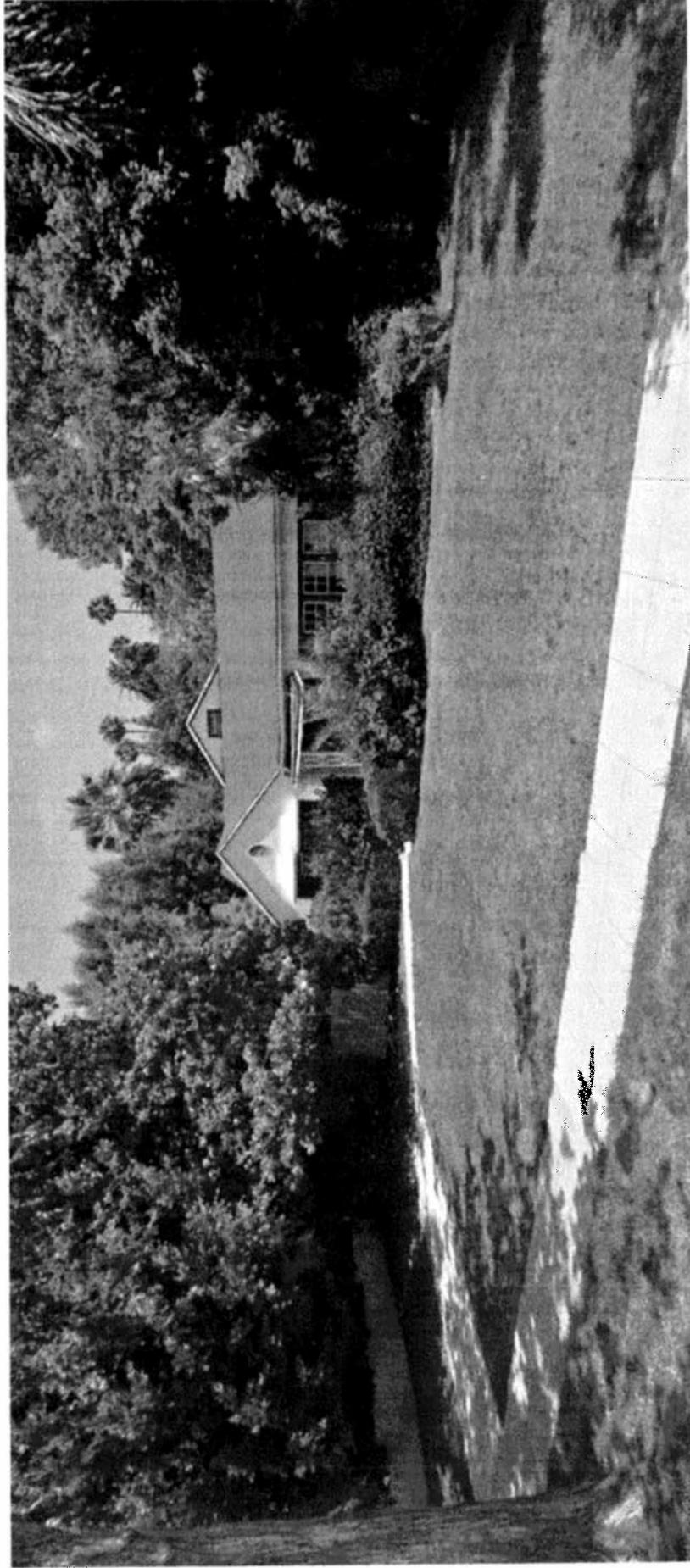




Design Review  
Commission

May 5, 2011

# 520 North Roxbury Drive





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

**For the Design Review Commission  
Meeting of May 5, 2011**

**TO:** Design Review Commission

**FROM:** Shena Rojemann, Associate Planner

**SUBJECT:** A request for an R-1 Design Permit to allow a façade remodel of an existing two-story single-family residence with basement, located in the Central Area of the City south of Santa Monica Boulevard at **520 N. Roxbury Drive (PL 110 4873)**.

**EXECUTIVE SUMMARY**

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

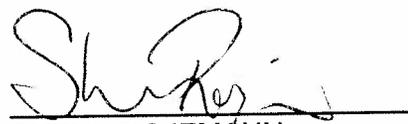
While preparing the project for review by the Design Review Commission, staff found a number of items on the project that do not comply with the Beverly Hills Municipal Code. It is not anticipated that the Code issues found will affect the overall exterior design. As such, this project is being brought before the Commission as a preview item.

The applicant has described the proposed style of architecture as Italianate – California Style. The materials proposed include fiberglass concrete balustrades, marble tile, stucco, granite, natural stone, fiberglass concrete corbels, foam window trims, and a clay tile roof. A material board for the Commission's review will be presented at the meeting.

A landscape plan has also been provided. The plan incorporates an abundant amount of plant types including Spartan Juniper trees, rose bushes, multiple lily species, and bamboo among others.

The Commission may wish to discuss the massing and scale of the design, the materials proposed and the rendering provided.

It is anticipated that this project will return to the Commission as a public hearing item at the June 2, 2011 DRC meeting.

  
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SHENA ROJEMANN  
Associate Planner