



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

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**Meeting Date:** Thursday, December 5, 2013

**Subject:** 718 North Roxbury Drive (PL1331145)

A request for an R-1 Design Review Permit to allow a façade remodel to an existing one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project Applicant:** Cameron Yadidi Brock

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

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### REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing one-story single-family residence in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Modern; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

### URBAN DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the proposed design provides a minimalistic palette of stucco and stainless steel with simple massing. While the front entryway is appropriately accentuated, the overall façade has limited transparency to the streetscape; the result does not engage the streetscape appropriately and is overly sparse. Additionally, the proposed design does not integrate with the existing hardscape or landscape, which are proposed to remain as existing. Furthermore, the perspective indicates exterior accent lighting toward the front door; however, per information provided by the applicant, no such lighting is proposed in this area.

As a result of this analysis, it is recommended that the Commission provide the applicant with design direction and continue the project to the January 6, 2014 special meeting. Specifically, a modified façade design, better integrated hardscape and landscape designs, and exterior lighting details should be provided for the subsequent Commission 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.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans

Report Author and Contact Information:

Cindy Gordon, Associate Planner

(310) 285-1191

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



## Design Review Commission Report

455 North Rexford Drive

December 5, 2013

### ENVIRONMENTAL ASSESSMENT

Prior to the filing of the Design Review application, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (Paul Laszlo). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed.

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.

### PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on November 25, 2013; the site was posted on November 19, 2013. To date staff has not received comments in regards to the submitted project.



**Design Review Commission Report**

455 North Rexford Drive

December 5, 2013

**Attachment A**

Detailed Design Description  
and Materials (applicant prepared)

**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/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
  - 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):**

Style: Modern

The New proposal of the front facade is a conservative transposition of the original design into modern Architectural aesthetics. It is in no way a departure from the overall original design intentions. Our Minimalistic approach will modernize and enhance the existing property.

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

- |   |                                  |                                 |
|---|----------------------------------|---------------------------------|
| <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: 85' x 180 Lot Area (square feet): 15,300  
 Adjacent Streets: Lomitas and Elevado

**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 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/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

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:**

a 30 day notification was posted at the site

**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:	15'-0" Maximum 11'	13'-10"	15'-0" Maximum 11'
Roof Plate Height:		11'	11'
Floor Area:		4554	4608
Rear Setbacks:	45'	56'	56'
Side Setbacks:	S/E 7'-6"	S/E 6'-0"	S/E 6'-0"
	N/W 12'	N/W 7'-6"	N/W 7'-6"
Parking Spaces:			

**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: Stucco  
 Texture /Finish: Smooth finish  
 Color / Transparency: Lahabra X-40 Dove Grey and Lahabra X-17419 Limestone color

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

Material: Lincoln Aluminum clad windows.  
 Texture /Finish: no texture  
 Color / Transparency: aluminum

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

Material: Stainless steel garage door and Neoporte Entry door system  
 Texture /Finish: smooth  
 Color / Transparency:

**PEDIMENTS**

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

**ROOF**

Material: existing to remain  
 Texture /Finish:  
 Color / Transparency:

**CORBELS**

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

**CHIMNEY(S)**

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

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

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

**TRELLIS, AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

*Material:* existing to remain  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**EXTERIOR LIGHTING**

*Material:* Halo Recessed Low Voltage light  
*Texture /Finish:* Stainless steel trim  
*Color / Transparency:* white baffle

**PAVED SURFACES**

*Material:* Existing to remain  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**FREESTANDING WALLS AND FENCES**

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

**OTHER DESIGN ELEMENTS**

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

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

We are maintaining all of the existing front yard landscaping with the exception of the planters next to the house. The landscaping there will be replaced with Horsetail plants which are often used along side modern architecture.

**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.**

We are not changing the architectural language of the existing residence. We aim to modernize and enhance the existing property.

**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.**

The design materials utilized by our proposal are geometrically in harmony with the existing structure of the house. Furthermore, our proposed design expresses a clear modern and minimalistic design approach which is easily Architecturally identifiable.

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

The overall modern minimalistic design of our proposed front facade reflects existing modern buildings and properties within its vicinity.

**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 are keeping the existing single story design.

**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.**

We are not changing any of the existing setbacks.



**Design Review Commission Report**

455 North Rexford Drive

December 5, 2013

**Attachment B**  
Project Design Plans



# D-EDGE

828 Kenfield Avenue  
 Los Angeles, CA 90048  
 Tel. 310-286-1093  
 Fax. 310-472-4817  
 Email. dedgeinc@gmail.com

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Project:  
**ROXBURY RESIDENCE  
 REMODELING**

718 N. ROXBURY DRIVE  
 BEVERLY HILLS, CA 90210

Project Owner:  
**DKG DEVELOPMENT, INC.**

718 N. ROXBURY AVE.  
 BEVERLY HILLS, CA 90210

In Association With:

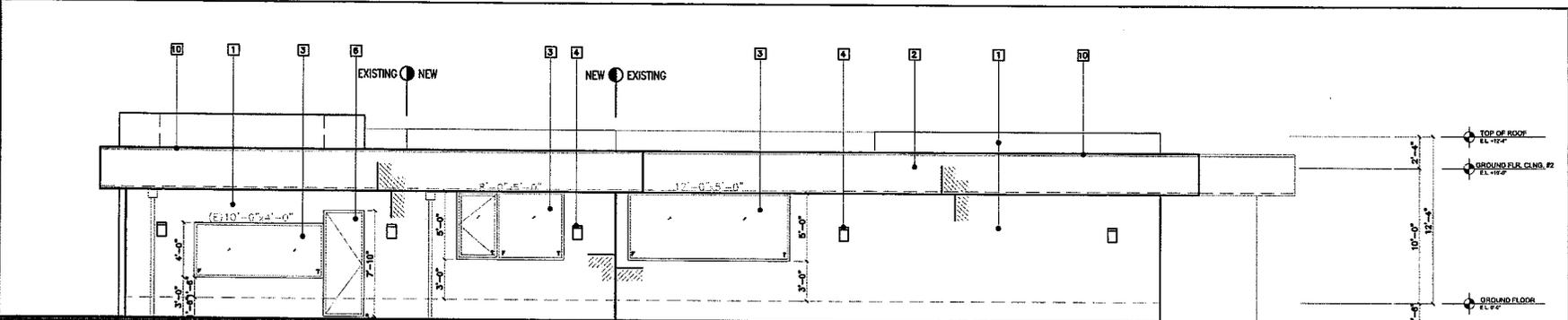
Issue No.	Description	Issue Date

Sequence Number  
 013.06-P1

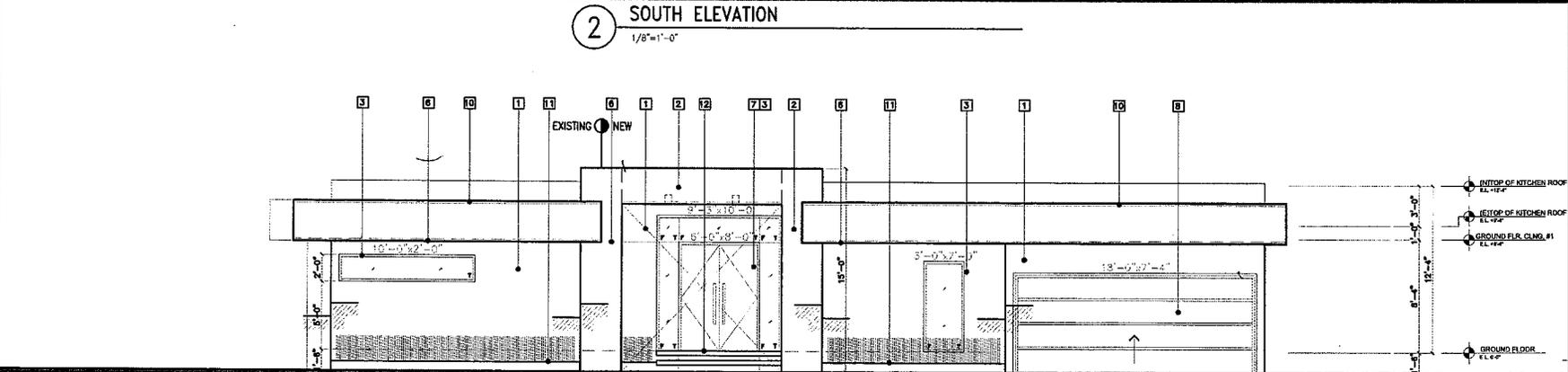
**WEST ELEVATION  
 SOUTH ELEVATION**

Scale: 1/8"=1'-0"  
 Original drawing sheet to 24" x 36"  
 Scale Accuracy: 2' Reduced  
 DRAWING NUMBER

**A3.1**



**2 SOUTH ELEVATION**  
 1/8"=1'-0"



**1 WEST ELEVATION**  
 1/8"=1'-0"

## KEY NOTES

PLEASE NOTE THAT ALL KEY NOTES MAY NOT APPLY TO THIS SHEET.

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>1 EXTERIOR STUCCO, LAHABRA STUCCO / PRODUCT: SBMF BASE-200 / COLOR: X-40 DOVE GREY</li> <li>2 EXTERIOR STUCCO, LAHABRA STUCCO / PRODUCT: SBMF BASE-200 / COLOR: X-17419 LIMESTONE(10402L)</li> <li>3 ALUM. FRAME WINDOW AND DOOR / STAINLESS STEEL, SATIN FINISH</li> <li>4 EXTERIOR LIGHTING FIXTURE / HALO 4" RECESSED LOW VOLTAGE LIGHT WITH THE SQUARE OR ROUND TRIM</li> <li>5 WINDOW GLAZING / INSULATED GLASS, PPG SOLARBAN 80</li> <li>6 3/4" ALUM. REVEAL FOR RAIN DROP</li> </ul> | <ul style="list-style-type: none"> <li>7 DOOR / NEOPORTE, 2.0T STAINLESS STEEL, 2 SIDELITES + TRANSOMIN</li> <li>8 GARAGE DOOR / STAINLESS STEEL, SATIN FINISH / INSULATED</li> <li>9 1" ALUM. STUCCO REVEAL</li> <li>10 METAL COPING TYP.</li> <li>11 PLANTER W/HORSETAIL / 30" HT.</li> <li>12 STAIR LANDING / POURED IN PLACE CONC. / STAINED FINISH</li> </ul> |
|--|--|



# D-EDGE

928 Kenfield Avenue  
Los Angeles, CA 90049  
Tel: 310-286-1083  
Fax: 310-472-4917  
Email: dedgeinfo@gmail.com

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Project:  
**ROXBURY RESIDENCE  
REMODELING**

718 N. ROXBURY DRIVE  
BEVERLY HILLS, CA 90210

Project Owner:  
**DKG DEVELOPMENT, INC.**

718 N. ROXBURY AVE.  
BEVERLY HILLS, CA 90210

In Association With:

Issue No.	Description	Issue Date
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Sequence Number  
013.06-P1

STREET  
MONTAGE

Scale: N.A.  
Original drawing sheet is 34" x 58"  
Scale Accordingly if Reduced  
DRAWING NUMBER

A6.3



**EXISTING STREET MONTAGE**



**PROPOSED STREET MONTAGE**

# D-EDGE

928 Kentfield Avenue  
Los Angeles, CA 90049  
Tel: 310-856-1095  
Fax: 310-472-4917  
Email: dedgeinc@gmail.com

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Project:  
**ROXBURY RESIDENCE  
REMODELING**

78 N. ROXBURY DRIVE  
BEVERLY HILLS, CA 90210

Project Owner:  
**DKG DEVELOPMENT, INC.**

78 N. ROXBURY AVE.  
BEVERLY HILLS, CA 90210

In Association With:



## PROPOSED STREET MONTAGE - NO LANDSCAPING

Issue No.	Description	Issue Date

Sequence Number  
013.06-P1

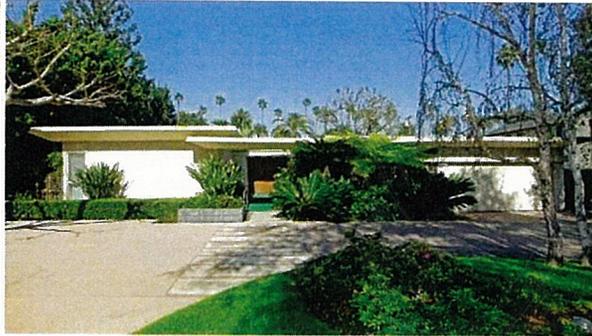
STREET MONTAGE  
NO LANDSCAPING

Scale: N.A.  
Original drawing sheet is 24" x 36"  
Scale: Architectural & Residential  
Drawing: 1/8" = 1'-0"

# A6.3a



720 N Roxbury



718 N Roxbury



716 N Roxbury



721 N Roxbury



719 N Roxbury



717 N Roxbury

**D-EDGE**

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 Los Angeles, CA 90049  
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Project:  
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718 N. ROXBURY DRIVE  
 BEVERLY HILLS, CA 90210

Project Owner:  
**DKG DEVELOPMENT, INC.**

718 N. ROXBURY AVE  
 BEVERLY HILLS, CA 90210

In Association With:

Issue No.	Description	Issue Date

Sequence Number  
 013.06-P1

NEIGHBORHOOD  
 PHOTO'S

Scale: N.A.  
 Owner: DKG Development, Inc.  
 Date: 06/11/11  
 Drawing Number: