



Design Review Commission Report

Meeting Date: Thursday, August 2, 2012
(Continued from the DRC meeting on July 9, 2012)

Subject: **506 N Linden Drive (PL# 120 9846)**
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.

Project applicant: Jacques Mashihi

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

REPORT SUMMARY

The applicant is requesting design review approval to allow for a new two-story single family residence located in the Central Area of the City. The project was previously reviewed by the Commission at its July 9, 2012 meeting (Attachment A). 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 horizontal banding across the façade should be reduced in scale or eliminated.
- The porte cochere should be reconsidered with a trellis-type structure or flat roof.
- The landscaping is weak in the front and there is no softness to it. Seeing only palm trees makes it look barren.
- The entryway seems a bit squat and needs to be restudied. The horizontal molding above the entry lights is awkward.

As a result of the Commission's direction, the applicant has modified the project to address the Commission's concerns. Modifications include:

- Redesign of the entryway and porte cochere
- Reduction in height of the railing above the entryway
- Replacement of rectangular windows above entryway with two arched windows
- Enhancements to the landscape plan

The applicant has provided responses to the Commission's comments in Attachment B of this report.

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.

Attachment(s):

- A. July 9, 2012 DRC Staff Report and Previously Proposed Project
- B. Applicant's written response to Commission'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

August 2, 2012

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



Design Review Commission Report

455 North Rexford Drive

August 2, 2012

Attachment A:

July 9, 2012 DRC Staff Report and Previously Proposed Project



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Monday, July 9, 2012

Subject: 506 N Linden Drive (PL# 120 9846)

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.

Project applicant: Jacques Mashihi

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

REPORT SUMMARY

The applicant is requesting approval of a new 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.

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 June 29, 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
- C. Approval Resolution

Report Author and Contact Information:

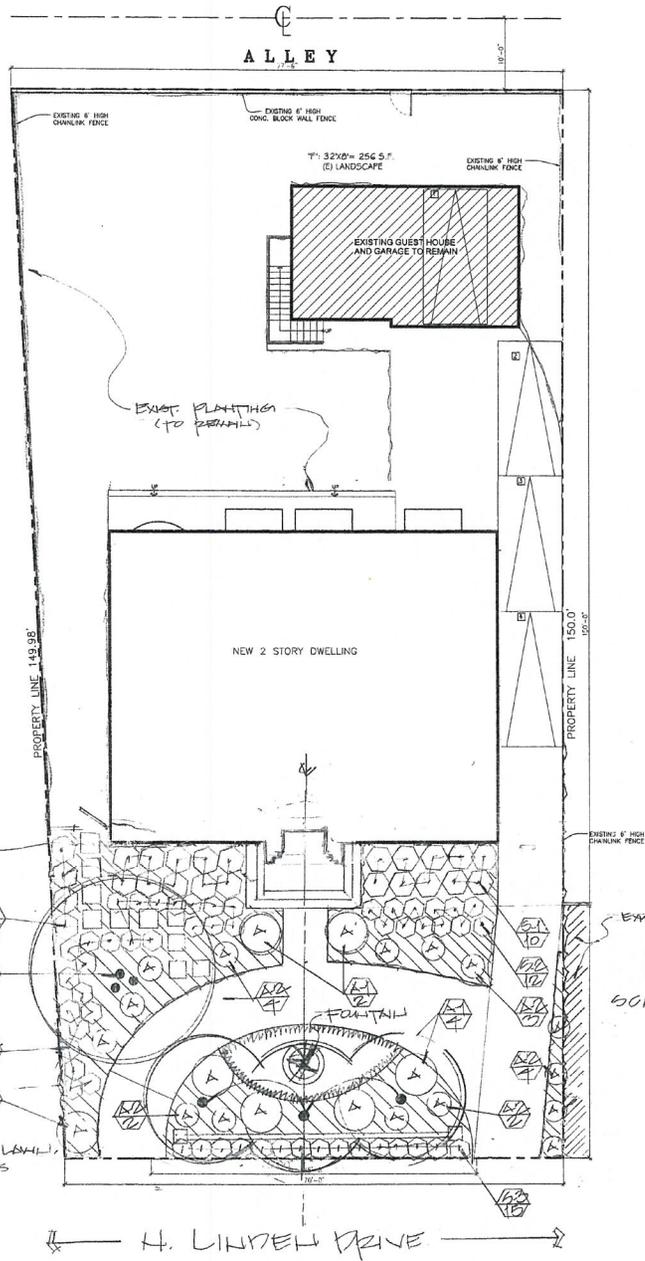
Cindy Gordon, Assistant Planner
(310) 285-1191

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CUSTOM HOME
506 N. LINDEN DRIVE.
BEVERLY HILLS, CALIFORNIA 90210

ARCHITECT: WEST PACIFICA DESIGN CONSTRUCTION, INC
JACQUES MASHIHI, ARCHITECT, A.I.A.



PLANT LIST

SYMBOL	POTENTIAL NAMES	COMMON NAME	SIZE	QTY	SPACING
T-1	LAGERSTROMIA INICIA	CREAM-YEICE RED	40" EX	1	-
T-2	COCOS PALMOSA	CREAM PALM	24" EX	3	-
S-1	ALYSSUM HUBBARDII	BLUE HIBISCUS	5 GAL	0	4' O.C.
S-2	OSTIA X 'PAPPUS'	ORCHID ROCKROSE	5 GAL	25	3' O.C.
S-3	DELONIXIA REGINATA	NY ORCHID - WHITE	5 GAL	15	3' O.C.
A-1	PHORADENDRON 'MAGN' OIL'	NEW ZEALAND FLAX	15 GAL	1	RANDOLPH
A-2	ANIGONANTHOS 'EXIGR' RED	KANGAROO PAIL	5 GAL	17	" "
LAW-1	EUCHLOE DACTYLOIDES	BUFFALO GRASS	500	-	-
CAREX/COONARIS	'SERRAIO'	BLUE SERRAIO	FLAT	AS NEEDED	14' O.C.
(ALL P.A.M)	'KAMUPULSAR'				

LEGEND

(NOTE: THIS LEGEND SHOWS TYPE OF PLANT REFER TO PLANT LIST + PLANT SIZE QUANTITY + SPACING)

- PROPOSED TREE
- PROPOSED PALM
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED GROUNDCOVER (ALL PLANTING AREAS)
- PROPOSED LAWN

NOTE: = PLANT SYMBOL - SEE PLANT LIST QUANTITY

PLANTING PLAN

NOTE:
REMOVES EXIST. LAWN, SHRUBS & TREES

EXIST. HOUSE
SCALE: 1/8" = 1'-0"



LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9199

REVISION 10-20-12/LETT

DATE	REVISIONS

WEST PACIFICA DESIGN-CONSTR., INC.
JACQUES MASHIHI ARCHITECT A.I.A.
8871 WILSHIRE BLVD., STE. 610
BEVERLY HILLS, CA. 90211
TEL: (310) 855-0923
FAX: (310) 855-0920
E-MAIL: jpm@westpacifica.com

PROJECT: RENOVATION AND 2ND FLOOR ADDITION ON (E) ONE STORY DWELLING
DESIGNED BY: DR. RAMIN DAVIDOFF /
LOCATION: 506 N. LINDEEN DRIVE, BEVERLY HILLS, CA., 90210

PROJECT: RENOVATION AND 2ND FLOOR ADDITION ON (E) ONE STORY DWELLING
DESIGNED BY: DR. RAMIN DAVIDOFF /
LOCATION: 506 N. LINDEEN DRIVE, BEVERLY HILLS, CA., 90210

DATE: 10-20-12
SCALE: AS SHOWN
DATE: 10-20-12
SHEET: 1-1

REVISIONS	BY

Date	12/20/14
Drawn	
Drawn	LOT
App	
Sheet	L
Of	



T-1 CRAPEMYRTLE



T-2 QUEEN PALM



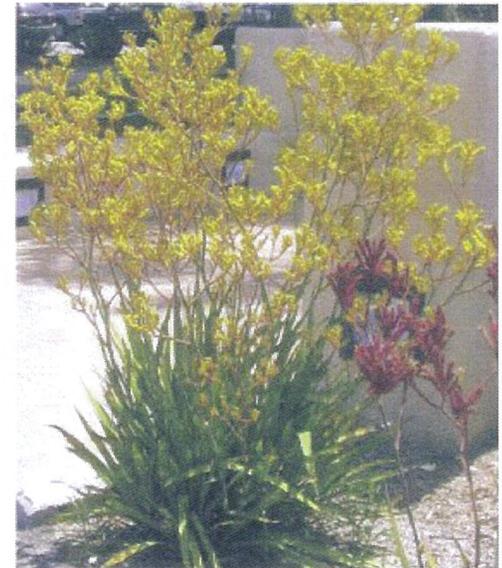
S-1 BLUE HIBISCUS



S-2 ROCKROSE



A-1 NEW ZEALAND FLAX



A-2 KANGAROO PAW



GROUNDCOVER - BLUE SENECIO



PLANT PICTURES

LARRY G. TISON & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 214 F. BRIDGEMAN, SUITE G, GLENDALE, CALIFORNIA 91205
 626-241-9669



Design Review Commission Report

455 North Rexford Drive

August 2, 2012

Attachment B:

Applicant's written response to
Commission's Comments

West Pacifica Design Constr. Inc.

*Architecture * Engineering * Planning*

Jacques Mashihhi, Architect/A.I.A.

8671 Wilshire Boulevard, Suite 610; Beverly Hills, CA 90211

Phone (310) 855-0823 Fax (310) 855-2460 E-Mail wpd@sbcglobal.net

Date: 07-25-12

Ref.: 506 Linden

To DRB Committee:

In reference to the project located at 506 Linden, we took in consideration all comments and suggestions related to the design of the front elevation facing Linden drive as follows:

1. We redesigned the main entry tower by removing the horizontal concrete molding located at 1/3 of the entry tower, we replace it by simple joints in stucco from top to bottom around the entry door.
2. We located the horizontal molding on the top of the entry way higher than it was originally, to give more identity to the main entry way.
3. We reduce the height of the railing at the central balcony to achieve a better proportion between the top railing and the area below.
4. We replaced the window above the entry tower at the central balcony by two arched narrower windows for 2 raisons:
 - a. To eliminate the repetition and similarity of the windows at the 2nd floor
 - b. To create a more elegant and enhanced look to the entire central entry tower.
5. We modified the porte cochere to a less heavy structure from a high pitched roof to a lower flat roof with a mansard tile roof around the porte cochere, we converted the arched opening at the entry of the porte cochere to a rectangular opening to create more harmony to the entire look of the 1st floor, and to make it less dominant compared to the house itself.
6. Landscape have been enhanced and improved based on recommendations of the DRB committee (See attached plans)
7. Fountain have been removed.
8. At the end on behalf of the owner and myself , I would like to thank the design review committee for their suggestions and input regarding the design elements of this project.

Jacques Mashihhi
Architect



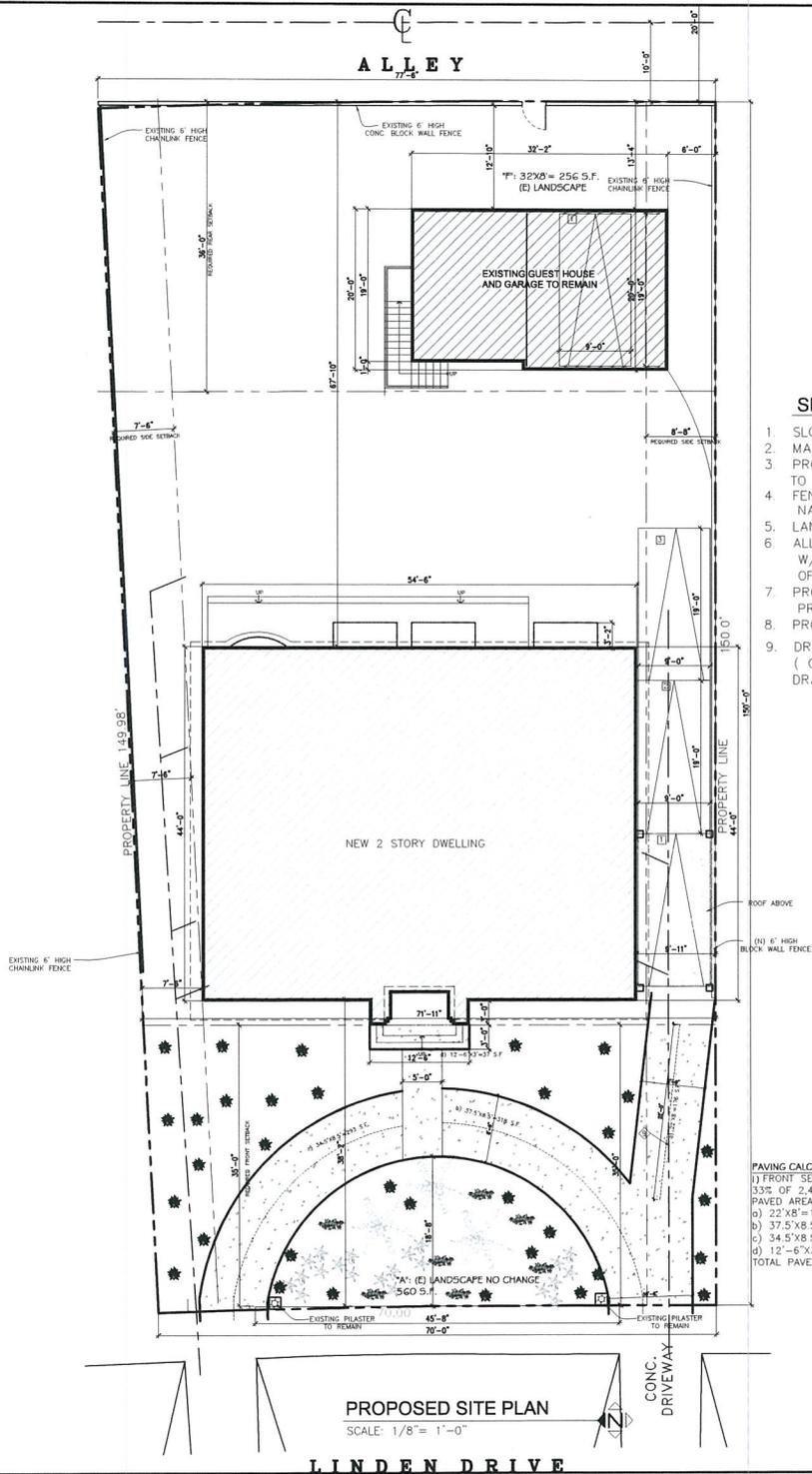
Design Review Commission Report

455 North Rexford Drive

August 2, 2012

Attachment C:

Revised design plans, cut sheets
and supporting elements



SITE PLAN KEY NOTES:

1. SLOPE ALL FINISH GRADES AWAY FROM BUILDING.
2. MAINTAIN A MINIMUM OF 6" FROM GRADE TO ANY WOOD.
3. PROVIDE G.I. GUTTERS AND DOWNSPOUTS (SEE ROOF PLAN), AND CONDUCT TO SIDEWALK W/ 2% MIN. SLOPE VIA/NON EROSION DEVICES (TYP.).
4. FENCES, PLANTERS & RETAINING WALLS SHALL NOT EXCEED 6 FEET ABOVE NATURAL GRADE LEVEL @ REQUIRED SIDEYARD AND REAR YARD.
5. LANDSCAPE PLANTERS (SEE LANDSCAPE DWGS).
6. ALL EXT. STAIRWAYS ARE CONC. STAIRWAYS W/ 7" MAX. RISER & 11" MIN. TREAD W/ NON-SLIPERY FINISHES & METAL RAILING EACH SIDE AS REQ'D BY CITY OF L.A. CODES. (TYP.)
7. PROVIDE 6'-0" HIGH X 6" THICK BLOCK WALL FENCE AT (3) SIDES OF PROPERTY FROM NATURAL GRADE.
8. PROVIDE MAX. 3'-6" HIGH FENCE AT FRONT SETBACK FROM NATURAL GRADE..
9. DRAIN ALL ROOF AND SURFACE WATERS TO STREET VIA NON-EROSIVE DEVICE (CONDUCT TO FACE OF SIDEWALK CURB)
DRAIN PIPES TO BE 4" DIAMETER MIN.

PAVING CALCULATION

1) FRONT SETBACK: AVERAGE 71'x35'=2,496 S.F.
33% OF 2,496 S.F.=832 S.F.

PAVED AREA

a) 22'x8'=176 S.F.
b) 37.5'x8.5'=318 S.F.
c) 34.5'x8.5'=293 S.F.
d) 12'-6"x3'=37 S.F.

TOTAL PAVED AREA = 824 S.F.<832 S.F. OK

DATE	REVISIONS

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 BEVERLY HILLS, CA 90211 FAX. (310) 855-2460
 E-mail: wpc@westpac.net

PROJECT: PROPOSED NEW 2 STORY DWELLING
 DRAWN: RAMIN DAVIDOFF
 LOCATION: 506 N. LINDEN DR., BEVERLY HILLS, CA., 90210

DATE: 03/11/11
 DESIGNED: J. MASHIH
 DRAWN: RAMIN DAVIDOFF
 SCALE: AS SHOWN
 DATE: 03-29-11
 SHEET: A-1



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

- 1 BARREL CLAY TILE EAGLE ROOFING
- 2 SMOOTH STUCCO
COLOR LA HABRA STUCCO
X-81584 SUFFOLK
- 3 PRECAST CONC. MOLDING
TRIM COLOR
LA HABRA STUCCO
X-820 SILVERADO
- 4 STUCCO PILASTER W/
CONC. CAP ON TOP
- 5 WOOD& GLASS DOOR W/ WOOD TRIM
- 6 PRECAST CONC. & ROUND VERTICAL ELEMENT
LA HABRA STUCCO X-820 SILVERADO
- 7 EXTERIOR LIGHT FIXTURE
BRONZE WALL LANTERN
CUPPER GUTTER& DOWNSPOUT
- 8 DBL GLAZED WOOD WINDOW BY PELLA
- 9 CHIMNEY CAP EAGLE TILE

DATE	REVISIONS

WEST PACIFIC DESIGN-CONSTR., INC.
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PROJECT: PROPOSED NEW 2-STORY DWELLING
 ARCHITECT: RAVIN DAVIDOFF
 DATE: 06-28-12
 SHEET: A-5

506 N. LINDEN DR., BEVERLY HILLS, CA, 90210



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

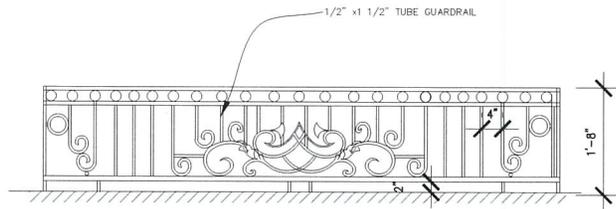
ELEVATION KEY NOTES:

- 1] BARREL CLAY TILE EAGLE ROOFING
- 2] SMOOTH STUCCO
COLOR: LA HABRA STUCCO
X-BISBA SUFFOLK
- 3] PRECAST CONC. MOLDING
TRIM COLOR:
LA HABRA STUCCO
X-BISBA SILVERADO
- 4] STUCCO PILASTER W/
CONC. CAP ON TOP
- 5] WOOD& GLASS DOOR W/ WOOD TRIM
- 6] PRECAST CONC. STONE
- 7] EXTERIOR LIGHT FIXTURE
BRONZE WALL LANTERN
- 8] COPPER GUTTER& DOWNSPOUT
- 9] DBL. GLAZED WOOD WINDOW BY PELLA
- 10] CHIMNEY CAP EAGLE TILE

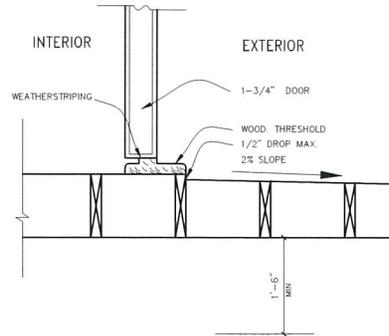
DATE	REVISION

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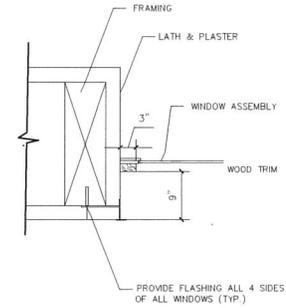
PROJECT: PROPOSED NEW 2 STORY DWELLING
 ARCHITECT: DR. RAMIR DAVIDOFF
 LOCATION: 806 N. LINDELL BLVD. BEVERLY HILLS, CA. 90210
 DATE: 08-28-12
 SHEET: A-1



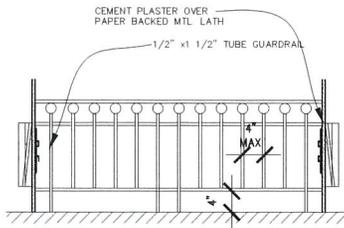
BALCONY RAILING ABOVE ENTRY



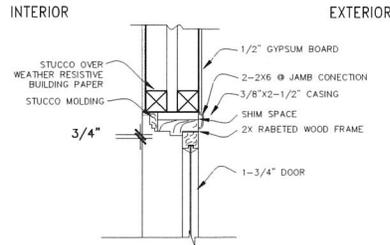
4 SCALE: DOOR SILL



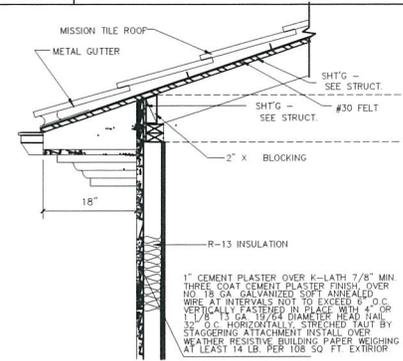
7 SCALE: FLASHING • WINDOW JAMB



WINDOW RAILING



5 SCALE: DOOR HEAD



8 SCALE: EAVE

2 SCALE: RAILING

DATE	REVISIONS

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PROJECT: RENOVATION AND 2ND FLOOR ADDITION ON (E) ONE STORY DWELLING
 OWNER: DR. RAMNI DAVIDOFF
 LOCATION: 506 N. LINDEN DRIVE, BEVERLY HILLS, CA., 90210

JOB# 2011 A-13

DESIGNED: J. MASHIHI
 DRAWN: AS SHOWN
 SCALE: AS SHOWN
 DATE: 06.28.2012
 SHEET: D-1

DATE	REVISIONS

	FLOOR		BASE		WALL		CEILING		NOTES
	CARPET	SHEET VINYL	CONCRETE	PAVEMENT	STUCCO	1/2" GYP BOARD	5/8" TYPE "X" GYP BD	5/8" TYPE "X" GYP BD	
PORCH N/A									
ENTRY									
LIVING ROOM									
DINING ROOM									
KITCHEN									
POWDER ROOM									
STAIRWAYS									
ALL FLOORS (CORRIDOR)									
GARAGE									
COATS CLOSET									
WATER HEATER N/A									
MASTER BEDROOM									
MASTER BATH									
WALK-IN CLOSET									
BALCONY									
BEDROOM #2									
BEDROOM #3									
BATH #2									
BATH #3									
BALCONY									

WINDOW LETTER	SIZE		WINDOW TYPE	FRAME MATERIAL	GLASS	THICKNESS	SECURITY OPENING	HEADER HEIGHT	DETAILS	NOTES: ALL WINDOWS & EXT. DOORS SHALL WOOD/ DEL. BLANK & MATCH EXISTING
	WIDTH	HEIGHT								
(A)	6'-0"	6'-0"	III	WD CLR	3/16"	0		8'-6"	-	GUEST ROOM
(B)	3'-0"	6'-0"	III	WD CLR	3/16"	0		8'-6"	-	LIVING/ FAMILY ROOM
(C)	5'-0"	4'-0"	IV	WD CLR	3/16"	0		8'-6"	-	KITCHEN GREENHOUSE WINDOW
(D)	3'-0"	4'-0"	III	WD CLR	3/16"	0		8'-6"	-	KITCHEN
(E)	4'-0"	6'-0"	III	WD CLR	3/16"	0		8'-6"	-	DINING ROOM
(F)	2'-6"	3'-6"	I	WD CLR	3/16"	0		8'-0"	-	BATHROOM 2ND FLOOR
(G)	2'-6"	5'-6"	I	WD CLR	3/16"	0		8'-0"	-	BEDROOM 3
(H)	1'-9"	8'-0"	V	WD CLR	3/16"	0		8'-0"	-	2ND FLOOR BALCONY FIXED ARCHD
(I)	1'-9"	4'-6"	I	WD OBS	3/16"	0		8'-0"	-	MASTER BATH (TP)

DOOR NUMBER	SIZE		DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	SECURITY OPENING	HARDWARE	LABEL (MINUTES)	SELF-CLOSER	DETAILS	SMOKE GASRETARD SWITCH CONTROL	NOTES
	WIDTH	HEIGHT										
(1)	3'-0" PAIR	9'-0"	1-3/4"	G	WD	WD	0	lockout	-	-	-	ENTRY DOOR
(4)	5'-6"	8'-6"	-	F	GL	WD	0	lock	-	-	-	LIVING/FAMILY ROOM (ARCHD TP)
(5)	6'-0"	8'-6"	-	B	GL	WD	0	lock	-	-	-	FAMILY ROOM/ NOOK (TP)
(6)	4'-6"	7'-6"	-	B	GL	WD	0	lock	-	-	-	BEDROOM#3#4 (TP)
(7)	5'-0"	7'-6"	-	F	GL	WD	0	lock	-	-	-	BEDROOM#2# MASTER BEDROOM (TP)
(9)	2'-8"	7'-6"	-	C	GL	WD	0	lock	-	-	-	BALCONY @ 2ND FLOOR
(11)	2'-8"	7'-0"	1-3/8"	D	SC	WD	0	lock	-	-	-	ACCESS TO SIDE
(12)	2'-8"	7'-0"	1-3/8"	A	SC	WD	0	lock	-	-	-	DINING/ KITCHEN DRN SWNG

WINDOW TYPES NOTE: ALL WOODS W/1 40" OF LOCK'G SHALL BE TEMP.

PL PLATE TR TEMPERED
OBS OBSCURE DG DUAL GLASS
AL ALUMINUM WD WOOD

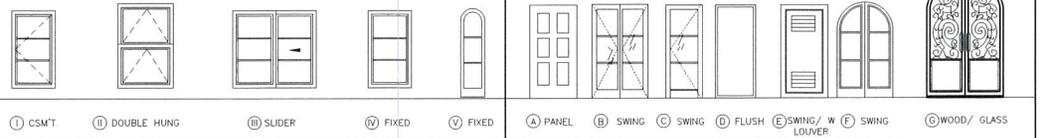
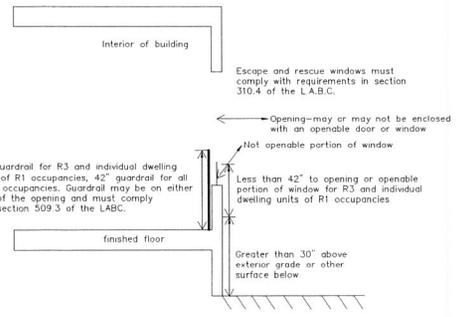
DOOR TYPES

HC HOLLOW CORE
SC SOLID CORE
HM HOLLOW METAL
WD WOOD
GL GLASS
MR MIRROR

GUARDRAIL REQUIREMENTS ADJACENT TO OPENABLE WINDOWS

Section 509.1 of the Los Angeles Building Code (LABC) requires that guardrails be provided in specified locations. A recurring condition which is not clearly addressed in the code is created when openings are located in a wall that has less than the minimum guardrail height window sill and the adjacent floor elevation exceeds 30 inches.

Regardless of whether these openings are enclosed with openable windows or doors, there clearly exists a hazard for a person in falling through the openable portion of the window with or without screens. The Department interprets the intent of this section of the code to require guardrails in front of, or behind, the opening. The diagram below illustrates this condition.



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PROJECT: PROPOSED NEW 2 STORY DWELLING
 OWNER: RAMIN DAYDOFF
 LOCATION: 506 N. LINDEN DR., BEVERLY HILLS, CA., 90210

DESIGNED: J. Mashahi
 DRAWN: AS
 SCALE: AS SHOWN
 DATE: 06-28-12
 SHEET: SCH-1



CUSTOM HOME
506 N. LINDEN DRIVE.
BEVERLY HILLS, CALIFORNIA 90210

ARCHITECT: WEST PACIFICA DESIGN CONSTRUCTION, INC
JACQUES MASHIHI, ARCHITECT, A.L.A.



BUILDING ROOF TILE
RECLINE ROOFING
#2211 BALMILY BLEND
#2243 CAFE ANTIQUE BLEND



BUILDING STONE TRIM
HORIZONTAL BAND TRIM



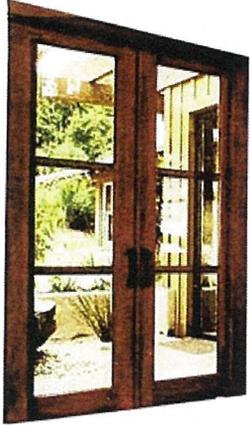
BUILDING MOULDING MATERIAL
W/STONE SILL CAP



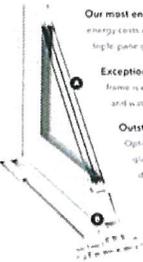
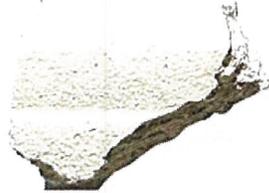
BUILDING MOULDING MATERIAL
BY DOOR STONE CAP



BUILDING MATERIAL
RIM



WINDOW DESIGN



Our most energy-efficient options. To limit your energy costs and increase your comfort with optional Low-E triple-pane glass (A) and foam-insulated door panels (B).

Exceptional strength. Multi-embossed, fully weathered vinyl frame is extra strong and durable, ensuring outstanding wind and water resistance.

Outstanding impact resistance and peace of mind. Optional hurricane-rated argon-resistant laminated glass with up to a DFP5 rating makes Polk 350 Series doors some of the most durable and wind-resistant vinyl patio doors on the market. Plus, it provides added protection against intruders.

Extra security. Includes a multi-point lock.



BUILDING MOULDING MATERIAL
HORIZONTAL DOOR STONE TRIM



BUILDING STONE
PLASTER STONE COVER CAP

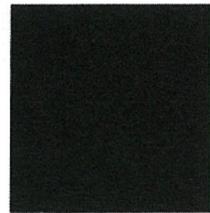
COLOR AND MATERIALS BOARD



LA HABRA STUCCO
X-820 SILVERADO



BUILDING STUCCO COLOR
LA HABRA STUCCO
X-81584 SUTFOLK



BUILDING HANDRAIL COLOR
DUNN EDWARDS PAINT
DEA55 NORTHERN TERRITORY TRV7



HARSHAPE STONE FINISH
MULTI-CUT COVER STONE



DOOR DESIGN



BUILDING CH



BUILDING DOORS, FASCIA, CORBELS COLOR
DUNN EDWARDS PAINT
DEA 163 REDDO LRV 13



BUILDING COPPER GUTTER



BUILDING LIGHT FIXTURE

CUSTOM HOME
506 N. LINDEN DRIVE,
DEVEDEN HILLS CALIFORNIA 90210

ARCHITECT: WEST PACIFICA DESIGN CONSTR
JACQUES MASHIHL ARCHITECT.



Design Review Commission Report

455 North Rexford Drive

August 2, 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 NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 506 NORTH LINDEN DRIVE.

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

Section 1. Jacques Mashihi, applicant on behalf of the property owner, Ramin Davidoff (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 506 North Linden 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 **August 2, 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: **August 2, 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 **August 2, 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