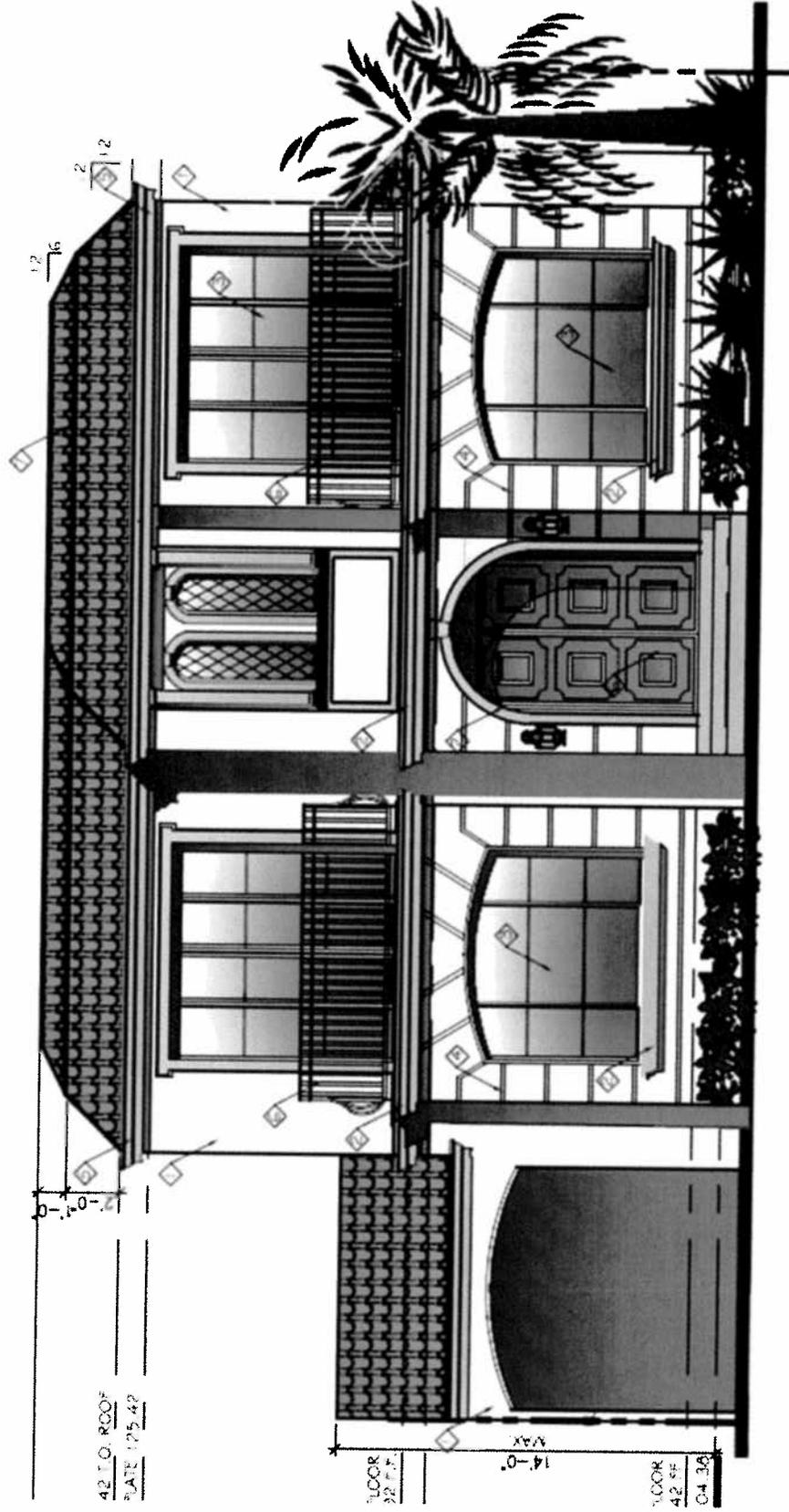


Existing Site



Design Review  
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# 261 South Oakhurst



Elevation – August 4, 2011



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

**For the Design Review Commission  
Meeting of August 4, 2011**

**TO:** Design Review Commission

**FROM:** Shena Rojemann, Assistant Planner

**SUBJECT:** A request for an R-1 Design Review Permit to allow an addition and façade remodel of an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard at **261 South Oakhurst Drive.** (PL#111 1005)

**EXECUTIVE SUMMARY**

Jacques Mashihi, AIA, on behalf of the property owner, has filed an application for Track 2 Design Review to allow a façade remodel and additions to an existing one-story single-family residence at **261 South Oakhurst Drive.**

**Reason for Review by the Commission**

The architectural style of this proposed new home does not substantially adhere to a pure architectural style as outlined in the City's Style Catalogue. Consequently, the proposal is before the Design Review Commission for review as a Track 2 application. This project was designed by a licensed architect.

**Adherence to Zoning Code**

As proposed, the design appears to meet all required zoning standards including height, setbacks, parking, and floor area requirement

<b>GENERAL INFORMATION</b>	
<b>Applicant</b>	Jacques Mashihi, AIA
<b>Project Owner</b>	Juanty Navi
<b>Zoning District</b>	Central R-1 Area – South of Santa Monica Boulevard
<b>Parcel Size</b>	6,070 square feet
<b>Listed in City's Historic Survey</b>	No

## **SITE AND AREA CHARACTERISTICS**

The project site is 50 feet wide by 121.4 feet long and located on the west side of the 200 block of South Oakhurst Drive between Charleville Boulevard and Gregory Way. The lot is currently developed with a one-story residence and detached garage. The applicant is proposing a 429 square foot addition to the first floor of the existing residence and the addition of a second floor which would contain 1,870 square feet. Surrounding development consists of one and two-story single-family homes.

## **PROJECT DESCRIPTION**

### **Building Envelope/Modulation**

The proposed project is located on a 6,070 square foot lot and would contain 3,928 square feet of floor area, equal to the maximum permitted by the Beverly Hills Municipal Code (3,928 square feet maximum permitted). As proposed, the total height of the primary residence would be 25 feet to the highest point of the roof (25 feet maximum permitted by BHMC). The project architect has described the project as contained elements sometimes found in the Italianate architecture. The main façade contains some small modulation found in the balconies along the second floors, the recessed entry and the stepped sections of the facade. The façade is embellished with wrought iron railings, precast stucco moldings and channeled stucco.

### **Parking**

The applicant is proposing to provide three parking spaces located in the driveway along the southern side of the residence. Pursuant to Beverly Hills Municipal Code §10-3-2419, a single-family residence containing five (5) bedrooms must provide three (3) parking spaces.

### **Design**

The proposed design does not meet any one specific architectural style. It includes the following characteristics:

- Two stories with pitched roof
- Squared windows with concrete moldings
- Clay tile roof
- Porte cochere

### **Materials**

The materials proposed include:

- Smooth stucco façade
- Precast stucco moldings
- Clad windows
- Wrought iron railings
- Clay tile roof
- Wood door

A material board will be presented at the meeting.

Design Review Commission Meeting of August 4, 2011  
261 South Oakhurst Drive  
R-1 Design Review

Paving

The applicant is not proposing any additional paving at this time.

Landscape Design:

The landscape plan contains a variety of groundcover, shrubs and mature trees.

**PUBLIC NOTICE AND COMMENTS**

Notice of the proposed project and public hearing was mailed on July 26, 2011 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. To date staff has not received any comments in regards to the submitted plans.

**ENVIRONMENTAL DETERMINATION**

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and a Categorical Exemption of Class 3(a) has been issued.

**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 following criteria.

Staff has concerns with the architectural details and heaviness of some elements of the façade. The Commission may wish to discuss the wrought iron details and the overall massing and scale of the design.

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

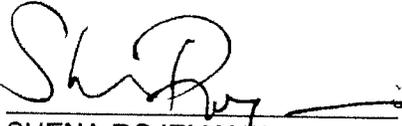
**Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:**

1. Approve the plans as presented;
2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;
3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or
4. Return the plans for restudy and resubmittal.

Design Review Commission Meeting of August 4, 2011  
261 South Oakhurst Drive  
R-1 Design Review

**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 – Findings

Exhibit B – Standard Conditions of Approval



**Design Review Commission Report**

445 North Rexford Drive

December 1, 2011

**Attached B:**

Detailed Design Description  
and Materials (applicant prepared)

**SECTION 1 – AUTHORIZATION & APPLICANT TEAM**

**A Property Information**

Project Address: 261 South Oakhurst Drive, Beverly Hills, California 90210  
Adjacent Streets: TRACT #6380; LOT 988

**B Property Owner Information<sup>1</sup>**

Name(s): Jaunty Navi  
Address: 595 Evelyn Place  
City: Beverly Hills State & Zip Code: California 90210  
Phone: (310) 666-2973 Fax: (323) 277-7501  
E-Mail jbnesq@gmail.com

**C Applicant Information [individual(s) or entity benefiting from the entitlement]**

Name(s): Jaunty Navi  
Address: 595 Evelyn Place  
City: Beverly Hills State & Zip Code: California 90210  
Phone: (310) 666-2973 Fax: (323) 277-7501  
E-Mail jbnesq@gmail.com

**D Architect / Designer Information [Employed or hired by Applicant]**

Name(s): Jacques Mashih Registered Architect? Yes  No   
Address: 8671 Wilshire Boulevard, Suite 610  
City: Beverly Hills State & Zip Code: California 90211  
Phone: (301) 855-0823 Fax: (310) 855-2460  
E-Mail wpd@sbcglobal.net

**E Landscape Designer Information [Employed or hired by Applicant]**

Name(s): Larry G. Tison  
Address: 314 E. Broadway, Ste D  
City: Glendale State & Zip Code: California 91205  
Phone: (818) 241-9169 Fax:  
E-Mail

**F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.**

Name(s): Jonathan Navi  
Address: 2345 E. 52nd Street  
City: Vernon State & Zip Code: California 90058  
Phone: (310) 666-2973 Fax: (323) 277-7501  
E-Mail jbnesq@gmail.com

**G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.<sup>2</sup>**

Jaunty Navi  
Print Property Owner's Name & Date

(signature on file)  
Print Property Owner's Name & Date

<sup>1</sup> If the owner is a corporate entity, signatures from two corporate officers are required from each of the following Groups:  
Group A – chairperson or president of the board; Group B – board secretary or chief financial officer.

<sup>2</sup> A signed and dated authorization letter from the property owner is also acceptable.

**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/civica/filebank/blobdload.asp?BlobID=3435>.
  - 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):**

New construction. Structure built with smooth stucco and accented with vibrant clay roof tiles, architectural carved rafters, wood entry door with iron design.

**C Identify the Project Zoning - City Zoning Map available online at <http://gis.beverlyhills.org/UNITEGIS/>.**

- |   |                                  |                                 |
|---|----------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input 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: 50' x 121.40' Lot Area (square feet): 6070 SF  
 Adjacent Streets: On Oakhurst Dr. between Charleville Blvd. and Gregory Way

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence               |
| <input type="checkbox"/> Guest House                       | <input checked="" 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/services/planning\\_division/advance\\_planning/default.asp](http://www.beverlyhills.org/services/planning_division/advance_planning/default.asp))**

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:**

At a previous meeting, we heard the voices of the adjacent neighbors and property owners. It gave us the opportunity to fully address their concerns this time around.

**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 ft.	14 ft.	28 ft.
Roof Plate Height:	22 ft		22 ft.
Floor Area:	3,920 sq. ft.	1,644 sq. ft.	3,920 sq. ft
Rear Setbacks:	27.42 ft.	41 ft. 3 in.	33 ft. 8 in.
Side Setbacks:	S/E 5' to 9'	S/E 9 ft. 9 in.	S/E 9 ft. 9 in.
	N/W 5 ft.	N/W 3 ft.	N/W 5 ft.
Parking Spaces:	3	2	3

**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: La Habra Stucco Base  
 Texture /Finish: Lath Finish  
 Color / Transparency: Dunn Edwards X24 Santa Fe Flat Finish

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

Material: Pell Aluminum-Clad Wood ProLine Series  
 Texture /Finish: Low-Maintenance EnduraClad Exterior  
 Color / Transparency: Auburn Brown

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

Material: American White Oak, Forged Iron, Insulated Glass  
 Texture /Finish: Glass: Antique Finish  
 Color / Transparency: Natural stain

**PEDIMENTS**

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**ROOF**

Material: Boral natural clay tiles  
 Texture /Finish: Smooth  
 Color / Transparency: El Camino Blend

**CORBELS**

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**CHIMNEY(S)**

Material: Combination La Habra Stucco Base and Boral natural clay tiles  
 Texture /Finish: Stucco: Lath Finish. Tiles: Smooth  
 Color / Transparency: Stucco: Dunn Edwards X24 Santa Fe Flat Finish. Tiles: El Camino Blend

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

**COLUMNS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**BALCONIES & RAILINGS**

Material: Iron  
Texture /Finish: Powder Coated Protective Finish  
Color / Transparency: Auburn Brown

**TRELLIS, AWNINGS, CANOPIES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**DOWNSPOUTS / GUTTERS**

Material: Seamless aluminum ogee gutters  
Texture /Finish: Aluminum  
Color / Transparency: Auburn Brown

**EXTERIOR LIGHTING**

Material: Minka outdoor wall light  
Texture /Finish: Vintage rust finish with Double Scavo Glass  
Color / Transparency: Vintage rust finish

**PAVED SURFACES**

Material: Stone pavers  
Texture /Finish: Tumbled  
Color / Transparency: Cream/Brown/Charcoal

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

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

We have a simple, but elegant structure built with smooth stucco and accented with vibrant clay roof tiles. This demands distinct lines and patterns, symmetrical shapes, and clearly defined unity throughout the garden. We incorporated the lush Mediterranean tradition of blurring boundaries between the home's exterior and interior. Possible future utilization of terra-cotta and talavera-style containers will hold small lemon trees, rosemary bushes or bougainvillea. Further complementing the chosen theme will entail the planing of the fragrant citrus tress, leafy green vines climbing a tress or wall, with serene palm tress or leafy palm plants.

**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.**

Over the last 30 years, a series of overly ornate homes typically accented with a forest of fluted columns were constructed in Beverly Hills which took away from the City's original residential character. Such homes lacked an actual "style." To establish a harmony between our proposed building and proposed developments with the general plan for Beverly Hills, we chose to design our proposed building "to scale" with an actual "style." Beverly Hills has a reputation for glamour and affluence; our goal was to reinforce and further that reputation.

**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.**

By incorporating a Spanish/Mediterranean style we designed the proposed building with the proper scale where the design elements gel together nicely to contribute to the city's overall beauty. To avoid a "big box home" we gave the front of the proposed building a combination of depth and extrusion allowing us to reduce mass and scale as well as verticality to keep the design graceful and serene. You'll notice the majority of the facade to be wall space rather than window space which adds further taste, balance, and makes proper use of the space.

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

The Spanish Colonial Revival roots and Mediterranean architecture are prevalent throughout the city of Beverly Hills. As such, we have taken the essence of this architectural style as an inspiration to our proposed building. By incorporating classically elegant Spanish and Mediterranean accents in its exterior design through the use of arches, smooth wall surfaces and terracotta tile roofs, to name a few; our goal was to evoke a timeless elegance to further sophisticate the residential character of Beverly Hills and complement the City's storied history, culture and tradition. Such an approach would only appreciate the nature of the local environment in appearance and value.

**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.**

We have incorporated an elaborate landscape plan which not only beautifies the front of the property but serves as an enclosure to the sides and rear of the property as well. We have also chosen to reduce the scale and size of the windows to further contribute our own privacy as well as the privacy of the neighbors. With respect to external and internal noise, the proposed building will make use of multiple layers for the enclosing walls, including the base wood framing, insulation, sound dampening drywall, and a stucco base. Windows will have Pella's InsulShield® energy performance glass which offers low U-Factors to reduce the amount of heat that flows out of the home and low Solar Heat Gain Coefficient (SHGC) ratings to help block the sun's radiant heat. Said windows will also have a Sound Transmission Class (STC) rating of at least 33 (virtually eliminates noise from inside and out) due to its Double-Pane Glazing.

**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 development meets all setback, square footage, and height requirements for its particular zoning district in full compliance with the municipal code and other applicable laws. In addition, we have taken great measures to assure that this proposed development does not stick out like a sore thumb. The proposed building blends into the surrounding group of homes through its use of Spanish/Mediterranean architecture. Although a new construction, our architectural style is ensuring harmony between old and new.



**Design Review Commission Report**

445 North Rexford Drive

December 1, 2011

**Attached C:**

Design plans, cut sheets  
and supporting elements



**WEST PACIFICA CONSTRUCTION, INC.  
JACQUES MASHIHI, ARCHITECT, A.I.A.**

**CUSTOM RESIDENCE  
261 S. OAKHURST DRIVE.  
BEVERLY HILLS, CALIFORNIA 90212**

**LIGHT FIXTURE**  
 CURTAIN BEHIND ROOM BRIDGE, WINDOWS  
 METAL FINISH GUN METAL BROWN



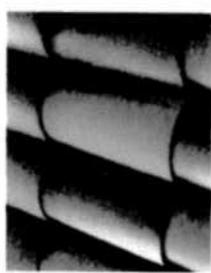
**LIGHT FIXTURE FRONT ENTRY**  
 METAL FINISH GUN METAL BROWN



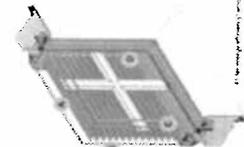
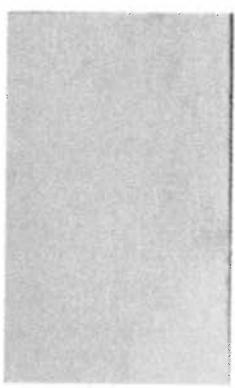
**SUCCO FINISH - LATH FINISH**



**WOOD TRIM & CORBELS**  
 DENN EDWARDS PAINT  
 DR: 0.16 SLACKHORN



**SUCCO COLOR**  
 DENN EDWARDS PAINT  
 X: 21 SANTA FE FLAT FINISH



It's the way we've perfected window and door technology.

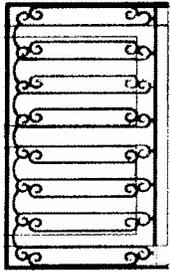
**PELLA HAS THE RIGHT GLASS FOR YOUR HOME**

Our glass is full of ways to improve your comfort and help reduce your energy bills. The glass is full of ways to improve your comfort and help reduce your energy bills. The glass is full of ways to improve your comfort and help reduce your energy bills.

- 1. **Low-E coatings** - Low-E coatings are thin layers of glass that reflect heat away from your home, keeping it cooler in the summer and warmer in the winter.
- 2. **Argon gas** - Argon gas is a noble gas that is heavier than air. It fills the space between the panes of glass, reducing heat loss and improving energy efficiency.
- 3. **Weatherstripping** - Weatherstripping is a seal that prevents air from leaking in or out of your home, reducing energy costs.
- 4. **Multiple panes of glass** - Multiple panes of glass provide extra insulation and reduce heat loss.
- 5. **Low conductivity frame** - Low conductivity frames reduce heat loss through the window frame.
- 6. **Energy Star certification** - Energy Star certification is a mark of energy efficiency that is awarded to products that meet strict energy efficiency guidelines.



PELLA ENERGY EFFICIENT WINDOWS AND DOORS ARE ENERGY STAR CERTIFIED. ENERGY STAR CERTIFICATION IS A MARK OF ENERGY EFFICIENCY. ENERGY STAR CERTIFIED PRODUCTS MEET ENERGY EFFICIENCY GUIDELINES SET BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE U.S. DEPARTMENT OF ENERGY (DOE). ENERGY STAR CERTIFICATION IS A MARK OF ENERGY EFFICIENCY. ENERGY STAR CERTIFIED PRODUCTS MEET ENERGY EFFICIENCY GUIDELINES SET BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE U.S. DEPARTMENT OF ENERGY (DOE).



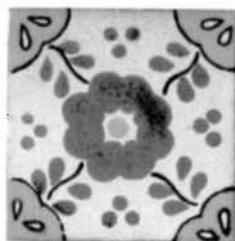
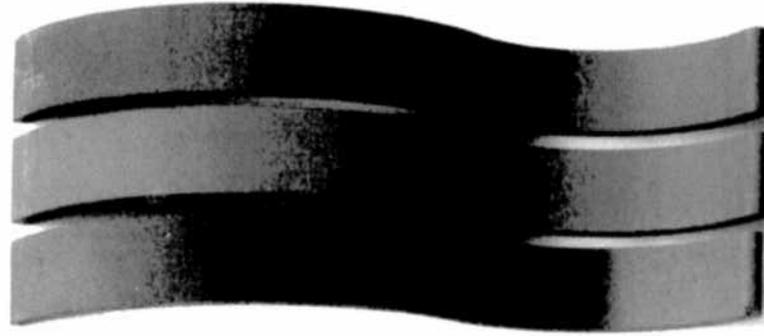
**HANDBAIL DESIGN**



**POT RAIL DESIGN**



**DENN EDWARDS PAINT**  
 DR: 0.17 BLACK LBY4

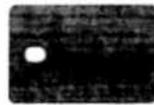


**TILE FINISH AT ENTRY STEPS**

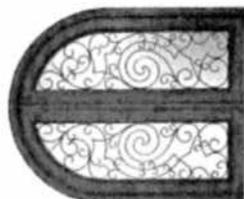
**ROOF TILE**  
 MORAL RORTINE CLAY TILE  
 EL CAMINO ISLAND



**WINDOWS**  
 WINDOW TRIM BRUNZE GREEN



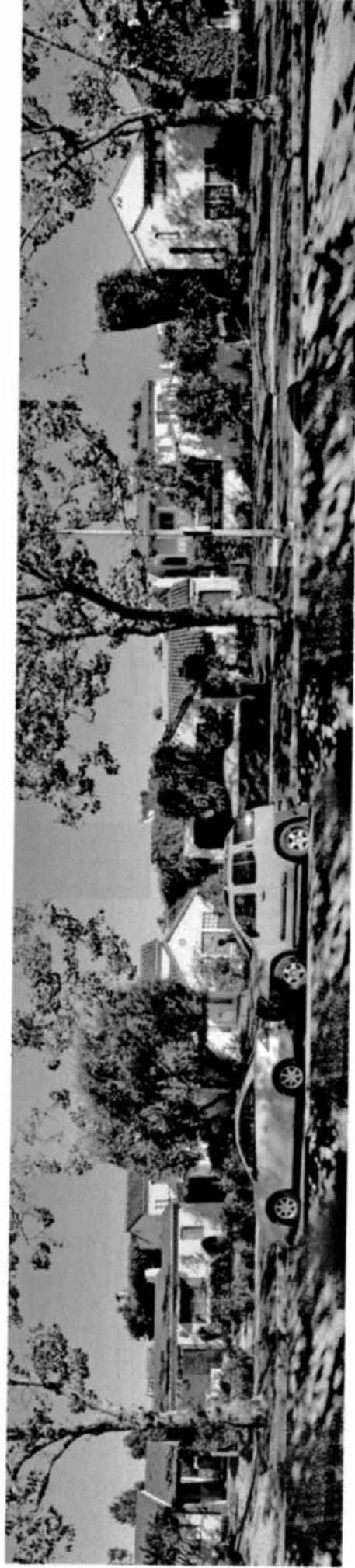
**FRONT DOOR**  
 WINDOW COLOR AMBER CHERRY



**OUT DOOR PAVING**  
 COMPANY ANGELUS

**WEST PACIFICA DESIGN CONSTRUCTION, INC.**  
**JACQUES MASHI ARCHITECT, A.I.A.**

**CUSTOM RESIDENCE**  
**261 S. OAKHURST DRIVE,**  
**BEVERLY HILLS, CALIFORNIA 90212**



252

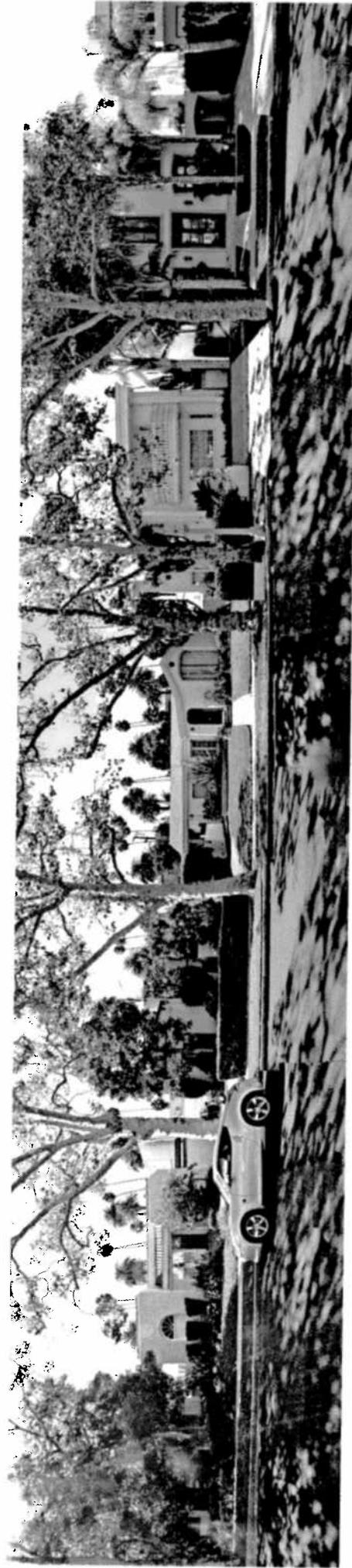
256

260

264

268

**OAKHURST DRIVE. EAST ELEVATION  
BEVERLY HILLS, CA 90212**



269

265

261

257

253

**OAKHURST DRIVE., WEST ELEVATION  
BEVERLY HILLS, CALIFORNIA 90212**



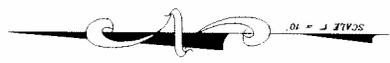
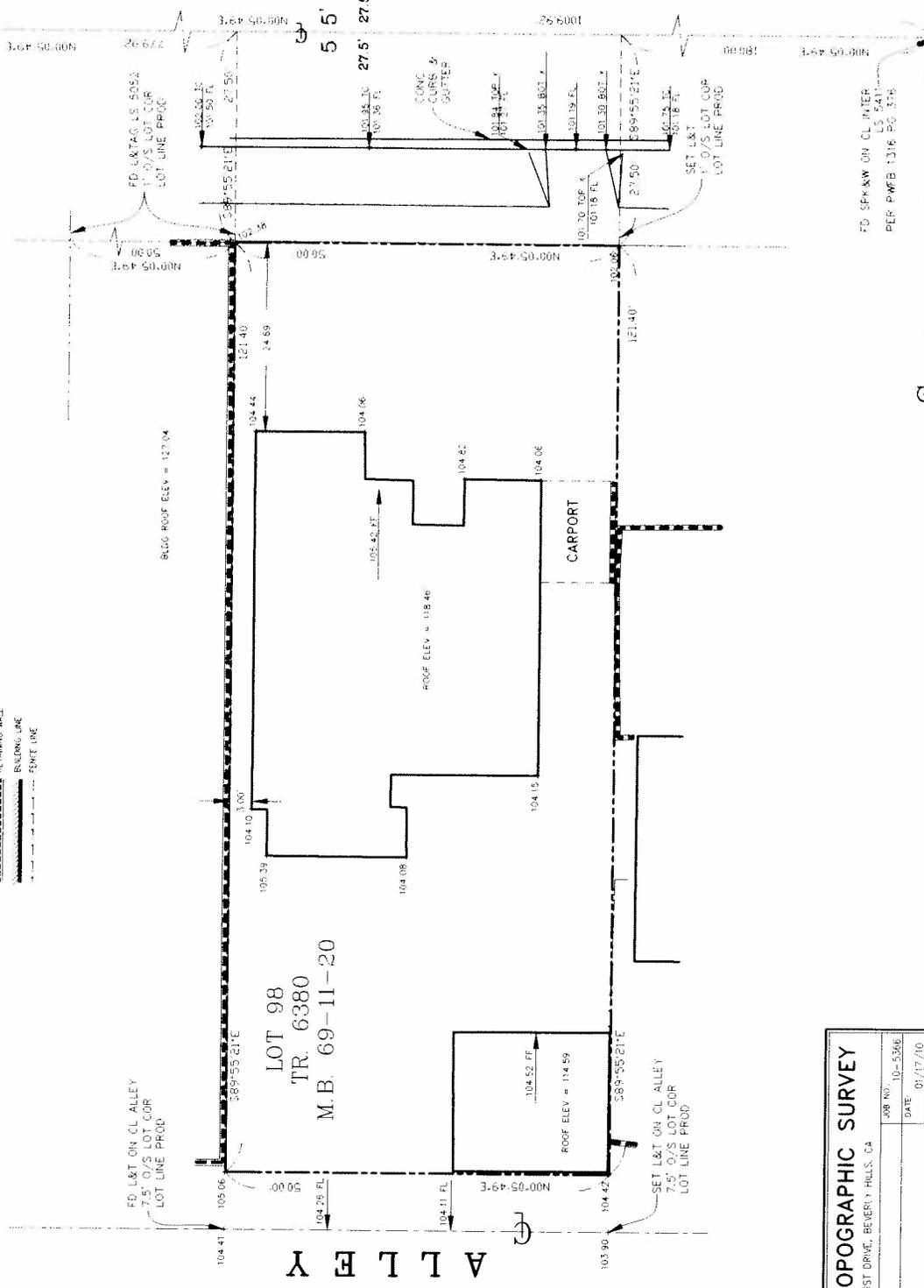


- LEGEND:**
- BOT. A - BOTTOM DRIVEWAY
  - V/C/L - CENTERLINE
  - FB - FIELD BOX
  - FL - FLOOR ELEV.
  - FL - FLOORING ELEV.
  - INT. - INTERSECTION
  - LAND SURVEYOR
  - LS - LOT SURVEY
  - 0/5 - OFFSET
  - SP/W - SPINE & WASHES
  - TOP - TOP DRIVEWAY
  - TOP - TOP DRIVEWAY
  - PROPERTY LINE
  - CENTERLINE
  - RETAINING WALL
  - BUILDING LINE
  - FENCE LINE

**CHARLEVILLE BLVD**

**OAKHURST DRIVE**

**GREGORY WAY**



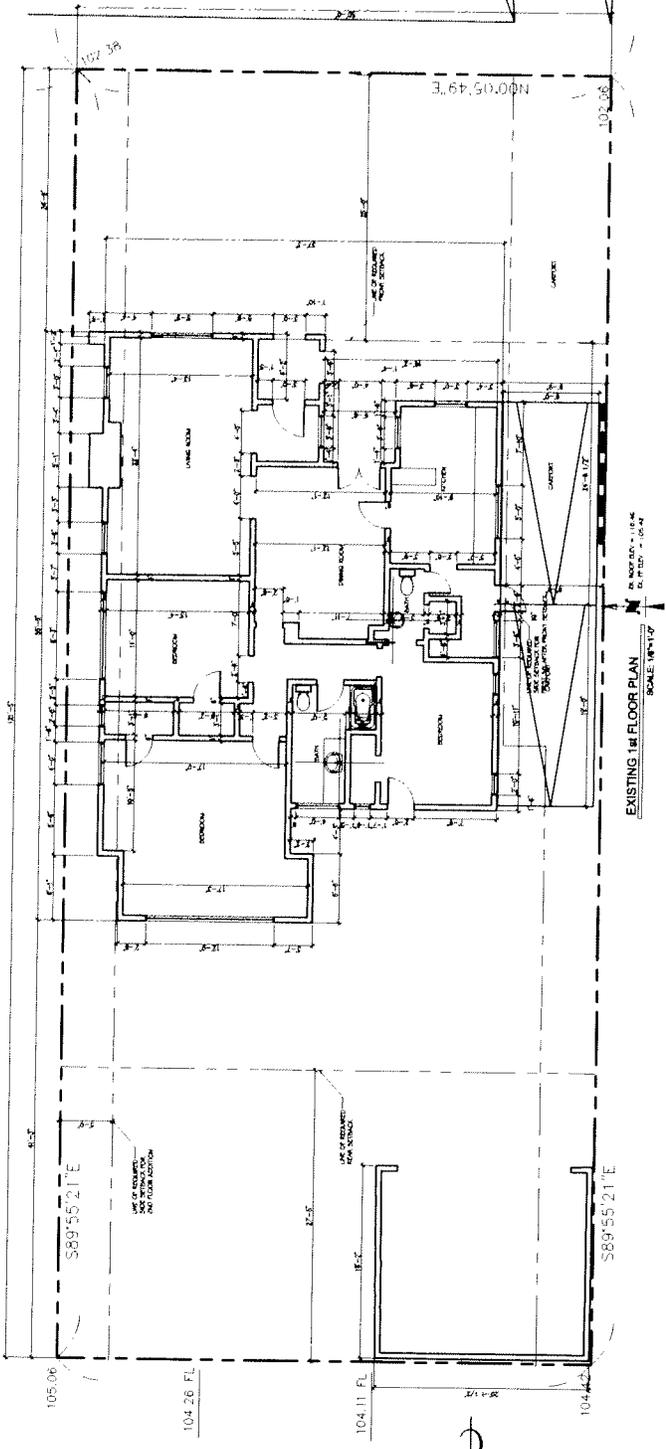
<b>TITLE</b>		<b>PARTIAL TOPOGRAPHIC SURVEY</b>	
CLIENT: MR. NAVI		JOB NO.: 10-5366	
SCALE: 1" = 10'		DATE: 01/17/10	
DESIGNED BY: F.G. / WS		REVISION (S)	
DRAWN BY: AL		SHEET 1	
CHECKED BY: R. CL		OF 1 SHEET	

261 S. OAKHURST DRIVE, BEVERLY HILLS, CA

5/10/10 10:53:46 AM



# OAKHURST DRIVE



EXISTING 1st FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# ALLEY

**WEST PACIFICA DESIGN-CONSTR., INC.**  
**JACQUES MASHIMI ARCHITECT A.I.A.**  
 281 S. OAKHURST DR., BEVERLY HILLS, CA 90212  
 TEL: (310) 874-2812  
 FAX: (310) 874-2813  
 E-mail: jmq@westpacifica.com

DATE	DESCRIPTION
10/11/01	1st FLOOR PLAN
10/11/01	2nd FLOOR PLAN
10/11/01	3rd FLOOR PLAN
10/11/01	4th FLOOR PLAN
10/11/01	5th FLOOR PLAN
10/11/01	6th FLOOR PLAN
10/11/01	7th FLOOR PLAN
10/11/01	8th FLOOR PLAN
10/11/01	9th FLOOR PLAN
10/11/01	10th FLOOR PLAN
10/11/01	11th FLOOR PLAN
10/11/01	12th FLOOR PLAN
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10/11/01	96th FLOOR PLAN
10/11/01	97th FLOOR PLAN
10/11/01	98th FLOOR PLAN
10/11/01	99th FLOOR PLAN
10/11/01	100th FLOOR PLAN

281 S. OAKHURST DR., BEVERLY HILLS, CA 90212  
 JACQUES MASHIMI ARCHITECT A.I.A.  
 1st FLOOR & 2nd FLOOR ADDITION TO EX. ONE STORY DWELLING

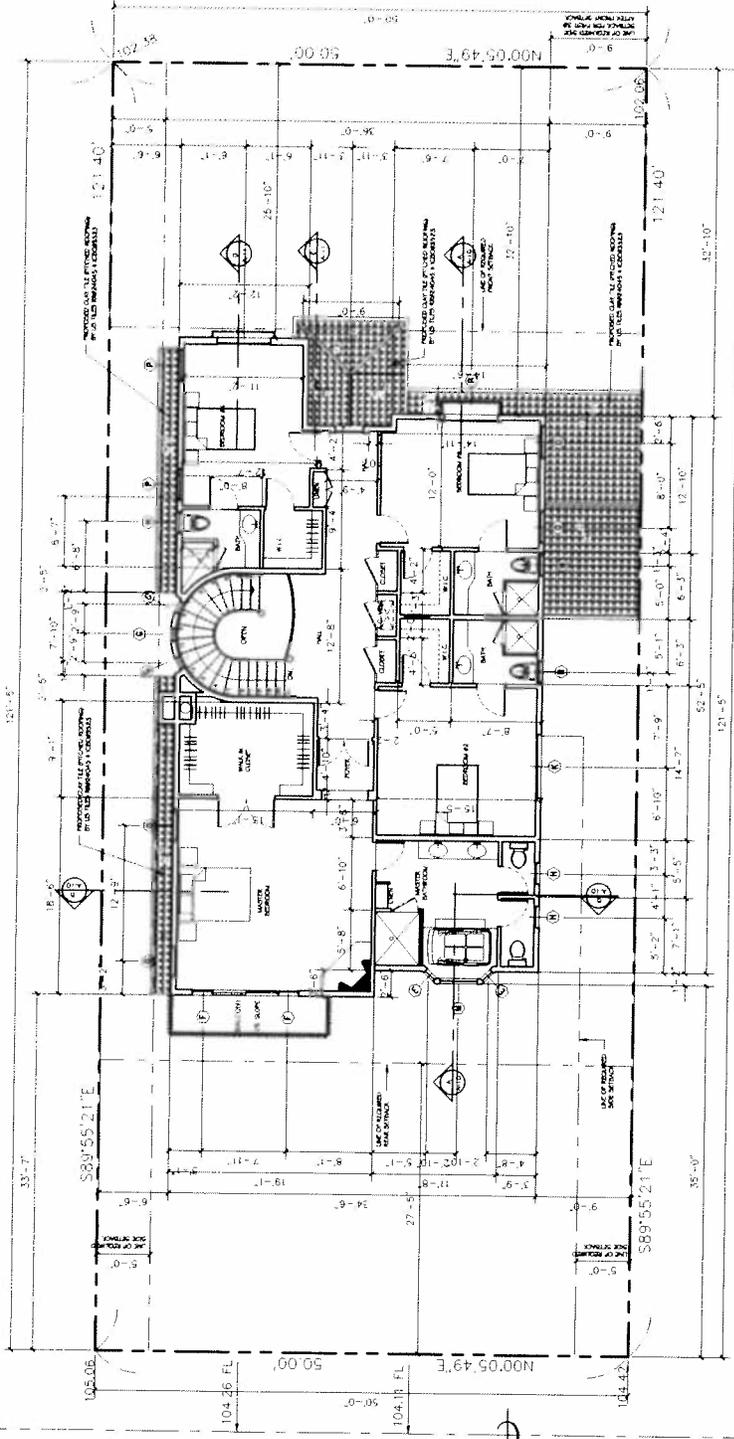








# OAKHURST DRIVE



- LEGEND:**
- EXISTING WALL TO BE DEMOLISHED
  - EXISTING WALL TO REMAIN
  - NEW 2\"/>

PROPOSED 2nd FLOOR PLAN  
SCALE: 1/8\"/>



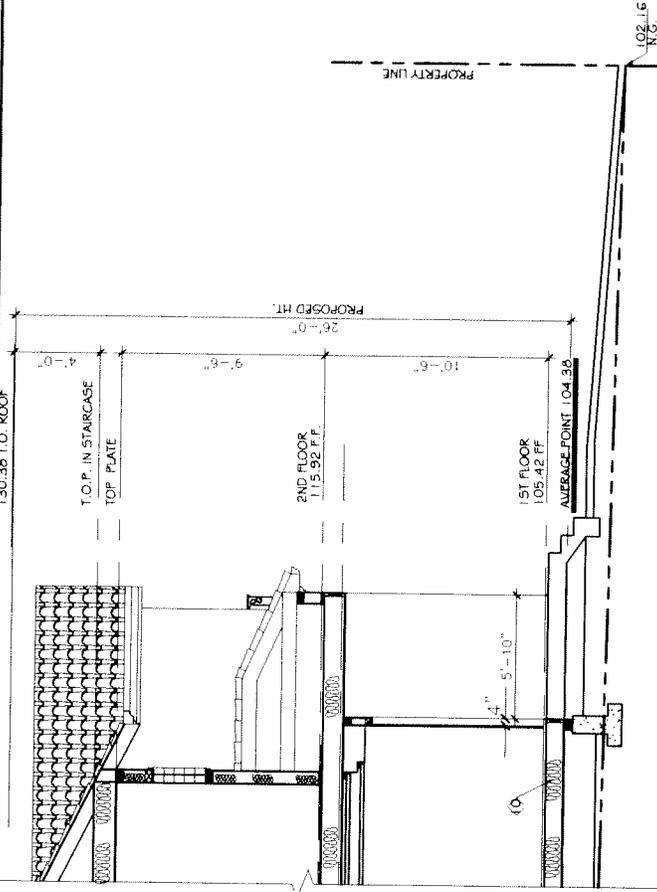




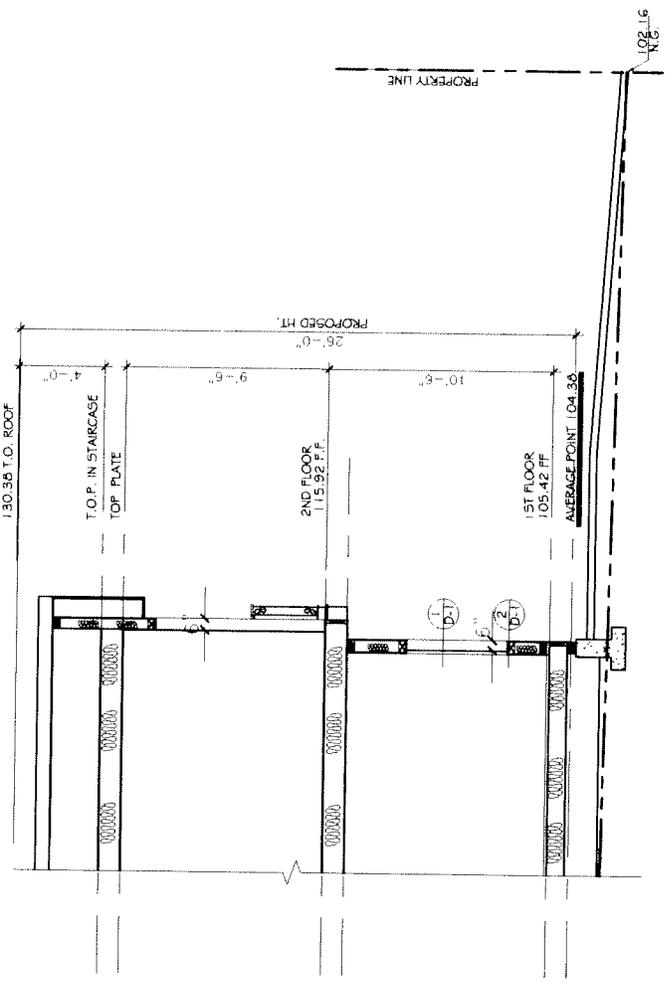


**SECTION KEY NOTES**

1. R-30 MIN. INSULATION (R.P.)
2. PROVIDE ROOF SLOPE TOWARDS S.E. @ 2% MIN. SLOPE
3. D.S. & OVERFLOW PER DETAIL
4. DETAIL-TYP. WATERPROOFING PER DETAIL
5. R-11 MIN. INSULATION (R.P.) @ EXTERIOR WALL
6. 1/2" PLASTER (SEE SCHEDULE)
7. 8'-0" HIGH CONCRETE BLOCK WALL MEASURED FROM NAT. GRADE
8. 42" HIGH METAL RAINING PER DETAIL
9. WEAP SCREEN
10. 8'-18" MIN. INSULATION
11. CLAY TILE / BITUMEN FLASHING
12. 1/2" US TYP. BRICKS @ 8" X 8" X 16"



**PROPOSE SECTION - C**  
SCALE: 1/4"=1'-0"



**PROPOSED SECTION - D**  
SCALE: 1/4"=1'-0"







**Design Review Commission Report**

445 North Rexford Drive

December 1, 2011

**Attached D:**

Draft Approval Resolution

RESOLUTION NO. DR \_\_\_\_

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A R-1 DESIGN REVIEW PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 261 SOUTH OAKHURST DRIVE (PL1111005).

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

Section 1. Jacques Mashihi, AIA, applicant on behalf of the property owner(s), Jaunty Navi (Collectively the "Applicant"), has applied for a R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 261 South Oakhurst Drive, and 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 has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city's local CEQA Guidelines. The subject project is exempt from environmental review 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on December 1, 2011 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:

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.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the community development department or submit an application along with applicable fees to the development for covenant preparation and filing.
  
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.

Special Conditions

10. There are no project specific conditions for this project.

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: December 1, 2011

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Shena Rojemann, Commission Secretary  
Community Development Department

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Howard Szabo, Chairperson  
Design Review Commission

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            )     SS.  
CITY OF BEVERLY HILLS                )

I, SHENA ROJEMANN, Secretary of the Design Review Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. \_\_\_\_\_ duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on December 1, 2011 and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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SHENA ROJEMANN  
Secretary to the Design Review  
Commission/Associate Planner  
City of Beverly Hills, California