



Design Review Commission Report

Meeting Date: Thursday, March 6, 2014
(Continued from Thursday, February 6, 2014)

Subject: **727 North Rodeo Drive (PL1332513)**
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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Elias Real Estate LLC

Recommendation: Conduct public hearing and provide the applicant with a project approval, as conditioned.

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. The project was previously reviewed by the Design Review Commission at its meetings on Monday, January 6, 2014 (Attachment A) and Thursday, February 6, 2014 (Attachment B). At the February meeting, the revised design was generally well-received by the Commission; however, the Commission had concern with the configuration of the second floor balconies and the front yard fencing.

As a result of the Commission's comments, the applicant has provided five (5) second floor balcony options for review:

- Scheme 1 (Sheet A-08.1.1)
 - Wood beam trellis structure with a wrought iron/pilaster railing
- Scheme 2 (Sheet A-08.1.2)
 - Pre-cast column trellis structure with a wrought iron/pilaster railing
- Scheme 3 (Sheet A-08.1.4)
 - Solid stucco half-wall with pre-cast horizontal banding/capping (no trellis)
- Scheme 4 (Sheet A-08.1.4)
 - Stucco half-wall with center wrought iron railing (no trellis)
- Scheme 5 (Sheet A-08.1.5) – *applicant preferred*
 - Roofed balconies with wrought iron railing and corner pilasters

The applicant has also provided a revised slanted sill on the ground floor tower windows and has elected to retain the front yard fence as part of the current proposal.

Attachment(s):

- A. January 6, 2014 DRC Staff Report and Previously Proposed Plans
- B. February 6, 2014 DRC Staff Report and Previously Proposed Plans
- C. Applicant's Written Response to Commission's Comments
- D. Project Design Plans
- E. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

March 6, 2014

URBAN DESIGN ANALYSIS

The balcony option identified as "Scheme 4" appears to incorporate appropriately the Commission's concerns regarding the configuration of the balconies in that it provides a more substantial capping to the first floor while still utilizing a wrought iron detailing appropriate to the overall façade aesthetic.

A project-specific condition has been added to the draft approval resolution (Attachment E) indicating City staff's recommendation; however, the Commission may choose to add, amend, or remove project-specific conditions based on their discussion of the project during the public hearing on Thursday, March 6, 2014.

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. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. 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

March 6, 2014

Attachment A

January 6, 2014 DRC Staff Report
and Previously Proposed Plans



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, January 6, 2014

Subject: 727 North Rodeo Drive (PL1332513)

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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Elias Real Estate LLC

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 located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Mediterranean Revival; 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 Urban Design Team, the proposed design does not appear to express internal compatibility between the identified architectural style and design elements. Specifically, there is concern with the following:

- The stone work proposed at the two tower elements directly adjacent to the entryway is not typical in a Mediterranean Revival style.
- The windows on the two tower elements should be revised to incorporate consistency between the openings.
- The muntin pattern on the ground floor windows and doors, as well as the wrought iron detail on the second floor and front yard fence, is not appropriate to the Mediterranean Revival style.
- The French doors located to the right of the entryway appear too tall and narrow and are generally out of proportion with the area in which they are placed.

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



Design Review Commission Report

455 North Rexford Drive

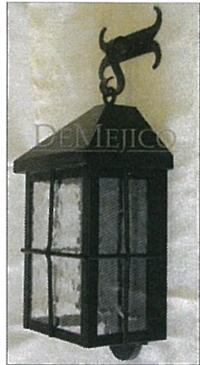
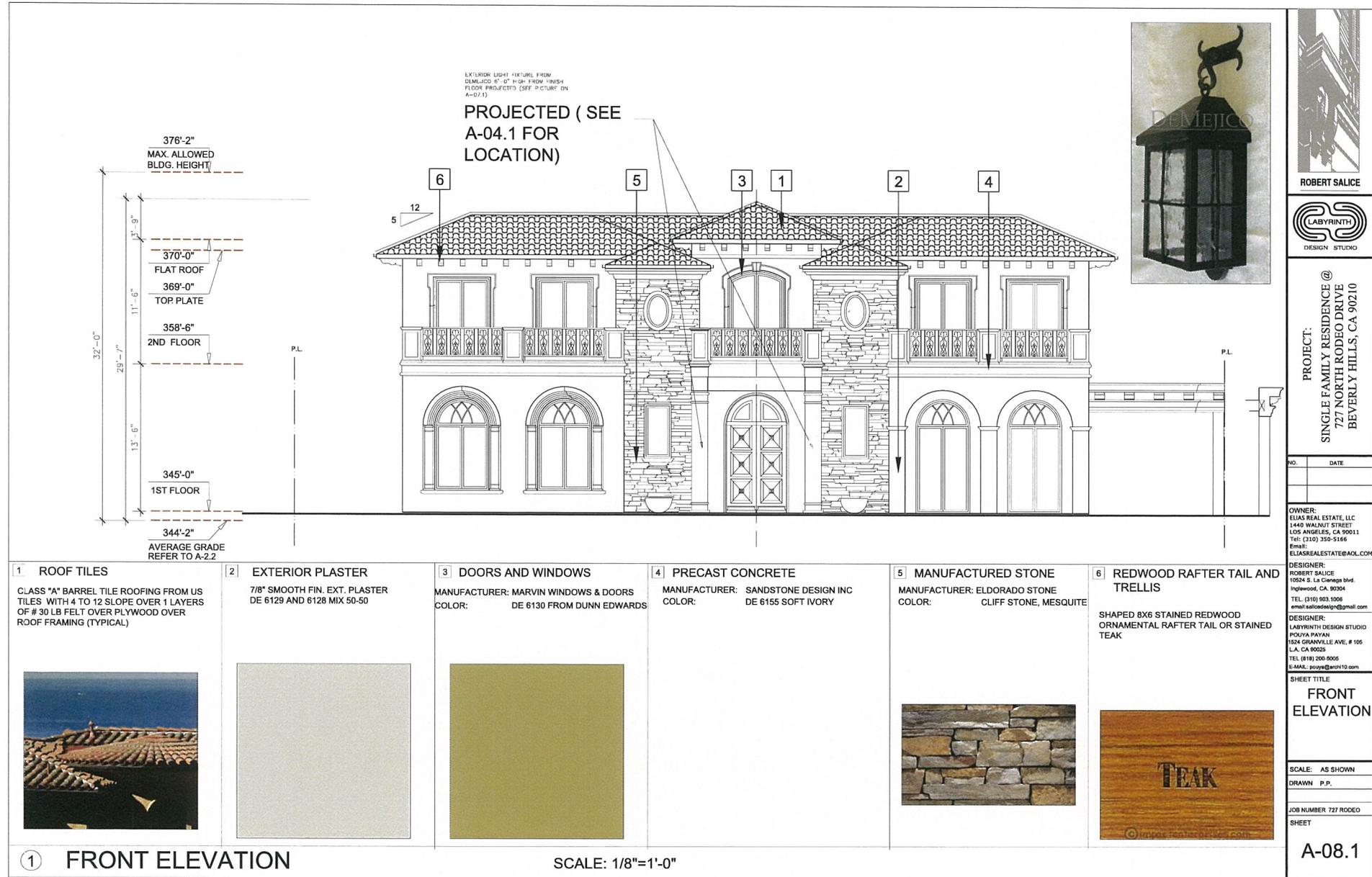
January 6, 2014

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. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. 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, 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 December 26, 2013; the site was posted on December 16, 2013. To date staff has not received comments in regards to the submitted project.



ROBERT SALICE



DESIGN STUDIO

PROJECT:
SINGLE FAMILY RESIDENCE @
727 NORTH RODEO DRIVE
BEVERLY HILLS, CA 90210

NO.	DATE

OWNER:
ELIAS REAL ESTATE, LLC
1440 WALNUT STREET
LOS ANGELES, CA 90011
TEL: (310) 330-5166
EMAIL: ELIASREALSTATE@AOL.COM

DESIGNER:
ROBERT SALICE
10524 S. La Changa Blvd.
Inglewood, CA 90304
TEL: (310) 953-1008
email: ralsalicedesign@gmail.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POLYA PAVAN
1524 GRANVILLE AVE, # 105
L.A. CA 90029
TEL: (818) 200-9005
EMAIL: polya@labyrinth.com

SHEET TITLE
FRONT ELEVATION

SCALE: AS SHOWN
DRAWN: P.P.
JOB NUMBER: 727 RODEO
SHEET

A-08.1

1 ROOF TILES
CLASS "A" BARREL TILE ROOFING FROM US TILES WITH 4 TO 12 SLOPE OVER 1 LAYERS OF # 30 LB FELT OVER PLYWOOD OVER ROOF FRAMING (TYPICAL)

2 EXTERIOR PLASTER
7/8" SMOOTH FIN. EXT. PLASTER
DE 6129 AND 6128 MIX 50-50

3 DOORS AND WINDOWS
MANUFACTURER: MARVIN WINDOWS & DOORS
COLOR: DE 6130 FROM DUNN EDWARDS

4 PRECAST CONCRETE
MANUFACTURER: SANDSTONE DESIGN INC
COLOR: DE 6155 SOFT IVORY

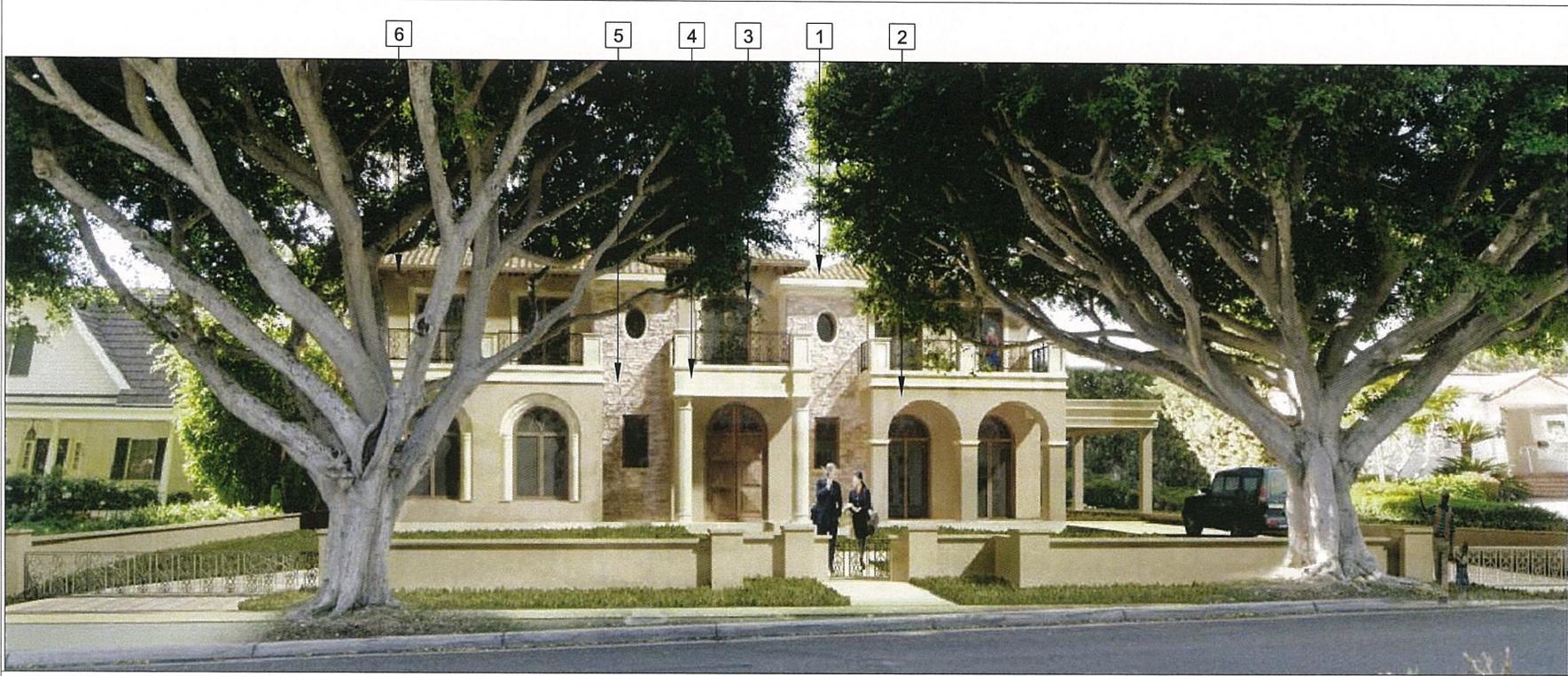
5 MANUFACTURED STONE
MANUFACTURER: ELDORADO STONE
COLOR: CLIFF STONE, MESQUITE

6 REDWOOD RAFTER TAIL AND TRELLIS
SHAPED 8X6 STAINED REDWOOD ORNAMENTAL RAFTER TAIL OR STAINED TEAK

1 FRONT ELEVATION

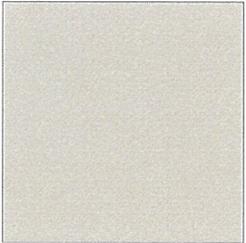
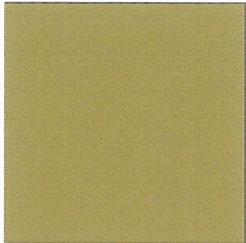
SCALE: 1/8"=1'-0"

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6 5 4 3 1 2

EXTERIOR COLORS AND MATERIALS ON FRONT ELEVATION

<p>1 ROOF TILES</p> <p>CLASS "A" BARREL TILE ROOFING FROM US TILES WITH 4 TO 12 SLOPE OVER 1 LAYERS OF # 30 LB FELT OVER PLYWOOD OVER ROOF FRAMING (TYPICAL)</p> 	<p>2 EXTERIOR PLASTER</p> <p>7/8" SMOOTH FIN. EXT. PLASTER DE 6129 AND 6128 MIX 50-50</p> 	<p>3 DOORS AND WINDOWS</p> <p>MANUFACTURER: MARVIN WINDOWS & DOORS COLOR: DE 6130 FROM DUNN EDWARDS</p> 	<p>4 PRECAST CONCRETE</p> <p>MANUFACTURER: SANDSTONE DESIGN INC COLOR: DE 6155 SOFT IVORY</p> 	<p>5 MANUFACTURED STONE</p> <p>MANUFACTURER: ELDORADO STONE COLOR: CLIFF STONE, MESQUITE</p> 	<p>6 REDWOOD RAFTER TAIL AND TRELLIS</p> <p>SHAPED 8X6 STAINED REDWOOD ORNAMENTAL RAFTER TAIL OR STAINED TEAK</p> 
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ROBERT SALICE



PROJECT:
SINGLE FAMILY RESIDENCE @
727 NORTH RODEO DRIVE
BEVERLY HILLS, CA 90210

NO. _____ DATE _____

OWNER:
ELIAS REAL ESTATE, LLC
1440 WALNUT STREET
LOS ANGELES, CA 90011
Tel: (310) 350-5166
Email: ELIASREALESTATE@AOL.COM

DESIGNER:
ROBERT SALICE
10224 S. LA Granga Blvd.
Inglewood, CA 90304
TEL: (310) 503.1006
email: ralsalicedesign@gmail.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POLYA PAYAN
1524 GRANVILLE AVE. # 105
L.A. CA 90025
TEL: (818) 200-9005
E-MAIL: polya@arch10.com

SHEET TITLE
MATERIAL BOARD

SCALE: AS SHOWN
DRAWN: P.P.
JOB NUMBER: 727 RODEO
SHEET
A-10.1

PLT DATE: 12/10/2013

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Design Review Commission Report

455 North Rexford Drive

March 6, 2014

Attachment B

February 6, 2014 DRC Staff Report
and Previously Proposed Plans



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: Thursday, February 6, 2014
(Continued from Monday, January 6, 2014)

Subject: **727 North Rodeo Drive (PL1332513)**
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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Elias Real Estate LLC

Recommendation: Conduct public hearing and provide the applicant with a project approval.

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. The project was previously reviewed by the Design Review Commission at its meeting on January 6, 2014 (Attachment A). At that meeting, the Commission expressed concern with the design, with the comments relating primarily to the lack of internal compatibility, the tension between the horizontality and verticality of the design, the appropriateness of low gates in the front yard, and the general proportionality of the façade and architectural elements.

As a result of the Commission's comments, the applicant has modified the project to address the concerns (Attachment B). The primary modifications include:

- Revised separate balcony doors to be one unit at each second floor balcony;
- Simplified second floor balcony railing design and modified pilaster configuration;
- Addition of four light fixtures at second floor balconies;
- Replacement of Eldorado stone at towers with travertine;
- Removal of entry columns;
- Modified window shapes on towers;
- Removal of arched element on entry door, and;
- Revised door/window configuration on ground floor and removal of portico feature.

URBAN DESIGN ANALYSIS

The applicant has thoughtfully incorporated the Commission's comments into the revised design. However, certain elements still need to be refined to create a design that maintains full internal compatibility and appropriately conveys the Mediterranean Revival architectural style, including:

Attachment(s):

- A. January 6, 2014 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

February 6, 2014

- Revising the large second floor balcony windows to include a central post to create a coupled window design.
- Providing a deep recess slanted sill on the ground floor tower windows.
- Maintaining the continuous base element on the ground floor and incorporating this element into the sill treatments for the ground floor doors/windows.

Project-specific conditions have not been proposed in the draft approval resolution (Attachment D) as a result of this analysis; however, the Commission may wish to consider the comments during the course of their review and discussion.

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. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. 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, 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 January 27, 2014; the site was posted on December 16, 2013. To date staff has not received comments in regards to the submitted project.



ROBERT SALICE



PROJECT:
SINGLE FAMILY RESIDENCE @
727 NORTH RODEO DRIVE
BEVERLY HILLS, CA 90210

NO. DATE

OWNER:
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1440 WALNUT STREET
LOS ANGELES, CA 90011
Tel: (310) 350-5166
Email:
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DESIGNER:
ROBERT SALICE
10524 S. La Cienega Blvd.
Inglewood, CA 90304
TEL: (310) 903.1006
email: salicedesign@gmail.com

DESIGNER:
LABYRINTH DESIGN STUDIO
PODJA PAVAN
1524 GRANVILLE AVE, # 105
L.A. CA 90025
TEL: (610) 200-5005
E-MAIL: podja@larch10.com

SHEET TITLE
FRONT
ELEVATION

SCALE: AS SHOWN

DRAWN P.P.

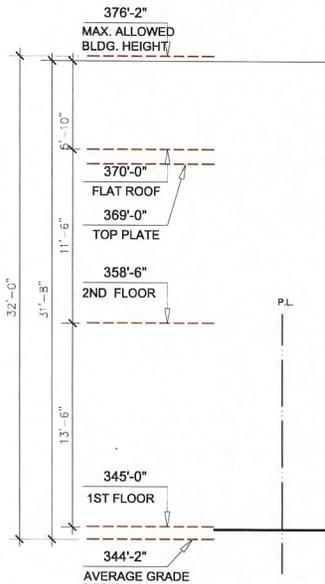
JOB NUMBER 727 RODEO

SHEET

A-08.1

PLOT DATE: 1/17/2014

7 EXTERIOR LIGHT FIXTURE FROM
DEMEJICO 6'-0" HIGH FROM FINISH
FLOOR



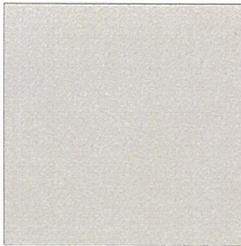
1 ROOF TILES

CLASS "A" BARREL TILE ROOFING FROM US
TILES WITH 4 TO 12 SLOPE OVER 1 LAYERS
OF # 30 LB FELT OVER PLYWOOD OVER ROOF
FRAMING (TYPICAL)



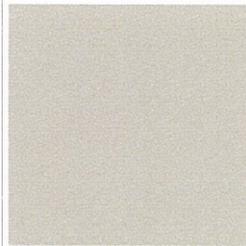
2 EXTERIOR PLASTER

7/8" SMOOTH FIN. EXT. PLASTER
DE 6129 AND 6128 MIX 50-50



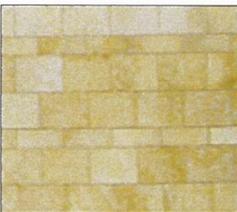
3 PRECAST CONCRETE

MANUFACTURER: SANDSTONE DESIGN INC
COLOR: DE 6155 SOFT IVORY



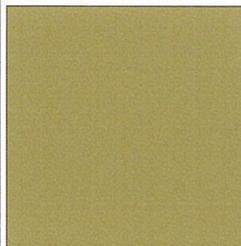
4 MANUFACTURED STONE

MANUFACTURER: TRAVERTINE
COLOR: JERUSALEM GOLD



5 DOORS AND WINDOWS

MANUFACTURER: MARVIN WINDOWS & DOORS
COLOR: DE 6130 FROM DUNN EDWARDS

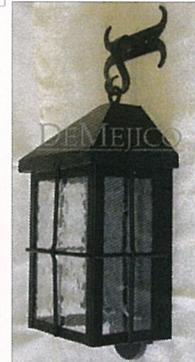


6 REDWOOD RAFTER TAIL

SHAPED 8X6 STAINED REDWOOD
ORNAMENTAL RAFTER TAIL OR STAINED
TEAK



7



1 FRONT ELEVATION

SCALE: 1/8"=1'-0"

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ROBERT SALICE



PROJECT:
SINGLE FAMILY RESIDENCE @
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BEVERLY HILLS, CA 90210

NO.	DATE

OWNER:
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1440 WALNUT STREET
LOS ANGELES, CA 90011
Tel: (310) 350-5166
Email: ELIASREALSTATE@AOL.COM

DESIGNER:
ROBERT SALICE
10524 S. La Cienega Blvd.
Inglewood, CA 90304
TEL (310) 903.1006
email: r.salicedesign@gmail.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA PAVAN
1524 GRANVILLE AVE, # 105
L.A. CA 90025
TEL (818) 200-9005
EMAIL: pouya@labyrinth.com

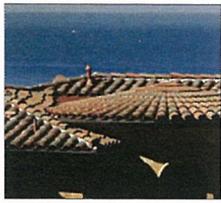
SHEET TITLE
MATERIAL BOARD

SCALE: AS SHOWN
DRAWN P.P.
JOB NUMBER 727 RODEO
SHEET

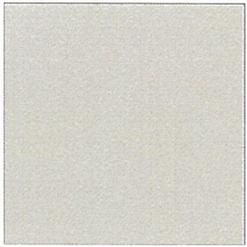
A-10.1

PLOT DATE: 1/17/2014

1 ROOF TILES
CLASS "A" BARREL TILE ROOFING FROM US TILES WITH 4 TO 12 SLOPE OVER 1 LAYERS OF # 30 LB FELT OVER PLYWOOD OVER ROOF FRAMING (TYPICAL)



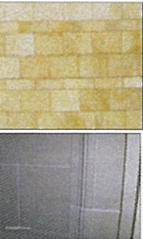
2 EXTERIOR PLASTER
7/8" SMOOTH FIN. EXT. PLASTER
DE 6129 AND 6128 MIX 50-50



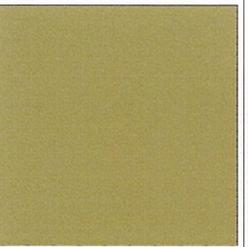
3 PRECAST CONCRETE
MANUFACTURER: SANDSTONE DESIGN INC
COLOR: DE 6155 SOFT IVORY



4 MANUFACTURED STONE
MANUFACTURER: TRAVERTINE
COLOR: JERUSALEM GOLD
4 PRECAST COLOR TO MATCH 3
ALTERNATIVE FOR STONE
MANUFACTURER: SANDSTONE DESIGN INC
COLOR: DE 6155 SOFT IVORY



5 DOORS AND WINDOWS
MANUFACTURER: MARVIN WINDOWS & DOORS
COLOR: DE 6130 FROM DUNN EDWARDS



6 REDWOOD RAFTER TAIL
SHAPED 8X6 STAINED REDWOOD
ORNAMENTAL RAFTER TAIL OR STAINED TEAK



1 FRONT ELEVATION

SCALE: 1/8"=1'-0"

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Design Review Commission Report

455 North Rexford Drive

March 6, 2014

Attachment C

Applicant's Written Response
to Commission's Comments



Subject: Response to Design Review Commission comments in the meeting on February 06 2014 for proposed Single Family Residence @ 727 North Rodeo Drive, Beverly Hills, CA 90210

Follow up on our meeting on February 2014, we prepared various design concept and reviewed them with Cindy. We had a very productive meeting and based on the Staff recommendation and comments, we have come to the conclusion as presented. Below please find the commissioner's comments as well as our solution to meet the objectives of the comments.

- 1- Staff recommended that the slant in the 2 towers windows to be steeper. We have revised the elevations and also the detail on A-09.7 to reflect more slant on these windows
- 2- Commissioners commented that the house fade away on 2nd floor almost as if a different structure on top of the 1st floor. And that the balcony design seems unfinished. We have provided different schemes for the 2nd floor balconies. SCHEME 1 AND 2: are basically different variations of a same concept , based on staff recommendation, of adding precast column and beam on top of the first floor pilasters with the idea of connecting the 1st floor and 2nd floor together to create structural and visual bond between 2 levels.

SCHEME 3 AND 4: represent the proposed schemes as discussed in our February meeting. The design team believe that these 2 schemes would not look proportioned and do not recommend them.

SCHEME 5: we have extended the roof to cover the balconies. This will connect the 2 floors together and thereby terminating the building with a roof. The design team has an uncertainty regarding the definition of floor area in regard to these 2 covered balconies. The floor area definition for Single Family residence zone reads: Floor area shall mean the area of all portions of floors and levels which have a roof or floor level above and are enclosed by exterior walls by more than fifty percent (50%). Furthermore our understanding based on previous approvals from the planning department is that essential structural elements exceeding 50% enclosure would not include the specified area into Floor area. We have asked the planning department ,Ray

Balderas 310-285-1130, and Staff to clarify for us if the proposed balconies would be considered as Floor area but we are not yet clear because of the short time period and holiday. The total floor area of these 2 covered balconies is 220 S.F.

We would appreciate if the staff can provide us with an answered from planning department before our upcoming meeting on March 06, so that our client can make decision on which scheme would be his favorite scheme.

We the deign team believer either of schemes 1,2 and 5 are appropriate designs to meet the concern brought up by the commissioners regarding the continuation of 1st floor into 2nd floor.

- 3- Commissioners recommended that the short wall on the front would be eliminated. And that the short wall doesn't have any functionality.

We have done field survey in our neighborhood and you can see the result on sheet A-03.7

56% of our neighbors have fences or walls up to 6' in height. Almost 30% of which are more than 36" in height. We have shown the landscaping in front of the proposed short wall in the rendering and please keep in mind our excessive number of trees in front yard, not shown in the rendering to allow the proposed design to be visible, along with the 2 huge parkway trees. We believe that with the landscape as proposed, the fence will melt into the neighborhood and it will be so short that it will be covered by landscaping. The short fence will essentially just serve as a barrier which will contain the propose residence and bring a sense of entry to it. We believe that the short wall essentially follows the continuity of the neighborhood and it is compatible with its surrounding.

We think that the Commissioner's recommendations along with the staff inputs have tremendously improved the design of this building.

Thank you

Design Team
Labyrinth Design Studio

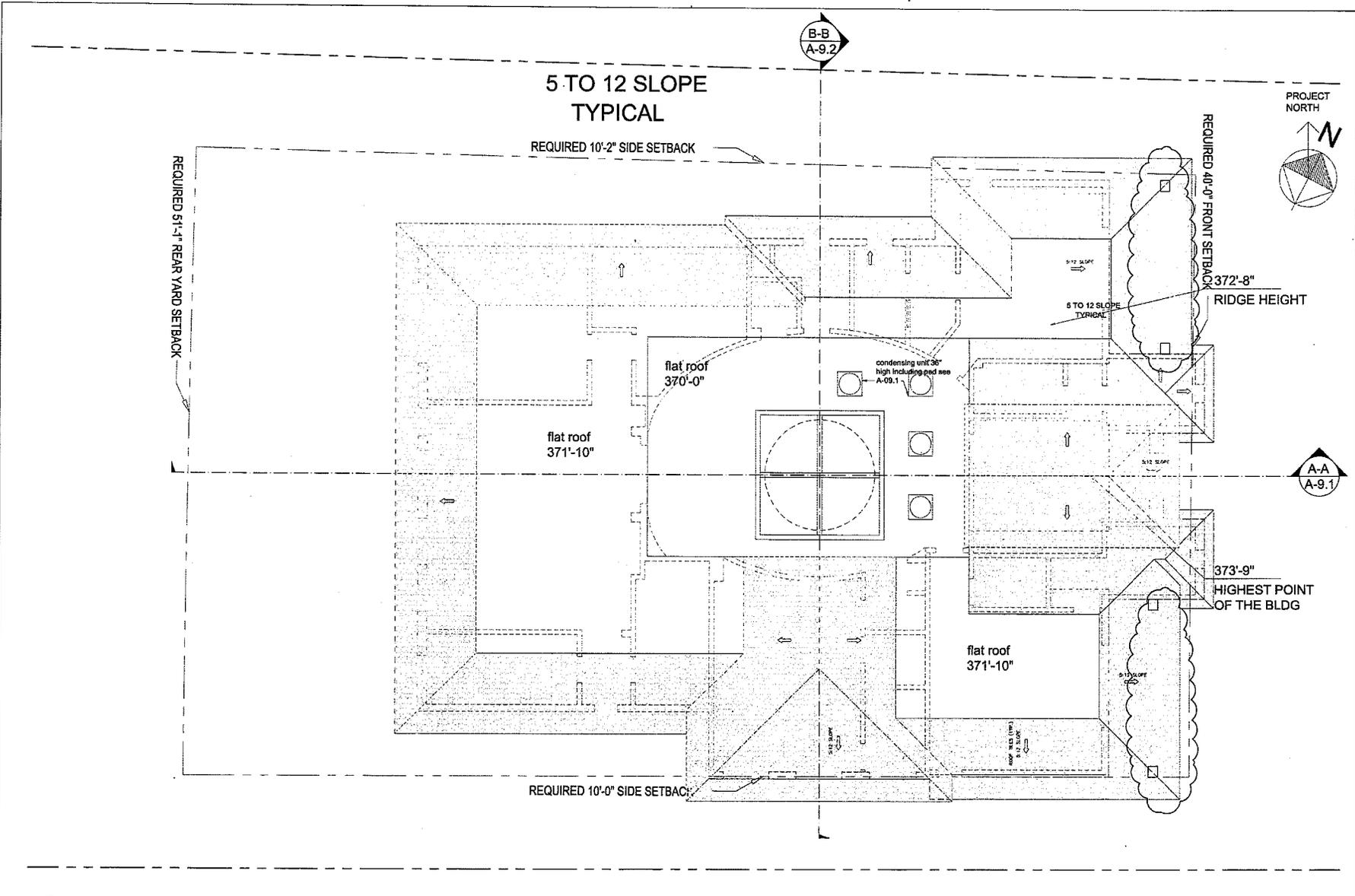


Design Review Commission Report

455 North Rexford Drive

March 6, 2014

Attachment D
Project Design Plans



ROBERT SALICE



PROJECT:
 SINGLE FAMILY RESIDENCE @
 727 NORTH RODEO DRIVE
 BEVERLY HILLS, CA 90210

NO.	DATE

OWNER:
 ELIAS REAL ESTATE, LLC
 2440 WALNUT STREET
 LOS ANGELES, CA 90031
 Tel: (310) 390-5166
 Email: ELIASREALESTATE@AOL.COM

DESIGNER:
 ROBERT SALICE
 10524 S. La Cienega Blvd.
 Inglewood, CA 90304
 TEL: (310) 903-1006
 email: ralsalicedesign@gmail.com

DESIGNER:
 LABYRINTH DESIGN STUDIO
 POLYVA PANYAN
 1524 GRAINVILLE AVE., # 105
 L.A. CA 90025
 TEL: (818) 290-5005
 E-MAIL: panyan@lrdh10.com

SHEET TITLE
ROOF PLAN

SCALE: AS SHOWN

DRAWN: P.P.

JOB NUMBER 727 RODEO
 SHEET

A-07.1

1 ROOF PLAN

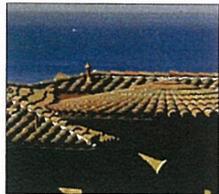
SCALE: 1"=10'-0"

DRAWINGS OF EXISTING CONDITIONS ARE APPROXIMATE ONLY AND HAVE BEEN COMPILED FROM THE BEST AVAILABLE DATA. SALICE DESIGN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED FOR THE ACCURACY, CODE COMPLIANCE OR COMPLETENESS OF THIS INFORMATION. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY SALICE DESIGN OF ANY DISCREPANCY IMMEDIATELY. THESE DRAWINGS, DESIGN, CONCEPTS AND IDEAS ARE THE PROPERTY OF SALICE DESIGN AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING.



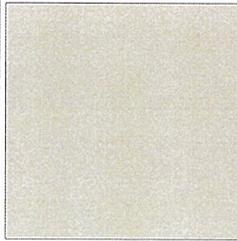
1 ROOF TILES

CLASS "A" BARREL TILE ROOFING FROM US TILES WITH 4 TO 12 SLOPE OVER 1 LAYERS OF # 30 LB FELT OVER PLYWOOD OVER ROOF FRAMING (TYPICAL)



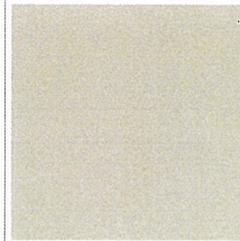
2 EXTERIOR PLASTER

7/8" SMOOTH FIN. EXT. PLASTER
DE 6129 AND 6128 MIX 50-50



3 PRECAST CONCRETE

MANUFACTURER: SANDSTONE DESIGN INC
COLOR: DE 6155 SOFT IVORY



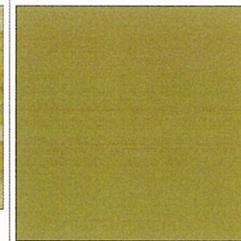
4 STONE

POLISHED JERUSALEM GOLD
COLOR: JERUSALEM GOLD



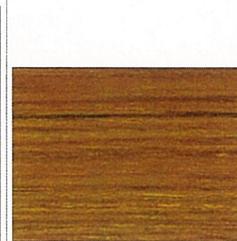
5 DOORS AND WINDOWS

MANUFACTURER: MARVIN WINDOWS & DOORS
COLOR: DE 6130 FROM DUNN EDWARDS



6 REDWOOD RAFTER TAIL

SHAPED 8X6 STAINED REDWOOD
ORNAMENTAL RAFTER TAIL OR STAINED TEAK



7



1 FRONT ELEVATION

SCALE: 1/8"=1'-0"

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ROBERT SALICE



PROJECT:
SINGLE FAMILY RESIDENCE @
727 NORTH RODEO DRIVE
BEVERLY HILLS, CA 90210

NO.	DATE

OWNER:
ELIAS REAL ESTATE, LLC
1440 WALNUT STREET
LOS ANGELES, CA 90011
Tel: (310) 350-5166
Email: ELIASREALSTATE@AOL.COM

DESIGNER:
ROBERT SALICE
19524 E. La Cienega Blvd.
Inglewood, CA 90304
TEL (310) 903-1006
email: ralsicedesign@gmail.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POLYVA PAYAN
1524 GRANVILLE AVE, # 106
L.A. CA 90033
TEL (818) 200-5005
E-MAIL: polyva@labyrinth10.com

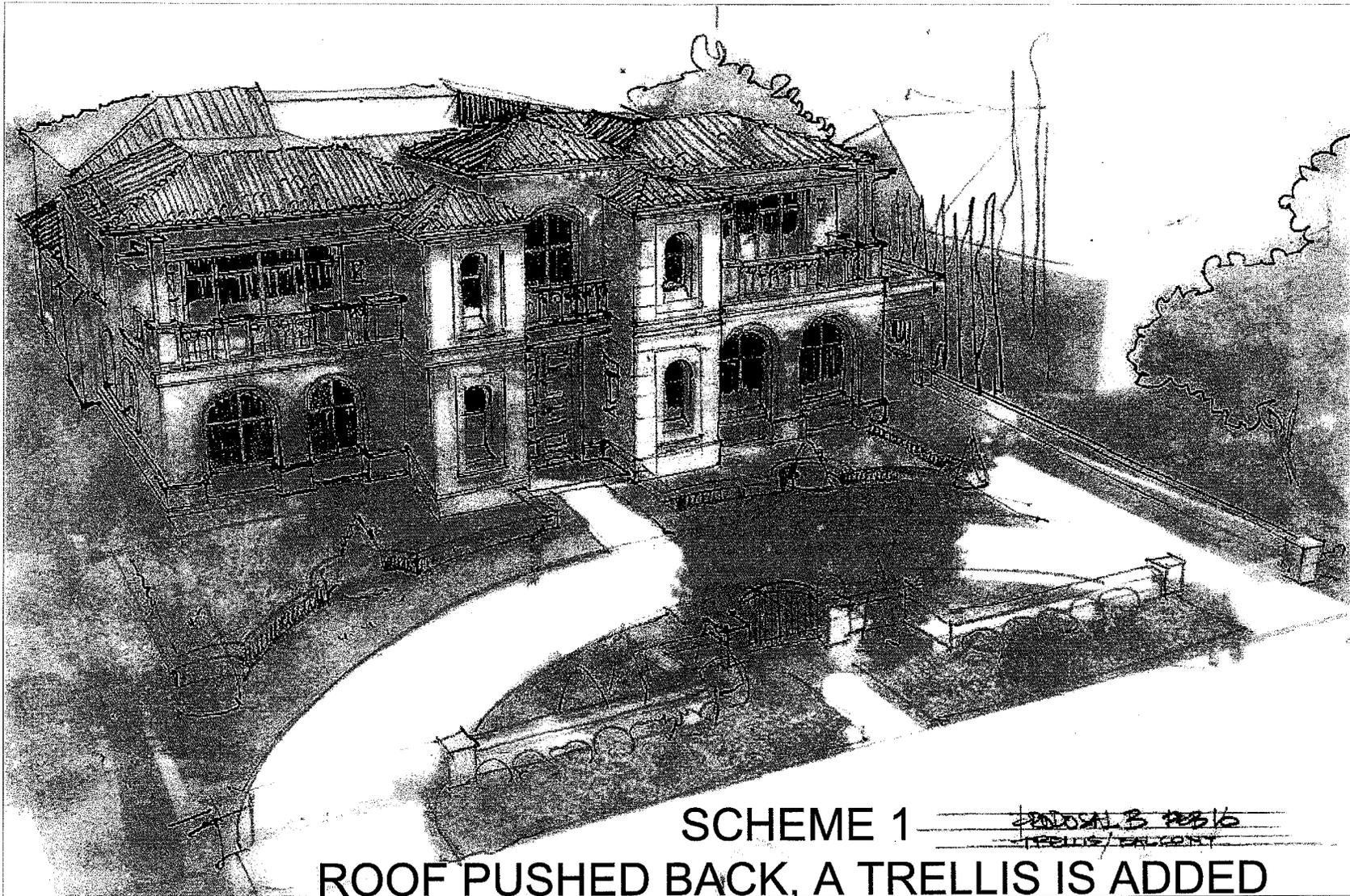
SHEET TITLE
FRONT ELEVATION

SCALE: AS SHOWN
DRAWN: P.P.

JOB NUMBER 727 RODEO
SHEET

A-08.1.0

PLOT DATE: 02/18/2014



SCHEME 1 ~~PROPOSAL 3 FEB 16~~
ROOF PUSHED BACK, A TRELLIS IS ADDED ~~TRELLIS / BALCONY~~

① FRONT ELEVATION

SCALE: 1/8"=1'-0"



ROBERT SALICE



PROJECT:
 SINGLE FAMILY RESIDENCE ©
 727 NORTH RODEO DRIVE
 BEVERLY HILLS, CA 90210

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 ELIAS REAL ESTATE, LLC
 1448 WALNUT STREET
 LOS ANGELES, CA 90011
 TEL: (310) 350-5166
 EMAIL: ELIASREALESTATE@AOL.COM

DESIGNER:
 ROBERT SALICE
 10524 S. La Cienega Blvd.
 Inglewood, CA 90304
 TEL: (310) 968-1005
 email: r.salicedesign@gmail.com

DESIGNER:
 LABYRINTH DESIGN STUDIO
 POUYA PAVAN
 1524 GRANVILLE AVE. #105
 L.A. CA 90025
 TEL: (818) 200-6005
 E-MAIL: pouya@lrdn10.com

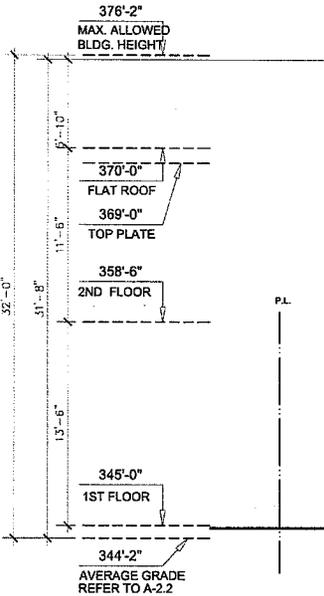
SHEET TITLE
**FRONT
 ELEVATION**

SCALE: AS SHOWN
 DRAWN: P.P.

JOB NUMBER: 727 RODEO
 SHEET

A-08.1.1

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SCHEME 2
ROOF PUSHED BACK,
SIMILAR TO SCHEME 1

① FRONT ELEVATION

SCALE: 1/8"=1'-0"



ROBERT SALICE



PROJECT:
SINGLE FAMILY RESIDENCE @
727 NORTH RODOO DRIVE
BEVERLY HILLS, CA 90210

NO.	DATE

OWNER:
ELIAS REAL ESTATE, LLC
1440 WALNUT STREET
LOS ANGELES, CA 90011
Tel: (310) 350-5166
Email: ELIASREALESTATE@AOL.COM

DESIGNER:
ROBERT SALICE
10224 E. LA CIBOLA BLVD.
INGLEWOOD, CA 90304
TEL: (310) 903.1005
email: ralsalicedesign@gmail.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POUYA FAYAN
1524 GRANVILLE AVE. # 105
L.A. CA 90025
TEL: (818) 200-6605
E-MAIL: pouya@rcd110.com

SHEET TITLE
FRONT
ELEVATION

SCALE: AS SHOWN

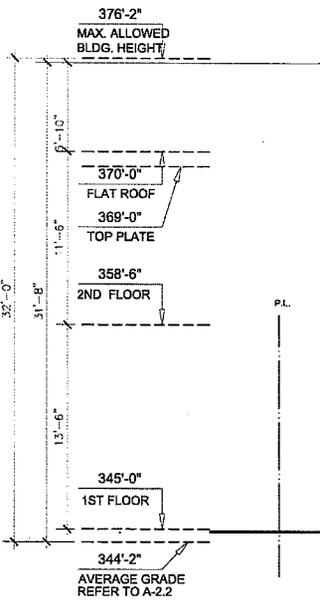
DRAWN P.P.

JOB NUMBER 727 RODOO

SHEET

A-08.1.2

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SCHEME 3
NOT RECOMMENDED BY
APPLICANT DESIGN TEAM

SCHEME 4
NOT RECOMMENDED BY
APPLICANT DESIGN TEAM

① FRONT ELEVATION

SCALE: 1/8"=1'-0"



ROBERT SALICE



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 BEVERLY HILLS, CA 90210

NO.	DATE

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 ELIAS REAL ESTATE, LLC
 1440 WALNUT STREET
 LOS ANGELES, CA 90011
 Tel: (310) 350-5166
 Email: ELIASREALESTATE@aol.com

DESIGNER:
 ROBERT SALICE
 10524 S. La Chiraga Blvd.
 Inglewood, CA 90304
 TEL: (310) 933-1006
 email: ralsalicedesign@gmail.com

DESIGNER:
 LABYRINTH DESIGN STUDIO
 POLYA PAYAN
 1524 GRANVILLE AVE. # 105
 L.A. CA 90029
 TEL: (818) 200-5005
 E-MAIL: polya@labyrinth.com

SHEET TITLE
FRONT ELEVATION

SCALE: AS SHOWN

DRAWN P.P.

JOB NUMBER 727 RODEO

SHEET

A-08.1.4

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ROBERT SALICE



PROJECT:
SINGLE FAMILY RESIDENCE @
727 NORTH RODEO DRIVE
BEVERLY HILLS, CA 90210

NO. DATE

OWNER:
ELIAS REAL ESTATE, LLC
1446 WALNUT STREET
LOS ANGELES, CA 90011
Tel: (310) 350-5166
Email:
ELIASREALESTATE@AOL.COM

DESIGNER:
ROBERT SALICE
3055 S. La Cienega Blvd
Inglewood, CA 90304
TEL: (310) 963.1008
Email: ralsalicedesign@gmail.com

DESIGNER:
LABYRINTH DESIGN STUDIO
PO BOX 1474
1624 GRANVILLE AVE, # 105
L.A. CA 90025
TEL: (818) 200-5005
E-MAIL: popy@labyrinth.com

SHEET TITLE
FRONT
ELEVATION

SCALE: AS SHOWN

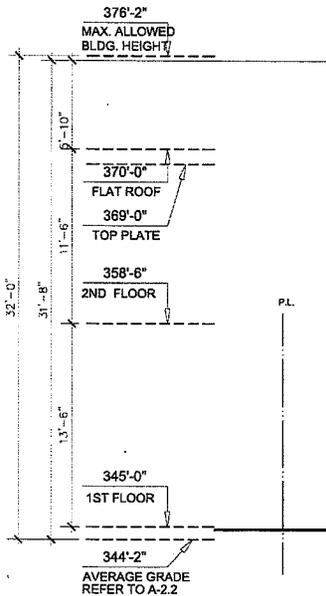
DRAWN P.P.

JOB NUMBER 727 RODEO

SHEET

A-08.1.5

PLT DATE: 02/18/2014



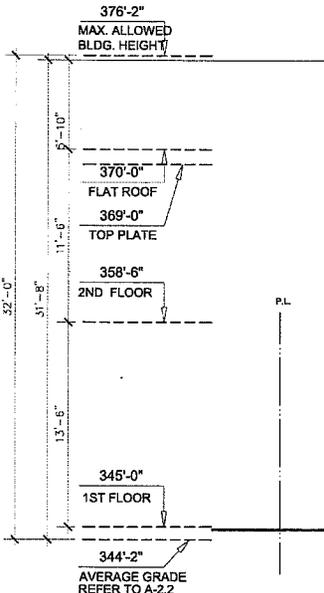
PROPOSED SCHEME BY DESIGN TEAM

ROOF IS COVERING THE BALCONIES AS PRESENTED IN THIS PACKAGE.

① FRONT ELEVATION

SCALE: 1/8"=1'-0"

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**ORIGINAL
AS PRESENTED ON
FEBRUARY, 06 2014 MEETING**



ROBERT SALICE



PROJECT:
SINGLE FAMILY RESIDENCE @
727 NORTH RODEO DRIVE
BEVERLY HILLS, CA 90210

NO.	DATE

OWNER:
ELIAS REAL ESTATE, LLC
1448 WALNUT STREET
LOS ANGELES, CA 90011
Tel: (310) 350-5166
Email:
ELIASREALESTATE@AOL.COM

DESIGNER:
ROBERT SALICE
19524 S. La Cienega Blvd
Inglewood, CA, 90304
TEL: (310) 963-1006
email: ralsalicedesign@gmail.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POLYA PAYAN
1524 GRANVILLE AVE, # 105
L.A., CA 90025
TEL (310) 200-9005
E-MAIL: polya@lch10.com

SHEET TITLE
**FRONT
ELEVATION**

SCALE: AS SHOWN

DRAWN P.P.

JOB NUMBER 727 RODEO

SHEET

A-08.1.6

① FRONT ELEVATION

SCALE: 1/8"=1'-0"

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PLT DATE: 02/18/2014



EXTERIOR LIGHT FIXTURE FROM
DEMLJCO 8'-0" HIGH FROM FINISH
FLOOR



ROBERT SALICE



PROJECT:
SINGLE FAMILY RESIDENCE @
727 NORTH RODEO DRIVE
BEVERLY HILLS, CA 90210

NO.	DATE

OWNER:
ELIAS REAL ESTATE, LLC
1445 WALNUT STREET
LOS ANGELES, CA 90011
Tel: (310) 350-5166
Email: ELIASREALSTATE@AOL.COM

DESIGNER:
ROBERT SALICE
10224 E. LA Cienega Blvd.
Inglewood, CA 90304
TEL: (310) 903-1006
email: rsalicedesign@gmail.com

DESIGNER:
LABYRINTH DESIGN STUDIO
POLYA PAYAN
1524 GRANVILLE AVE, # 108
L.A. CA 90055
TEL: (818) 200-5005
E-MAIL: polya@labyrinth10.com

SHEET TITLE
MATERIAL
BOARD

SCALE: AS SHOWN
DRAWN: P.P.

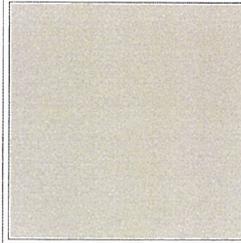
JOB NUMBER 727 RODEO
SHEET

A-10.1

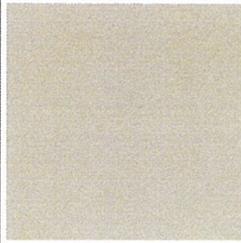
1 ROOF TILES
CLASS "A" BARREL TILE ROOFING FROM US
TILES WITH 4 TO 12 SLOPE OVER 1 LAYERS
OF # 30 LB FELT OVER PLYWOOD OVER ROOF
FRAMING (TYPICAL)



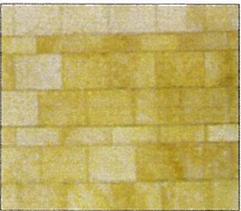
2 EXTERIOR PLASTER
7/8" SMOOTH FIN. EXT. PLASTER
DE 6129 AND 6128 MIX 50-50



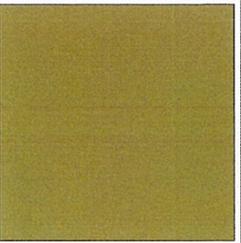
3 PRECAST CONCRETE
MANUFACTURER: SANDSTONE DESIGN INC
COLOR: DE 6155 SOFT IVORY



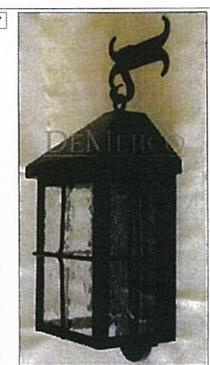
4 STONE
POLISHED JERUSALEM GOLD
COLOR: JERUSALEM GOLD



5 DOORS AND WINDOWS
MANUFACTURER: MARVIN WINDOWS & DOORS
COLOR: DE 6130 FROM DUNN EDWARDS



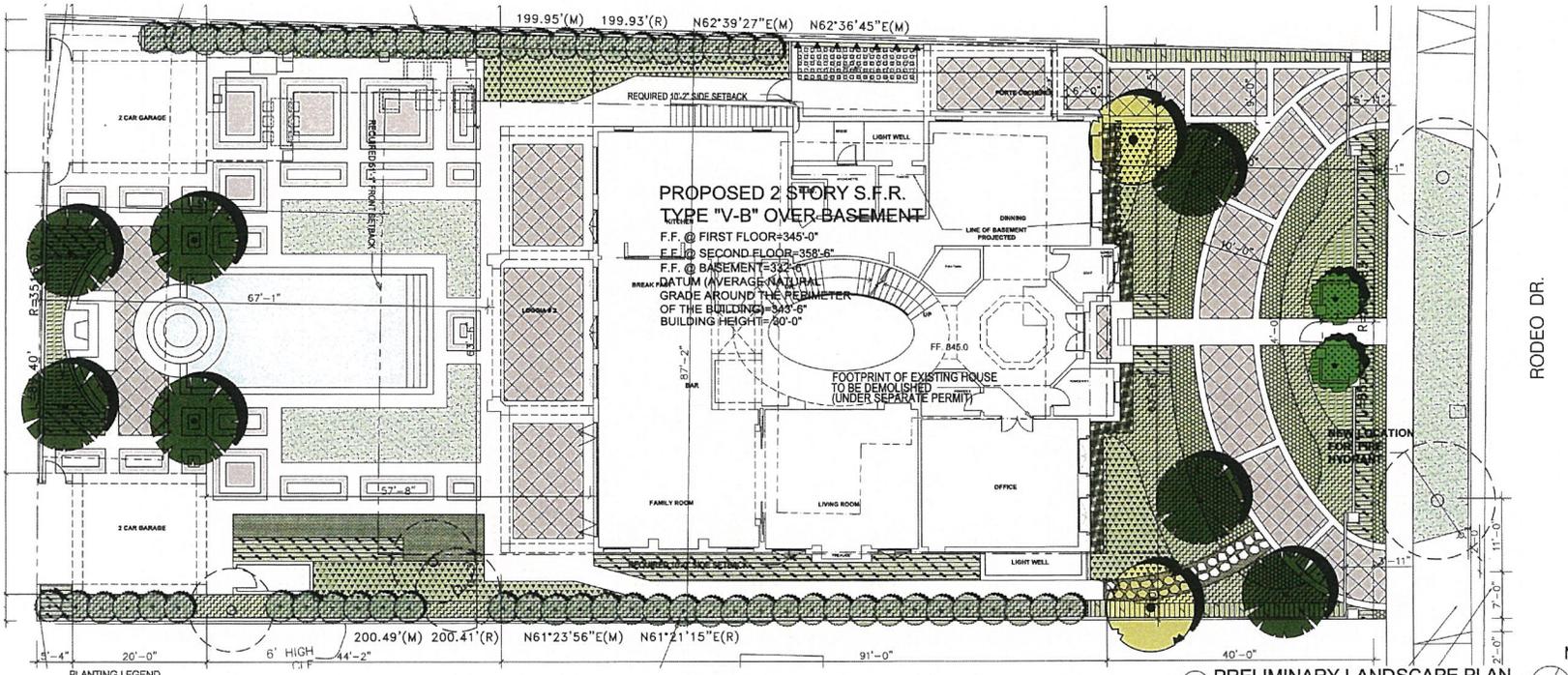
6 REDWOOD RAFTER TAIL
SHAPED BX6 STAINED REDWOOD
ORNAMENTAL RAFTER TAIL OR STAINED
TEAK



1 FRONT ELEVATION

SCALE: 1/8"=1'-0"

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**PROPOSED 2 STORY S.F.R.
TYPE "V-B" OVER BASEMENT**

F.F. @ FIRST FLOOR=345'-0"
 F.F. @ SECOND FLOOR=358'-6"
 F.F. @ BASEMENT=342'-0"
 DATUM (AVERAGE NATURAL GRADE AROUND THE PERIMETER OF THE BUILDING)=343'-6"
 BUILDING HEIGHT=20'-0"

FOOTPRINT OF EXISTING HOUSE TO BE DEMOLISHED (UNDER SEPARATE PERMIT)

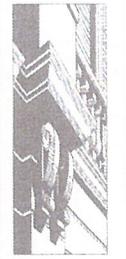
1 PRELIMINARY LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS	SHRUBS & GROUND COVER	SIZE & QUAN.	WUCOLS
OLEA EUROPAEA MAJESTIC BEAUTY OLIVE TREE	48' BOX	LOW	BUXUS MICROPHYLLA JAPONICA GREEN BEAUTY	5 GAL. @ 24" O.C.	MODERATE
LIRIODENDRON TULIPIFERA TULIP TREE	24' BOX	MODERATE	PITTOSPORUM TENUIFOLIUM SILVER SHEEN	5 GAL. @ 24" O.C.	MODERATE
CITRUS LIMON MEYER IMPROVED IMPROVED MEYER LEMON	24' BOX	MODERATE	BOUGAINVILLEA OOLALA MONKA	5 GAL. @ 24" O.C.	LOW
PODOCARPUS GRACILIOR FERN PINE	24' BOX	MODERATE	BOUGAINVILLEA ROSA FLORIBUNDA	5 GAL. @ 30" O.C.	MODERATE
EXISTING TREE TO REMAIN			ICEBERG SHRUB ROSE	5 GAL. @ 24" O.C.	LOW
			ANIGOZANTHOS FLAVIDUS KANGAROO PAW	5 GAL. @ 24" O.C.	LOW
			LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GAL. @ 24" O.C.	LOW
			ROSMARINUS PROSTRATUS TRAILING ROSEMARY	1 GAL. @ 18" O.C.	LOW
			ARMERIA MARITIMA SEA THRIFT	1 GAL. @ 18" O.C.	MODERATE
			DYMONDIA MARGARETAE SILVER CARPET	1 GAL. @ 12" O.C.	LOW
			UC VERDE BUFFALO GRASS	PLUG @ 12" O.C.	LOW
			LANDSCAPE AREA		
			LAWN AREA		
			DRIVABLE GRASS W/ BUFFALO GRASS		
			VINE		
			PANDOREA JASMINOIDES BOWER VINE	1 GAL. @ 18" O.C.	MODERATE

FRONT YARD PAVING CALCULATION

TOTAL FRONT YARD AREA (SETBACK) = 3,400 SF.
 TOTAL PROPOSED PAVING IN FRONT YARD =
 33% OF FRONT YARD (3,400 X 33%) + 200 SF. (5 X 40) = 1,322 SF.
 TOTAL PROVIDED PAVING IN FRONT YARD = 1,318 SF.



ROBERT SALICE



PROJECT:
 SINGLE FAMILY RESIDENCE @
 727 NORTH RODEO DRIVE
 BEVERLY HILLS, CA 90210

NO. DATE

OWNER:
 ELIAS REAL ESTATE, LLC
 1440 WALNUT STREET
 LOS ANGELES, CA 90011
 Tel: (310) 350-5166
 Email: ELIASREALSTATE@AOL.COM

DESIGNER:
 ROBERT SALICE
 10524 S. La Cienega Blvd.
 Inglewood, CA. 90304
 TEL (310) 903.9006
 email: r.salicedesign@gmail.com

DESIGNER:
 LABYRINTH DESIGN STUDIO
 POLYA PAYAN
 1024 GRANVILLE AVE, # 105
 L.A. CA 90025
 TEL (818) 200-5005
 E-MAIL: polya@labyrinth10.com

SHEET TITLE
 PRELIMINARY
 LANDSCAPE PLAN

SCALE: AS SHOWN

DRAWN 12-11-2013

JOB NUMBER # 21350

SHEET

LP-1

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Design Review Commission Report

455 North Rexford Drive

March 6, 2014

Attachment E

DRAFT Approval Resolution

RESOLUTION NO. DR **XX-14**

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW **A NEW TWO-STORY SINGLE-FAMILY RESIDENCE** AT THE PROPERTY LOCATED AT **727 NORTH RODEO DRIVE (PL1332513)**.

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

Section 1. **Pouya Payan, Labyrinth Design Studio**, agent, on behalf of **Elias Real Estate LLC**, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of **a new two-story single-family residence** for the property located at **727 North Rodeo Drive** which 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. Since the property has not been designed by an architect listed on the City’s Master Architect List nor has it been listed on the City’s

Historic Resource Survey, it does not warrant further review as a potential historical resource. 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 March 6, 2014 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:

Project-Specific Conditions

1. The second floor balconies shall utilize the configuration identified as “Scheme 4” in the plans presented to the Design Review Commission at their meeting on Thursday, March 6, 2014.

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **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.
4. **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.
5. **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.

6. **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.
7. **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.
8. **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.
9. **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.
10. **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.

11. **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.

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: March 6, 2014

William Crouch, Commission Secretary
Community Development Department

Ilene Nathan, Chairperson
Design Review Commission