



Design Review Commission Report

Meeting Date: Thursday, September 4, 2014

Subject: **508 North Roxbury Drive (PL1416413)**

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: Hamid Omrani

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

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 Old European Classic with French influence; 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 single-family residence represents an eclectic mix taking aesthetic cues from Mediterranean and French along with some Dutch and Flemish influences. The building appears large and the tall ceiling heights on both floors along with the mansard roof serves to accentuate the mass making the building appear to be out of scale with its surroundings. In addition, the façade appears to have an overabundance of doors with window scaled openings. The color palate of the building could be lightened up to provide some contrast as the overall color scheme appears muddled.

The front yard landscaping plan includes two fruitless Olive trees, however they are 36 inch box size so staff is recommending that the trees be a minimum 48 inch box. Overall, 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.

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



Design Review Commission Report

455 North Rexford Drive

September 4, 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 and 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 August 22, 2014; the site was posted on August 22, 2014. To date staff has not received comments in regards to the submitted project.



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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 ARCHITECTURAL STYLE IS „OLD UROPEAN CASSIC ALWITH FRENCH INSPIRATION.WE WILL USE MATERIAL AND DETAIL TO EMPHASISES.ING

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

- | | | |
|------------------------------|-------------------------------|------------------------------|
| <input type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input type="radio"/> R-1X | <input type="radio"/> R-1.6X | |
| <input type="radio"/> R-1.5X | <input type="radio"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: _____ Lot Area (square feet): _____
 Adjacent Streets: _____

E Lot is currently developed with (check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____	_____	_____
Native:	_____	_____	_____
Urban Grove:	_____	_____	_____

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

Yes No If yes , please list Architect's name: _____

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

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

Nice landscape and new architectural style in the block

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'	19'	32'
Roof Plate Height:			
Floor Area:	6427 S.F.	3526 S.F.	6397 S.F.
Rear Setbacks:	MIN. 37'-7"	38'	44'
Side Setbacks:	S/E 10'(MAX. H. 32')	S/E 5'	S/E 10'
	N/W 10'(MAX. H. 32')	N/W 3'	N/W 10'
Parking Spaces:			

C List the specific materials and finishes for all the architectural features of the project (Be Specific):

FAÇADE (List all material for all portions visible from the street)

Material: STUCCO
 Texture /Finish: SMOOTH
 Color / Transparency: TAPIOCA

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

Material: CLAD
 Texture /Finish: MATTE
 Color / Transparency: DARK CHOCOLATE

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

Material: CLAD
 Texture /Finish: MAT
 Color / Transparency: DARK CHOCOLATE

PEDIMENTS

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

ROOF

Material: SLATE
 Texture /Finish: _____
 Color / Transparency: DARK GREEN

CORBELS

Material: PRECAST
 Texture /Finish: SMOOTH
 Color / Transparency: SAND STONE

CHIMNEY(S)

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

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

COLUMNS

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

BALCONIES & RAILINGS

Material: IRON
Texture /Finish: OIL
Color / Transparency: RUBBED BRONZE

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: METAL
Texture /Finish: FLAT
Color / Transparency: DARK BROWN

EXTERIOR LIGHTING

Material: METAL
Texture /Finish: WALNUT
Color / Transparency: _____

PAVED SURFACES

Material: BELGRAD - MEGA
Texture /Finish: SMOOTH & ACID WASH
Color / Transparency: %60 MONTECIO / %40 BELLA

FREESTANDING WALLS AND FENCES

Material: STUCCO
Texture /Finish: SMOOTH
Color / Transparency: TAPIOCA

OTHER DESIGN ELEMENTS

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

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

Landscape proposed theme follow old classical European / French style with combination of grey & earth tones to complement the French architecture style. Clean line and hedges to emphasize the playing areas with clean line and trees required. Classical European design bring back the originality of which B.H. city present and blend into the overall city environmental.

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 ROOMS AND ENTRY CHIATES HARMONY WITH FACADE

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.

VARIOUS SET BACK AND HEIGHTS & LESS THAN MAX.ALLO. .

MIN. 12" DOOR & WINDOW DEEP IN OPENINGS

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

WITH FOLLOWING COLORING AN CLOSER DESIGN TO EXISTING HOUSES DESIGN

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.

LIMITED OPENING AT 2ND FLOOR & MIIN SIZES

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.

BUILDING IS NOT IN 1 LINE FOOT PRINT .

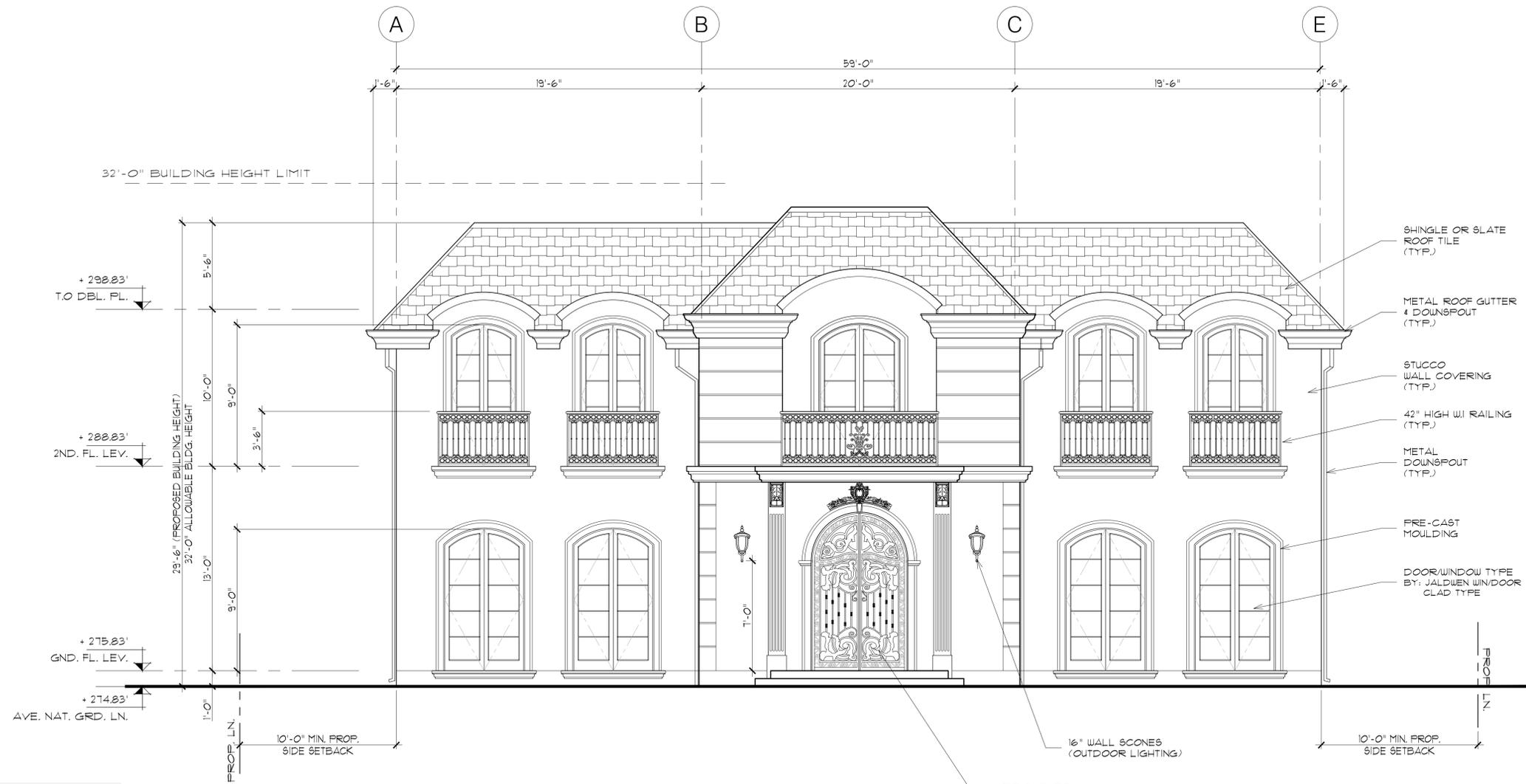


Design Review Commission Report

455 North Rexford Drive

September 4, 2014

Attachment B
Project Design Plans



- SHINGLE OR SLATE ROOF TILE (TYP.)
- METAL ROOF GUTTER & DOWNSPOUT (TYP.)
- STUCCO WALL COVERING (TYP.)
- 42" HIGH W/ RAILING (TYP.)
- METAL DOWNSPOUT (TYP.)
- PRE-CAST MOULDING
- DOOR/WINDOW TYPE BY: JALDIEN WINDOW CLAD TYPE

○
SOUTH-WEST ELEVATION
 Scale: 1/4" = 1'-0"

MY ACCOUNT WISH LIST ORDER STATUS SHOWROOM LOCATIONS 1-800-544-4846 Hours: 9:30AM - 8:00 PM

1-800Lighting Search by Keyword or Product Number

CEILING LIGHTS LAMPS WALL LIGHTS OUTDOOR LIGHTS CEILING FANS BULBS HOME

Fast, Free Shipping on Orders over \$49* 110% Price Guarantee

Images

Maxim Lighting 40225CNW Bastille VX 3 Light Outdoor V Light

CAPTOR ID: 1842860 PART #: 40225CNW

AVERAGE CUSTOMER RATING ★★★★☆ Write a Review

PRODUCT OPTIONS

FINISH: Walnut

GLASS: Clear Night

HELPFUL TOOLS

- Add To Wishlist
- Add To Compare
- Print Spec Sheet
- Use Chat
- Add a Question

SHARE THIS ITEM

Email a Friend

Like Share

Shown in Walnut

Clicking Magnifying Glass or First Mouse Cursor to Zoom

Add Bulbs with this Product

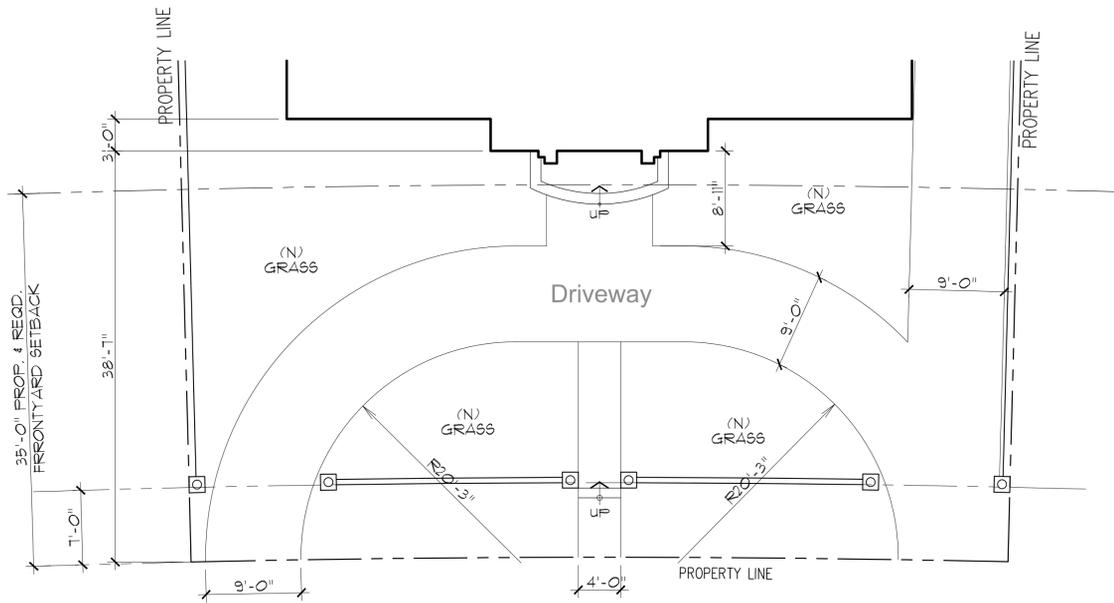
Standard Bulbs: Bulbrite (E27) 3-3/8" 100 Watt 130 Volt Frosted Turquoise Candleabra Bulb (20 Pack) Price: \$54.50 (1.00 each)

Check a box to add bulbs for this product to your order.

Note: Light bulbs are not eligible for return.

FOR DRB SUBMITTAL #1

OWNER: Dr. FARSHID & Mrs. NAHAL MOOSSAZADEH		
PROJECT: PROP. NEW 2-STORY RESIDENCE 508 No. ROXBURRY DRIVE, BEVERLY HILLS, CA 90210		
SHEET TITLE FRONT ELEVATION		
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JOB NUMBER: 2014-102		
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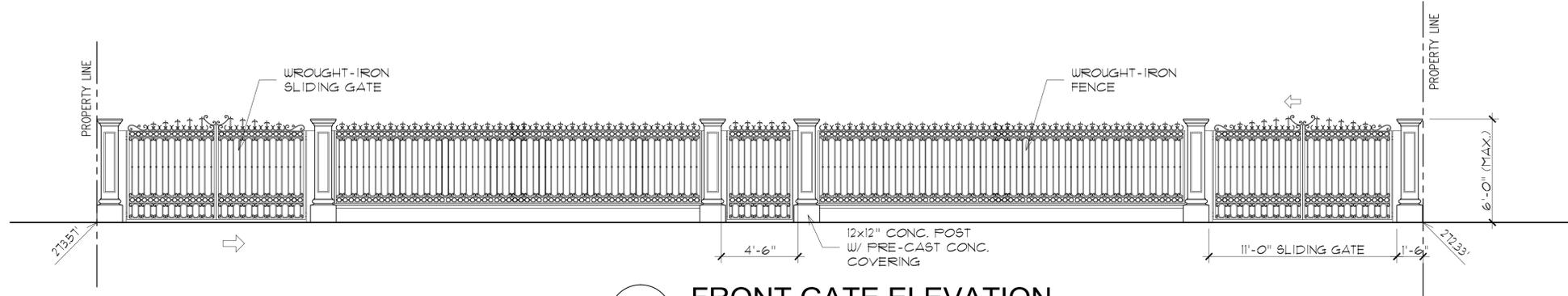


APPLICATION NOTE:

SEPARATE PERMIT FOR:

1. BLOCK FENCE WALL
2. DEMOLITION
3. DETACHED GARAGE /or CARPORT

1 SITE PLAN
Scale: 1/8" = 1'-0"



2 FRONT GATE ELEVATION
Scale: 1/4" = 1'-0"



3 SOUTH-SIDE FENCE ELEVATION
Scale: 1/4" = 1'-0"



4 NORTH-SIDE FENCE ELEVATION
Scale: 1/4" = 1'-0"

OWNER:
Dr. FARSHID & Mrs. NAHAL MOOSSAZADEH

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FOR DRB SUBMITTAL #1

SHEET TITLE
FENCE ELEVATION

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SCALE: AS NOTED

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JOB NUMBER: 2014-102

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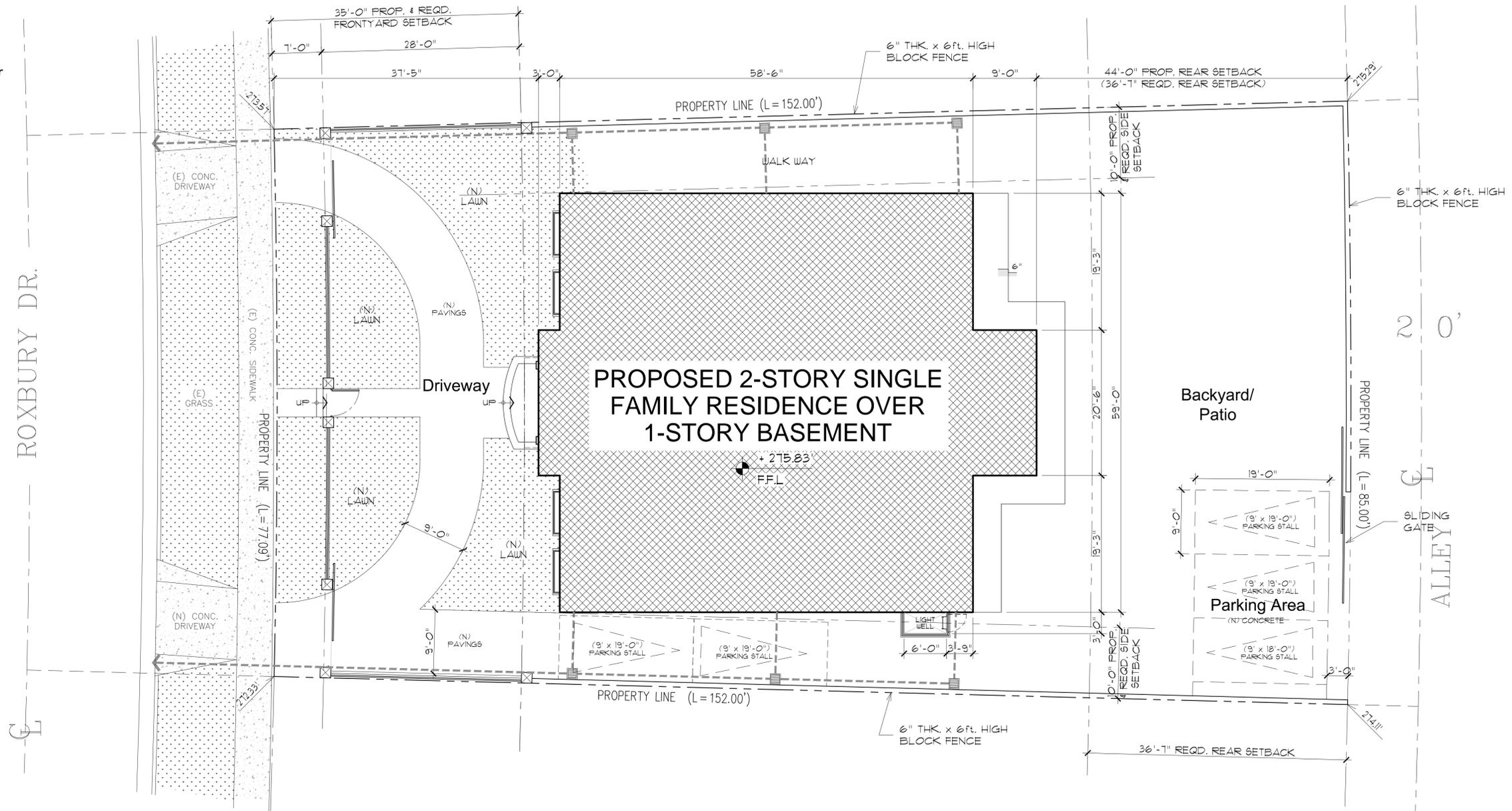
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OF SHEETS

PRINTED DATE: 06/16/2014

APPLICATION NOTE:

- SEPARATE PERMIT FOR:
 1. BLOCK FENCE WALL
 2. DEMOLITION
 3. DETACHED GARAGE /or CARPORT

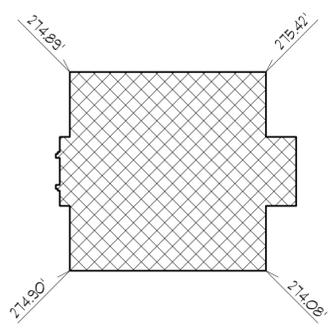


SITE PLAN
 Scale: 1/8" = 1'-0"

BACKYARD SETBACK CALCULATION:
 = 30% (LOT DEPTH) - 9ft.
 = 30% (152.0') - 9 ft.
 = 36.6 ft

274.89'
 + 274.901'
 + 274.08'
 + 275.42'

 = 1,099.29 / 4
 = 274.83' (AVE. NAT. GRADE LINE)



LOT SIZE	= 12,319 sf.
ALLOWABLE F.A.R.	= 12,319 sf. X 40% + 1,500 = 6,427.6 sf.

HABITABLE AREA	
PROP. GRD. FL.	= 3,336.06 sf.
PROP. 2ND FLOOR	= 3,058.84 sf.

TOTAL AREA	= 6,394.90 sf.

BASEMENT AREA	= 2,086.72 sf.

FOR DRB SUBMITTAL #1

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SHEET TITLE SITE PLAN																			
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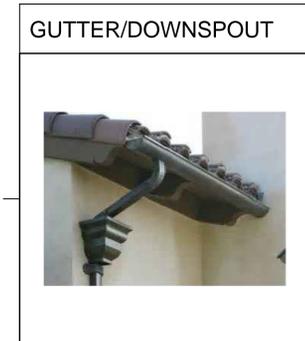
MATERIAL SAMPLE BOARD

NEW 2-STORY SINGLE FAMILY DWELLING

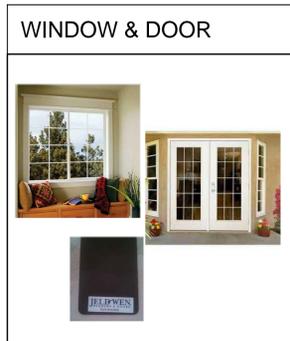
508 No. ROXBURRY DR., BEVERLY HILLS, CA



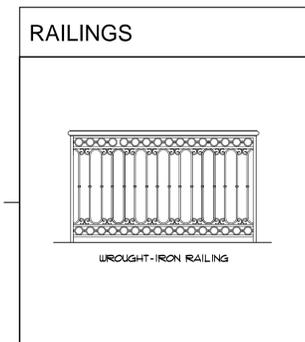
ROOFING TILES
 MAT'L. : SLATE ROOFING TILES
 BY :
 COLOR: GREEN



GUTTER/DOWNSPOUT
 MAT'L. : METAL
 COLOR: DARK BROWN



WINDOW & DOOR
 BY : JELDOWEN WINDOW & DOORS
 CLAD TYPE
 COLOR: DARK CHOCOLATE



RAILINGS
 MAT'L. : WROUGHT-IRON
 COLOR: OIL RUBBED BRONZE



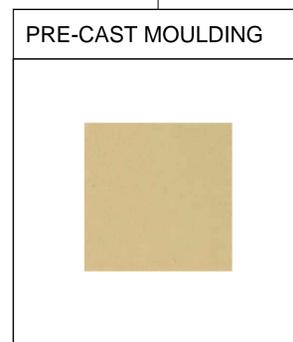
PROPOSED WEST (FRONT) ELEVATION
 SCALE: 1/4"=1'-0"



STUCCO
 BY : SHAMROCK STUCCO L.L.C
 www.shamrockstucco.com
 COLOR : SMOOTH 252 TAPIOCA A-100



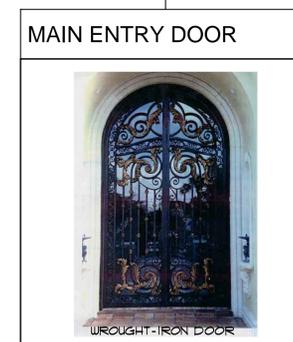
OUTDOOR WALL LIGHTS
 BY : 1-800 LIGHTING
 MODEL : MAXIM LIGHTING BASTILLE VX 3 40225c CNWN
 COLOR : WALNUT FINISH



PRE-CAST MOULDING
 BY :
 COLOR: 186 BIEGE A-100



PAVINGS
 BY : ANGELUS PAVING STONE
 COLOR:



MAIN ENTRY DOOR
 MAT'L. : WROUGHT-IRON
 COLOR: OIL RUBBED BRONZE

FOR DRB SUBMITTAL #1

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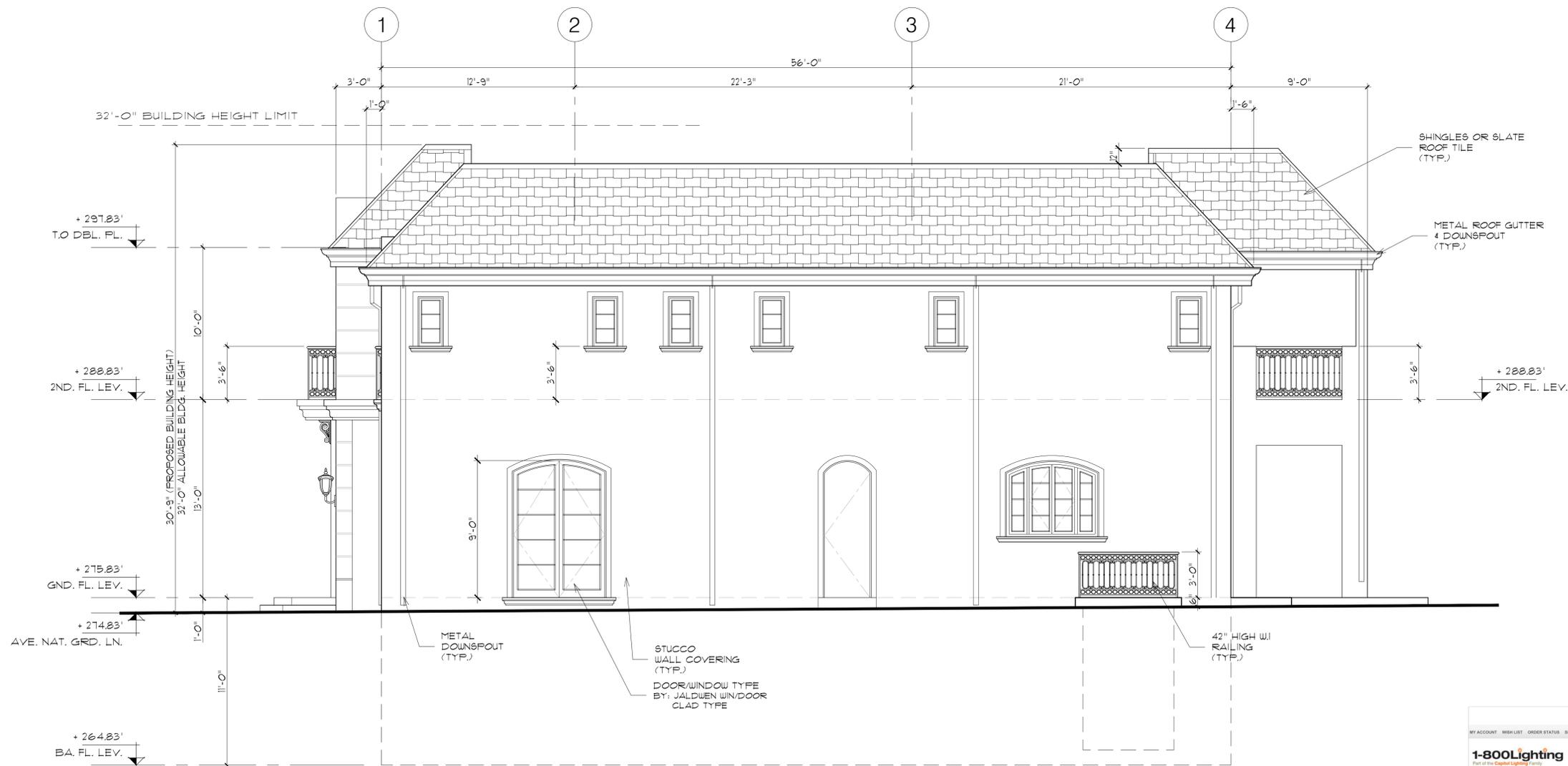
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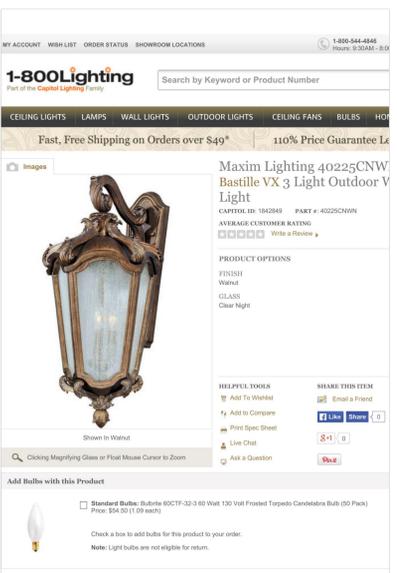
NORTH-EAST ELEVATION
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FOR DRB SUBMITTAL #1

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OWNER:																		
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SOUTH-EAST ELEVATION
 Scale: 1/4" = 1'-0"



FOR DRB SUBMITAL #1

**Dr. FARSHID & Mrs. NAHAL
 MOOSSAZADEH**

PROP. NEW 2-STORY RESIDENCE
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 BEVERLY HILLS, CA 90210

SHEET TITLE
SIDE ELEVATION

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JOB NUMBER: 2014-102

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3D PERSPECTIVE VIEWS



LEFT-SIDE VIEW



CENTER VIEW



RIGHT-SIDE VIEW



MAIN ENTRY



MAIN GATE

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OF SHEETS

FOR DRB SUBMITTAL #1

PRINTED DATE: 06/16/2014



510



508
N. ROXBURY DR.
PROPOSED



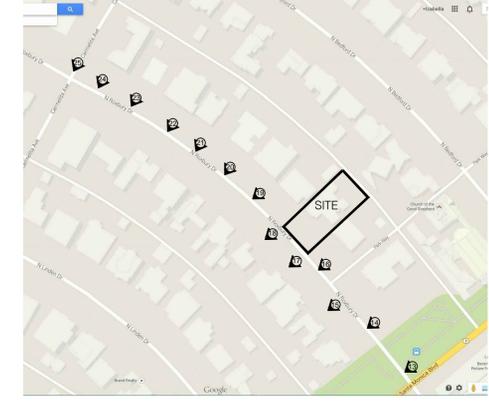
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PANORAMIC STREET VIEWS 508 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90210



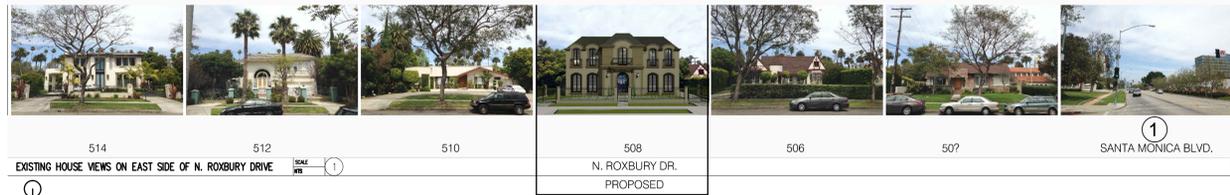
- KEY NOTES
- ① VIEW TO SANTA MONICA BLVD. EAST
 - ② 504 N. ROXBURY DRIVE
 - ③ 506 N. ROXBURY DRIVE
 - ④ 508 N. ROXBURY DRIVE
 - ⑤ 510 N. ROXBURY DRIVE
 - ⑥ 512 N. ROXBURY DRIVE
 - ⑦ 514 N. ROXBURY DRIVE
 - ⑧ 516 N. ROXBURY DRIVE
 - ⑨ 518 N. ROXBURY DRIVE
 - ⑩ 520 N. ROXBURY DRIVE
 - ⑪ 522 N. ROXBURY DRIVE
 - ⑫ VIEW TO CARMELITA AVE. -EAST

① KEY PLAN
SEE KEY NOTES FOR POV LOCATIONS
508 N. ROXBURY DRIVE, BEVERLY HILLS, CA, 90210



- KEY NOTES
- ⑬ VIEW TO SANTA MONICA BLVD. WEST
 - ⑭ 501 N. ROXBURY DRIVE
 - ⑮ 505 N. ROXBURY DRIVE
 - ⑯ 507 N. ROXBURY DRIVE
 - ⑰ 509 N. ROXBURY DRIVE
 - ⑱ 511 N. ROXBURY DRIVE
 - ⑲ 513 N. ROXBURY DRIVE
 - ⑳ 515 N. ROXBURY DRIVE
 - ㉑ 517 N. ROXBURY DRIVE
 - ㉒ 519 N. ROXBURY DRIVE
 - ㉓ 521 N. ROXBURY DRIVE
 - ㉔ 523 N. ROXBURY DRIVE
 - ㉕ VIEW TO CARMELITA AVE. -WEST

② KEY PLAN
SEE KEY NOTES FOR POV LOCATIONS
508 N. ROXBURY DRIVE, BEVERLY HILLS, CA, 90210



EXISTING HOUSE VIEWS ON EAST SIDE OF N. ROXBURY DRIVE SCALE 1/8" = 1'-0" ①
514 512 510 508 N. ROXBURY DR. PROPOSED 506 507 SANTA MONICA BLVD.



⑫ CARMELITA AVENUE 522 520 518 516

PANORAMIC STREET VIEWS 508 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90210



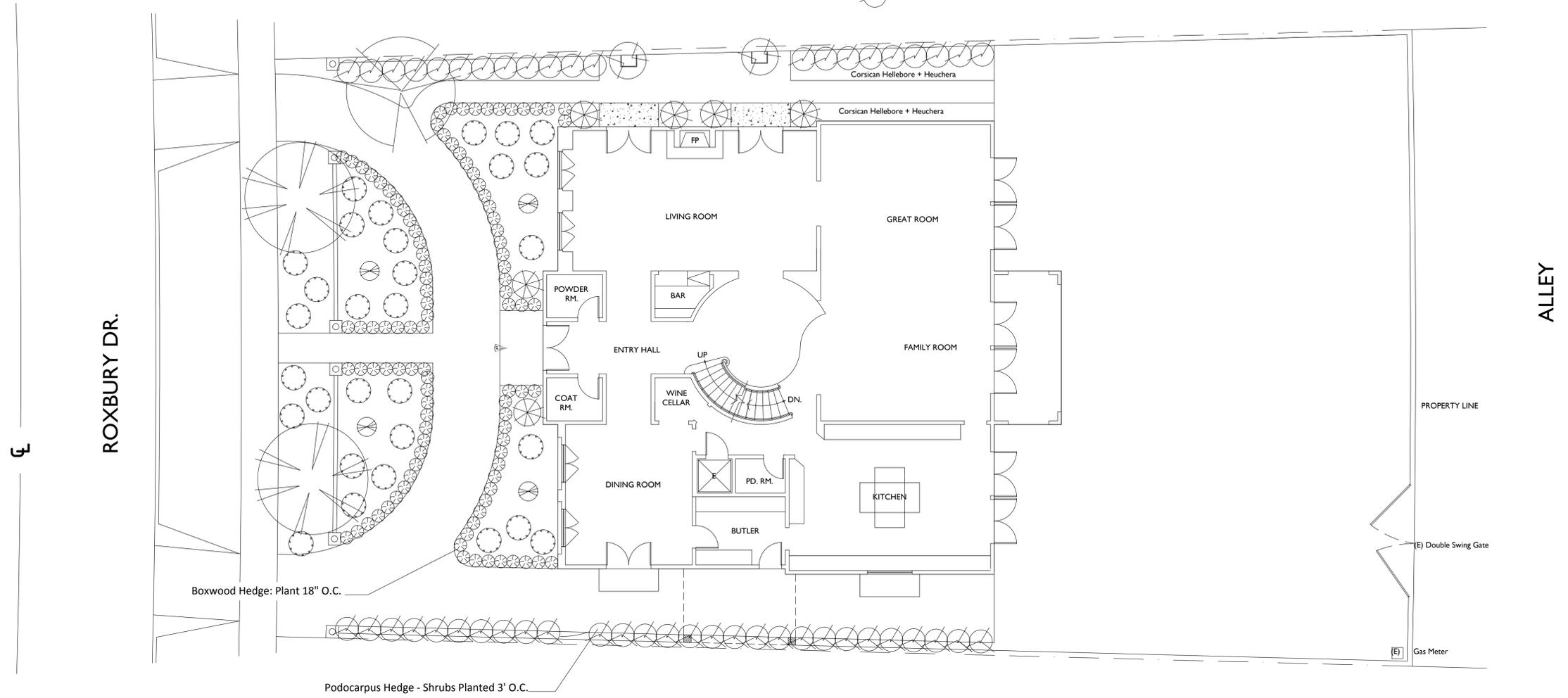
⑬ SANTA MONICA BLVD. west 501 505 507 509 511 513 ②
EXISTING HOUSE VIEWS ON WEST SIDE OF N. ROXBURY DRIVE SCALE 1/8" = 1'-0"



⑭ 515 517 519 521 523 CARMELITA AVENUE west ⑫

PANORAMIC STREET VIEWS 508 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90210

PLANT LEGEND:	SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
		2	36"Bx	Olea europea	Fruitless Olive		1	36"Bx	Cercis occidentalis	Western Redbud
		4	24"Bx	Buxus microphylla japonica 'Globe'	Topiary Round Boxwood		6	24"Bx	Juniperus chinensis 'Blue Point Spiral'	Spiral Juniper
		28	5gal.	Podocarpus x 'Monmal'	Icee Blue Podocarpus		34	5gal.	Rosa 'Iceberg'	White Iceberg Roses
		102	1gal.	Buxus microphylla japonica 'Winter Gem'	Boxwood		2	15gal.	Citrus Orange 'Valencia' - Espaliered	Espaliered Orange
	As Indicated	18	1gal.	Helleborus argutifolius	Corsican Hellebore	As Indicated	6	4' Flats	Heuchera americana 'Green Spice'	Coral Bells
							21	15gal.	Podocarpus x 'Monmal'	Icee Blue Podocarpus



Revisions:	Date Rvsd:
#1	06.10.2014

Stamp

Date: 05.21.2014

Scale: 1/8" = 1'
Sheet Number & Name

LA.02
PLANTING PLAN





RL
LANDSCAPE & DESIGN

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RESIDENCE
508 N. ROXBURY DRIVE
BEVERLY HILLS, CA 90210

Revisions:	Date Rvsd:
#1	06.10.2014
#2	07.17.2014
#3	08.15.2014

Stamp

Date: 05.21.2014

Scale: 1/8" = 1'

Sheet Number & Name

LA.01
DESIGN

FRONT YARD HARDSCAPE CALCULATIONS:

§ 8-4-4 Driveways and Driveway Approaches

(D): Two (2) driveway approaches authorized for any lot or parcel shall not be less than twenty eight feet (28') apart, and each such driveway approach shall be a minimum of two feet (2') from the side property line as measured at the beginning of the full height curb. Any circular driveway shall have a minimum outer radius of twenty six feet (26').

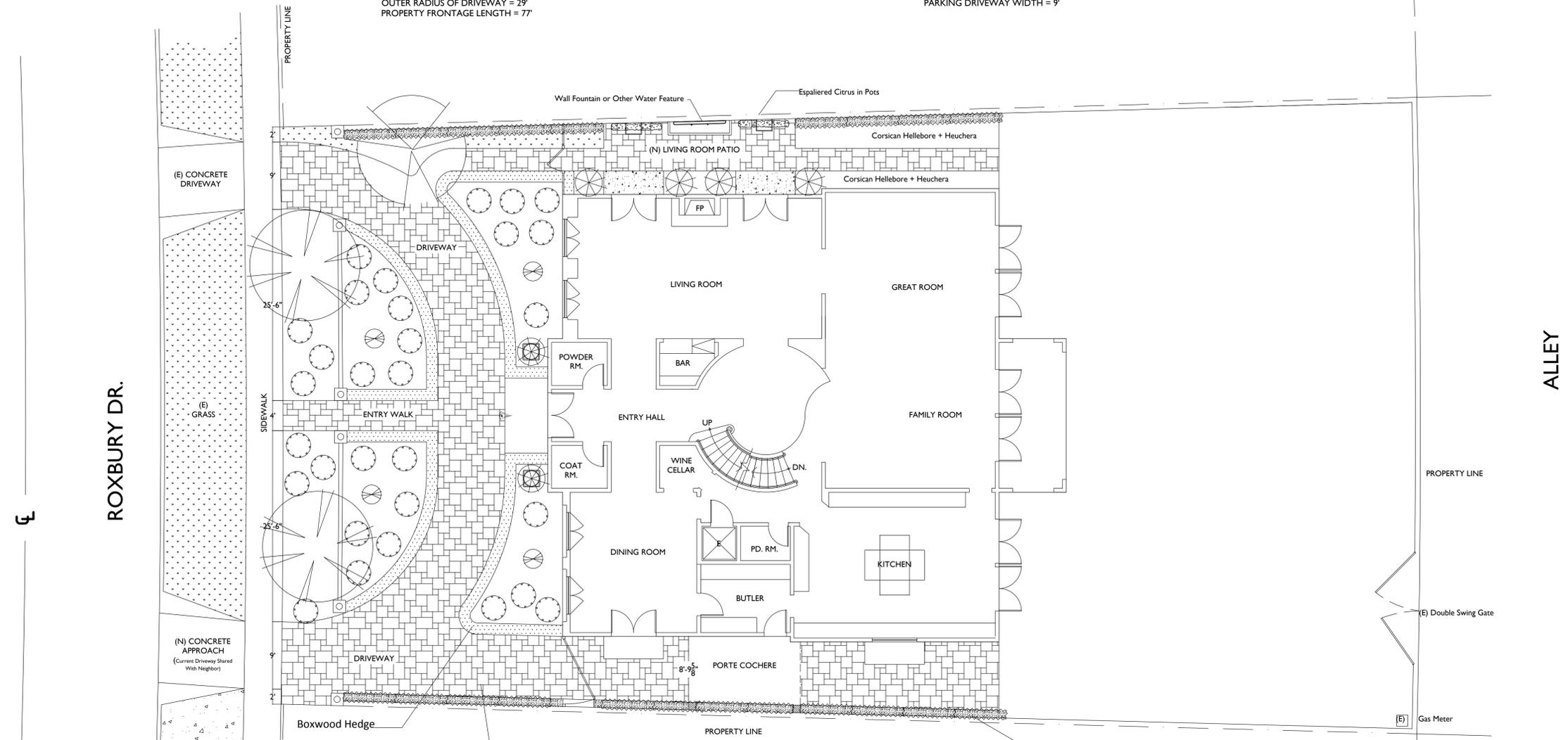
(E): A circular driveway requiring two (2) driveway approaches shall be permitted where the parcel frontage is within four percent (4%) of the seventy five feet (75') minimum required for two (2) driveway approaches

DISTANCE FROM NORTH DRIVEWAY APPROACH TO SOUTH APPROACH = 55'
DISTANCE OF NORTH DRIVEWAY FULL HEIGHT CURB FROM PROPERTY LINE = 2'
DISTANCE OF SOUTH DRIVEWAY FULL HEIGHT CURB FROM PROPERTY LINE = 2'
OUTER RADIUS OF DRIVEWAY = 29'
PROPERTY FRONTAGE LENGTH = 77'

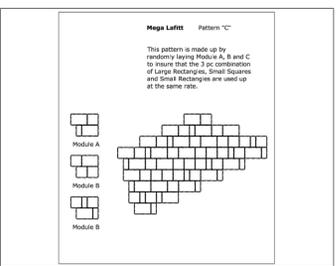
§10-3-2618 Paving:

(C) *Circular Driveways:* Notwithstanding the provisions of subsection B of this section, if a site area is permitted to have two (2) driveway approaches pursuant to section 8-4-4 of this code, and a circular driveway is constructed on such site area, the front yard may be paved in the minimum amount necessary to construct a circular driveway not exceeding twelve feet (12') in width. In addition, paving shall be permitted to construct one walkway not exceeding four feet (4') in width connecting such driveway to the residence, and one driveway not exceeding nine feet (9') in width connecting the circular driveway to parking that is required by this code and is located behind the front yard.

CIRCULAR DRIVEWAY WIDTH = 9'
WALKWAY WIDTH = 4'
PARKING DRIVEWAY WIDTH = 9'



Permeable Concrete Pavers:
Belgard - Mega Lafitt Grana
Color - 60% Montecito / 40% Bella
Pattern - 3 Piece Running Bond



Example of Urns and Plinths For Spiral Junipers
Whitewashed Concrete





Design Review Commission Report

455 North Rexford Drive

September 4, 2014

Attachment C

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 508 NORTH ROXBURY DRIVE (PL1416413).

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

Section 1. Hamid Omrani, Designer, on behalf of Dr. Farshid and Mrs. Hahal Moossazadeh, 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 508 North Roxbury 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 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **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. **The landscape plan for the project shall include a minimum of two (2) 48 inch box trees within the front yard setback.**

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**

William Crouch, Commission Secretary
Community Development Department

John Wyka, Chair
Design Review Commission