



# Design Review Commission Report

**Meeting Date:** Thursday, September 4, 2014

**Subject:** **137 North Rexford Drive (PL1411509)**

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

**Project Applicant:** Ben Borukhim – bB/A Studios

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

## REPORT SUMMARY

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

The project was previously reviewed by the Design Review Commission at its meeting on August 7, 2014 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project.

As a result of the Commission's comments, the applicant has modified the design of the project with the following changes:

- Added greater contrast to the color palette of the house;
- Revised the Spanish roof tiles to be one color rather than a color blend;
- Added two new 48" fruitless Olive trees and two new Italian Cypress trees;
- Added larger planting material to soften the façade;
- Revised the façade design to add additional detail to the project as the previous design was deemed too "vanilla" in overall design.

An applicant-prepared *Response to Comments* is included in Attachment B of this report.

## URBAN DESIGN ANALYSIS

Per the Commission's comments, the Architect has added additional details to the front entrance and the façade. However, the entry now appears to be heavy and somewhat unrelated to the rest of the design. Staff continues to have concerns relating to the bulk and mass of the building especially when

Attachment(s):

- August 7, 2014 DRC Staff Report and Previously Proposed Plans
- Applicant's Written Response to Commission's Comments
- Project Design Plans
- DRAFT Approval Resolution

Report Author and Contact Information:

Georgana Millican, Associate Planner  
(310) 285-1121  
[gmillican@beverlyhills.org](mailto:gmillican@beverlyhills.org)



## Design Review Commission Report

455 North Rexford Drive

September 4, 2014

viewed in the context of the streetscape as the property is flanked by two one-story residences. Staff feels that the design needs further refinement and is recommending that the Commission hold the public hearing and provide the Applicant with design guidance for the project.

### **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

September 4, 2014

**Attachment A**

August 7, 2014 DRC Staff Report and Previously Proposed Plans



# Design Review Commission Report

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**Meeting Date:** Thursday, August 7, 2014

**Subject:** **137 North Rexford Drive (PL1411509)**

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

**Project Applicant:** Ben Borukhim – bB/A Studios

**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 and second-story addition to an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The proposed style is identified by the applicant as Italianate Revival; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

## URBAN DESIGN ANALYSIS

The proposed façade remodel and second-story addition should be further refined to express appropriately the Italianate style of architecture. Specifically, the following elements should be reconsidered:

- Lighten the overall color palate to reduce the impact of bulk and mass on the street;
- Roof tiles should be of a traditional terra cotta roof design and all of one color;
- Two 48" box evergreen trees should be provided within the front yard, one on each side of the entry and the palm trees should be taken out of the front yard landscape design.
- Stucco texture should all be a smooth finish and lighter in color.

## 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

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Georgana Millican, Associate Planner  
(310) 285-1121

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



## Design Review Commission Report

455 North Rexford Drive

August 7, 2014

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 along with the block face 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 July 28, 2014; the site was posted on July 28, 2014. To date staff has not received comments in regards to the submitted project.



CLIENT:  
**REXFORD RESIDENCE**

Client Address:  
137 N Rexford Drive  
Beverly Hills, CA 90210  
Project Address:  
137 N. Rexford Drive  
Beverly Hills, CA 90210

CLIENT:  
in collaboration with:

STRUCTURAL ENGINEER:  
RECOBO STRUCTURAL DESIGN  
4270 ROSILYN DR  
LOS ANGELES, CA 90043  
TEL: 818.635.4757  
RZOUKA@YAHOO.FR

LANDSCAPE DESIGNER:  
BBA STUDIOS, INC.  
6404 WILSHIRE BLVD, SUITE 1235  
LOS ANGELES, CA 90048  
TEL.: 310.598.6330  
FAX: 310.496.2185  
EMAIL: info@bbAstudios.com

SURVEYOR:  
TRANS AMERICAN ENGINEERING  
9698 TELSTAR AVE, SUITE 301  
EL MONTE, CA 91731  
TEL: 626.527.3888

T24 CONSULTANT:  
STEVENS LIM  
201 NORTH FIGUEROA ST, SUITE P1-103  
LOS ANGELES, CA 90012  
TEL: 213-977-8888  
EMAIL: CPCT103@ATT.NET

GEOTECHNICAL ENGINEER:  
APPLIED EARTH SCIENCE  
4742 SAN FERNANDO ROAD  
GLENDALE, CA 91204  
TEL: 818.552.6000  
FAX: 818.552.6007  
LILLIAN@AESSOIL.COM

COMMENTS	DATE	BY

PROJECT NUMBER  
13.099.01

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SHEET TITLE  
**PROPOSED ELEVATIONS**

REFER TO DRAWING FOR SCALE (S.N.O.):  
DATE: 02.05.2014  
SHEET NO.

**A3.2**

**UNDER-FLOOR VENTILATION CALCULATION**  
1/150 OF FLOOR AREA = 1/150 OF 2,452 S.F.  
= 16.3 S.F.  
- 16.3 X 144 = 2,347 SQ. IN.

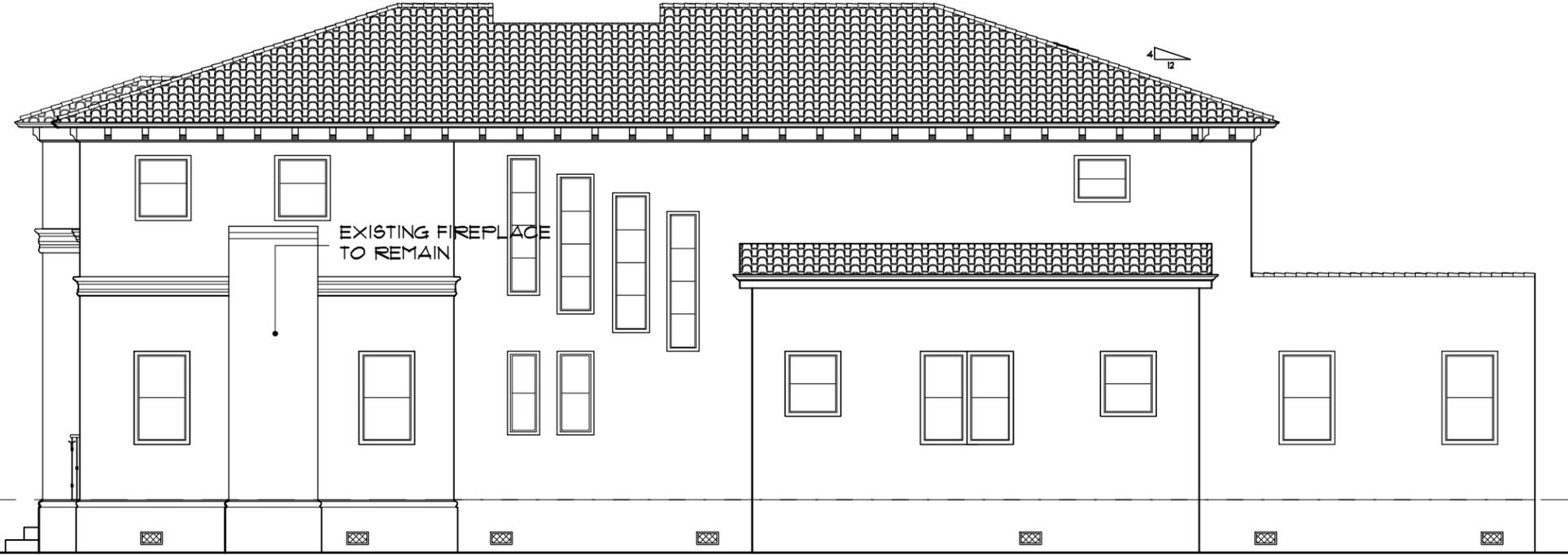
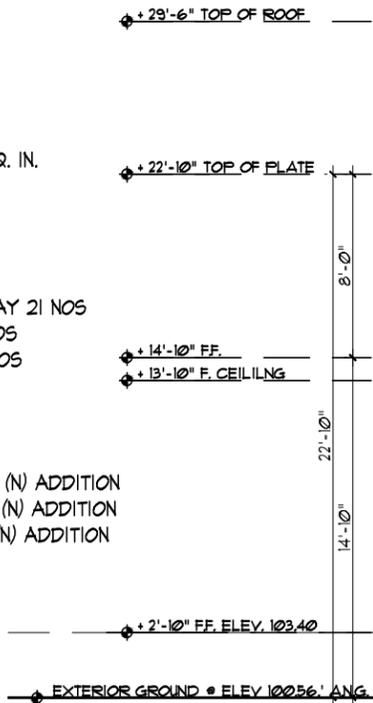
VENTILATION SIZE  
-A) 8X14" VENTS AT FOOTING  
112 SQ. IN.

NOS. REQUIRED = 2,347 / 112 = 20.95 SAY 21 NOS  
- (E) PROVIDED = 4 NOS  
- (N) REQUIRED = 17 NOS

PROVIDE AND PLACE VENTILATION AT FOOTING  
ARRANGED AS FOLLOWS:

7 NOS. AT NORTH SIDE (N) ADDITION  
7 NOS. AT SOUTH SIDE (N) ADDITION  
3 NOS. AT WEST SIDE (N) ADDITION

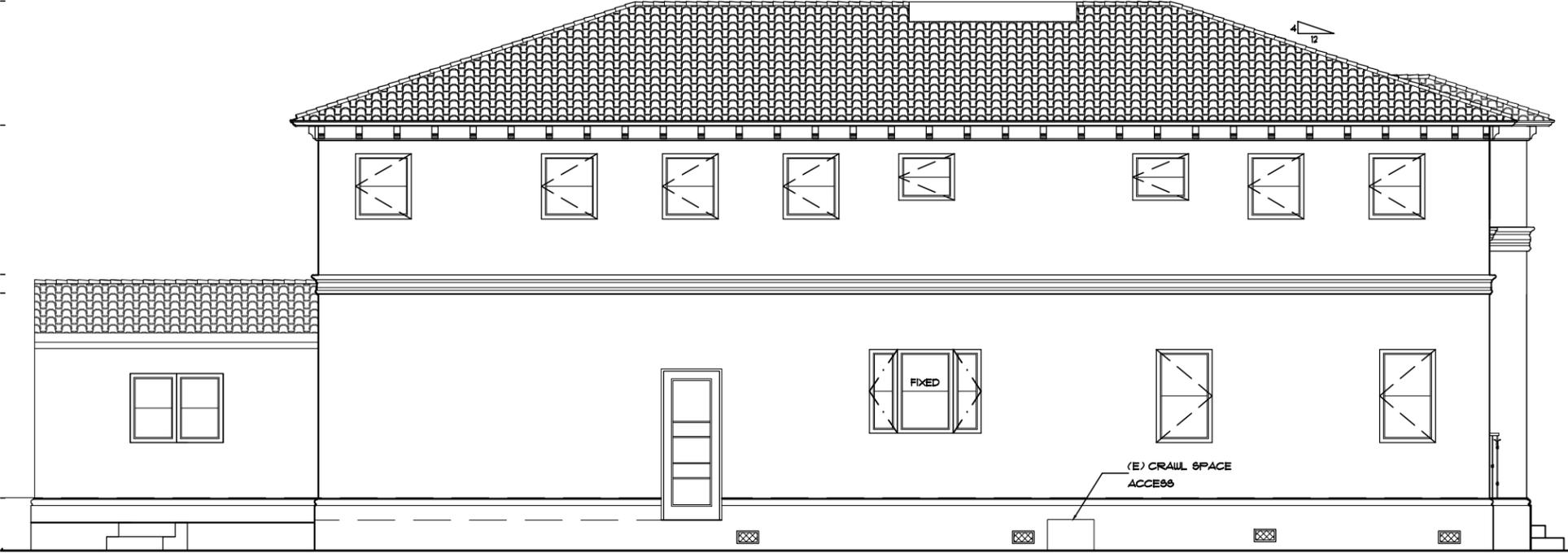
TOTAL: 17 NOS.



**PROPOSED NORTH ELEVATION**  
SCALE: 1/8" = 1'-0" FILE: 2

**ELEVATION KEYNOTES:**

NO.	DESCRIPTION	FINISH/MATERIAL	COLOR
1	STUCCO - MERLEX	SMOOTH	P-105 OATMEAL
2	ROOF - BORAL	2 PIECE MISSION CLAY ROOF TILE	NEWPORT BLEND
3	GUTTER	PRE-FORMED COPPER	METALLIC WEATHER BROWN
4	PRECAST CORBEL	PRECAST	PAINTED TO MATCH STUCCO COLOR MERLEX P-891 WRIGHTWOOD
5	WIN. + DRG. FRAME	WOOD/ALUM. CLAD	WALNUT/MAHOGANY
6	RAILING	WROUGHT IRON	METALLIC WEATHER BROWN DEC 756 DUNN EDWARDS
7	CHIMNEY CAP W/ UL APPROVED SPARK ARRESTER		
8	MID-BAND PRECAST BY STAIRPRECAST MOULDINGS # M-24	SMOOTH	PAINTED TO MATCH STUCCO COLOR MERLEX P-891
9	WINDOW MOLDINGS	SMOOTH	PAINTED TO MATCH STUCCO COLOR MERLEX --891



**PROPOSED SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0" FILE: 1

Z:\13.099.01\137 N Rexford\CAD\Sheets\11\_X\_17\A3.2 EXTERIOR ELEVATIONS.dwg, 7/19/2014 2:01:03 PM







**Design Review Commission Report**

455 North Rexford Drive

September 4, 2014

**Attachment B**

Applicant's Written Response to Commission's Comments

**137 N. Rexford Drive |**  
**RESPONSES TO DESIGN REVIEW COMMISSION COMMENTS:**

Dear Staff and Commissioners,

We are pleased to resubmit this project for review with revisions inspired by the comments we last discussed at the DRB meeting. Below is a list of comments and how we've addressed them.

- There should be greater contrast between the colors of the house
  - We took the colors that the board seemed to like on page A3.3 and refined our colors to be more consistent with the colored elevation on that page.
- Spanish roof tile should be 1 color and not a blend
  - We are specifying the Terracotta color roof tile by Boral
- Palm trees do not count as new trees
  - We are proposing two new 48" fruitless Olive trees (low-branching) and two new Italian cypress trees at the house to soften the façade.
- The planting up against the house should be larger and aid in softening the façade.
  - We are proposing a series of Rosa Iceberg Shrubs along the edge of the house.
- House is Vanilla, needs finesse
  - We originally wanted to keep the façade fairly simple, clean and void of stonework typically associated with this style and I now see how that might have made the house somewhat vanilla. We have added an trim and moldings around the doors and windows on the first floor and designed a new entry vestibule inspired by the columns and arches indicative of this style without the actual columns and plinths. Further, by refining the colors of the house and creating contrast between the background and foreground, the house began to look more complete and cohesive.

We believe these changes and refinements have led to a more refined design as presented here today and thank you for your time and consideration on this project.

Sincerely,

Ben Borukhim  
bB | A Studios



**Design Review Commission Report**

455 North Rexford Drive

September 4, 2014

**Attachment C**  
Project Design Plans















**VIEW - 1**  
SCALE: N.T.S. FILE: ①



**VIEW - 2**  
SCALE: N.T.S. FILE: ②



**VIEW - 3**  
SCALE: N.T.S. FILE: ③



**VIEW - 4**  
SCALE: N.T.S. FILE: ④

client:  
**REXFORD  
RESIDENCE**

Client Address:  
137 N. Rexford Drive  
Beverly Hills, CA 90210  
Project Address:  
137 N. Rexford Drive  
Beverly Hills, CA 90210

CLIENT:  
in collaboration with:

STRUCTURAL ENGINEER:  
RECOBO STRUCTURAL DESIGN  
4270 ROSILYN DR  
LOS ANGELES, CA 90063  
TEL: 818.635.4757  
RZOUKA@YAHOO.FR  
LANDSCAPE DESIGNER:  
BBA STUDIOS, INC.  
6404 WILSHIRE BLVD, SUITE 1235  
LOS ANGELES, CA 90048  
TEL: 310.598.6330  
FAX: 310.496.2185  
EMAIL: info@bbAstudios.com

SURVEYOR:  
TRANS AMERICAN ENGINEERING  
9698 TELSTAR AVE, SUITE 301  
EL MONTE, CA 91731  
TEL: 626.527.3888

T&E CONSULTANT:  
STEVENSON LIM  
201 NORTH FIGUEROA ST, SUITE P1-103  
LOS ANGELES, CA 90012  
TEL: 213-977-8868  
EMAIL: CPCT103@ATT.NET

GEO TECHNICAL ENGINEER:  
APPLIED EARTH SCIENCE  
4742 SAN FERNANDO ROAD  
GLENDALE, CA 91204  
TEL: 818.552.6000  
FAX: 818.552.6007  
LILLIAN@AESOIL.COM

COMMENTS	DATE	BY

PROJECT NUMBER  
13.099.01

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SHEET TITLE  
**PERSPECTIVE  
RENDERING**

REFER TO DRAWING  
FOR SCALE (U.N.O.):  
DATE: 08.17.2014  
SHEET NO.

**A8.5**



**Design Review Commission Report**

455 North Rexford Drive

September 4, 2014

**Attachment D**

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 SECOND STORY ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 137 NORTH REXFORD DRIVE (PL1411509).

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

Section 1. Ben Borukhim of bBA Studios, Inc., architect, on behalf of Wiseman Dawoody, property owners, (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 137 North Rexford 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.

Section 4. The Design Review Commission conducted duly noticed public hearings on **August 7, 2014, and September 4, 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. No project specific conditions are proposed.

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: **September 4, 2014**

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William Crouch, Commission Secretary  
Community Development Department

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John Wyka, Chair  
Design Review Commission