



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, April 3, 2014

Subject: **1004 North Rexford Drive (PL1404592)**
Request for a preliminary review of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project Applicant: Ed Levin – Levin-Morris Architects

Recommendation: Review the proposed project and provide the applicant with design feedback.

REPORT SUMMARY

The applicant is requesting preliminary review of a new two-story single-family residence for the property located at 1004 North Rexford Drive. The proposed style is identified by the applicant as Modern/Contemporary.

Project design plans are included in Attachment A and it is recommended that the Commission review the plans and provide the applicant team with general design feedback.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.

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

April 3, 2014

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):

The style proposed is Modern/Contemporary, and this is reflected consistently in the abstracted palette of light stone, exterior plaster, aluminum window mullion patterns and large glass openings.

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 checked="" 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: 139.52 (ave.) x 221.55 (ave.), pt Area (square feet): 30,788 sq ft
 Adjacent Streets: north of Lexington Road / rear abuts on Woodland Drive

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:	<u>10</u>	<u>various 15" dia. to 36" dia.</u>	<u>remove only 1 in way of structure</u>
Native:	<u>none</u>		
Urban Grove:	<u>none</u>		

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: Gerard Colcord

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:

none to date

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:	32'	+/- 16'	32' (max. - varies)
Roof Plate Height:	N/A		
Floor Area:	13,927 sq ft	6,112 sq ft	11,697 sq ft
Rear Setbacks:	50' min. (lot goes through to Woodland) / 53.9' provided		
Side Setbacks:	S/E/ 12'	S/E/ 11'	S/E/ 14'
	N/W/ 12'	N/W/ 4'-9"	N/W/ 14'
Parking Spaces:	4 req'd (6 bedrooms)		4 provided

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: exterior cement plaster / stone / stainless steel copings & trim
 Texture /Finish: light sand finish / honed finish / brushed finish
 Color / Transparency: white / light buff or ivory / natural silver

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

Material: aluminum
 Texture /Finish: clear anodized
 Color / Transparency: natural silver

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

Material: alum. & glass doors w/ alum. frames / clear wood doors w/ stl. frames
 Texture /Finish: alum.: clear anodized / steel: painted or baked enamel finish
 Color / Transparency: natural silver / white or off-white / natural lpe wood

PEDIMENTS

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

ROOF

Material: single-ply membrane
 Texture /Finish: smooth
 Color / Transparency: light gray

CORBELS

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

CHIMNEY(S)

Material: stainless steel
 Texture /Finish: brushed
 Color / Transparency: natural silver

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

COLUMNS

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

BALCONIES & RAILINGS

Material: glass w/ aluminum cap
Texture /Finish: smooth / clear anodized
Color / Transparency: clear / natural silver

TRELLIS, AWNINGS, CANOPIES

Material: aluminum / stainless steel
Texture /Finish: smooth, clear anodized / brushed
Color / Transparency: natural silver

DOWNSPOUTS / GUTTERS

Material: downspouts: concealed / gutters (where exposed): terne-coated stainless steel
Texture /Finish: smooth / natural weathered finish
Color / Transparency: silver-gray

EXTERIOR LIGHTING

Material: white bronze or stainless steel
Texture /Finish: smooth / brushed finish
Color / Transparency: natural silver

PAVED SURFACES

Material: natural stone
Texture /Finish: smooth / honed finish @ walking areas ; rough finish @ drives
Color / Transparency: gray

FREESTANDING WALLS AND FENCES

Material: exterior cement plaster (stucco)
Texture /Finish: very light sand finish
Color / Transparency: white or ivory

OTHER DESIGN ELEMENTS

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

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

The landscape celebrates the characteristically unique and modern architecture with an interlocking and interplay of squares and right angles on the ground plane in the front entry spaces while dividing the public street with a wall softened by planting from a private courtyard. The landscape then gently expands to a very natural setting with a flowing creek and pool with views of the rear garden from the main floor terrace. The planting is filled with accents of white flowers layered into shades of lush green foliage.

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.

The design maintains consistency of massing treatment and articulation, on all elevations, as well as from exterior to interior.

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 articulation of the design as a series of attached pavilions serves to break down the mass and scale of the building. Broad front and rear setbacks, and extensive landscape front, rear and sides, maintains the lush visual quality of the neighborhood.

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

The existing neighborhood consists of large lot with large residences of disparate styles. The proposed design will add to the broad range of styles in the neighborhood.

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.

The adjoining lots are both over an acre in area, and the existing residences are in on way crowded, thus inherently providing generous separation between neighbors. Beyond this, large heritage trees exist along both side property lines, and these will be protected, retained and enhanced with additional landscaping to ensure privacy.

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.

The lots in the neighborhood range from 0.4 Ac to over 1.0 Ac, and the prevailing site typology is one of freestanding houses, most of which are of two stories. The proposed design reflects the prevailing site development typology,



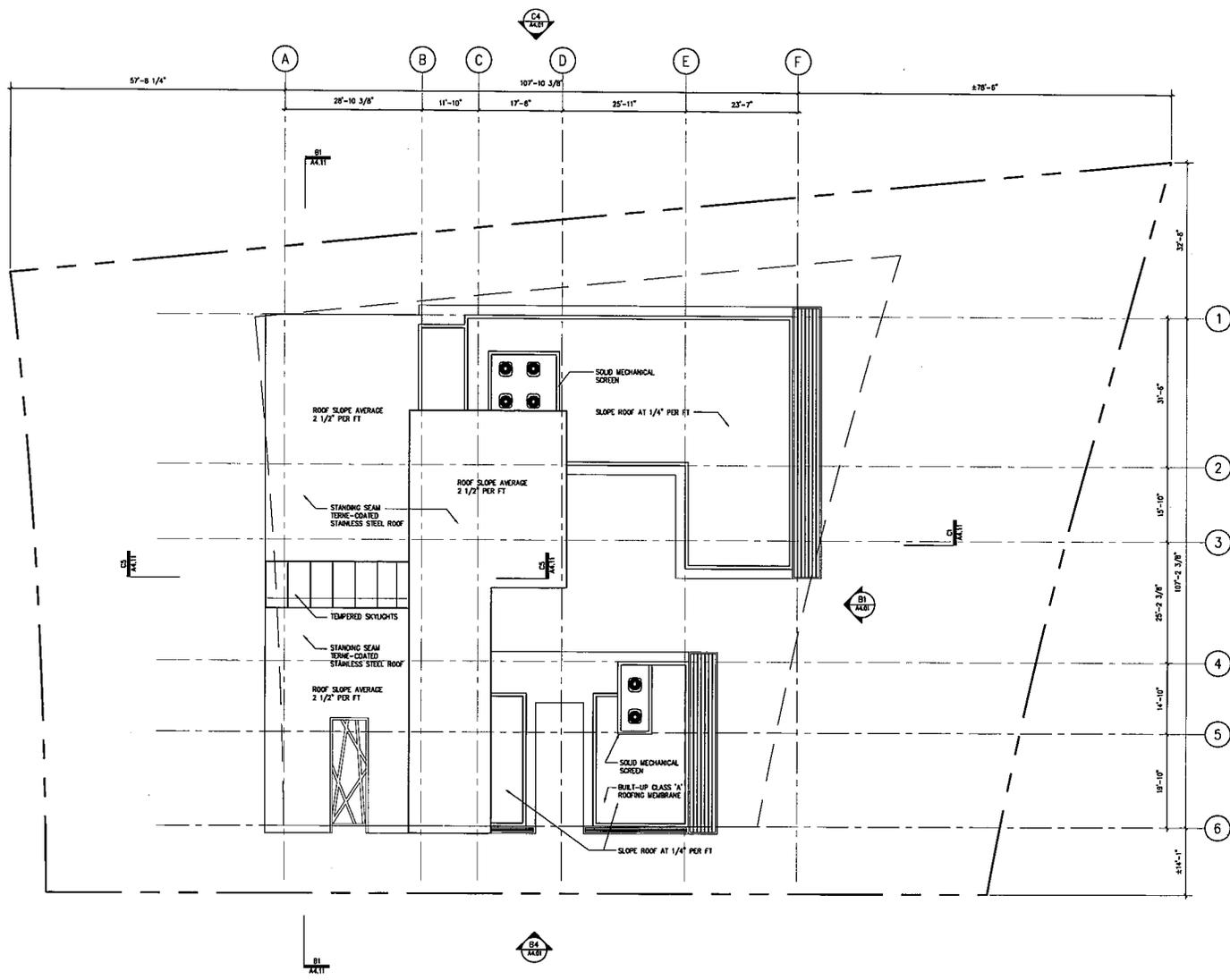
Design Review Commission Report

455 North Rexford Drive

April 3, 2014

Attachment B
Project Design Plans

1 2 3 4 5 6



NOTE: ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE FULLY SCREENED.

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1004 ACEFORD DRIVE
BEVERLY HILLS, CA 90210

CONCEPT REVIEW 01.03.2014
CONCEPT REVIEW 03.26.2014

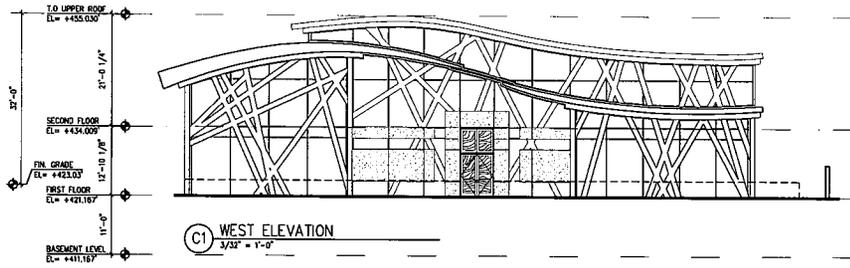
DATE 26 MARCH 2014
SCALE 3/32" = 1'-0"
PROJECT ROOF PLAN
SHEET A2.03

1004 ACEFORD DRIVE BEVERLY HILLS, CA 90210

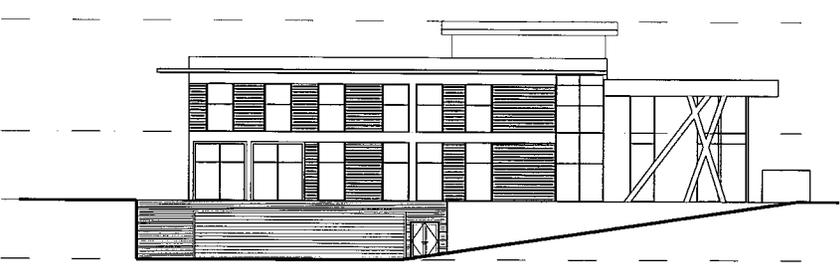
1 2 3 4 5 6

1 2 3 4 5 6 7

B

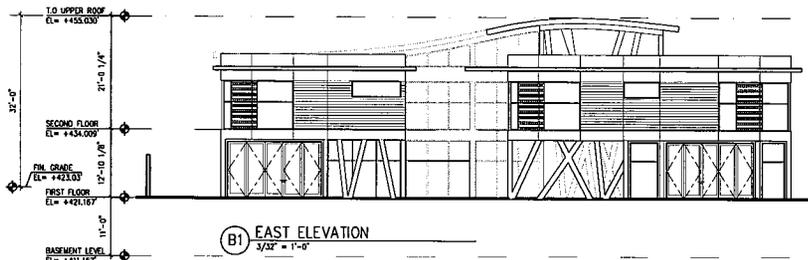


C1 WEST ELEVATION
3/32" = 1'-0"

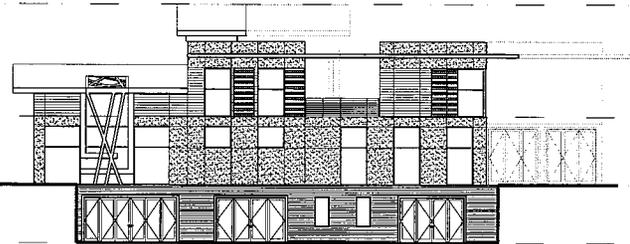


C4 NORTH ELEVATION
3/32" = 1'-0"

C



B1 EAST ELEVATION
3/32" = 1'-0"



B4 SOUTH ELEVATION
3/32" = 1'-0"

B

1 2 3 4 5 6 7

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1315 MONTE GARDEN AVENUE
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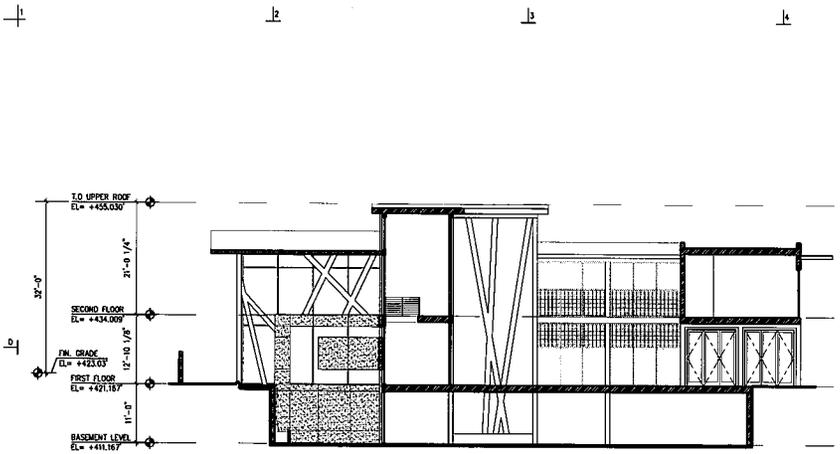


1604 BEKSFORD DRIVE
BEVERLY HILLS, CA 90210

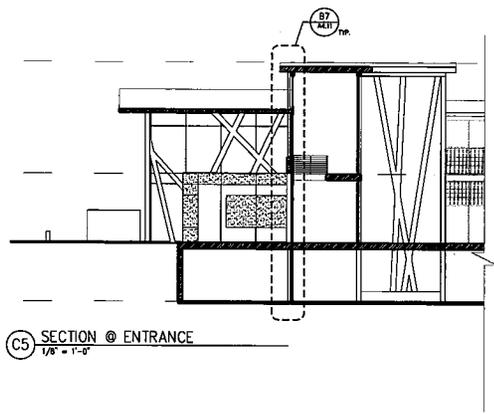
CONCEPT REVIEW 01.03.2014
CONCEPT REVIEW 03.26.2014

DATE 26 MARCH 2014
SCALE 3/32" = 1'-0"
DESCRIPTION BUILDING ELEVATIONS
NO. A4.01

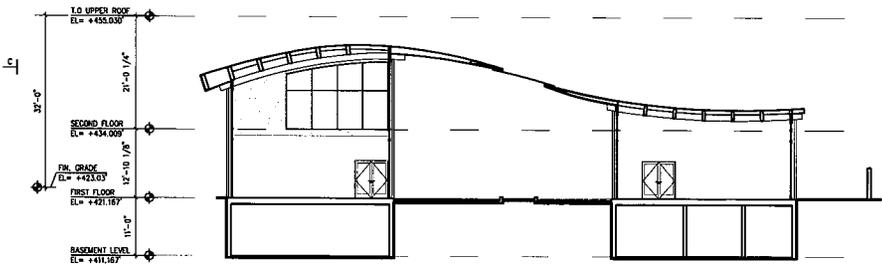
LEVIN-MORRIS ARCHITECTS LLP 1315 MONTE GARDEN AVENUE WEST HOLLYWOOD, CA 90404 (310) 456-3004 / 3420 (FAX) LEVINMORRIS@GMAIL.COM



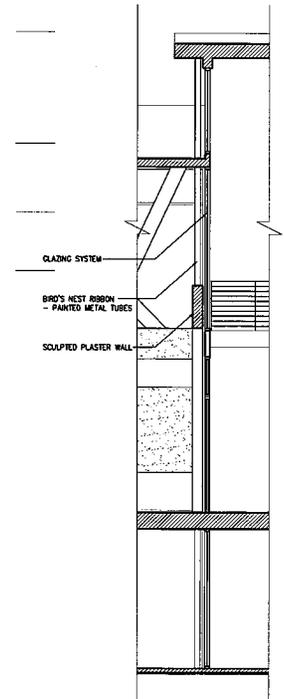
(C1) SECTION
3/32" = 1'-0"



(C5) SECTION @ ENTRANCE
1/8" = 1'-0"



(B1) SECTION
3/32" = 1'-0"



(B7) DETAIL SECTION: FRONT FACADE
1/4" = 1'-0"

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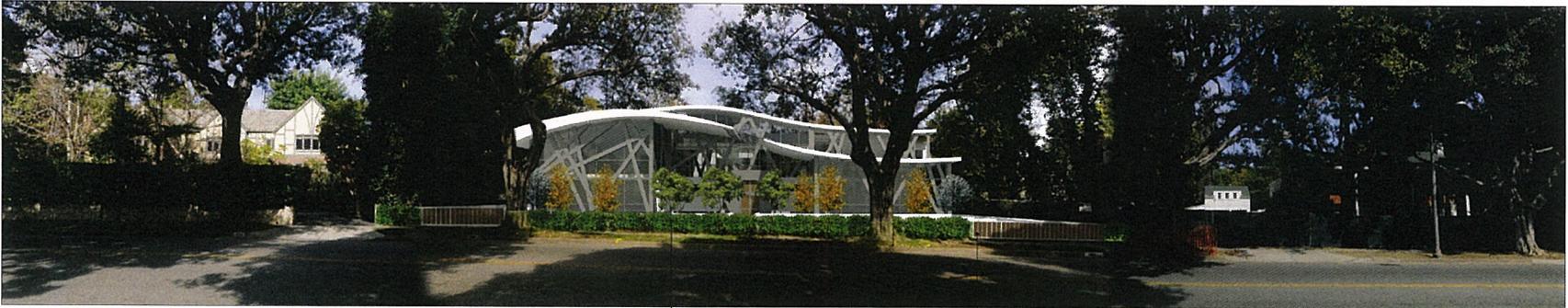
CONCEPT REVIEW 01.03.2014
CONCEPT REVIEW 03.26.2014

DATE 28 MARCH 2014
BY
REV
BUILDING SECTIONS
NO. A4.11

1 2 3 4 5 6 7



SITE PANORAMIC PHOTO



SITE PANORAMIC PHOTO W/ PROPOSED PROJECT

STUCCO WALL
3'-0" HT. (TYP.)

IPE CAR GATE
3'-0" HT. (TYP.)



SITE PANORAMIC PHOTO W/ PROPOSED PROJECT & NO LANDSCAPE

01

02

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1004 NEARFORD DRIVE
BEVERLY HILLS, CA 90210

CONCEPT REVIEW 01.03.2014
CONCEPT REVIEW 03.26.2014

DATE 26 MARCH 2014

SCALE -

VIEW -

SITE PANORAMIC PHOTO

-

PROJECT A4.21

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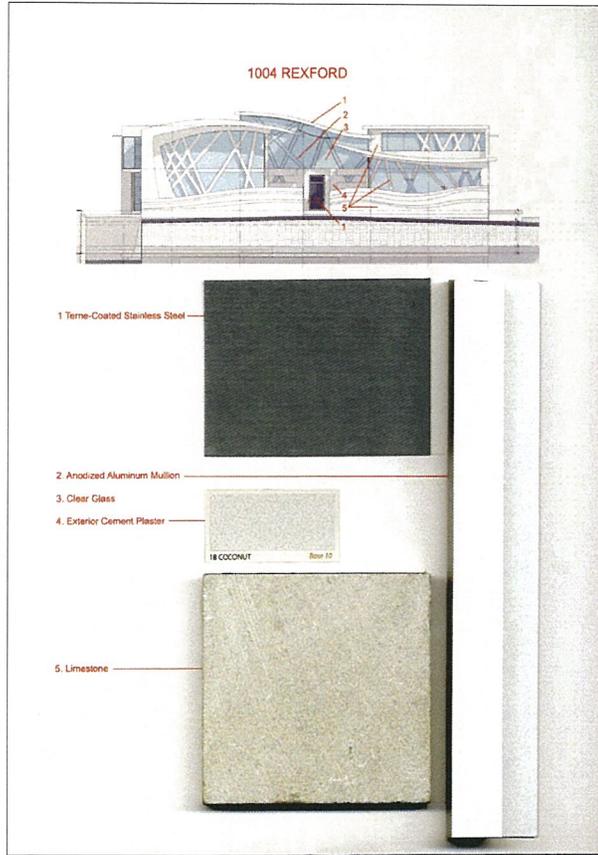
9

10

11



PE GATE EXAMPLE



SAMPLE MATERIALS BOARD

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1365 NORTH HAMPER AVENUE
WEST HOLLYWOOD, CA 90240
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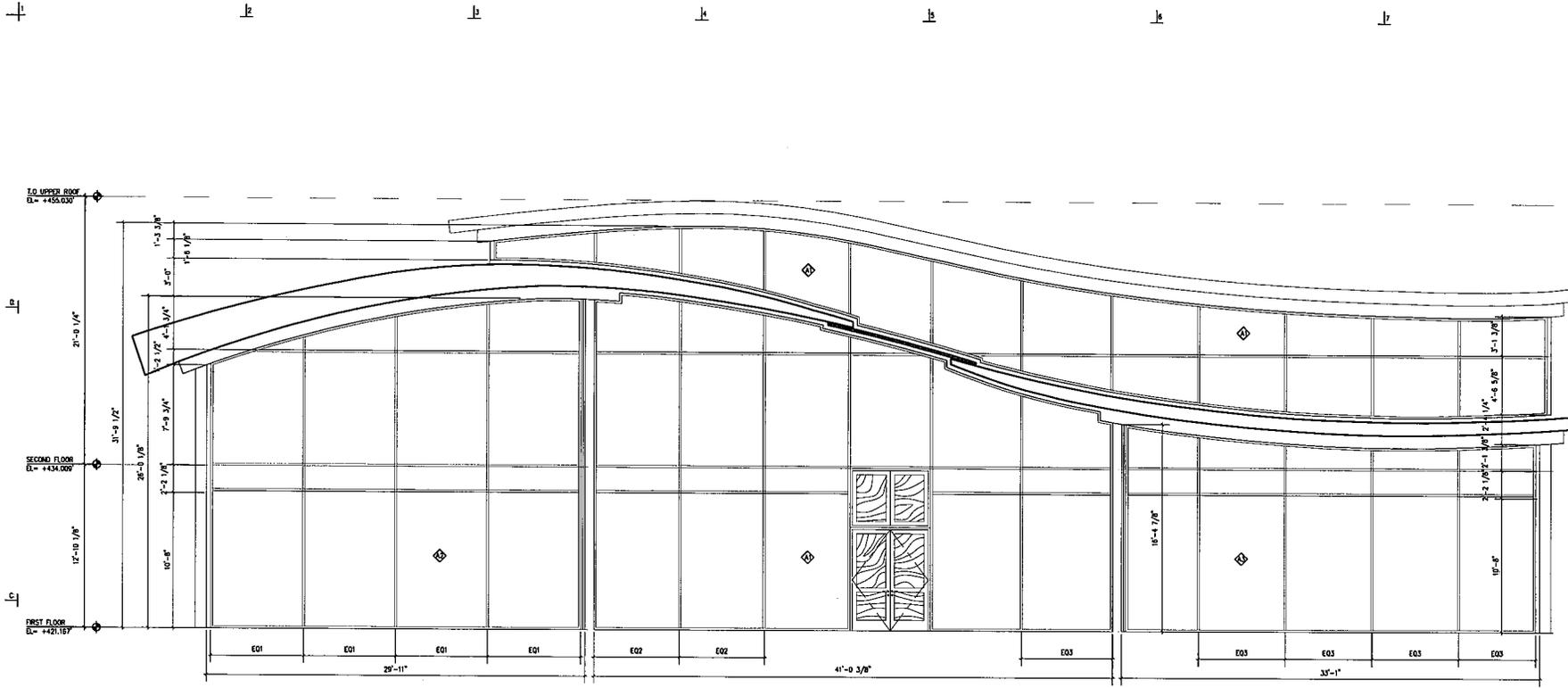


1004 REXFORD DRIVE
BEVERLY HILLS, CA 90210

CONCEPT REVIEW 01.03.2014
CONCEPT REVIEW 03.26.2014

DATE 24 MARCH 2014
SCALE -
TITLE GATE & MATERIAL BOARD
PROJECT A4.22

1004 REXFORD DRIVE - GATE & MATERIAL BOARD - 03/26/2014



WINDOW TYPES
1/4" = 1'-0"

WINDOW SCHEDULE

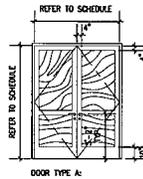
WINDOW TYPE	SIZE	FRAME				
		MATL.	FIN.	HEAD	JAMB	SILL
A1	41'-0 3/8" X 31'-9 1/2"	AL	---	---	---	---
A2	29'-11" X 26'-0 1/8"	AL	---	---	---	---
A3	33'-1" X 16'-4 7/8"	AL	---	---	---	---

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED

DOOR SCHEDULE

NO.	DOOR TYPE	DESCRIPTION	SIZE (NOM.)	THICK	MATL.	FIN.	FRAME					REMARKS	
							GLAZ	MATL.	HEAD	JAMB	HS/HD/FT/SC		
101	A	MAIN ENTRANCE	6'-0" X 6'-0"	3/4"	AL	WOOD	F.T.	AL	---	---	---	---	---

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED



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1004 ACEFORD DRIVE
BEVERLY HILLS, CA 90210

CONCEPT REVIEW 01.03.2014
CONCEPT REVIEW 03.26.2014

DATE 26 MARCH 2014
BY
DOOR & WINDOW SCHEDULE
REV A6.01

SHRUBS



1. Agapanthus 'Queen Anne'



2. Abutilon 'White'



3. Azalea 'Alaska' and 'Fielder's White'



4. Gardenia spp.



5. Pittosporum 'Golf Balls'



6. Podocarpus henkelii



7. Rosa 'Iceberg'



8. Sanseveria



9. Spathiphyllum



10. Viburnum 'Spring Bouquet'



11. Xylosma congestum

VINES



1. Lonicera spp.

GROUND COVERS



1. Cerastium tomentosum



2. Dymondia



3. Fragaria chiloensis



4. Liriope (white flower)



5. Opiopogon japonicus



6. Ophiopogon nigrescens



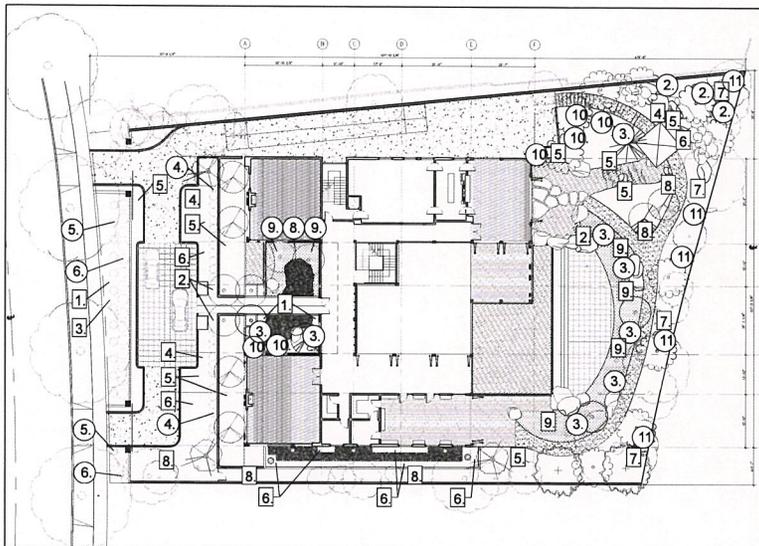
7. Pachysandra terminalis



8. Trachelospermum jasminoides



9. Zoysia



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Project

PAUL LEWIS & ASSOCIATES
LANDSCAPE ARCHITECTURE
PO BOX 2002, BEVERLY HILLS, CALIF. 90210
TEL: 310 274 1277

Sheet 770a

PLANT IMAGERY
SHRUBS, VINES +
GROUNDCOVERS

Accession Number	Date	Description	Approved

Date: 05/09/14
Scale: 80%
Drawn By: AMPL
Drawing No.:

TREES



1. *Acer palmatum 'Sango Kaku'*



2. *Elaeocarpus reticulatis*



3. *Ginkgo*



4. *Magnolia stellata*



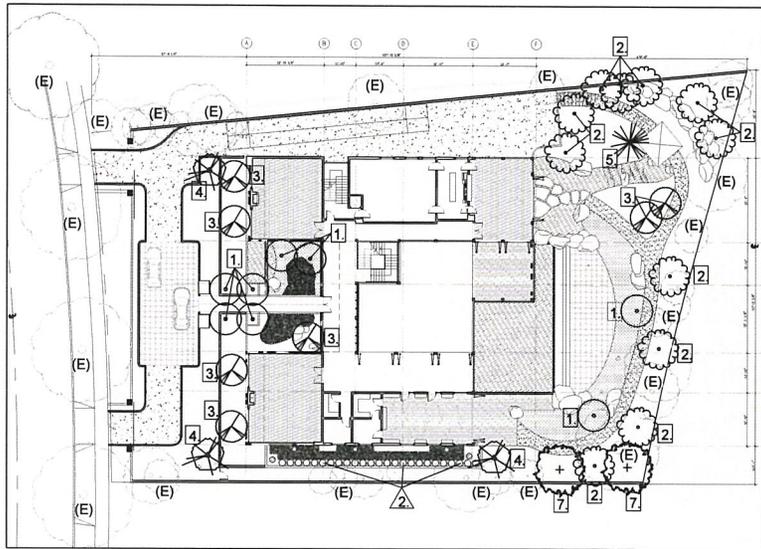
5. *Pinus spp.*



6. *Psidium cattleianum*



7. *Styra japonica*



TROPICALS



1. *Cycas revoluta*



2. *Bambusa spp.*



3. *Howea forsteriana*



4. *Neodypsis dycarii*

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T 415-962-8200 F 415-962-2777

Sheet 770c

PLANT IMAGERY
TREES

Date	Description	Approved

Date: 3/24/2011
Scale: 3/8" = 1'-0"
Drawn by: ASP/ML

Drawing No.: L-1.2

LIGHTING



1. Ipe Bollard



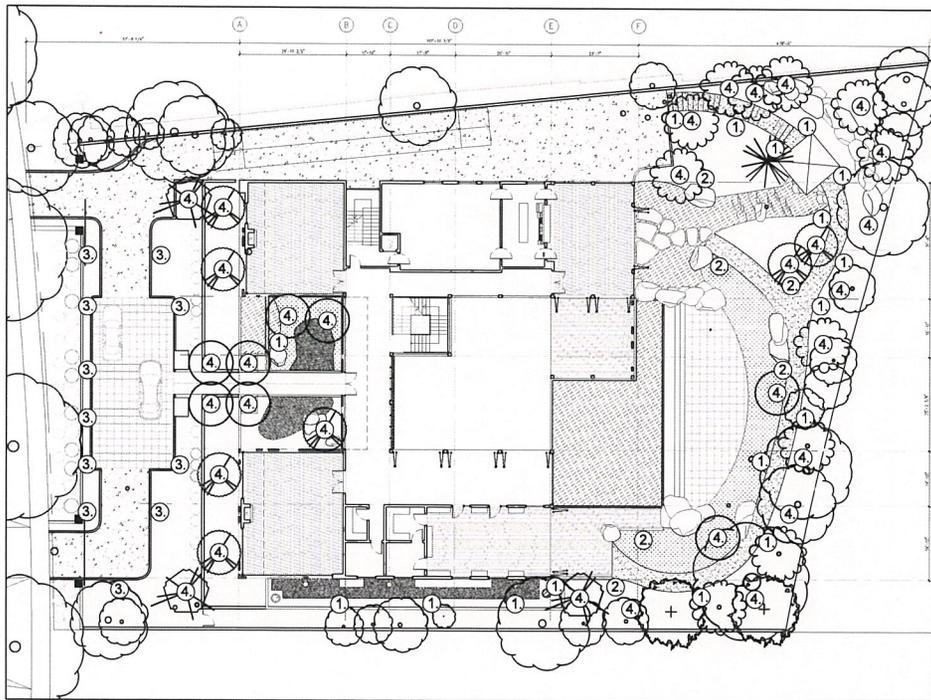
2. Ipe Bollard



3. Olivio Bollard



4. FX LED Uplight
2-3/ tree



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Los Angeles, CA 90057
T: 310.734.3277 F: 310.734.3277

Sheet 770a

EXTERIOR
LIGHTING

Revisions/Approvals

Date	Description	Approved

Date: 09/09/14

Scale: 3/8" = 1'-0"

Drawn By: AMPL

Plotting By: AMPL

Sheet No. L-1.4

PAVING, DECKS AND WALLS



LOCATION	SQ FT
A1	1,000
A2	760
C1	2,330
C2	965
C3	550

A. Arizona Chocolate Brown Flagstone & Flamed Gray Basalt in Ashlar Pattern



B. Antique Vera Cruz D. Ipe Deck



C. Sand Finish Concrete with Mica Flecks



E. Stones in paving



F. Rock path at mature trees



G. Stone steps



H. Stone path and steps



J. Boulders in landscape



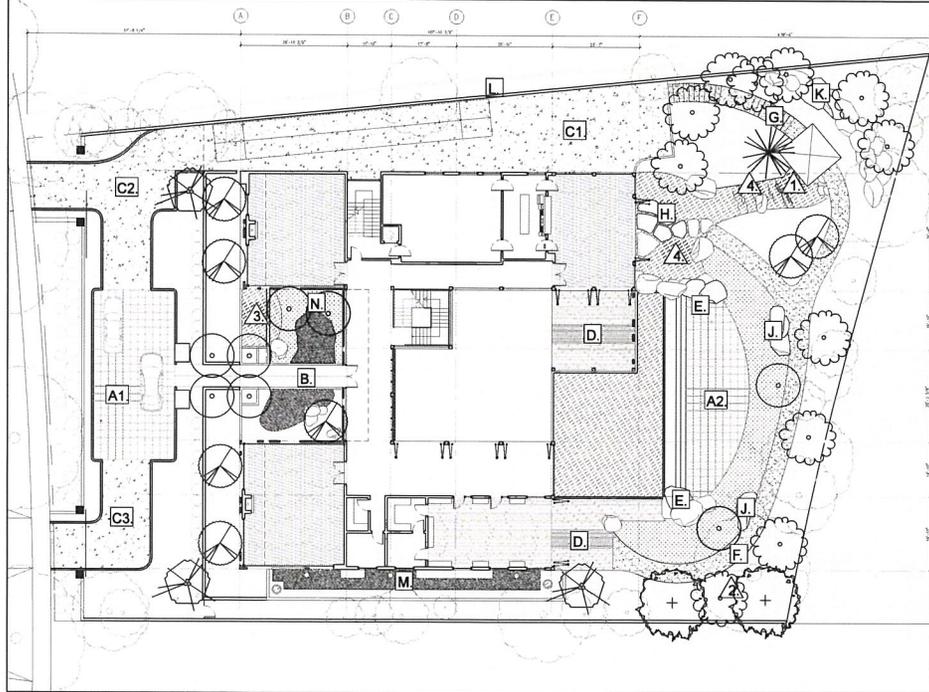
K. Boulder wall



L. Stone wall



M. Basement side garden



N. Basement court



POOL, WATERFALL & FOUNTAIN



1. Waterfall imagery



2. Bamboo fountain



3. Stone wall waterfall



4. Courtyard water + pines

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LANDSCAPE ARCHITECTURE
1515 W. 10th St., Suite 100
Tulsa, OK 74106

Sheet 750a

SITE MATERIALS
& ELEMENTS

Date	Description	Approved

Date: 10/19/11
Scale: 1/8"=1'-0"
Drawn by: AMPL
Drawing No.:

L-1.1