



City of Beverly Hills
Planning Division
455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, March 3, 2015
(continued from Thursday, February 4, 2016)

Subject: **718 NORTH ROXBURY DRIVE (PL1512989)**
A request for an R-1 Design Review Permit to allow for the construction of a second story along with a façade remodel to an existing one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: DKG Development LLC

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

REPORT SUMMARY

The applicant is requesting review and approval of a second story addition and façade remodel to an existing one-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 French 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 meetings on September 3, 2015 and December 3, 2015 (Attachments A & B). At the most recent meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to a date certain (January 7, 2016; the project was subsequently continued to the February meeting, and then the current meeting, as revised plans had not been submitted). During the December meeting, the Commission's comments related primarily to the need for increased landscaping and minimized paving, overall bulk and mass, the verticality of the design, and material choices.

As a result of the Commission's comments, the applicant has revised the following elements:

- Incorporation of horizontally-oriented concrete pre-cast cladding at ground floor;
- Removal of railings at second floor windows above garage;
- Modified garage door shape from an arched design to a rectangular design;
- Revised entry door and entry-adjacent window, and;
- Reduced front yard paving and increased landscape area.

Attachment(s):

- A. September 3, 2015 DRC Staff Report and Previously Proposed Plans
- B. December 3, 2015 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, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

March 3, 2016

Note: Any approval of the modified front yard paving is contingent upon approval of a Minor Accommodation to maintain existing, legally non-conforming front yard paving.

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

URBAN DESIGN ANALYSIS

The applicant team has thoughtfully incorporated the Commission's comments into the revised design, which now expresses a more internally compatible contemporary interpretation of the French Revival architectural style. The introduction of the horizontally-oriented concrete pre-cast cladding at the ground floor assists in reducing the verticality of the design and appropriately grounds the building and reduces the overall bulk and mass of the residence by further differentiating the ground and second floors with better façade articulation. Additionally, the fenestration exhibits a variety of opening types while maintaining balance across the façade. The front yard landscaping and paving have been reconfigured to allow a greater amount of planting area, which will further enhance the garden quality of the neighborhood.

However, the entry-adjacent window, located directly above the entry door, appears over-scaled and should be refined, and possibly reduced in scale, to create a more integrated design in conjunction with the adjacent cornice line and overall façade treatment. A project-specific condition has been proposed in the draft approval resolution (Attachment D) related to the window; however, the Commission may wish to amend, add, or delete any project-specific conditions deemed necessary to make the findings required for approval.

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 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.

Prior to the filing of the original Design Review application for the project, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City's Master Architect list (Paul Laszlo). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master



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455 North Rexford Drive
March 3, 2016

architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills.

PUBLIC OUTREACH AND NOTIFICATION

As the project was continued to a date certain, no additional mailed notices are required. The posted notice at the site has been updated to reflect the continued hearing date of Thursday, March 3, 2016. To date, staff has not received any comments in writing in regards to the submitted project.



Design Review Commission Report
455 North Rexford Drive
March 3, 2016

Attachment A
September 3, 2015 DRC Staff Report
and Previously Proposed Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, September 3, 2015

Subject: **718 North Roxbury Drive (PL1512989)**

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

Project Applicant: DKG Development LLC

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

REPORT SUMMARY

The applicant is requesting approval for a revision to a previously approved Design Review Permit granted to construct a second story addition and façade remodel to an existing one-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant French Revival Style; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the overall design appears to be internally consistent; however the garage door may be better suited to be a rectangular shape to deemphasize the garage opening. In addition, the panel element below the windows is not carried through to the windows above the garage door and which could help also to draw attention away from the garage. Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

It should be noted that a new landscape plan has also been submitted for approval. The landscape plan sheets are not consistent with each other and it is not clear that the Applicant has included two minimum 48" box evergreen canopy trees in the design. A project-specific condition has been added to the draft approval resolution (Attachment D) regarding this recommended requirement.

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 3, 2015

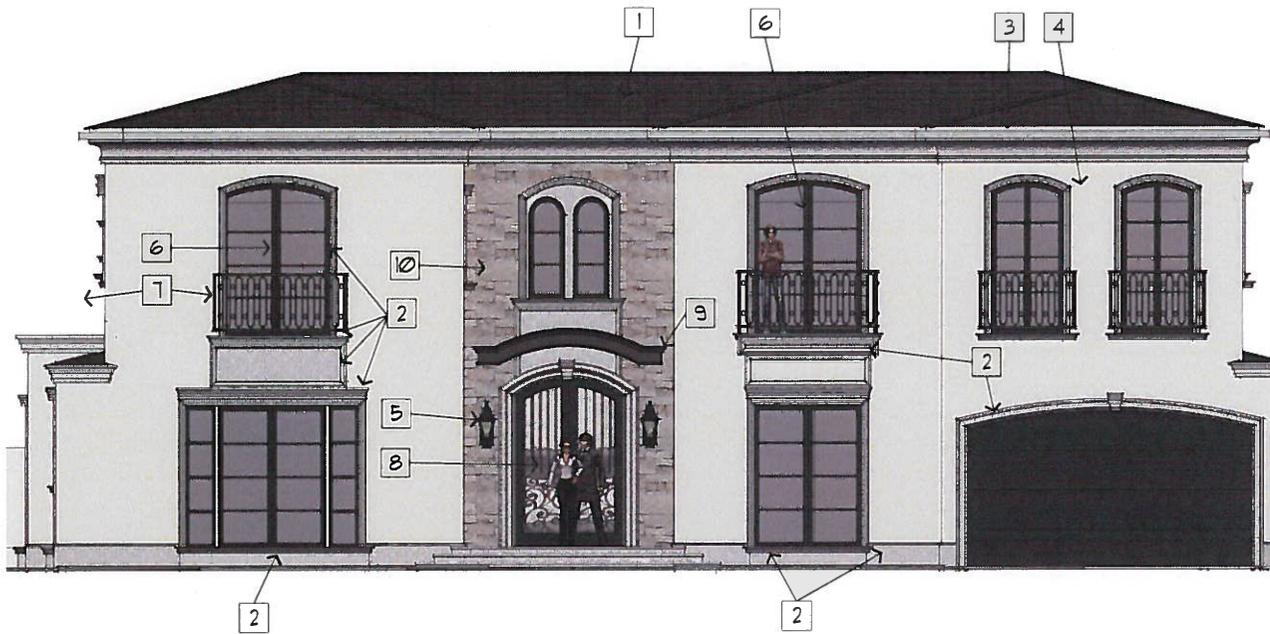
ENVIRONMENTAL ASSESSMENT

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.

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

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 Friday, August 21, 2015; the site was posted on Friday, August 21, 2015. To date staff has not received comments in regards to the submitted project.



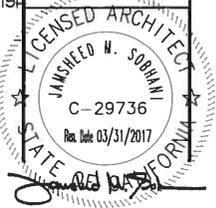
COLOR ELEVATION
N.T.S.

LEGEND

- 1 ECO-STAR MAJESTIC SLATE
MIDNIGHT GREY
- 2 SANDSTONE DESIGNS CONC. MOLDINGS
#35 CLOUD GRAY
- 3 RAIN GUTTER PAINT TO MATCH PRECAST CONC.
MOLDINGS
- 4 LA HABRA EXTERIOR SMOOTH STUCCO FINISH
#40 DOVE GRAY (66) BASE 200
- 5 EXTERIOR LIGHT FIXTURES BY LAMP PLUS
PRISIAN SQUARE 24" HIGH AGED PEWTER
- 6 ALUMINUM CLAD WOOD WINDOWS PELLA
ARCHITECTURAL SERIES-ENDURACLAD
COLOR IRON ORE
- 7 WROUGHT IRON RAILING PAINT TO MATCH
WINDOWS
- 8 ENTRY DOOR BY BIMA CONSTRUCTION, INC.
- 9 METAL AWNING, PAINT TO MATCH WINDOWS
- 10 HALIQUEST STONE GENEVA BLEND

J. SOBhani, ARCHITECT

Planning, Design & Interiors
3045 BERTRAND AVE, SHERWOOD FOREST, CA 91325-2811
Telephone 818 388-7193 FAX: 818 882-5552



Project Name & Address RESIDENCE FOR CAMERON YADIDI 118 N. ROXBURY DRIVE, BEVERLY HILLS, CA 90211	Drawing Title COLOR ELEVATION
Project No.	
Scale	
Date	
Des. by	
Drawn	
Drawing No. A2.03	



Design Review Commission Report

455 North Rexford Drive

March 3, 2016

Attachment B

December 3, 2015 DRC Staff Report
and Previously Proposed Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, December 3, 2015
(continued from Thursday, November 5, 2015)

Subject: **718 NORTH ROXBURY DRIVE (PL1512989)**
A request for an R-1 Design Review Permit to allow for the construction of a second story along with a façade remodel to an existing one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: DKG Development LLC

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

REPORT SUMMARY

The applicant is requesting review and 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 French 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 Thursday, September 3, 2015. At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to a date certain (October 1, 2015; the project was subsequently continued to the November meeting, and then the December meeting, as revised plans had not been submitted). The Commission's comments related primarily to the configuration of doors and windows on the front façade, appropriateness of the front yard fence, amount of landscaped area in front yard, and shape of the front-facing garage.

As a result of the Commission's comments, the applicant has revised the following elements:

- Removal of the molding panels in between first and second floor windows;
- Reduction in width of ground floor window on northern half of front façade;
- Removal of second floor windows facing entry recess;
- Clarification of landscape plan and associated schedule.

An applicant-prepared *Response to Comments* is included in Attachment B of this report. The applicant has also provided three alternative options, which include various configurations of the front-façade garage door and the windows located directly above.

Attachment(s):

- A. September 3, 2015 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, AICP, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

December 3, 2015

URBAN DESIGN ANALYSIS

The proposed design exhibits improvement from the previous iteration; however, staff recommends approval of "Scheme C", which includes balconied doors at the second floor and a flat garage opening (as opposed to an arched opening). The balcony configuration creates a relationship with the other openings on the façade while drawing attention away from the front facing garage. The use of a flat garage top further helps to de-emphasize this element of the design.

Project-specific conditions have been proposed as a result of this analysis; however, the Commission may wish to amend, add, or delete any project-specific conditions deemed necessary to make the findings required for approval.

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.

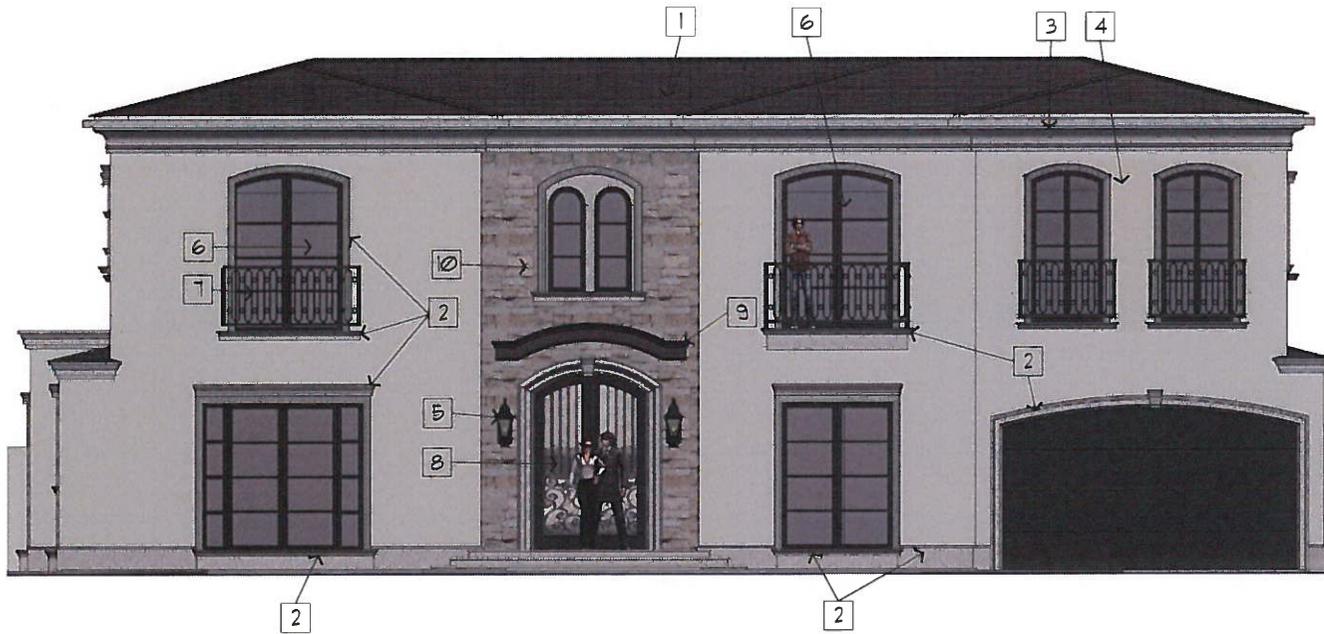
ENVIRONMENTAL ASSESSMENT

The subject project 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.

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

PUBLIC OUTREACH AND NOTIFICATION

As the project was continued to a date certain, no additional mailed notices are required. The posted notice at the site has been updated to reflect the continued hearing date of December 3, 2015. To date, staff has not received any comments in writing in regards to the submitted project.



COLOR ELEVATION
N.T.S.

LEGEND

- 1 ECO-STAR MAJESTIC SLATE
MIDNIGHT GREY
- 2 SANDSTONE DESIGNS CONC. MOLDINGS
#35 CLOUD GRAY
- 3 RAIN GUTTER PAINT TO MATCH PRECAST CONC.
MOLDINGS
- 4 LA HABRA EXTERIOR SMOOTH STUCCO FINISH
#40 DOVE GRAY (66) BASE 200
- 5 EXTERIOR LIGHT FIXTURES BY LAMP PLUS
PRISIAN SQUARE 24" HIGH AGED PEWTER
- 6 ALUMINUM CLAD WOOD WINDOWS FELLA
ARCHITECTURAL SERIES-ENDURACLAD
COLOR IRON ORE
- 7 WROUGHT IRON RAILING PAINT TO MATCH
WINDOWS
- 8 ENTRY DOOR BY BIMA CONSTRUCTION, INC.
- 9 METAL AWNING, PAINT TO MATCH WINDOWS
- 10 HALIQUEST STONE GENEVA BLEND

J. SOBHANI, ARCHITECT

Planning, Design & Interiors
3045 BERTRAND AVE, SHERWOOD FOREST, CA 93325-2811
Telephone 916 388-1153 FAX: 916 882-5552



Project Name & Address RESIDENCE FOR CAMERON YADIDI 718 N. ROXBURY DRIVE BEVERLY HILLS, CA 90211	COLOR ELEVATION
Drawing Title	
Project No.	
Scale	
Date	
Designed	
Drawn	
Drawing No.	
A2.03	



Design Review Commission Report
455 North Rexford Drive
March 3, 2016

Attachment C

Applicant's Written Response to Commission's Comments

718 N. ROXBURY 2ND FLOOR ADDITION AND 1ST FLOOR REMODEL

RESPONSES TO DEC 3, 2015 DESIGN COMMISSION COMMENTS.

Comment

Response

- | | |
|---|---|
| 1. Reduce the mass of the 2- story building | Conc. panels with horizontal lines are introduced at bottom level separating the 2 floors by a horizontal conc. molding band. |
| 2. Too much metal railing | Railings at bedroom "4" have been eliminated. |
| 3. Too much paving at the front setback | The paving has been reduced to bare minimum to keep it functional. |
| 4. Keep the top of the garage a straight line | Garage door's been revised. to make it look smaller. |



Design Review Commission Report
455 North Rexford Drive
March 3, 2016

Attachment D
Project Design Plans



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

LEGEND

- 1 ECO-STAR MAJESTIC SLATE MIDNIGHT GREY
- 2 SANDSTONE DESIGNS CONC. MOLDINGS & PANELS #35 CLOUD GRAY
- 3 RAIN GUTTER PAINT TO MATCH PRECAST CONC. MOLDINGS
- 4 LA HABRA EXTERIOR SMOOTH STUCCO FINISH #40 DOVE GRAY (66) BASE 200
- 5 EXTERIOR LIGHT FIXTURES BY TROY LIGHTING MONTGOMERY BCD8960
- 6 ALUMINUM CLAD WOOD WINDOWS PELLA ARCHITECTURAL SERIES-ENDURACLAD COLOR IRON ORE
- 7 WROUGHT IRON RAILING PAINT TO MATCH WINDOWS
- 8 ENTRY DOOR BY BIMA CONSTRUCTION, INC.
- 9 METAL AWNING, PAINT TO MATCH WINDOWS
- 10 HALIQUEST STONE GENEVA BLEND



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

J. SOBHANI, ARCHITECT
 Planning, Design & Interiors
 9248 BERTRAND AVE. SHERWOOD FOREST, CA 9325-2811
 Telephone 916.388-1193 FAX: 916.982-9552

LICENSED ARCHITECT
 JAMESHEED W. SOBHANI
 C-29736
 Exp. 03/31/2017
 STATE OF CALIFORNIA

Project Name & Address
RESIDENCE FOR CAMERON YADID
 118 N. ROXBURY DRIVE VERLY HILLS, CA 90211

Drawing Title
EAST & SOUTH ELEVATION

Project No.

Scale

Date

Designed

Drawn

Drawing No.
A2.01



COLOR ELEVATION
N.T.S.

LEGEND

- 1 ECO-STAR MAJESTIC SLATE MIDNIGHT GREY
- 2 SANDSTONE DESIGNS CONC. MOLDINGS AND PANELS #35 CLOUD GRAY
- 3 RAIN GUTTER PAINT TO MATCH PRECAST CONC. MOLDINGS
- 4 LA HABRA EXTERIOR SMOOTH STUCCO FINISH #40 DOVE GRAY (66) BASE 200
- 5 EXTERIOR LIGHT FIXTURES BY TROY LIGHTING MONTGOMERY BCD8960
- 6 ALUMINUM CLAD WOOD WINDOWS PELLA ARCHITECTURAL SERIES-ENDURACLAD COLOR IRON ORE
- 7 WROUGHT IRON RAILING PAINT TO MATCH WINDOWS
- 8 ENTRY DOOR BY BIMA CONSTRUCTION, INC.
- 9 METAL AWNING, PAINT TO MATCH WINDOWS

J. SOBHANI, ARCHITECT

Planning, Design & Interiors
9845 BERRAND AVE. SHERWOOD FOREST, CA 94728-2811
Telephone 916 366-1183 FAX: 916 882-3552

Project Name & Address RESIDENCE FOR CAMERON YADIDI 118 N. ROXBURY DRIVE, BERKELEY HILLS, CA 90211	COLOR ELEVATION
Drawing Title	
Project No.	
Scale	
Date	
Designed	
Drawn	
Drawing No.	A2.03



EXISTING RESIDENCE AND NEIGHBORS ON 2 SIDES

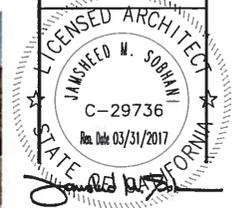


PROPOSED RESIDENCE WITHOUT PLANTS AND NEIGHBORS ON 2 SIDES



PROPOSED RESIDENCE WITH PROPOSED PLANTS AND NEIGHBORS ON 2 SIDES

J. SOBHANI, ARCHITECT
 Planning, Design & Interiors
 9245 BERTRAND AVE. SHERWOOD FOREST, CA 93283-2811
 Telephone 916 366-1153 FAX: 916 682-5552



Project Name & Address
RESIDENCE FOR CAMERON YADIDI
 118 N. ROXBURY DR BEVERLY HILLS, CA 90211

Drawing Title
EXISTING & PROPOSED RESIDENCE AND NEIGHBORS

Project No.

Scale

Date

Designed

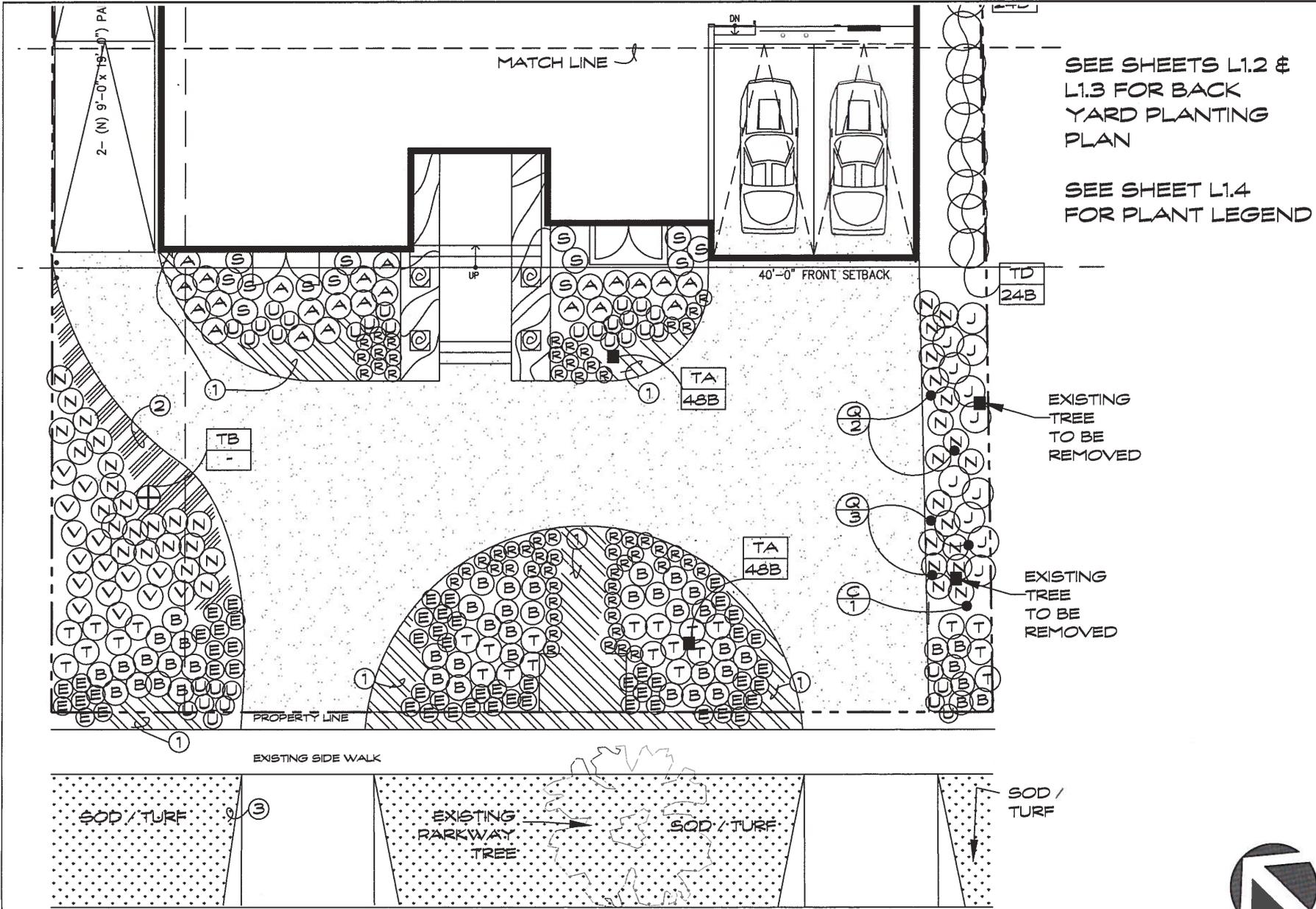
Drawn

Drawing No.
PH.04



PERSPECTIVE VIEW NO TREES

<p>J. SOBHANI, ARCHITECT Planning, Design & Interiors 9045 BERTRAND AVE. SHERWOOD FOREST, CA 91375-7211 Telephone: 916 366-7193 FAX: 916 882-5552</p>	
<p>LICENSED ARCHITECT JANSNEED N. SOBHANI C-29736 Exp. 03/31/2017 STATE OF CALIFORNIA</p>	
<p>Project Name & Address RESIDENCE FOR CAMERON YADIDI 118 N. ROXBURY DRIVE VERLY HILLS, CA 90211</p>	
<p>Drawing Title PERSPECTIVE VIEW NO TREES</p>	
<p>Project No.</p>	
<p>Scale</p>	
<p>Date</p>	
<p>Designed</p>	
<p>Drawn</p>	
<p>Drawing No. PR.03</p>	



SEE SHEETS L1.2 &
L1.3 FOR BACK
YARD PLANTING
PLAN

SEE SHEET L1.4
FOR PLANT LEGEND

DW/LA
Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2084
Fax: 310-827-4634



Project Name
PLANTING PLAN - FRONT YARD
YADIDI RESIDENCE
718 N. ROXBURY
BEVERLY HILLS, CA 90210

Date: 2-4-18
Project No.: 481
Drawn By: GD
Checked By: DW
Scale: 1/8" = 1'-0"

Sheet No.



L1.1



A PHILODENDRON XANADU



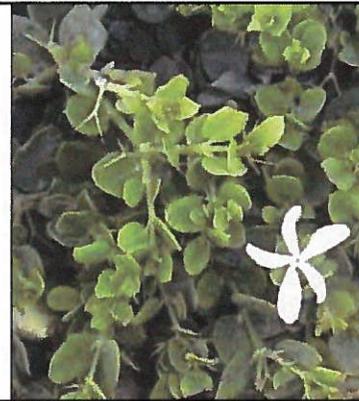
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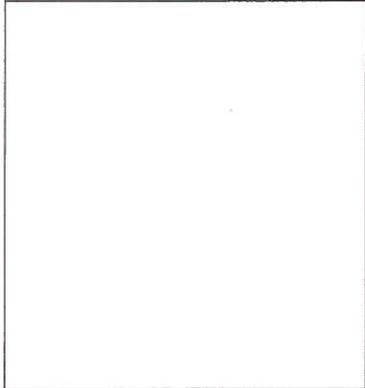
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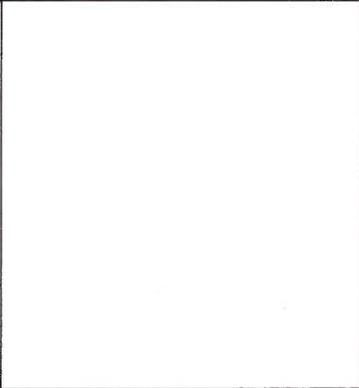
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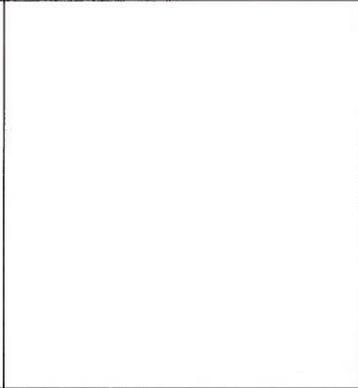
E CARRISA MACROCARPA



F OMIT



G OMIT



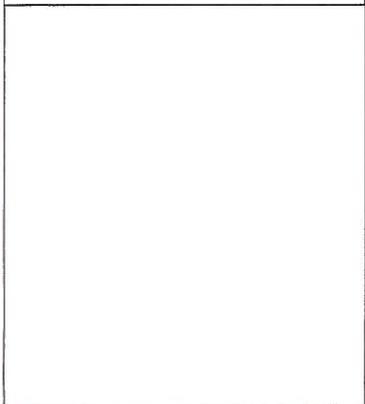
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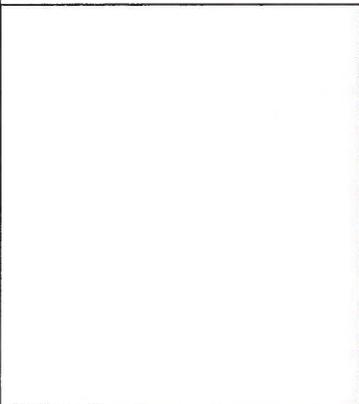
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CREAM DE MINT



K OMIT



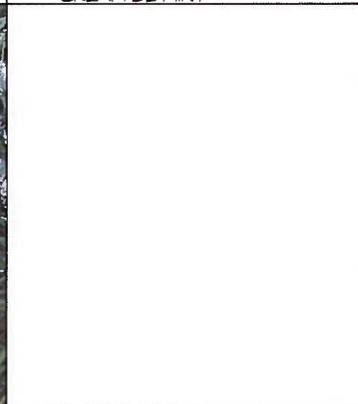
L OMIT



M OMIT



N LIRIOPE MUSCARI 'BIG BLUE'



P OMIT



Q CORDYLINE AUSTRALIS
ROYAL STAR

DW/LA
Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2084
Fax: 310-827-4634



Project Name
PLANT IMAGES
YADIDI RESIDENCE
718 N. ROXBURY
BEVERLY HILLS, CA 90210

Date: 2-4-16
Project No. 481
Drawn By: GD
Checked By: DW
Scale: N/A

Sheet No.

L1.5



R TULBAGHIA VIOLACEA VARIEGATA



S ANIGOZANTHOS 'BIG RED'



T PHORMIUM TENAX 'DUET'



U PHORMIUM TENAX 'JACK SPRATT'



V ASPIDISTRA ELATOR



TA OLEA EUROPAE 'WILSONII'



TB ALBIZIA JULIBRISSIN



TC JACARANDA MIMOSIFOLIA



TD PODOCARPUS GRACILIOR



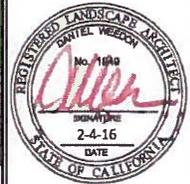
1 DYMONDIA MARGARETAE



2 ROSMARINUS HORIZONTALIS

DW/LA

Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2084
Fax: 310-827-4634



Project Name
PLANT IMAGES
YADIDI RESIDENCE
718 N. ROXBURY
BEVERLY HILLS, CA 90210

Date: 2-4-16
Project No. 481
Drawn By: GD
Checked By: DW
Scale: N/A

Sheet No.

L1.6



EXISTING
TREE HEDGE
ON LOT TO
SOUTH

DW/LA

Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2084
Fax: 310-827-4834



Project Name

FRONT ELEVATION

YADIDI RESIDENCE
718 N. ROXBURY
BEVERLY HILLS, CA 90210

Date: 2-4-16
Project No. 481
Drawn By: GD
Checked By: DW
Scale: N/A

Sheet No.

L1.7

SEE SHEET L1.4
FOR PLANT LEGEND

SEE SHEETS L1.5 &
L1.6 FOR IMAGES
OF PLANT
MATERIALS



Design Review Commission Report

455 North Rexford Drive

March 3, 2016

Attachment E

DRAFT Approval Resolution

RESOLUTION NO. DR XX-16

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A REVISION TO A PREVIOUS R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A SECOND STORY AND A FAÇADE REMODEL TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 718 NORTH ROXBURY DRIVE (PL1513188).

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

Section 1. Behzad Attaie, agent, on behalf of DKG Development LLC, property owner (Collectively the “Applicant”), has applied for a revision to a project that was previously granted an R-1 Design Review Permit for design approval of a second story addition and façade remodel to an existing one-story single-family residence for the property located at 718 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. Prior to the filing of the original Design Review application for the project, the existing single family residence on the site was reviewed and found to be a potential historic resource designed by a party listed on the City’s Master Architect list (Paul Laszlo). Pursuant to BHMC §10-3-3218, any work involving a change in design, material, or appearance proposed on a property forty five (45) years or older and designed by a person listed on the city's list of master architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. If, after the expiration of the final period

of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the property may proceed (BHMC §10-3-3217). Since no action was initiated to designate the subject property within the 30-day holding period, the subject property is not considered to be a historic resource in the City of Beverly Hills and the processing of the pending demolition permit may proceed.

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. 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. 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 hearings on **September 3, 2015, December 3, 2015, and March 3, 2016** 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. A revised configuration for the entry-adjacent window, located directly above the entry door, shall be subject to final review and approval by the City's Urban Designer.

Standard Conditions

2. **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.

3. **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.
4. **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.
5. **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.
6. **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.
7. **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.

8. **Covenant Recording.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development within 60 days of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.
9. **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.
10. **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 3, 2016**

Mark Odell, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission