



Design Review Commission Report

Meeting Date: Monday, July 9, 2012
(Continued from the DRC meeting on June 7, 2012)

Subject: **709 North Beverly Drive (PL# 120 7806)**
A request for an R-1 Design Review Permit to allow a façade remodel of an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project applicant: Selena Linkous, agent – Rios Clemente Hale Studios

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

REPORT SUMMARY

The applicant is requesting design review approval to allow for a façade remodel of an existing two-story single-family residence located in the Central Area of the City. The project was previously reviewed by the Commission at its June 7, 2012 (see Attachment A) meeting. At that meeting the Commission felt the design warranted further revisions and directed for the applicant to restudy the project. The following comments were provided by the Commission:

- The scale of the entryway is too large and heavy for the façade.
- The modern and traditional elements are not integrated or internally compatible. The elements need to be blended together more.
- The shutters are too commercial and need to be revised to a more residential look.
- The elevation of the garage facing the street is unfinished and the one window is awkward.
- Additional information on the door hardware is needed.
- Please include the proposed façade for 711 North Beverly Drive into the streetscape image.

As a result of the Commission's direction, the applicant has modified the project to address the Commission's concerns and provided further clarification for the proposed design choices.

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

Attachment(s):

- A. June 7, 2012 DRC Staff Report
- B. Applicant's written response to Commissioner's Comments
- C. Revised Design Plans, Cut Sheets & Supporting Documents
- D. Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1192

cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

July 9, 2012

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 does not require public notification as it is continued from another meeting.



Design Review Commission Report

455 North Rexford Drive

July 9, 2012

Attachment A:

June 7, 2012 DRC Staff Report



Design Review Commission Report

Meeting Date: Thursday, June 7, 2012

Subject: 709 North Beverly Drive (PL# 120 7806)

A request for an R-1 Design Review Permit to allow a façade remodel of an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project applicant: Selena Linkous, agent – Rios Clemente Hale Studios

Recommendation: Conduct public hearing and provide the applicant with design direction. Specifically, the Commission may wish to discuss the scale of the entry as it relates to the proposed architectural style of the façade.

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing two-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. Since the project does not adhere to a pure architectural style, the project is before the Commission for review.

Additionally, it should be noted that both 709 North Beverly Drive and 711 North Beverly Drive are owned by the same individual. As such, the two properties have considerable architectural commonalities that the Commission may wish to discuss during their review of both projects.

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 May 24, 2012. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:
Cindy Gordon, Assistant Planner
(310) 285-1191

cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

July 9, 2012

Attachment B:

Applicant's written response to
Commission's Comments

MARK RIOS
JULIE SMITH-CLEMENTI
FRANK CLEMENTI
ROBERT HALE
JONATHAN BLACK
JENNIFER SCHAB
FRITZ CONNOLLY
SAMANTHA HARRIS
ANTHONY PARADOWSKI
CHIAKI KANDA
MIKE CHENG
ED FIGLEWICZ
MATT RICHMOND
SEBASTIAN SALVADÓ
DANIEL TORRES
MICHAEL MARTINEZ
CLAUDIA MORELLO
JOHN FISHBACK
CAROLYN SUMIDA
MICHAEL SWEENEY
JESSA CHISARI
NASEEMA ASIF
ERVIN LEVENT
JENIFER SIMMONS
JAKUB TEJCHMAN
HUAY WEE
LAURA KOS
AIMEE LESS
RYAN VASQUEZ
GREG KOCHANOWSKI
TAVI PERTTULA
ALISSA HISOIRE
ANTHONY ANDERSON
AMANDA SIGAFOOS
CLANCY PEARSON
MICHAEL POIRIER
LEILANI LACUSONG
MARK MOTONAGA
FANGFANG QUYANG
MIKE TRAMUTOLA
RANI RANADE
BROOKS ROSENBERG
TOM MYERS
JULIEN HARCC
MARIBETH GALLION
JULIA CORLETT
BROOKE WOOSLEY
ELISA READ
MICHAEL BOUCHER
HAMILTON HADDEN
TROY SHOWERMAN
SABRINA SCHMIDT-WETEKAM
RUSSELL DYKANN
BRENT JACOBSEN
BEN STOUGH
ASAF DALI
KAREN MADRID
ANDY LANTZ
SELENA LINKOUS
ADAM PIERCE
LIZZ GARCIA

2012 June 25

Design Review Commission
City of Beverly Hills
455 N. Rexford Dr.
Beverly Hills, CA 90210

M E M O R A N D U M

FROM Selena Linkous
REGARDING 709 N. Beverly Drive
Response to Comments

See responses below each comment. Please note the elevation comparison sheets in the drawing sets.

- *Comment: The scale of the entryway is too large and heavy for the façade.*
 - Proposed Solutions:
 - The scale of the Entry element was reduced.
 - The skylight was removed.
 - Mullion detailing was added.
 - The existing interior ceiling was lowered.
- *Comment: The modern and traditional elements are not integrated or internally compatible. The elements need to be blended together more.*
 - Proposed Solution:
 - Neither the existing massing nor overall form lean toward one particular style. The simple stucco nature of the existing façade lends itself to being either traditional or modern based on the detail elements. By stripping the façade of the traditional ornamentation and replacing it with elegant simple embellishment the overall feel of the architecture becomes contemporary effortlessly.
- *Comment: The shutters are too commercial and need to be revised to a more residential look.*
 - Proposed Solution:
 - The shutters were removed from the façade and replaced with a smaller window detailed with bronze elements.
- *Comment: The elevation of the garage facing the street is unfinished and the one window is awkward.*
 - Proposed Solutions:
 - A second window was added to make the elevation symmetrical.

- The hedges were extended to run in front of the stucco façade.
- The mission style chimney was removed.
- The existing shed roof at the end was replaced by a hip roof at the street elevation.
- *Comment: Additional information on the door hardware is needed.*
 - Proposed Solution:
 - Sun Valley Bronze 5 ¼" Elle Lever handle (L-167) in Oil Rubbed Bronze finish. See Photo below
 - *Comment: Please include the proposed façade for 711 North Beverly Drive into the streetscape image.*
 - Proposed Solution:
 - See elevations.





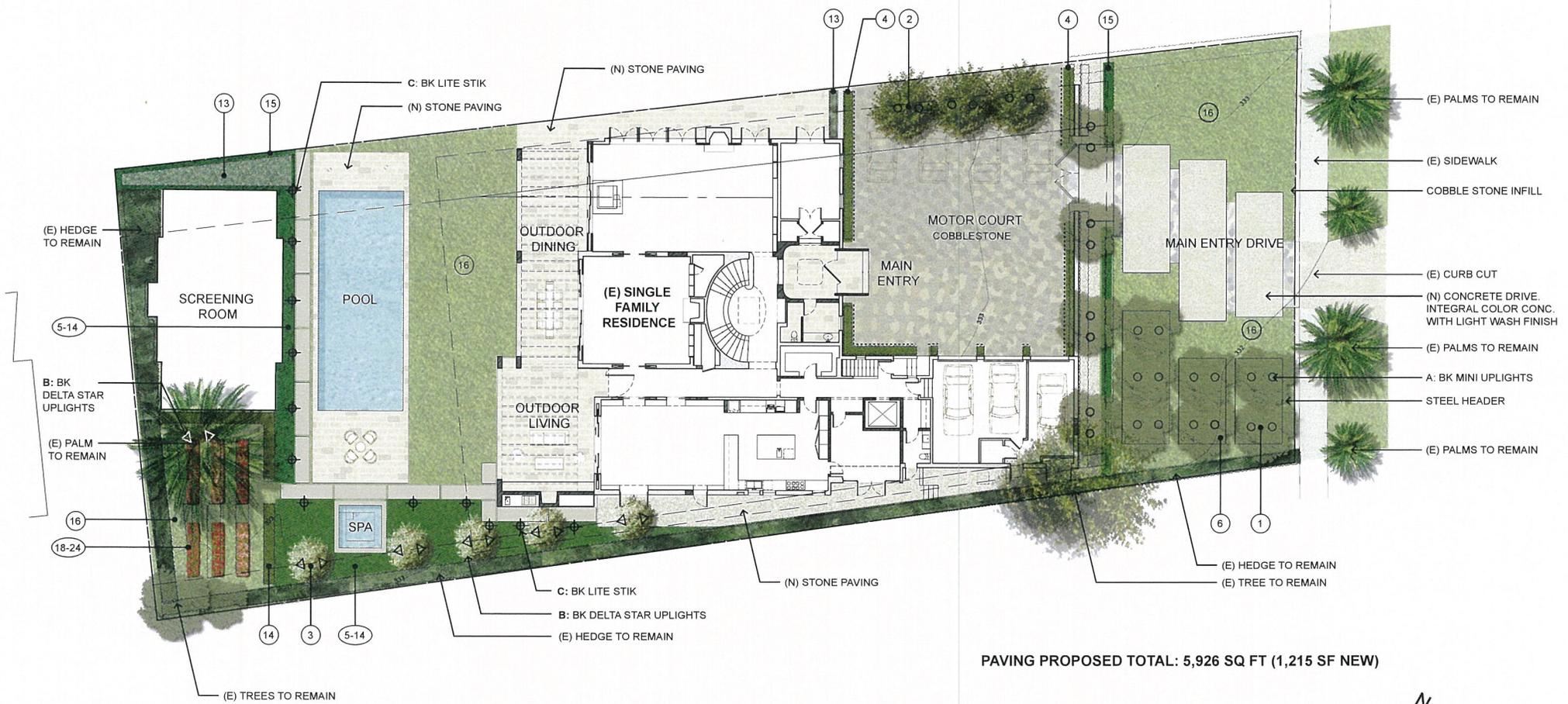
Design Review Commission Report

455 North Rexford Drive

July 9, 2012

Attachment C:

Revised design plans, cut sheets
and supporting elements



PAVING PROPOSED TOTAL: 5,926 SQ FT (1,215 SF NEW)

LIGHTING LEGEND

- A: BK MINI UPLIGHT - FLUSH MOUNT
- ▽ B: BK DELTA STAR - UPLIGHTS
- ⊕ C: BK LITE STIK - PATH LIGHT
- D: LED LIGHT STRIP



LANDSCAPE PLAN

RIMOKH RESIDENCE | 709 N. BEVERLY DRIVE BEVERLY HILLS CA 90210 | SCALE: 1/16" 1'-0" | 25 JUNE 2012

RIOS CLEMENTI HALE STUDIOS



EAST (FRONT) ELEVATION



NORTH (SIDE) ELEVATION

ELEVATIONS

709 N. BEVERLY DRIVE | 1/8" = 1'-0" | 25 JUNE 2012

RIOS CLEMENTI HALE STUDIOS



WEST (BACK) ELEVATION



SOUTH (SIDE) ELEVATION

ELEVATIONS

709 N. BEVERLY DRIVE | 1/8" = 1'-0" | 25 JUNE 2012

RIOS CLEMENTI HALE STUDIOS



7 JUNE 2012

- DELETED SKYLIGHT
- REMOVED CHIMNEY LIKE FACADE AND
ADDED HIP WITH MORE RESIDENTIAL SCALE
- BRONZE TRIM CAP ADDED
- ADDED SYMMETRICAL WINDOW
- REDUCED SCALE OF ENTRY
- ADDED MULLIONS FOR SCALE
- LOWERED INTERIOR CEILING 6"
- HEDGES AT FRONT ELEVATION



25 JUNE 2012

ELEVATION COMPARISON

709 N. BEVERLY DRIVE | 1/8" = 1'-0" | 25 JUNE 2012

EAST (FRONT) ELEVATION
RIOS CLEMENTI HALE STUDIOS



7 JUNE 2012



25 JUNE 2012

ELEVATION COMPARISON

709 AND 711 N. BEVERLY DRIVE | 1/16" = 1'-0" | 25 JUNE 2012

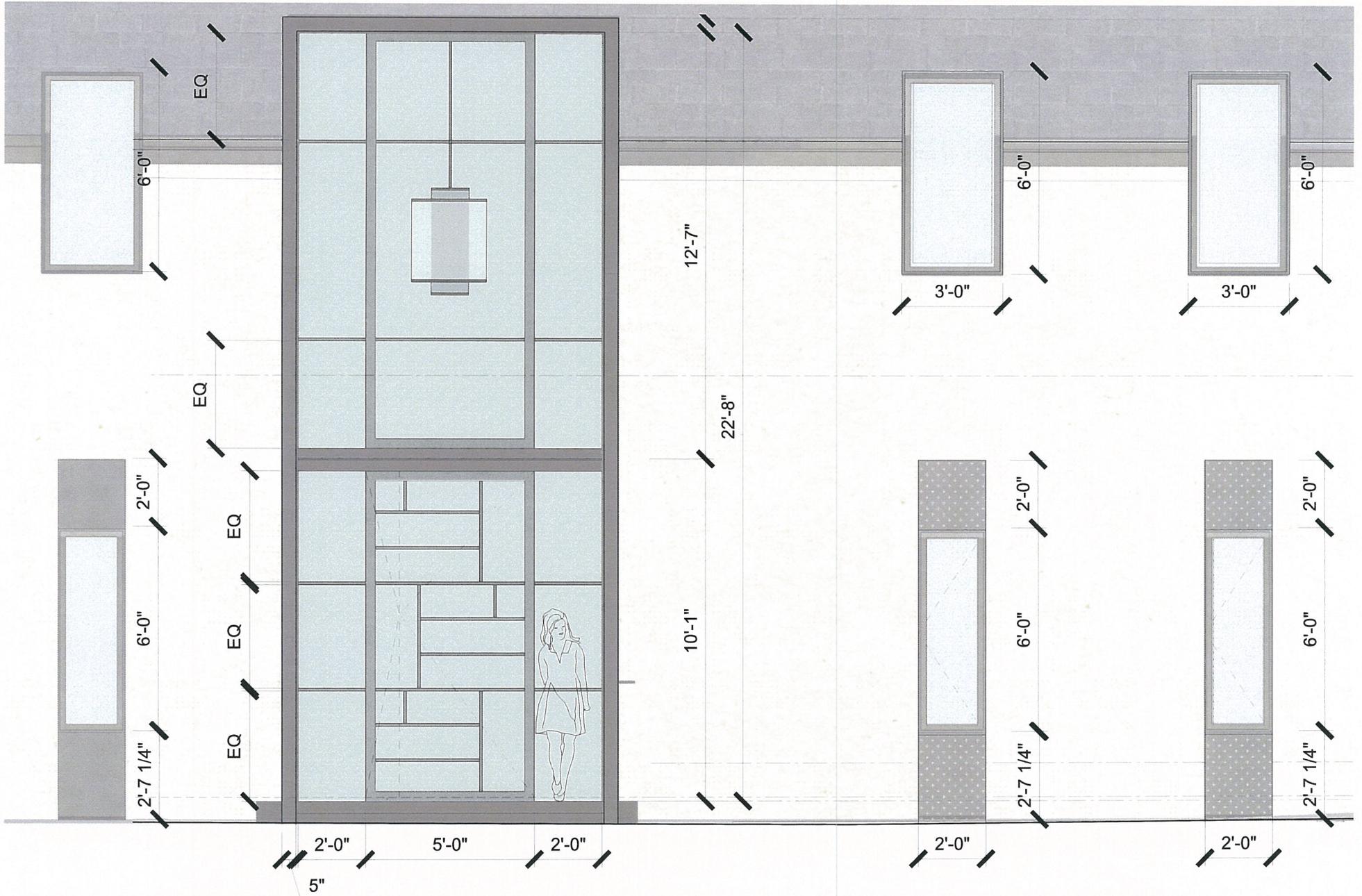
EAST (FRONT) ELEVATION
RIOS CLEMENTI HALE STUDIOS



PERSPECTIVE

709 N. BEVERLY DRIVE | 25 JUNE 2012

RIOS CLEMENTI HALE STUDIOS



ENTRY DOOR AND PRIVACY SCREEN ELEVATION

709 N. BEVERLY DRIVE | 25 JUNE 2012

RIOS CLEMENTI HALE STUDIOS



BURIED FENCE IN DOUBLE LIGUSTRUM HEDGE,
FRONT OF HEDGE IS 5'- 9" BEHIND FRONT YARD
SETBACK, 45'- 9" BEHIND PROPERTY LINE.

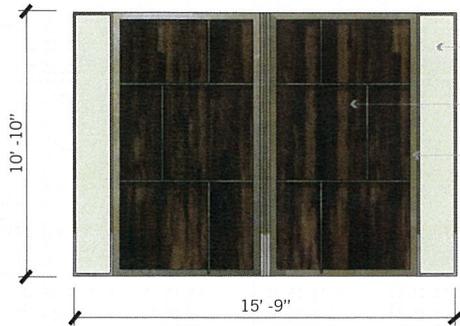
TOP OF HEDGE
343.8'

11'-6"

332.2'

FENCE HEDGE ELEVATION

1/8"=1' -0"



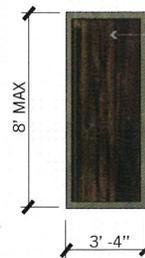
LIGHT

WOOD

BRONZE COLOR STEEL

MAIN GATE

1/4"=1' -0"



WOOD

BRONZE COLOR STEEL

SIDE GATE

1/4"=1' -0"

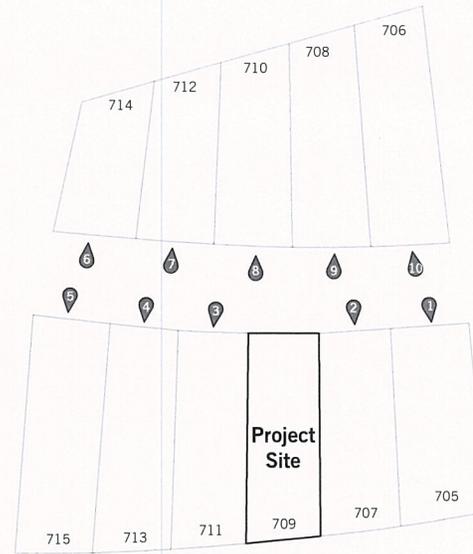
SITE WALLS AND FENCES

709 N. BEVERLY DRIVE | 25 JUNE 2012

RIOS CLEMENTI HALE STUDIOS

PHOTOGRAPH OF PROJECT SITE

709 N Beverly Dr



- 1 705 N Beverly Dr
- 2 707 N Beverly Dr
- 3 711 N Beverly Dr
- 4 713 N Beverly Dr
- 5 715 N Beverly Dr
- 6 714 N Beverly Dr
- 7 712 N Beverly Dr
- 8 710 N Beverly Dr
- 9 708 N Beverly Dr
- 10 706 N Beverly Dr

5 715 N Beverly Dr



4 713 N Beverly Dr



3 711 N Beverly Dr



2 707 N Beverly Dr



1 705 N Beverly Dr



6 714 N Beverly Dr



7 712 N Beverly Dr



8 710 N Beverly Dr



9 708 N Beverly Dr



10 706 N Beverly Dr



CONTEXT PHOTOGRAPHS

709 N. BEVERLY DRIVE | 25 JUNE 2012

RIOS CLEMENTI HALE STUDIOS



705 N Beverly Dr 707 N Beverly Dr 709 N Beverly Dr 711 N Beverly Dr 713 N Beverly Dr

SITE PANORAMA

709 N. BEVERLY DRIVE | 25 JUNE 2012

RIOS CLEMENTI HALE STUDIOS



707 N Beverly Dr

709 N Beverly Dr

711 N Beverly Dr

STREETSCAPE PHOTO MONTAGE

709 N. BEVERLY DRIVE | 25 JUNE 2012

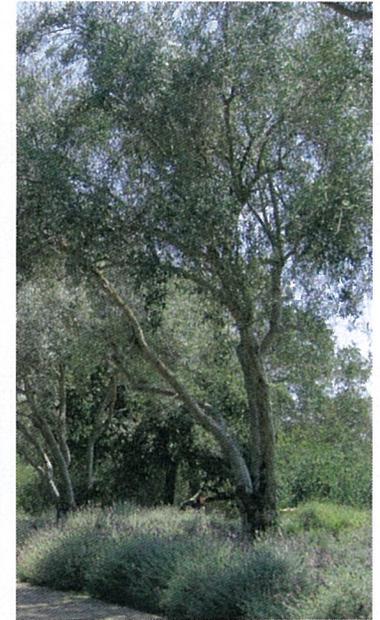
RIOS CLEMENTI HALE STUDIOS



3. FEIJOA SELLOWIANA STD
36" BOX



4. LIGUSTRUM J. TEXANUM - PRIVET
24" BOX @ 24" O.C.



1. OLEA - OLIVE MANZANILLO - FIELD GROWN
16'-0" TALL



2. ACACIA MELANOXYLON - AUSTRALIAN BLACKWOOD
60" BOX

PLANT IMAGES - TREES - 10' - 25' TALL

RIMOKH RESIDENCE | 709 N. BEVERLY DRIVE, BEVERLY HILLS CA 90210 | 25 JUNE 2012

RIOS CLEMENTI HALE STUDIOS



21. CUTTING GARDEN
ALSTROMERIA



17. PARTHENOCCISSUS TRICUSPIDATA
5 GAL



13. WESTRINGIA FRUTICOSA
5 GAL @ 18" O.C.



9. DIANELLA CASSA BLUE - PAROO LILY
15 GAL @ 30" O.C.



5. ARCTOSTAPHYLOS PACIFIC MIST - MANSANITA
1 GAL @ 24" O.C.



22. CUTTING GARDEN
IRISH EYES



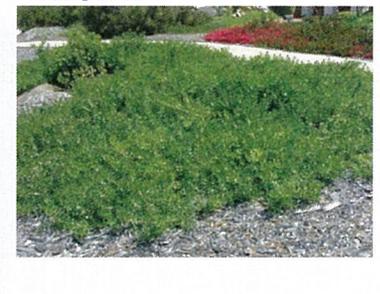
18. CUTTING GARDEN
HYDRANGEA



14. VERBENA LILACINA DELAMINA - VERBINA
5 GAL @ 24" O.C.



10. LAVANDULA DENTATA FRENCH LAVENDER
5 GAL @ 24" O.C.



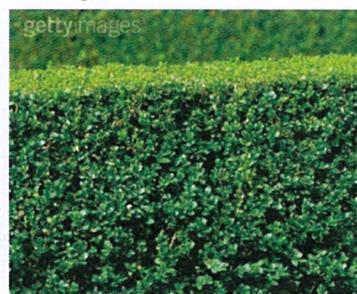
6. MYOPORUM PARVIFOLIUM - MYOPORUM
FLAT SPACE 6" O.C.



23. CUTTING GARDEN
FOXGLOVE



19. CUTTING GARDEN
GLADIOLA



15. BUXUS MACROPHYLLA - BOXWOOD
15 GAL @ 18" O.C.



11. PENSTEMON MARGARITA BOP - PENSTEMON
5 GAL @ 24" O.C.



7. BALLOTA PSEUDODICTAMNUS - FALSE DITTANY
5 GAL @ 30" O.C.



24. CUTTING GARDEN
ZINNIA



20. CUTTING GARDEN
DAHLIA



16. MARATHON II SOD - LAWN



12. SALVIA - HEATWAVE GLIMMER SAGE
5 GAL @ 24" O.C.



8. CEANOTHUS G. HORIZONTALIS
5 GAL @ 24" O.C.

PLANT IMAGES - SHRUBS AND GROUNDCOVER - 6" - 4' TALL AND WIDE

RIMOKH RESIDENCE | 709 N. BEVERLY DRIVE, BEVERLY HILLS CA 90210 | 25 JUNE 2012

RIOS CLEMENTI HALE STUDIOS

MINI-MICRO
RECESSED UPLIGHT™ 3 WATT

With its compact design and solid construction, Mini-Micro Recessed Uplight™ is a great fit in an outdoor application for lighting designers. Machined from copper-free aluminum, it comes with an integral mounting collar that is suitable for being buried in the application with concrete. For more information, visit us online at www.bklighting.com.

RECESSED GRADING



48

A - WELL LIGHT, BK MINI UPLIGHT

HOLLY HUNT LIGHTING KEVIN REILLY COLLECTION



GARDA HANGING LAMP	SIZE 1	SIZE 2	SIZE 3	SIZE 4	SIZE 5	SUITABLE FOR OUTDOOR USE IN SELECT FINISHES
DIAMETER DIA. IN	3.25	3.25	3.25	3.25	3.25	
HEIGHT	13.75	18.75	23.75	28.75	33.75	
WATTAGE	40 WATT					
MAX BULB	40 WATT					

D - INTERIOR LIGHT

Return to Table of Contents

Nite Star™

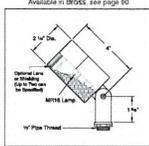


Nite Star™ is a fully machined aluminum MR16 lighting instrument. The Nite Star is fully enclosed and waterproof because of its unique sleeve design. Nite Star is finished in a durable, lustrous, polyester powder coating. All hardware is stainless steel. The Nite Star, along with the wide choice of MR16 lamps and optional accessories, gives the lighting designer an economical, yet highly architectural lighting feature for the most discriminating designs.



Features

- Tamper proof design.
- Removable optical component.
- Enclosed, recessed mounting bracket.
- Clear, tempered glass lens, factory sealed.
- Machined aluminum construction with stainless steel hardware.
- A. L. Listed with MR16 lamps to 50 watts.
- For use with remote ballast/wire, see pages 82, 84 and 87.



CATALOG NUMBER LOGIC

Example: 17-19-BLW-A18-02

Series

Lamp Type	16 - EYV142W, 20" H, Flood	17 - EYV142W, 40" Flood	18 - EYV142W, 12" Flood	19 - EYV142W, 12" Flood
2 - 2" Dia. Lens	3 - EYV142W, 40" Flood	4 - EYV142W, 12" Flood	5 - EYV142W, 12" Flood	6 - EYV142W, 12" Flood
7 - EYV142W, 12" Flood	8 - EYV142W, 12" Flood	9 - EYV142W, 12" Flood	10 - EYV142W, 12" Flood	11 - EYV142W, 12" Flood

Finish

Finish	Color	Material	Notes
1	Black	Aluminum	VER
2	White	Aluminum	VER
3	White	Aluminum	VER
4	White	Aluminum	VER
5	White	Aluminum	VER
6	White	Aluminum	VER
7	White	Aluminum	VER
8	White	Aluminum	VER
9	White	Aluminum	VER
10	White	Aluminum	VER
11	White	Aluminum	VER

Lamp Type

1 - Clear (Standard), 10 - Special, 12 - Soft Focus, 13 - Finishline

Shielding

11 - Honeycomb Beads

6

B - FLOOD LIGHT, BK NITE STAR

HOLLY HUNT LIGHTING KEVIN REILLY COLLECTION



GARDA HANGING LAMP

GARDA HANGING LAMP	SIZE 1	SIZE 2	SIZE 3	SIZE 4	SIZE 5	SUITABLE FOR OUTDOOR USE IN SELECT FINISHES
DIAMETER DIA. IN	3.25	3.25	3.25	3.25	3.25	
HEIGHT	13.75	18.75	23.75	28.75	33.75	
WATTAGE	40 WATT					
MAX BULB	40 WATT					

PLEASE CONSULT OUR SALES DEPARTMENT FOR PRODUCT SPECIFICATIONS

E - INTERIOR LIGHT

Return to Table of Contents

Litestick™

The Litestick™ brings several words to mind when used for path and small area lighting such as, Sleek, Sexy and Wow! Its one inch diameter and small lens opening lends its ability to make a dramatic lighting statement after dark, but says it all about its ability to disappear during the daylight hours. Litestick is available in both machined aluminum and machined brass and is available in both adjustable and fixed versions. The adjustable version allows the lighting designer to tweak the lighting pattern from a three inch mounting height up to an 18" height. The Litestick is unique in its design and unequalled in its quality. The adjustable glare shield option adds a unique look and is field adjustable for that finishing touch.



Features

- Tamper proof design.
- Power Pipe™ - Field mounting option or adjustable mounting option available.
- Tempered, frosted glass lens, factory sealed.
- 1" diameter machined aluminum cap and stem.
- A. L. Listed to 20 watts.
- Machined aluminum construction with stainless steel hardware.
- For use with remote ballast/wire, see pages 82, 84 and 87.

CATALOG NUMBER LOGIC

Example: 17-19-BLW-A18-02

Series

Lamp Type	16 - EYV142W, 20" H, Flood	17 - EYV142W, 40" Flood	18 - EYV142W, 12" Flood	19 - EYV142W, 12" Flood
2 - 2" Dia. Lens	3 - EYV142W, 40" Flood	4 - EYV142W, 12" Flood	5 - EYV142W, 12" Flood	6 - EYV142W, 12" Flood
7 - EYV142W, 12" Flood	8 - EYV142W, 12" Flood	9 - EYV142W, 12" Flood	10 - EYV142W, 12" Flood	11 - EYV142W, 12" Flood

Finish

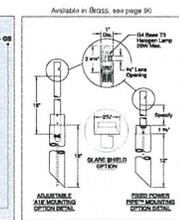
Finish	Color	Material	Notes
1	Black	Aluminum	VER
2	White	Aluminum	VER
3	White	Aluminum	VER
4	White	Aluminum	VER
5	White	Aluminum	VER
6	White	Aluminum	VER
7	White	Aluminum	VER
8	White	Aluminum	VER
9	White	Aluminum	VER
10	White	Aluminum	VER
11	White	Aluminum	VER

Lamp Type

1 - Clear (Standard), 10 - Special, 12 - Soft Focus, 13 - Finishline

Shielding

11 - Honeycomb Beads



43

C - PATH LIGHT, BK LITESTICK

HOLLY HUNT LIGHTING KEVIN REILLY COLLECTION



KLEISCHKE HANGING LAMP	SIZE 3	SIZE 4	SIZE 5	SUITABLE FOR OUTDOOR USE IN SELECT FINISHES
DIAMETER DIA. IN	3.25	3.25	3.25	
HEIGHT	13.75	18.75	23.75	
WATTAGE	40 WATT	40 WATT	40 WATT	
MAX BULB	40 WATT	40 WATT	40 WATT	

PLEASE CONSULT OUR SALES DEPARTMENT FOR PRODUCT SPECIFICATIONS

F - INTERIOR LIGHT

LIGHTING SPECIFICATIONS

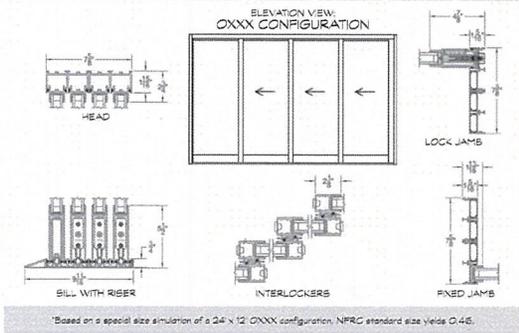
RIMOKH RESIDENCE | 709 N. BEVERLY DRIVE, BEVERLY HILLS CA 90210 | 25 MAY 2012

RIOS CLEMENTI HALE STUDIOS

**NORWOOD 3070-EX
MULTI-SLIDE & POCKET DOOR**



<p>PERFORMANCE</p> <p>Unlimited Multi-Slide, Curved, Pocket, and Corner applications.</p>	<p>MAX PANEL WIDTH</p> <p>96"</p>	<p>MAX PANEL HEIGHT</p> <p>162"</p>	<p>WEIGHT</p> <p>0.16</p>	<p>MAX PANEL</p> <p>0.29*</p>
--	-----------------------------------	-------------------------------------	---------------------------	-------------------------------



5 Made in the U.S.A.

A - MULTI-SLIDE AND POCKET DOOR

M COLLECTION

GRAND SLATE
LIFETIME / Durable SHINGLES

GAF

**Stately Accent For The
Finest Homes And Properties**

"Massive tabs and an ultra-dimensional appearance create the look of traditional slate."

AGED OAK

BRISTOL GRAY

SHEFFIELD BLACK

WELSH GRAY

Dark Brown / Welsh Gray

Lifetime
LIFETIME WARRANTY

Good Housekeeping

Stain Guard

IMPROVED PROTECTION

B - SHINGLES

BOX GUTTERS (LARGE SIZES)

| STANDARD GUTTER LENGTHS | OUTLETS | ANGLES - INTERNAL AND EXTERNAL |
BRACKETS | STOP ENDS |

Show Printable Version

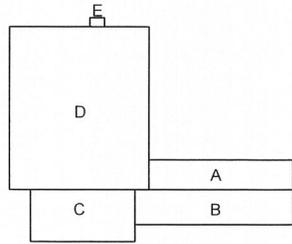
C - GUTTER BOX

MATERIAL SPECIFICATIONS

RIMOKH RESIDENCE | 709 N. BEVERLY DRIVE, BEVERLY HILLS CA 90210 | 25 MAY 2012

RIOS CLEMENTI HALE STUDIOS

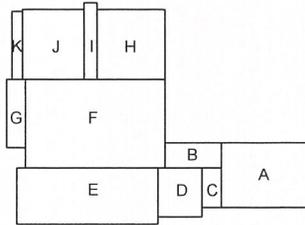
LEVEL
2



A=50'-0" X 10'-3"=513.20 SF
 B=54'-10" X 12'-3"=670.53 SF
 C=36'-4" X 18'-1"=656.86 SF
 D=48'-6" X 55'-11"=2711.96 SF
 E=5'-1" X 3'-2"=16.03 SF

TOTAL=4568.58 SF

LEVEL
1



A=30'-4" X 22'-6"=681.72 SF
 B=19'-9" X 8'-10"=173.68 SF
 C=6'-10" X 13'-8"=93.75 SF
 D=15'-2" X 16'-11"=257.43 SF
 E=16'-11" X 19'-6"=958.45 SF
 F=48'-6" X 30'-8"=1486.98 SF
 G=6'-6" X 23'-8"=154.19 SF
 H=23'-7" X 23'-10"=561.08 SF
 I=4'-8" X 26'-1"=116.29 SF
 J=21'-5" X 23'-10"=510.03 SF
 K=3'-8" X 23'-2"=84.79 SF

TOTAL=5078.39 SF

LEVEL 2=4568.58 SF

LEVEL 1=5078.39 SF

TOTAL =9646.97 SF

PER CITY OF BEVERLY HILLS:
 FLOOR AREA IS MEASURED FROM INSIDE THE
 EXTERIOR WALLS MEASURING 6" IN WIDTH.
 NOTE: FRACTIONS WERE ROUNDED TO THE
 NEAREST INCH. EXACT SF CALCULATIONS
 ARE LOCATED ON TITLE SHEET

PROJECT
1136

EXCLUSIVE

RIOS CLEMENTI HALE STUDIOS

709 N. Beverly

709 N. Beverly Drive
 Beverly Hills, CA
 90210

DESIGN REVIEW 23 MAY 2012

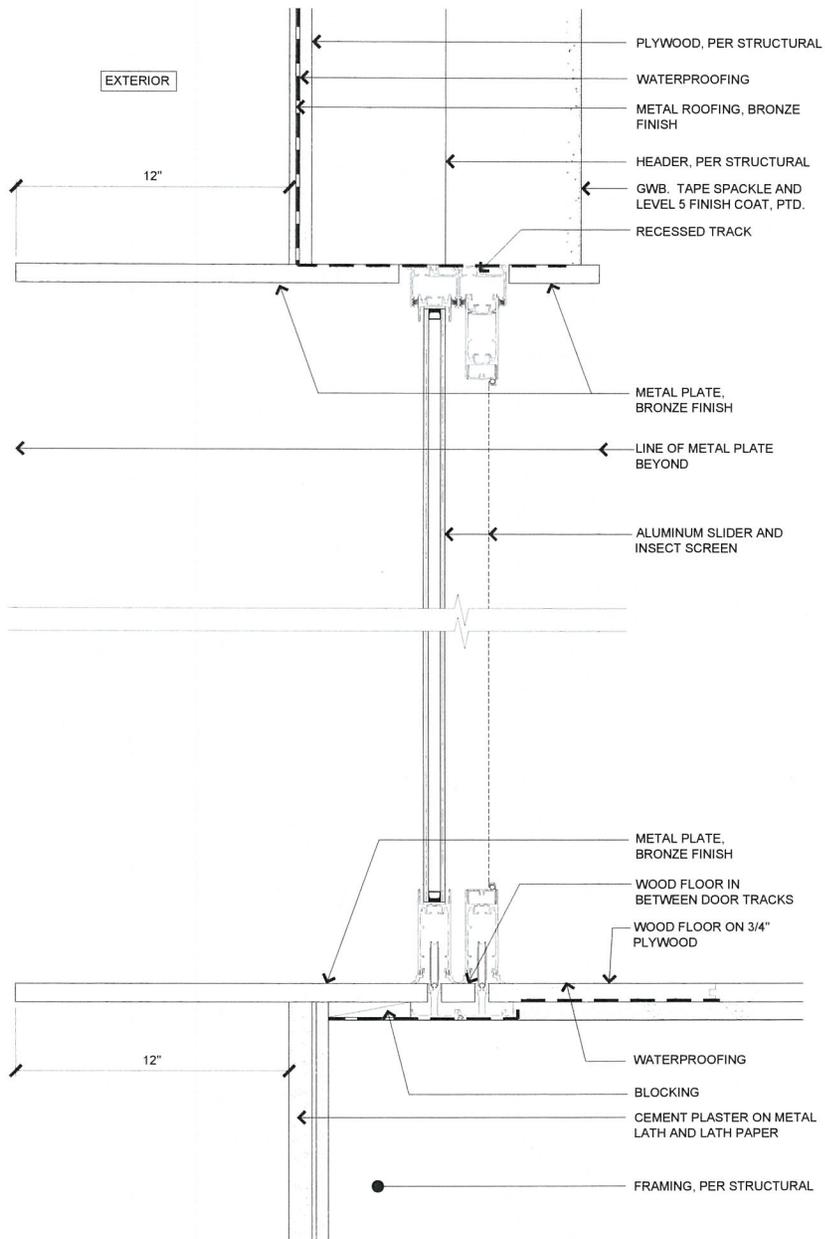
Floor Area
 Blocking Study

DATE: June 21, 2012

BY: NTS

A-002

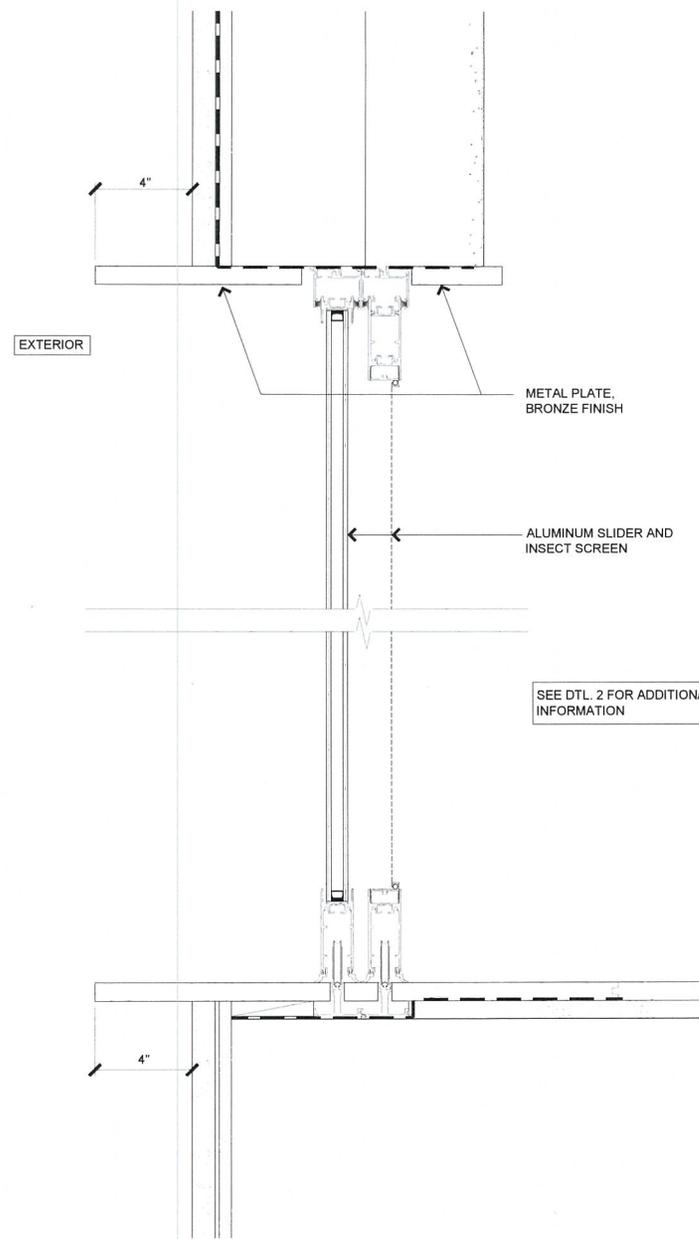
www.riosclementi.com
 FAX: 310.761.1811
 PH: 310.761.1800
 LOS ANGELES, CA 90004
 SUITE 100
 633 N. LARCHMONT BLVD
 © RIOS CLEMENTI HALE STUDIOS



DORMER WINDOW HEAD & SILL DETAIL

SCALE: 3" = 1'-0"

2



TYPICAL WINDOW HEAD & SILL DETAIL

SCALE: 3" = 1'-0"

1

709 N. Beverly

709 N. Beverly Drive
 Beverly Hills, CA
 90210

DESIGN REVIEW 23 MAR 2012

Details

June 21, 2012

3" = 1'-0"

A-701



Design Review Commission Report

455 North Rexford Drive

July 9, 2012

Attachment D
Approval Resolution

RESOLUTION NO. DR XX-XX

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A R-1 DESIGN REVIEW PERMIT TO ALLOW A FAÇADE REMODEL OF AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 709 NORTH BEVERLY DRIVE.

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

Section 1. Selena Linkous, applicant on behalf of the property owners, Jack Rimokh Trust (Collectively the “Applicant”), has applied for a R-1 Design Review Permit for design approval of a façade remodel of an existing two-story single-family residence for the property located at 709 North Beverly 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 July 9, 2012 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. **No special conditions have been imposed 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: **July 9, 2012**

Shena Rojemann, Commission Secretary
Community Development Department

Arline Pepp, 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. ~~XX-XX~~ duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on **July 9, 2012** 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:

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