



Design Review Commission Report

Meeting Date: Monday, December 5, 2016
(Continued from November 3, 2016)

Subject: **1014 North Roxbury Drive (PL1623252)**
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: Landry Design Group

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

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 a Contemporary style; however, as the project does not adhere to a pure architectural style, the project is before the Commission for review.

BACKGROUND

This project was previously reviewed by the Design Commission at its hearing on October 6, 2016 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed the project to be restudied and continued to a date certain (November 3, 2016; the project was subsequently continued to the current meeting [December 5, 2016] as revised plans had not been submitted for the November meeting). The Staff and Commission had provided comments for the resolution of the design and modification have been undertaken in response to the issues previously raised.

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

URBAN DESIGN ANALYSIS

The architectural studies previously requested by the Staff included studies to create a more complete architectural design premise and a review of how the internal programming could better respond to the public realm. Staff had also requested that the design team provide the final specification and intensity for all concealed LED architectural lighting proposed on the facades and a detail for the exterior corners for the proposed stone cladding. Finally, a landscape plan was requested that illustrated the existing hedges and landscape screening along the street-facing elevations in compliance with the code requirements for this portion of the design. Furthermore, the Commission had the following issues that were to be considered

Attachment(s):

- A. October 6, 2016 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Comments/Design Thesis Narrative
- C. Project Design Plans
- D. DRAFT Approval Resolution

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Design Review Commission Report

1014 North Roxbury Drive

December 5, 2016

as the project moved forward, which included: a study of the impact to the landscaping in conjunction with the front yard paving; a review to minimize the apparent verticality of the building; a listing of trees intended for removal; the final details with specifications for the decorative architectural screening proposed; and a review of the overall proposal to create a design that better reflects the residential character of the site with greater “warmth”.

The revised iteration by the design team has seriously considered each of the comments raised and revised the proposal to create a more inviting edifice with the introduction of high-quality limestone cladding with specialty clear glazing for the fenestration, and a landscape design that better engages the street edge and includes a softened palette for the hardscape of the motor court.

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. Additionally, 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

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 Monday, December 5, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

1014 North Roxbury Drive
December 5, 2016

Attachment A

October 6, 2016 DRC Staff Report
and Previously Proposed Plans



Design Review Commission Report

Meeting Date: Thursday, October 6, 2016

Subject: **1014 North Roxbury Drive (PL1623252)**

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: Landry Design Group

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

REPORT SUMMARY

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URBAN DESIGN ANALYSIS

The design of the “neo-modern”-styled single family residence, as referenced in the applicant’s submittal, with further consideration of Staff’s comments will serve as an enhancement to the streetscape. A more complete design thesis or architectural design premise should be provided as the project moves forward to justify the design logic of the “modern” residence proposed as the design is refined. Generally, the ground floor of the project is given to the accommodation of automobile parking to the north and a restroom to the south which leaves for a blank first floor condition on the front façade with the use of decorative landscape features required to infill and ornament this portion of the façade. The architectural studies for final resolution are requested as follows:

- Study the final resolution for the ground floor of the front façade to reconsider the internal programming in response to the location of automobile parking and a restroom in these impacted areas, to create a more engaging façade.
- Provide the final specification and intensity, along with the color temperature proposed for all concealed LED architectural lighting proposed on the facades of the building to ensure the lighting is subtle and responds to the setting appropriately.
- Provide a detail for the exterior corners for the proposed stone cladding to incorporate a mitered corner for this material. In addition, provide a detail and specifications for the reglets or reveals for the porcelain tile cladding.

Attachment(s):

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

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Design Review Commission Report

1014 North Roxbury Drive

October 6, 2016

- All existing hedges and landscape screening along the existing street-facing elevations shall be trimmed to a code compliant height or a substitute planting shall be included in the final landscaping plan to soften the residence at the street edge and to comply with requirements in the Municipal Code. Staff would encourage the applicant to consult with an arborist or landscape architect in the trimming of the existing landscaped screenings, as it may include a number of mature trees which should be maintained, if possible.

Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to consider such comments during the course of its review.

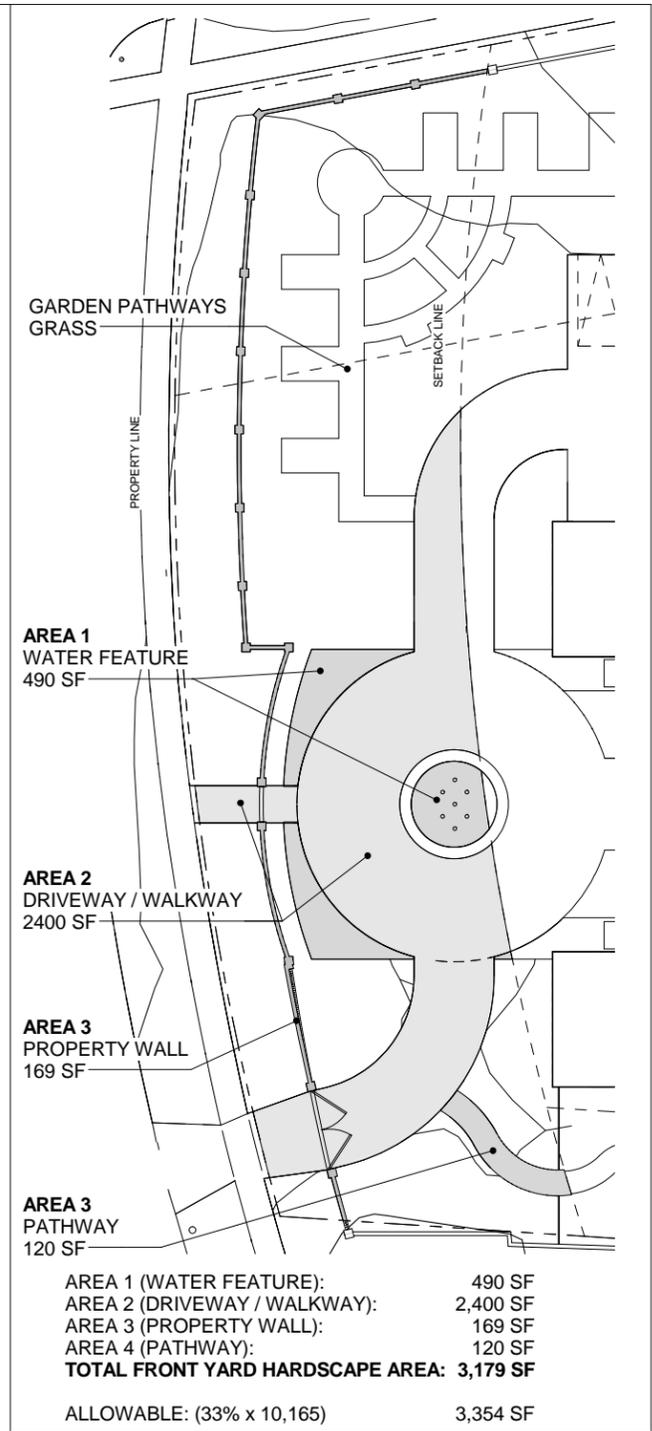
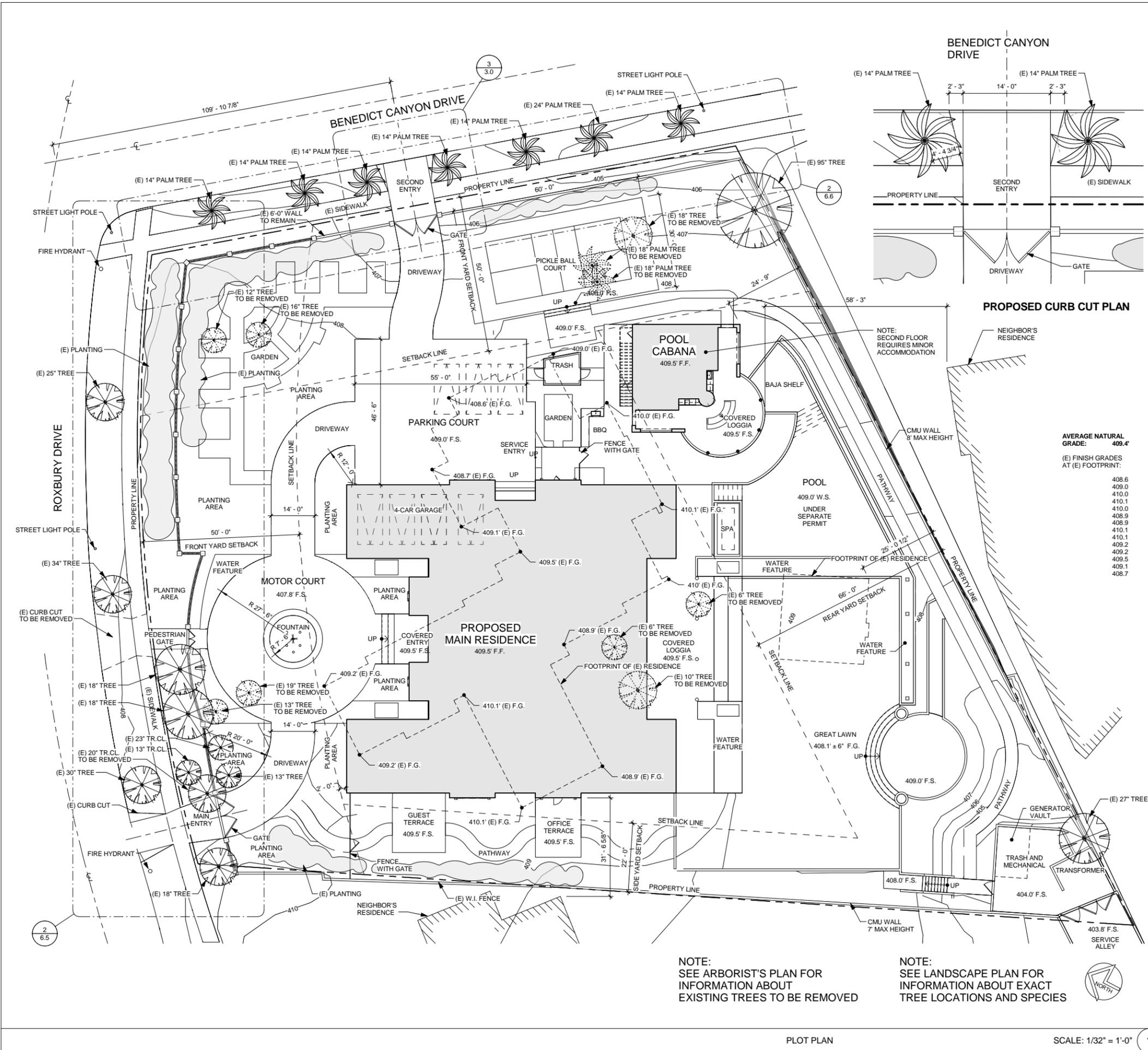
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PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet and the block face of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, September 23, 2016; the site was posted on Friday, September 23, 2016. To date staff has not received comments in regards to the submitted project.

9/15/2016 11:48:18 AM



LOT CALCULATIONS

AVERAGE NATURAL GRADE:	409.5'
ALLOWABLE BUILDING AREA:	
LOT AREA, TOTAL: (PER SITE SURVEY)	55,710 SF
MAXIMUM FLOOR AREA: (55,710 x 0.40) + 1500 =	23,748 SF
PROPOSED BUILDING AREA:	17,624 SF
AVERAGE LOT DEPTH:	250'
AVERAGE LOT WIDTH:	228'
SETBACKS, REQUIRED:	
FRONT (PER CITY SETBACK MAP)	50'
REAR (30% LOT DEPTH x 250' - 9')	66'
SIDE (BENEDICT CANYON)	50'
SIDE (WEST NEIGHBOR = [228' - 100'] x 10% + 10')	22.8'

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REVISIONS

No.	Date

XANADU 2 RESIDENCE
 1014 N. ROXBURY DR.
 BEVERLY HILLS CA 90210

PLOT PLAN

NOT FOR CONSTRUCTION

DATE 15 SEPT 2016
 SCALE AS NOTED
 DRAWN Author
 JOB# 1606
 SHEET NO. 3.0
 PLOT PLAN

REVISIONS	
No.	Date

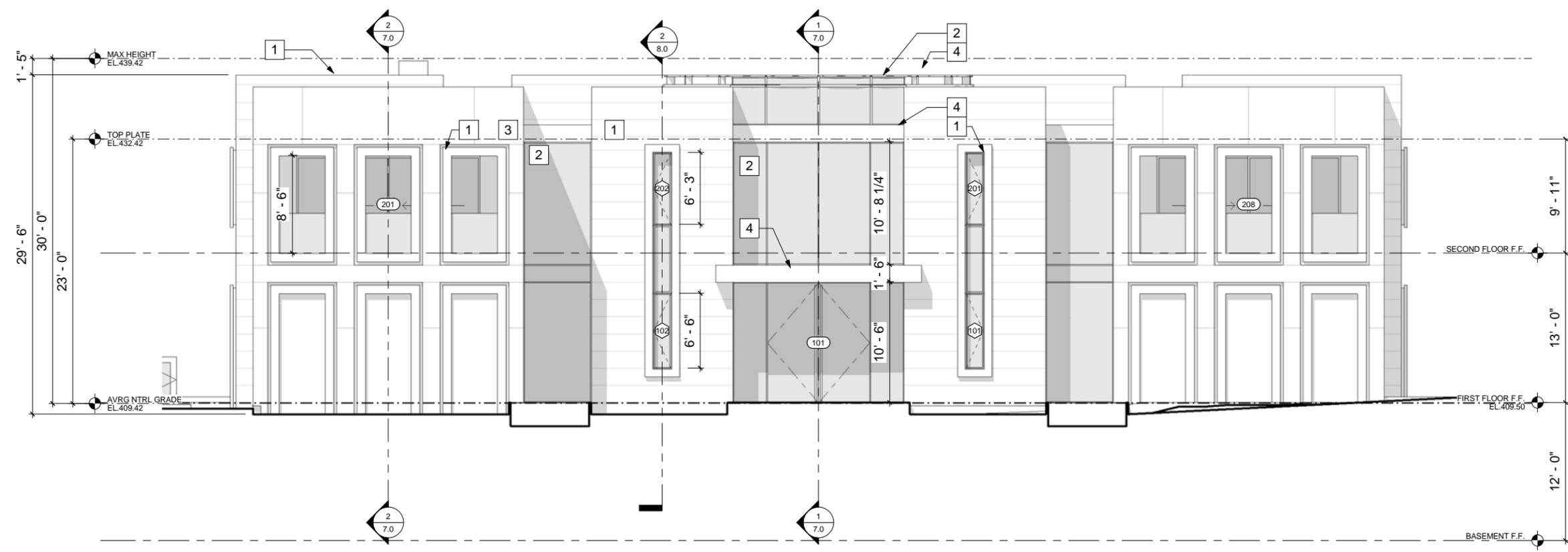
XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

EXTERIOR ELEVATION

DATE	15 SEPT 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606

SHEET NO.
6.0
EXTERIOR ELEVATION

NOT FOR CONSTRUCTION



NORTH (FRONT) ELEVATION

SCALE: 3/32" = 1'-0" 1

EXTERIOR ELEVATION KEYNOTES

- | | |
|------------------|----------------|
| 1 STONE | 4 METAL |
| 2 GLASS | 5 OPAQUE GLASS |
| 3 PORCELAIN TILE | |



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XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

EXTERIOR ELEVATION

DATE 15 SEPT 2016

SCALE AS NOTED

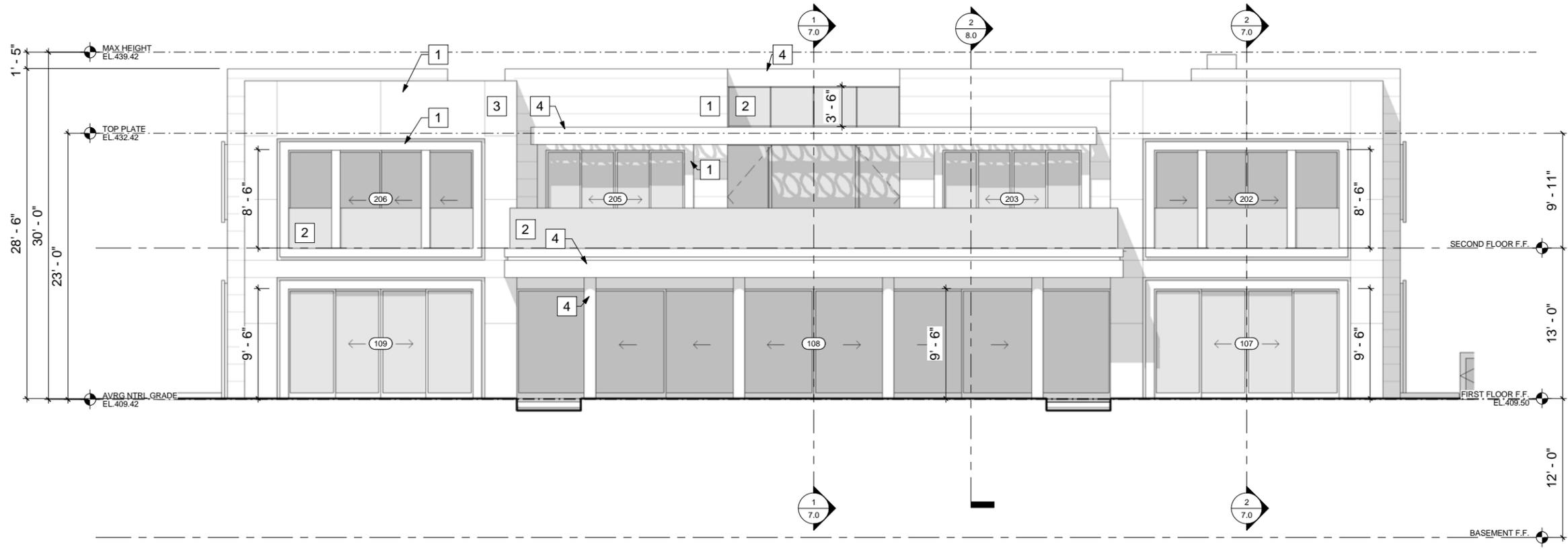
DRAWN Author

JOB # 1606

SHEET NO.

6.1
EXTERIOR
ELEVATION

NOT FOR CONSTRUCTION



SOUTH (REAR) ELEVATION

SCALE: 3/32" = 1'-0" 1

EXTERIOR ELEVATION KEYNOTES

- | | |
|------------------|----------------|
| 1 STONE | 4 METAL |
| 2 GLASS | 5 OPAQUE GLASS |
| 3 PORCELAIN TILE | |

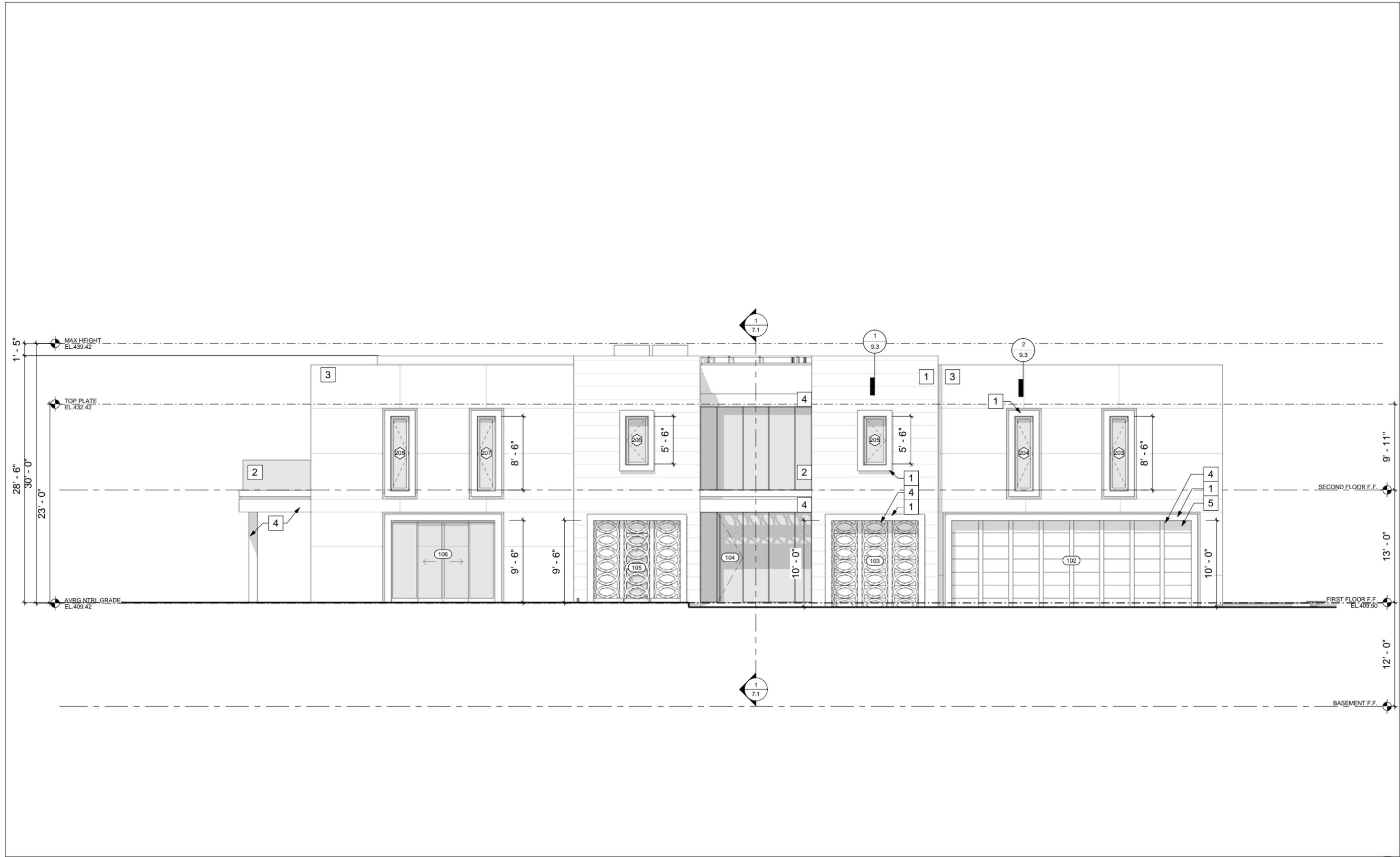


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REVISIONS	
No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

EXTERIOR ELEVATION



WEST (LEFT / BENEDICT CANYON DR) ELEVATION SCALE: 3/32" = 1'-0" **1**

EXTERIOR ELEVATION KEYNOTES

- | | |
|------------------|----------------|
| 1 STONE | 4 METAL |
| 2 GLASS | 5 OPAQUE GLASS |
| 3 PORCELAIN TILE | |

DATE 15 SEPT 2016
SCALE AS NOTED
DRAWN Author
JOB # 1606
SHEET NO.

6.2
EXTERIOR
ELEVATION

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REVISIONS	
No.	Date

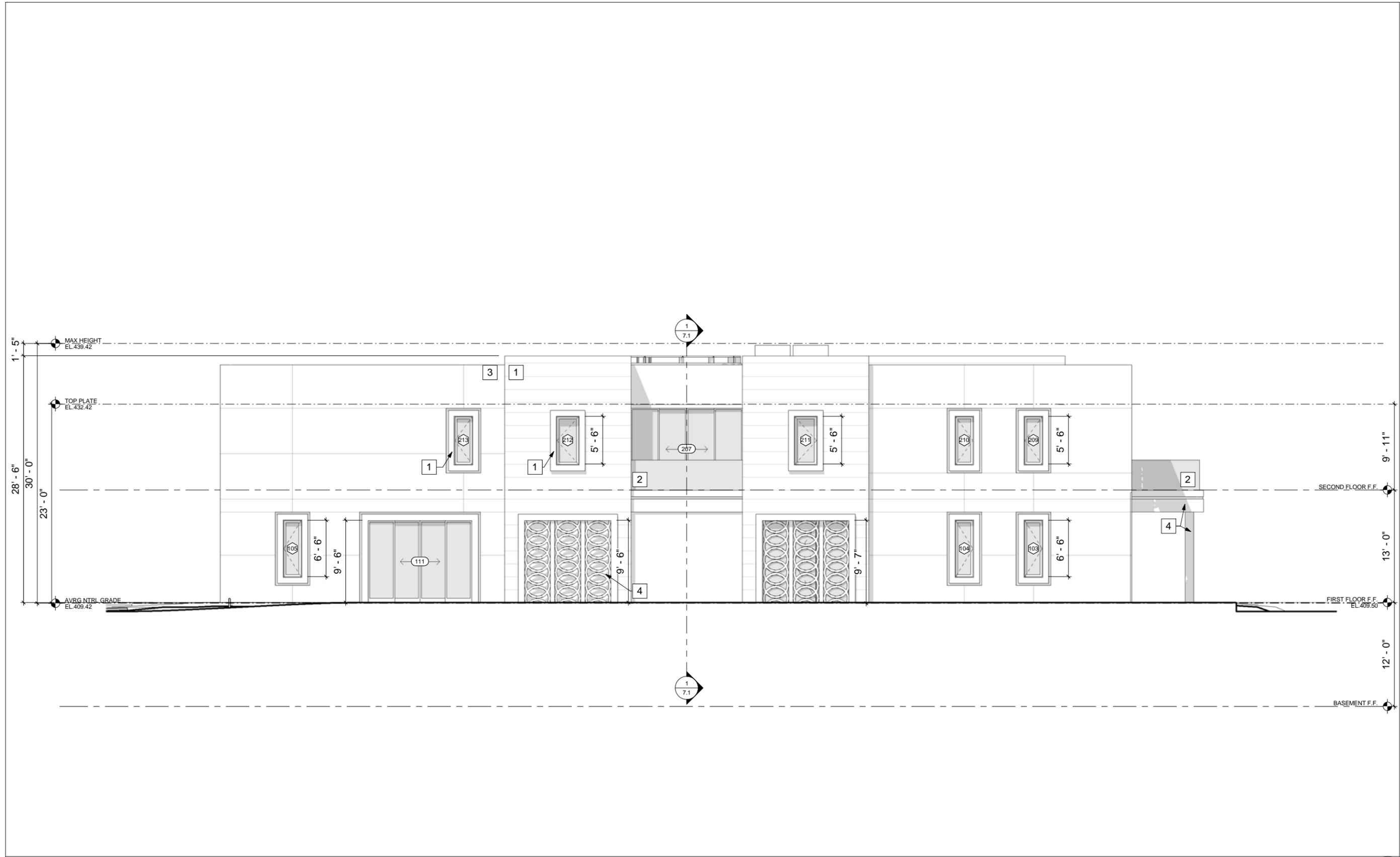
XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

EXTERIOR ELEVATION

DATE 15 SEPT 2016
SCALE AS NOTED
DRAWN Author
JOB # 1606
SHEET NO.

6.3
EXTERIOR
ELEVATION

NOT FOR CONSTRUCTION



EAST (RIGHT) ELEVATION

SCALE: 3/32" = 1'-0"

1

EXTERIOR ELEVATION KEYNOTES

1 STONE	4 METAL
2 GLASS	5 OPAQUE GLASS
3 PORCELAIN TILE	

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REVISIONS	
No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210



COLOR WEST (LEFT / BENEDICT CANYON DR) ELEVATION SCALE: 3/32" = 1'-0" **2**



COLOR FRONT (ROXBURY DR.) ELEVATION SCALE: 3/32" = 1'-0" **1**

COLOR ELEVATION

DATE	15 SEPT 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.8
	COLOR ELEVATION

NOT FOR CONSTRUCTION

REVISIONS	
No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

RENDERING - FRONT

DATE	15 SEPT 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.9
	RENDERING - FRONT

NOT FOR CONSTRUCTION



REVISIONS	
No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

RENDERING - SIDE

DATE	15 SEPT 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.10
	RENDERING - SIDE

NOT FOR CONSTRUCTION





STREETSCAPE PHOTO MONTAGE - FRONT (ROXBURY DR.)
ELEVATION - 2

SCALE: 1/16" = 1'-0" **2**



STREETSCAPE PHOTO MONTAGE - FRONT (ROXBURY DR.)
ELEVATION - 1

SCALE: 1/16" = 1'-0" **1**

REVISIONS	
No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

STREETSCAPE PHOTO
MONTAGE

DATE	15 SEPT 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	11.0
STREETSCAPE PHOTO MONTAGE	

NOT FOR CONSTRUCTION



STREETSCAPE PHOTO MONTAGE - SIDE (BENEDICT CANYON DR.) ELEVATION - 2 SCALE:1/16"= 1'-0" 2



STREETSCAPE PHOTO MONTAGE - SIDE (BENEDICT CANYON DR.) ELEVATION - 1 SCALE:1/16"= 1'-0" 1

REVISIONS	
No.	Date

XANADU 2 RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

STREETSCAPE PHOTO
MONTAGE

DATE	15 SEPT 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	11.1
STREETSCAPE PHOTO MONTAGE	

NOT FOR CONSTRUCTION



Design Review Commission Report

1014 North Roxbury Drive

December 5, 2016

Attachment B

Applicant's Written Response to Comments
and Design Thesis Narrative



PROJECT: 1014 N. ROXBURY DRIVE

Responses to Staff Comments:

- 1. A more complete design thesis or architectural design premise should be provided as the project moves forward to justify the design logic of the “modern” residence proposed as the design is refined.**
 - a. Based on our clients’ wishes, the home is a contemporary interpretation of formal French architecture:
 - i. Please see the attached “**Design Thesis Narrative**” for a more detailed description.
 - ii. Please find our conceptual sketches on **sheet 10.4**, which show the evolution of how the current design came about – from a formal French façade, to a “hybrid” design, and finally to this simplified, clean-lined contemporary version.

- 2. Generally, the ground floor of the project is given to the accommodation of automobile parking to the north and a restroom to the south which leaves for a blank first floor condition on the front façade with the use of decorative landscape features required to infill and ornament this portion of the façade. Study the final resolution for the ground floor of the front façade to reconsider the internal programming in response to the location of automobile parking and a restroom in these impacted areas, to create a more engaging façade.**
 - a. In many cases, these first floor windows facing the street open to spaces that are not used and are consistently dark, or are blocked by dark drapery for privacy.
 - b. We feel that by adding these framed landscape elements, we are creating a more beautiful, engaging façade.
 - i. As a modern take on the traditional French espalier walls, these elements further support our design thesis.
 - ii. These features soften the stone façade and will be lit at night with a soft warm glow.
 - c. On the second floor, we have two open terraces with decorative metal trellis above, which create added depth and playful shadows on the façade.
 - d. The ratio of glass to solid is 1:3. (33% of front façade is open/glass), which is more than most traditional homes (≈/-25% glass/open) – **see sheet 10.3**.

- 3. Provide the final specification and intensity, along with the color temperature proposed for all concealed LED architectural lighting proposed on the facades of the building to ensure the lighting is subtle and responds to the setting appropriately.**
 - a. We do see these light elements as being subtle - providing an elegant glow and warm wash of light over the stone façade.
 - b. See the added specification on **sheet 9.4**

- 4. Provide a detail for the exterior corners for the proposed stone cladding to incorporate a mitered corner for this material. In addition, provide a detail and specifications for the reglets or reveals for the porcelain tile cladding.**
 - a. All stone corners will be mitered.
 - b. We have replaced the porcelain tile with a honed French limestone.
 - c. See exterior cladding details on **sheets 9.0, 9.1 and 9.2**

5. All existing hedges and landscape screening along the existing street-facing elevations shall be trimmed to a code compliant height or a substitute planting shall be included in the final landscaping plan to soften the residence at the street edge and to comply with requirements in the Municipal Code. Staff would encourage the applicant to consult with an arborist or landscape architect in the trimming of the existing landscaped screenings, as it may include a number of mature trees which should be maintained, if possible.
 - a. Refer to details on the following **sheets L6.01 and L6.02** which indicate the trimming of the existing and proposed trees and hedges to code compliant heights.

Responses to DRC Comments:

1. The proposed driveway appears to include a reduction in landscaping in the front setback and further study of this impact could be reviewed.
 - a. The existing hardscape to be removed is actually over the allowable by 9% (921 sf)
 - b. Our current design is under the maximum 33% coverage in the front yard.
 - i. Currently we are under the maximum coverage by 175 sf (31% of front yard area)
 - ii. Softer water features account for 490 sf (5%) of the proposed coverage is water
 - iii. Only 2,689 sf (26%) is actual hard surface
 - c. Our current design has more of a courtyard / garden feeling than what is existing.
 - d. Our current design allows for guests to drive in from the Roxbury entrance, circle around and exit from the same gate – avoiding the busier Benedict Canyon gate, which will be used less often by the owners and staff.
 - e. **See sheet 3.0**
2. The design appears static and is significantly setback from the street. In addition, the design lacks “warmth”, and “joy” [e.g., works by Aldo Rossi].
 - a. The home is sited to directly address Roxbury.
 - i. Our clients have requested the added setback from Benedict Canyon due to the traffic noise and privacy issues from this busy street.
 - ii. We could have made the house wider, but prefer to keep the width more compatible with the other homes in the neighborhood that do not have a lot this large – see neighborhood map and chart on **sheet 10.1**.
 - b. The added diagram on **sheet 3.1** illustrates the great amount of depth and modulation the front façade has.
 - i. 52% of the front 98'-7" wide façade steps back 19'-8" from the front façade plane
 - ii. 52% of that recessed portion steps back an additional 6'-0"
 - c. This added depth creates a courtyard feel to the pedestrian approach of the home.
 - i. The updated cobblestone hardscape material brings a warmth and nostalgic reference to the old streets of France.
 - ii. The water features and artwork add to the experience of the pedestrian approach.
 - iii. The beautiful landscape elements bring added warmth and color to the front palette, and act as a modern interpretation of formal French gardens.
 - d. The upper terraces to each side provide added depth to the façade, with open decorative trellises above that cast playful shadows on the stone.
 - e. Decorative metal railings have been added at the front openings at the second floor to reduce the verticality and to continue the fun pattern element to this floor.
 - f. The exterior cladding has been changed from a cooler porcelain tile and stone to a warmer French limestone.

- i. The linear, raked stone previously specified has been revised to a split-faced stone, giving added movement, warmth and depth.
 - ii. This updated French limestone will be a warm beige color, matching the revised renderings and the samples provided.

- 3. The design does not appear appropriate for a single-family home and seems more commercial in nature. The design harkens back to the more dynamic 1960's commercial and public architectural designs of Louis Kahn, [e.g., Kimbell Art Museum, Salk Institute, etc].**
 - a. The home has been designed with the scale, proportions, and symmetry of a classical home, which has been reduced to its pure forms and details.
 - b. As mentioned previously in response #4, the exterior materials have been changed from a raked stone and ceramic tile to split-faced and honed finished French limestone.
 - i. This gives the residence a warmer and more residential palette, more compatible with other homes in the neighborhood.
 - c. The motor court has been revised from exposed aggregate to cobblestone, another nod to the project's roots in traditional residential design.
 - d. We have added metal railings to the front openings to give a more residential detail and scale to these elements.
 - e. These revisions along with the lush, playful landscaping will give this contemporary home its residential feeling.

- 4. The design may benefit from a study to minimize the apparent verticality of the building.**
 - a. Please see the diagram on **sheet 10.3** illustrating the height to width ratio of the residence.
 - i. Currently the residence has a height to width ratio of 1:3
 - ii. This ratio is compatible with the other homes in the neighborhood.
 - b. The overall composition of the front façade recalls formal French architecture, where the overall horizontal mass is broken down into a strong central entry element and flanked by more vertical bookends on each side.

- 5. Final details with specifications should be provided for the decorative architectural screening proposed.**
 - a. See the added details provided on **sheets 8.1 and 9.2**.

- 6. Details should be provided for the attachments for the large (4' X 8') porcelain tile cladding proposed on the facades of the residence.**
 - a. Cladding has been changed to all stone to give the residence a warmer and more residential exterior.
 - b. See cladding details on **sheets 9.0-9.2**

- 7. Provide a list of proposed trees intended for removal in conjunction with the new trees provided to demonstrate that the removals comply with the Code and to demonstrate that reasonable mitigation is provided, as necessary.**
 - a. Refer to the Tree Location Map (L7.00), and corresponding Tree Inventory Legend (L7.01). The trees on both have been highlighted to either indicate they are being removed, protected, or relocated. Please note that no protected trees or heritage trees are being removed. Refer to the arborist documents for the necessary mitigation measures to protect the existing oak as well as any other trees to remain on the property during the construction process.
 - b. Additionally please refer to the following sheet L3.00 which includes a list of the proposed trees, as well reference images of each.

8. The residence needs to be totally re-designed.

- a. Our clients came to us to design their dream home to be modern version of a traditional French home.
- b. The previous design we submitted represented this dream home, which they proudly show to friends and family and brings them great joy.
- c. We hope that the revised material palette and description of the design thesis will help us work towards the board's approval.



PROJECT: 1014 N. ROXBURY DRIVE

Our clients came to us with the challenge of creating their dream home by marrying their love for formal, French architecture with their desire to live in a more clean-lined, contemporary home.

As a design concept, we have taken elements from formal French architecture and simplified them to their purest forms. Our front façade recalls the symmetry and balance of the formal French style, with its strong center and overall horizontal proportion, flanked with more vertical bookends on each side. The rhythm and proportion of the openings also relates to the formal historic style. The detailed French elements such as the window and door surrounds have been simplified and reinterpreted to be elegant accents of light, replacing the elaborate sconces of typical French architecture. The home is also clad in traditional French limestone – using both a honed and split-faced, old-world finish - to give warmth to the palette and an added level of depth and variation to the façade.

Entering from the Roxbury pedestrian gate, visitors are welcomed into this courtyard directly on axis with the front entry, seeing through to the rear yard beyond. The bookend volumes step forward from the front entry about twenty feet, creating a courtyard feeling to the approach, similar to chateaus in France. The courtyard itself, with its old-world cobblestone paving, is reminiscent of streets in France, while the center circular fountain and surrounding water features maintain the clean simplified forms consistent with the contemporary design. Lush landscaping and gardens surround the courtyard with modern interpretations of traditional French topiaries and espalier walls, playing to our theme. The entry courtyard also acts as a sculpture garden with pieces of modern art floating over the water features. Like many chateaus in France, the main circulation flows directly through the center of the house out to the rear yard where the traditional “grand lawn” is recreated using synthetic grass to relate to today’s water conservation concerns.

Our clients and their family have expressed the how much joy this home will bring them, knowing that it combines all they love about traditional French architecture with their more contemporary style of living.



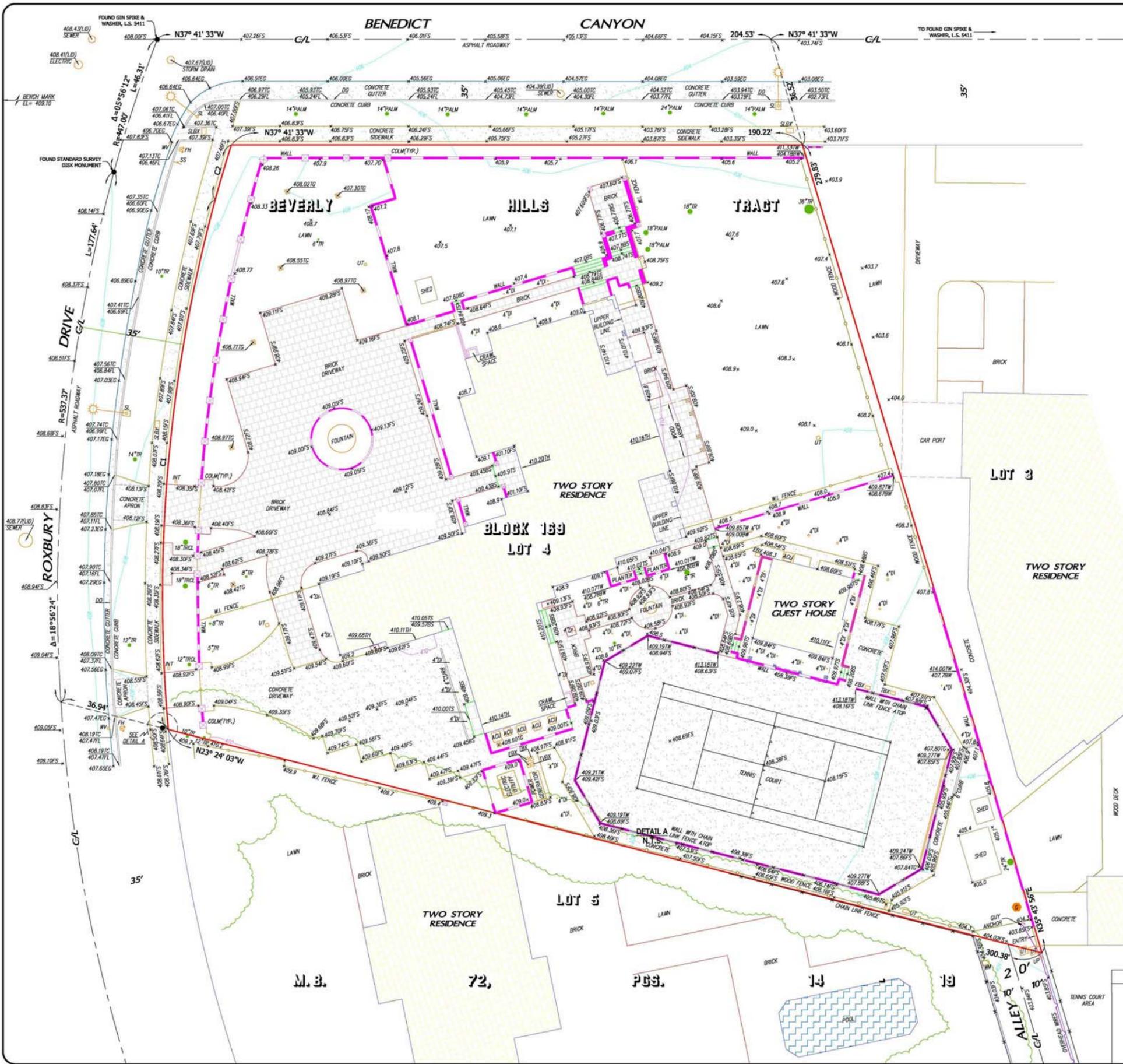
Design Review Commission Report

1014 North Roxbury Drive

December 5, 2016

Attachment C

Project Design Plans



VICINITY MAP
NO SCALE

BASIS OF BEARINGS:

THE BEARING OF N 37°41'33" W OF THE CENTERLINE OF BENEDICT CANYON, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BK. 262, PG. 88, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

B.M. NO. 351 NAVD 1988 BEVERLY HILLS ENGINEERING BENCHMARK

BENEDICT @ ROXBURY (NW CORNER): NAIL IN LEAD IN WEST CURB OF BENEDICT, 19' NORTH OF CENTERLINE OF CATCH BASIN AT CORNER

ELEVATION = 409.1 FEET

NOTE:

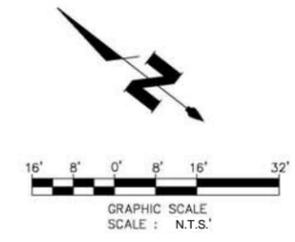
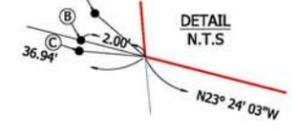
- BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND PER RECORD OF SURVEY, BK. 262, PG. 88
- LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN
- TREE LINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES
- IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN
- THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EXISTING EASEMENTS (IF ANY) ARE NOT SHOWN
- IMPROVEMENTS ON LOT 3 & LOT 5 SHOWN HERE ON WERE TAKEN FROM AERIAL PHOTOGRAPHY GOVERNMENTAL G.I.S. AND SHOULD BE CONSIDERED APPROXIMATE LOCATION.

- (A) = FOUND LEAD & TACK, N02° 56' 55"E, 2.00' FROM LOT CORNER PER RECORD OF SURVEY, RECORDED IN BK. 262, PG. 88
- (B) = FOUND LEAD, TACK AND TAG, L.S. 3447, 2.00' OFFSET FROM LOT CORNER ON LOT LINE PROD. PER RECORD OF SURVEY, RECORDED IN BK. 262, PG. 88
- (C) = FOUND LEAD & TACK, NO REFERENCE, N25° 49' 22"W, 2.43' FROM LOT CORNER

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	Δ=20°14'38"	R=502.37'	L=177.50'
C2	Δ=02°38'06"	R=412.00'	L=18.95'

ABBREVIATIONS:

- ACU = AIR CONDITIONING UNIT
- BS = BOTTOM OF STEP
- COLM = COLUMN
- DI = DRAIN INLET
- EBX = ELECTRICAL BOX
- EG = EDGE OF GUTTER
- FL = FLOWLINE
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FS = FINISHED SURFACE
- GS = GAS METER
- INT = INTERCOM
- SL = STREET LIGHT
- SLBX = STREET LIGHT BOX
- SS = STREET SIGN
- TBX = TELECOMMUNICATIONS BOX
- TVBX = TELEVISION BOX
- TC = TOP OF CURB
- TG = TOP OF GRATE
- TH = THRESHOLD
- TR = TREE
- TRCL = TREE CLUSTER
- TS = TOP OF STEP
- TW = TOP OF WALL
- UP = UTILITY POLE
- UT = UTILITY
- W.L. = WROUGHT IRON
- WM = WATER METER
- WV = WATER VALVE



REVISION NOTES		
DATE	DESCRIPTION	BY
07-28-16	IMPROVEMENTS TO LOT 3 & LOT 5 ADDED (SEE NOTE 6 ABOVE)	CS



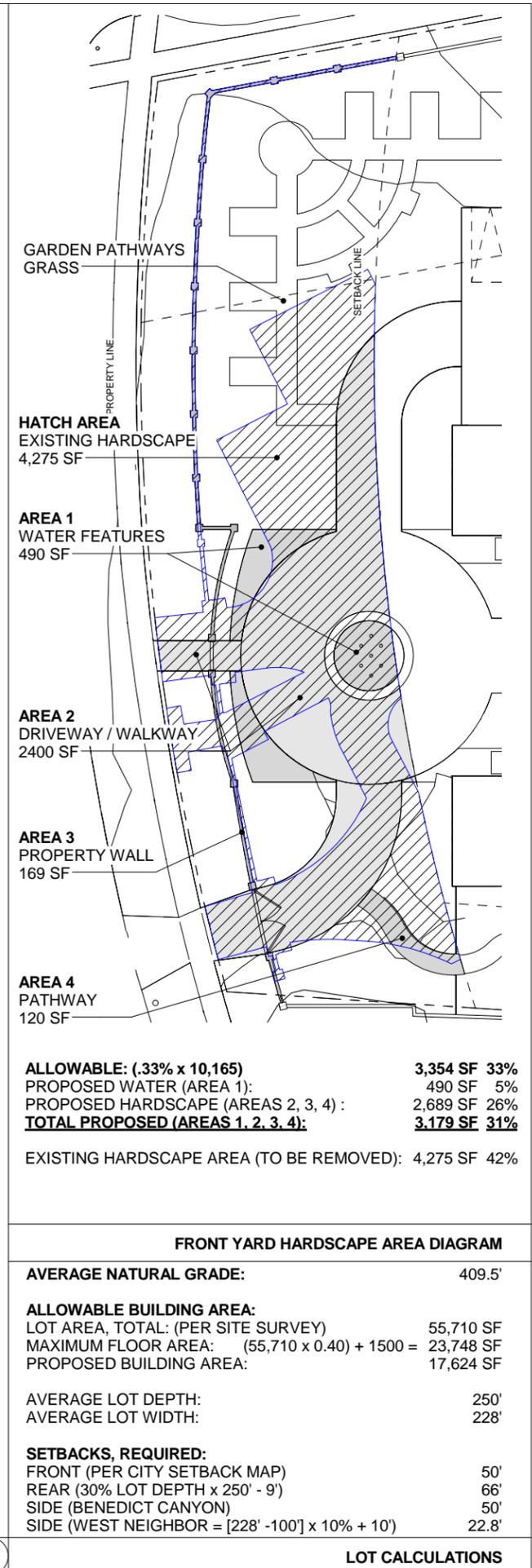
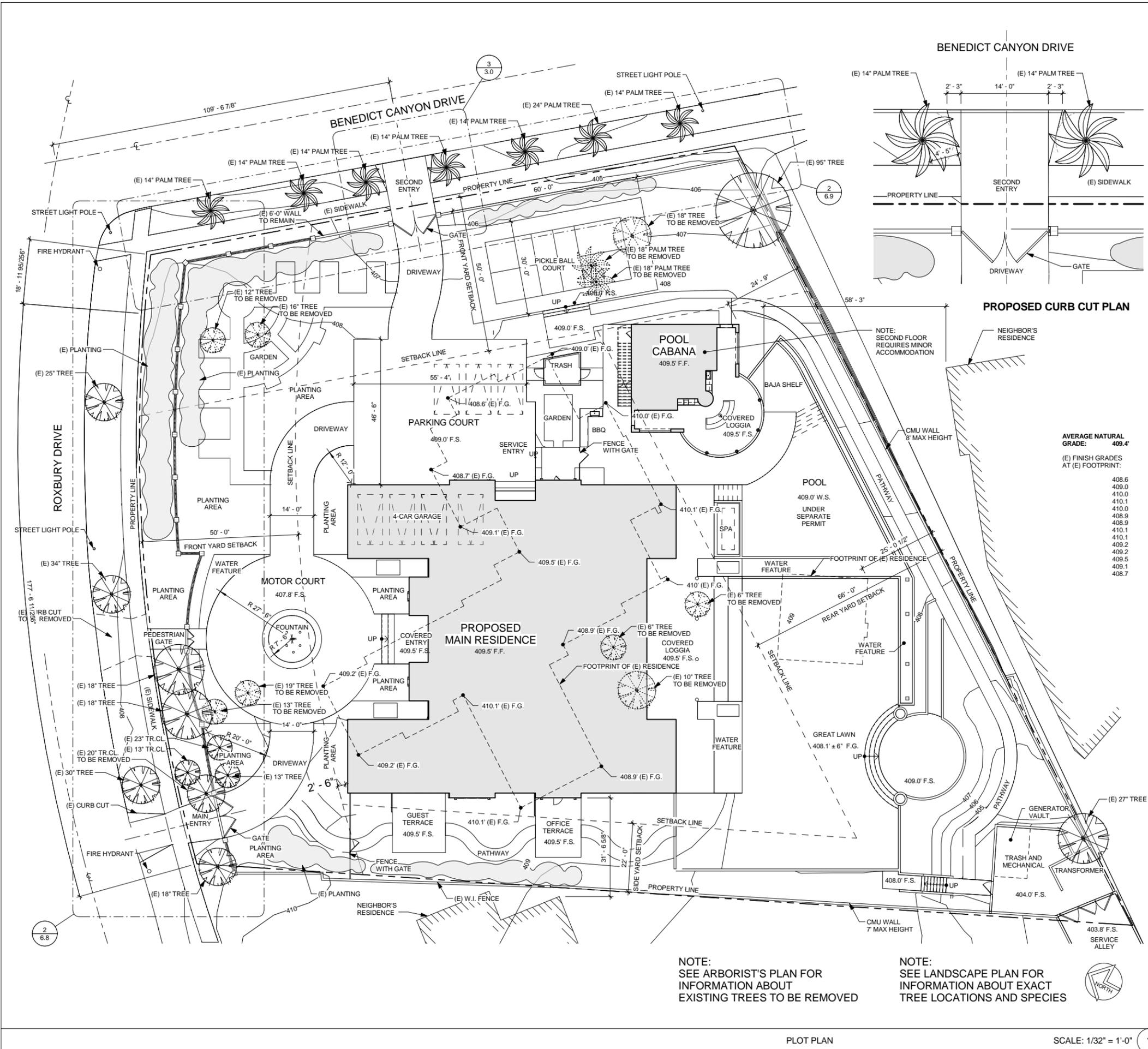
PREPARED BY:
Chris Nelson & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
31238 Via Colinas Suite H, Westlake Village, CA. 91362
Voice: 818.991.1040 Fax: 818.991.0614

PREPARED FOR:
XANADU FAMILY TRUST 2
ATTN: STEPHEN CLOBECK
10600 W CHARLESTON BLVD,
LAS VEGAS, NV 89135

TOPOGRAPHY SURVEY
LOT 4, BEVERLY HILLS TRACT,
M.B. 722, PGS. 14 - 19
1014 N ROXBURY DRIVE,
CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES

JOB NO. 16-3741
SCALE: N.T.S.
DATE: APR. 2016
DRAFTED: CS

SHEET NO.
1
OF 1 SHEET



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REVISIONS	
No.	Date

PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

PLOT PLAN

DATE 14 NOV 2016
SCALE AS NOTED
DRAWN Author
JOB# 1606
SHEET NO. **3.0**
PLOT PLAN

NOT FOR CONSTRUCTION

REVISIONS	
No.	Date

PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

RENDERING - FRONT



ARTIST'S RENDERING IS A CONCEPT IMAGE ONLY

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.0
	RENDERING - FRONT

NOT FOR CONSTRUCTION

REVISIONS	
No.	Date

PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

FRONT RENDERING
(PREVIOUS SUBMITTAL)



ARTIST'S RENDERING IS A CONCEPT IMAGE ONLY

PREVIOUSLY SUBMITTED RENDERING

11/14/2016 11:22:30 AM

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.0a
FRONT RENDERING (PREVIOUS SUBMITTAL)	

NOT FOR CONSTRUCTION

REVISIONS	
No.	Date

PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

RENDERING - SIDE

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.1
	RENDERING - SIDE

NOT FOR CONSTRUCTION



REVISIONS	
No.	Date

PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

RENDERING - SIDE
(PREVIOUS SUBMITTAL)



PREVIOUSLY SUBMITTED RENDERING

ARTIST'S RENDERING IS A CONCEPT IMAGE ONLY

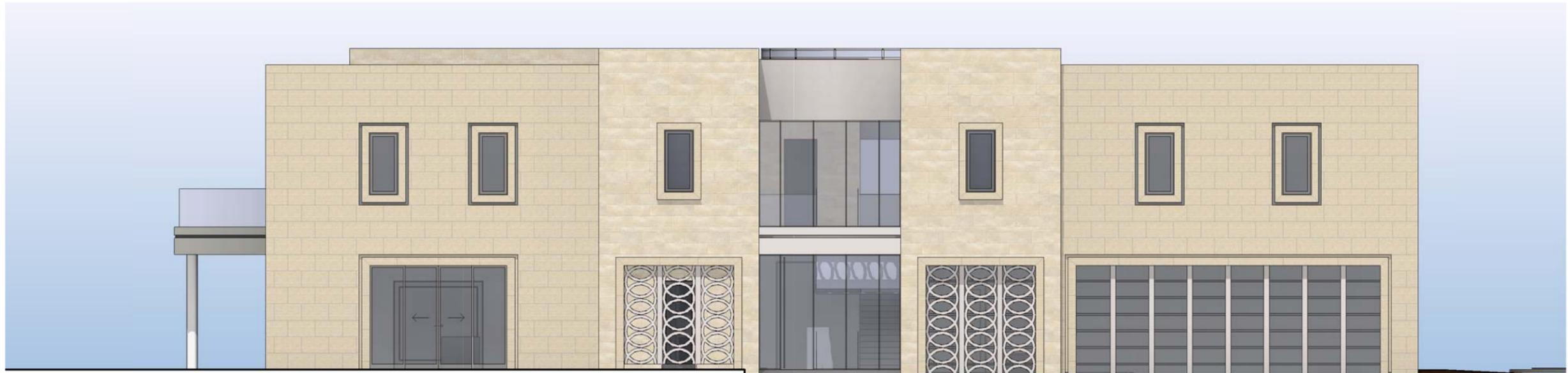
11/14/2016 11:22:32 AM

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.1a
RENDERING - SIDE (PREVIOUS SUBMITTAL)	

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REVISIONS	
No.	Date

PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210



COLOR WEST (LEFT / BENEDICT CANYON DR) ELEVATION SCALE: 3/32" = 1'-0" **2**

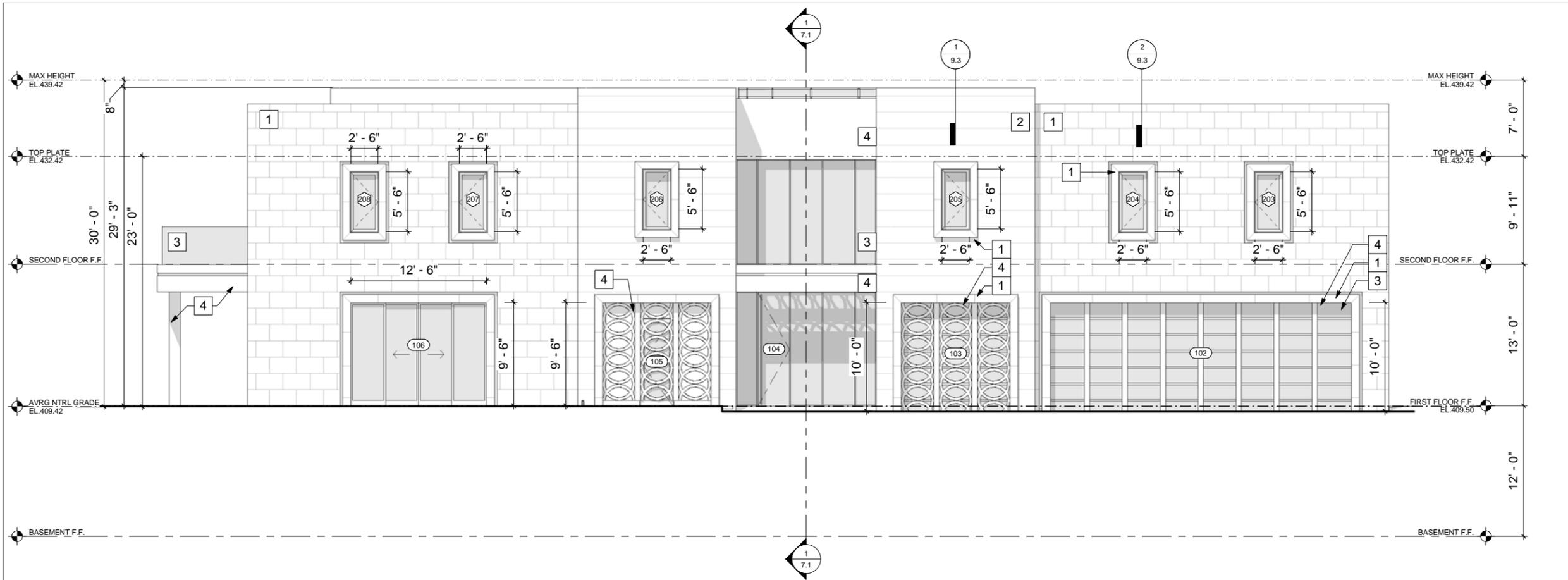


COLOR FRONT (ROXBURY DR.) ELEVATION SCALE: 3/32" = 1'-0" **1**

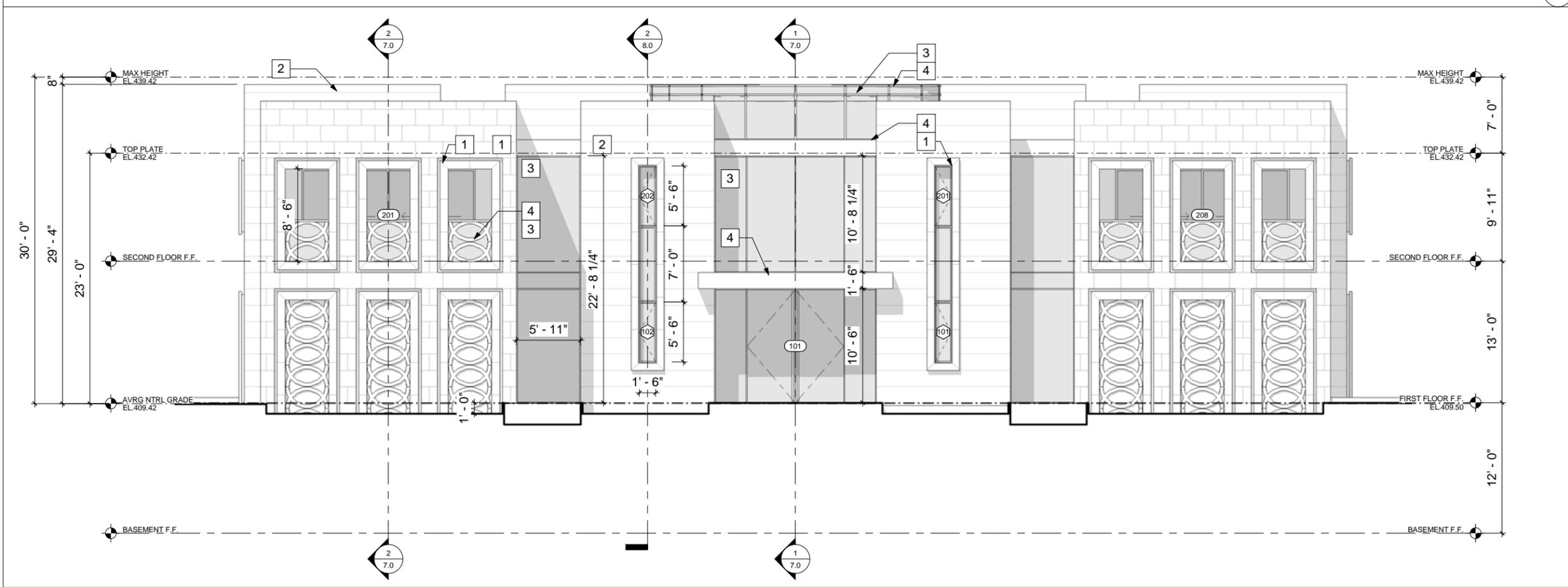
COLOR ELEVATION

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.2
	COLOR ELEVATION

NOT FOR CONSTRUCTION



WEST (LEFT / BENEDICT CANYON DR) ELEVATION SCALE: 3/16" = 1'-0" 2



NORTH (FRONT) ELEVATION SCALE: 3/32" = 1'-0" 1

EXTERIOR ELEVATION KEYNOTES

- 1 HONED STONE
- 2 SPLIT FACE STONE
- 3 GLASS
- 4 METAL

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REVISIONS	
No.	Date

PRIVATE RESIDENCE
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 BEVERLY HILLS CA 90210

EXTERIOR ELEVATIONS

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.3
	EXTERIOR ELEVATIONS

11/14/2016 11:23:00 AM

NOT FOR CONSTRUCTION

**EXTERIOR
ELEVATION
KEYNOTES**

- 1 HONED STONE
- 2 SPLIT FACE STONE
- 3 GLASS
- 4 METAL

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REVISIONS	
No.	Date

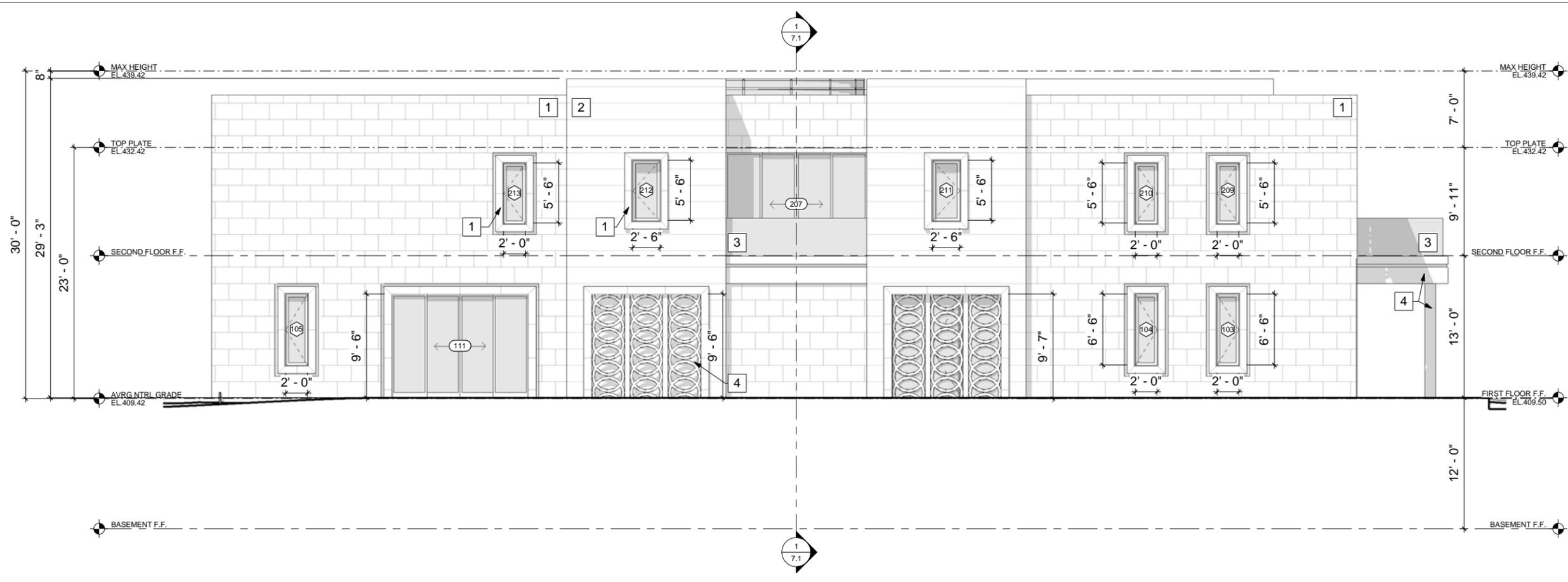
PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

EXTERIOR ELEVATIONS

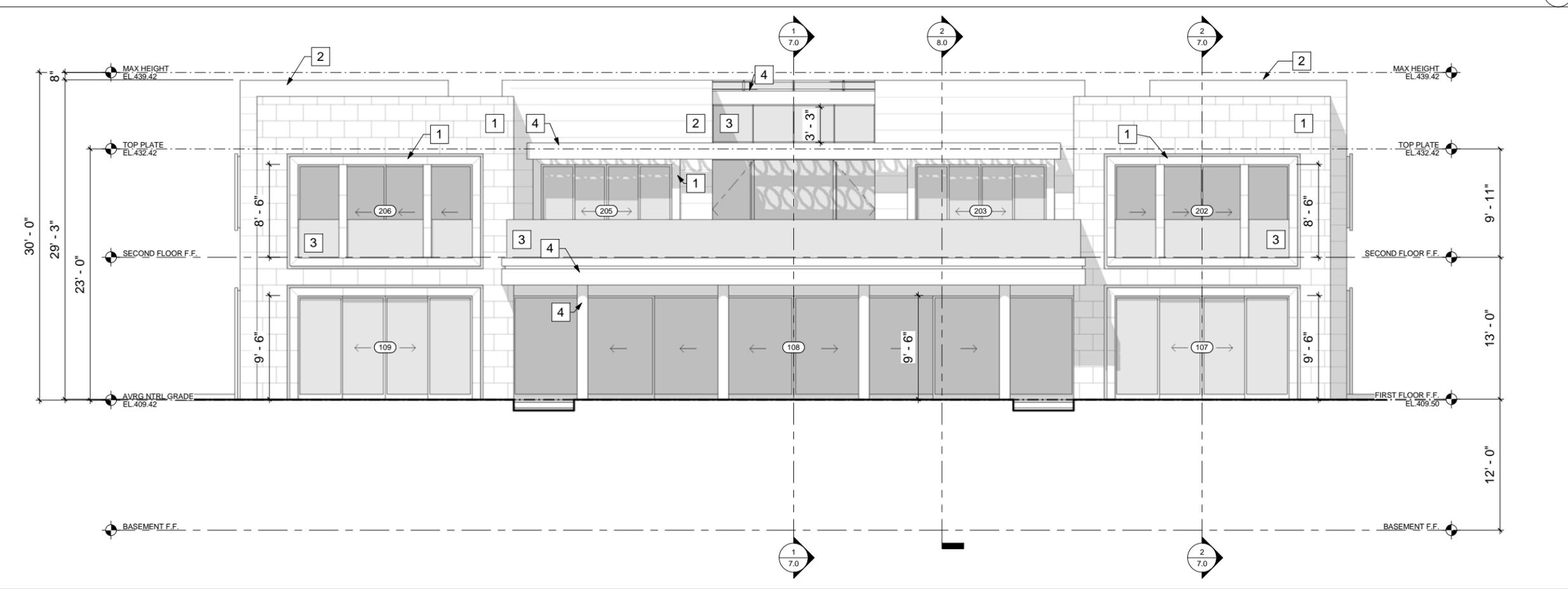
DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.4

EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION



EAST (RIGHT) ELEVATION SCALE: 3/32" = 1'-0" 2



SOUTH (REAR) ELEVATION SCALE: 3/32" = 1'-0" 1

REVISIONS	
No.	Date

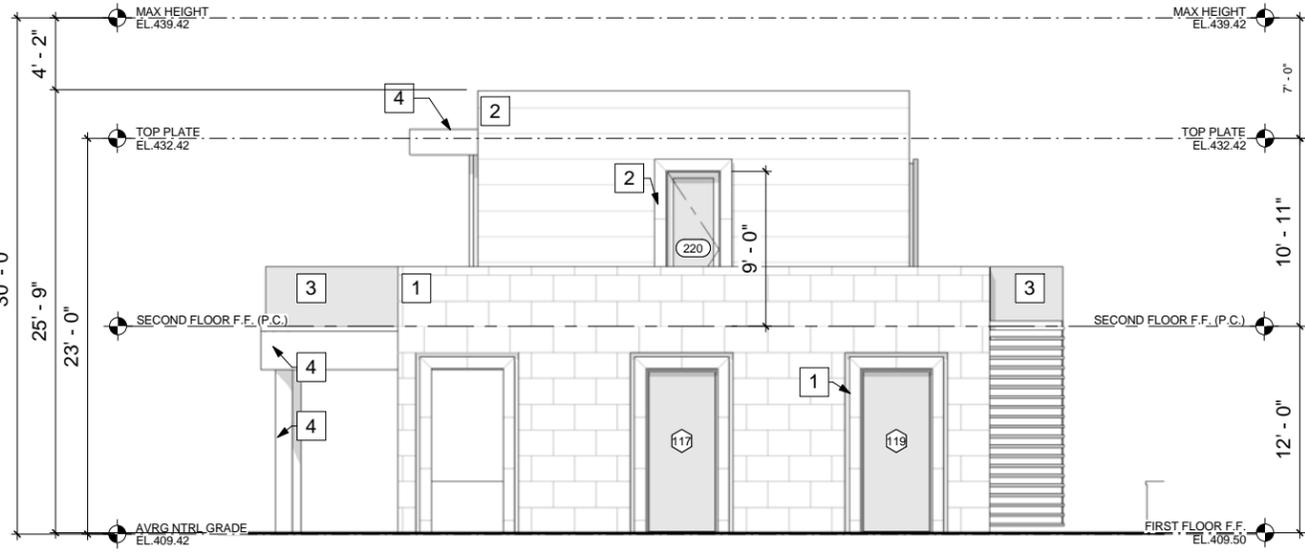
PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

POOL CABANA EXTERIOR ELEVATIONS

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606

SHEET NO.
6.5
POOL CABANA EXTERIOR ELEVATIONS

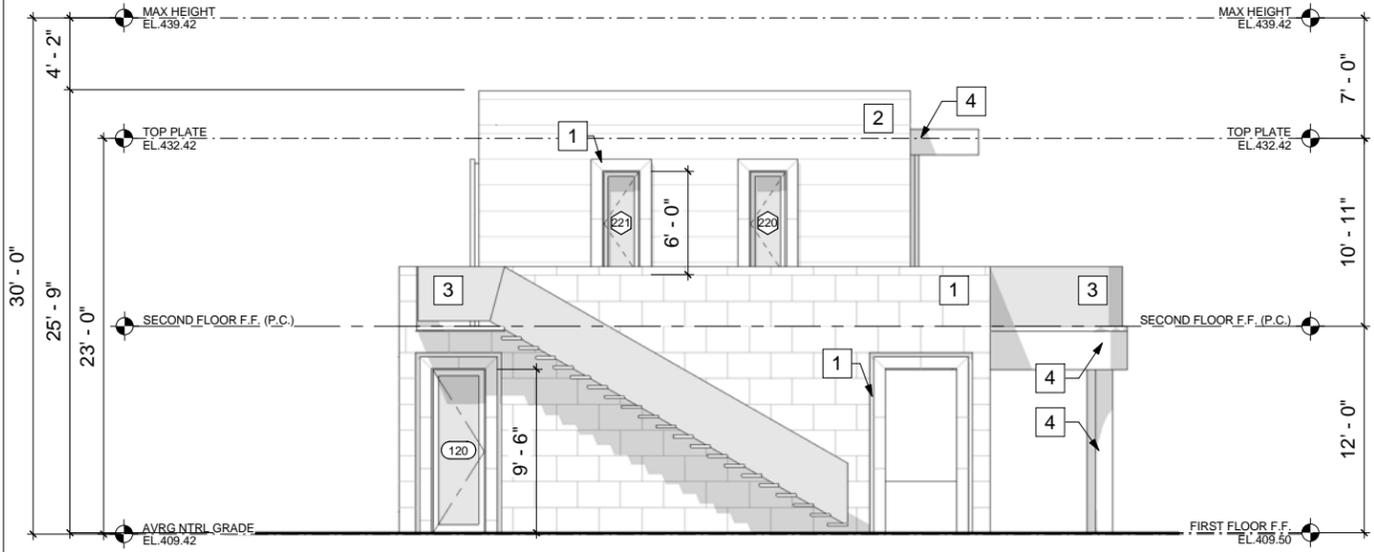
NOT FOR CONSTRUCTION



NOTE:
SECOND FLOOR
REQUIRES MINOR
ACCOMMODATION

POOL CABANA - EAST ELEVATION

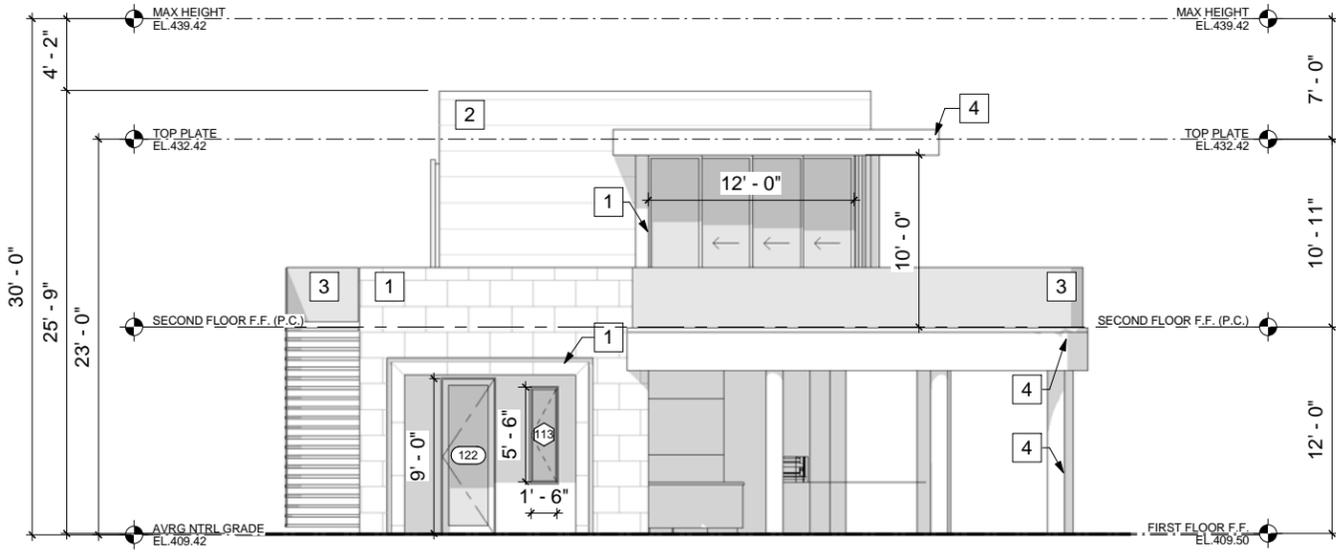
SCALE: 3/32" = 1'-0" 4



NOTE:
SECOND FLOOR
REQUIRES MINOR
ACCOMMODATION

POOL CABANA - NORTH ELEVATION

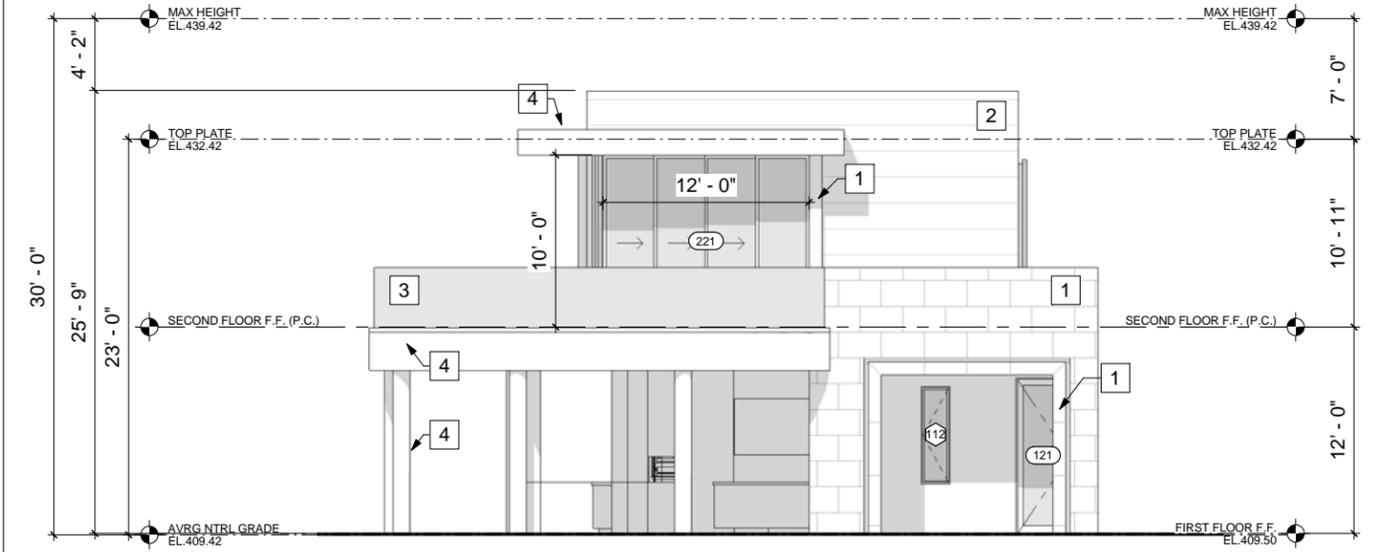
SCALE: 3/32" = 1'-0" 3



NOTE:
SECOND FLOOR
REQUIRES MINOR
ACCOMMODATION

POOL CABANA - WEST ELEVATION

SCALE: 3/32" = 1'-0" 2



NOTE:
SECOND FLOOR
REQUIRES MINOR
ACCOMMODATION

POOL CABANA - SOUTH ELEVATION

SCALE: 3/32" = 1'-0" 1

EXTERIOR ELEVATION KEYNOTES

- 1 HONED STONE
- 2 SPLIT FACE STONE
- 3 GLASS
- 4 METAL

REVISIONS	
No.	Date

PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

STREETSCAPE PHOTO
MONTAGE

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.6
STREETSCAPE PHOTO MONTAGE	

NOT FOR CONSTRUCTION



ELEVATION WITH STREET TREES, EXISTING TREES TO REMAIN (TRANSLUCENT) AND PROPOSED ADDED TREES (OPAQUE)



ELEVATION WITH ONLY STREET TREES

11/14/2016 11:23:17 AM



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PRIVATE RESIDENCE
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STREETSCAPE PHOTO
MONTAGE

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.7
STREETSCAPE PHOTO MONTAGE	

NOT FOR CONSTRUCTION



ELEVATION WITH STREET TREES, EXISTING TREES TO REMAIN (TRANSLUCENT) AND PROPOSED ADDED TREES (OPAQUE)

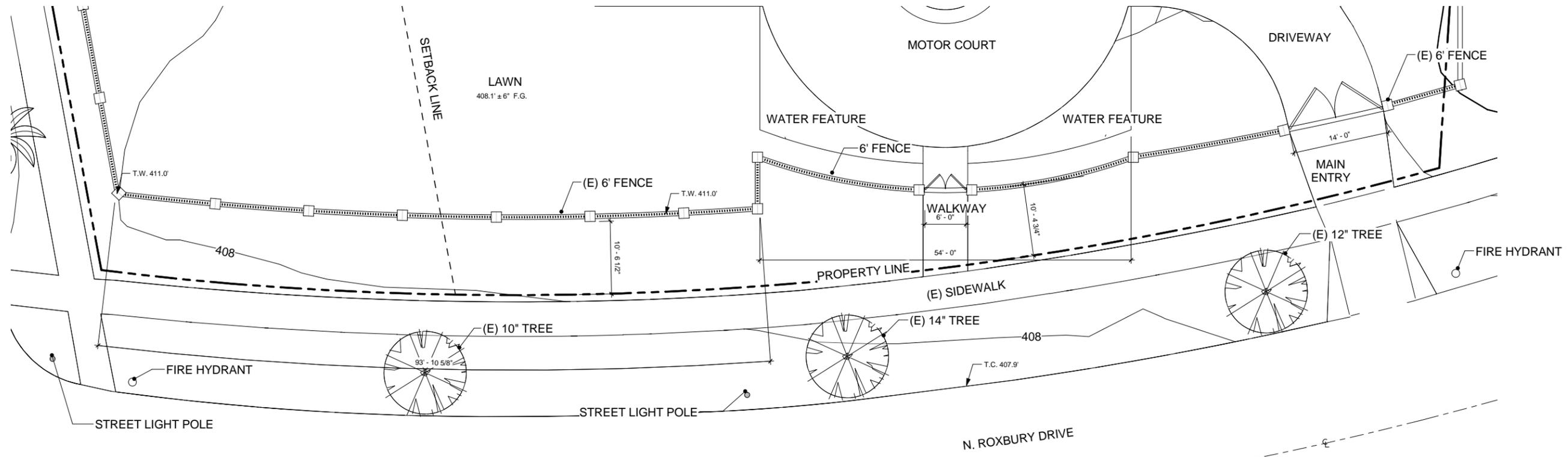


ELEVATION WITH ONLY STREET TREES

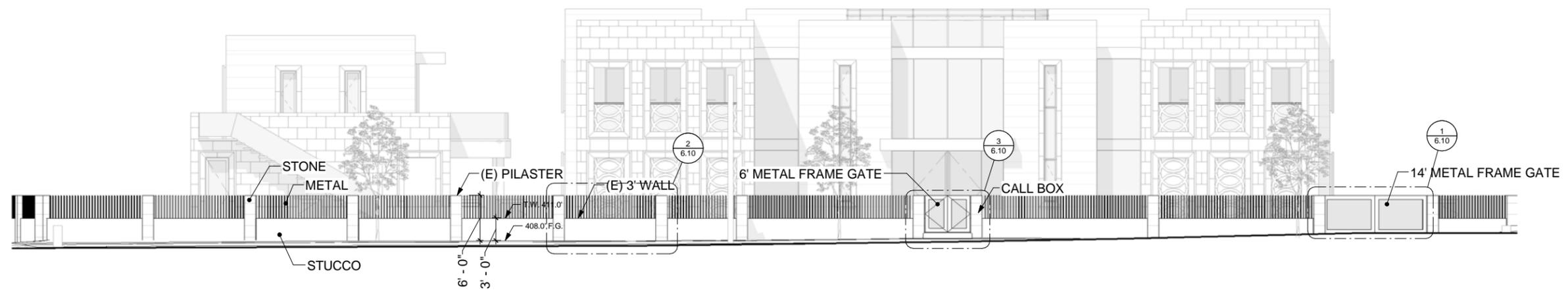
STREETSCAPE PHOTO MONTAGE - SIDE (BENEDICT CANYON DR.) ELEVATION - 2 SCALE: 1/16" = 1'-0" 1

REVISIONS	
No.	Date

PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210



FRONT (ROXBURY DR) FENCE PLAN SCALE: 1/16" = 1'-0" **2**



FRONT (ROXBURY DR) FENCE ELEVATION SCALE: 1/16" = 1'-0" **1**

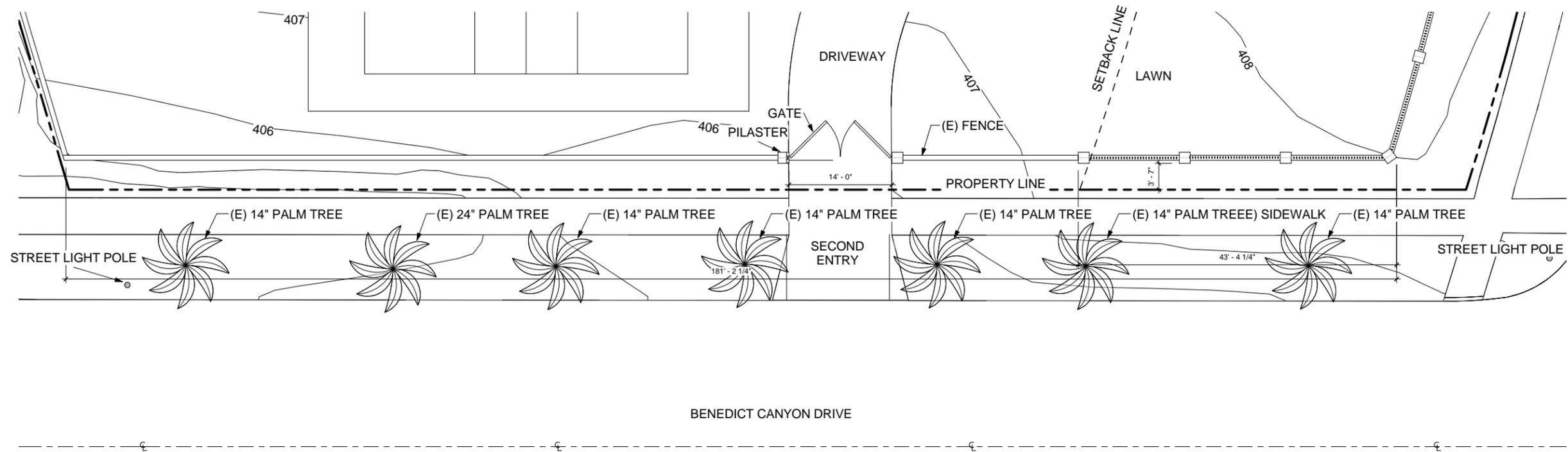
FENCE ELEVATION

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.8
	FENCE ELEVATION

NOT FOR CONSTRUCTION

REVISIONS	
No.	Date

PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210



SIDE (BENEDICT CANYON DR) FENCE PLAN SCALE: 1/16" = 1'-0" **2**

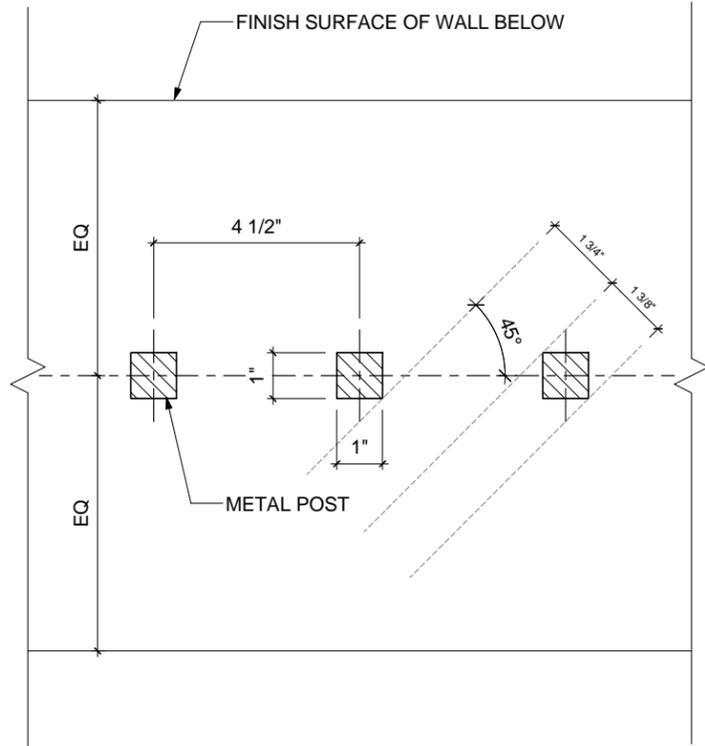


SIDE (BENEDICT CANYON DR) FENCE ELEVATION SCALE: 1/16" = 1'-0" **1**

FENCE ELEVATION

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.9
	FENCE ELEVATION

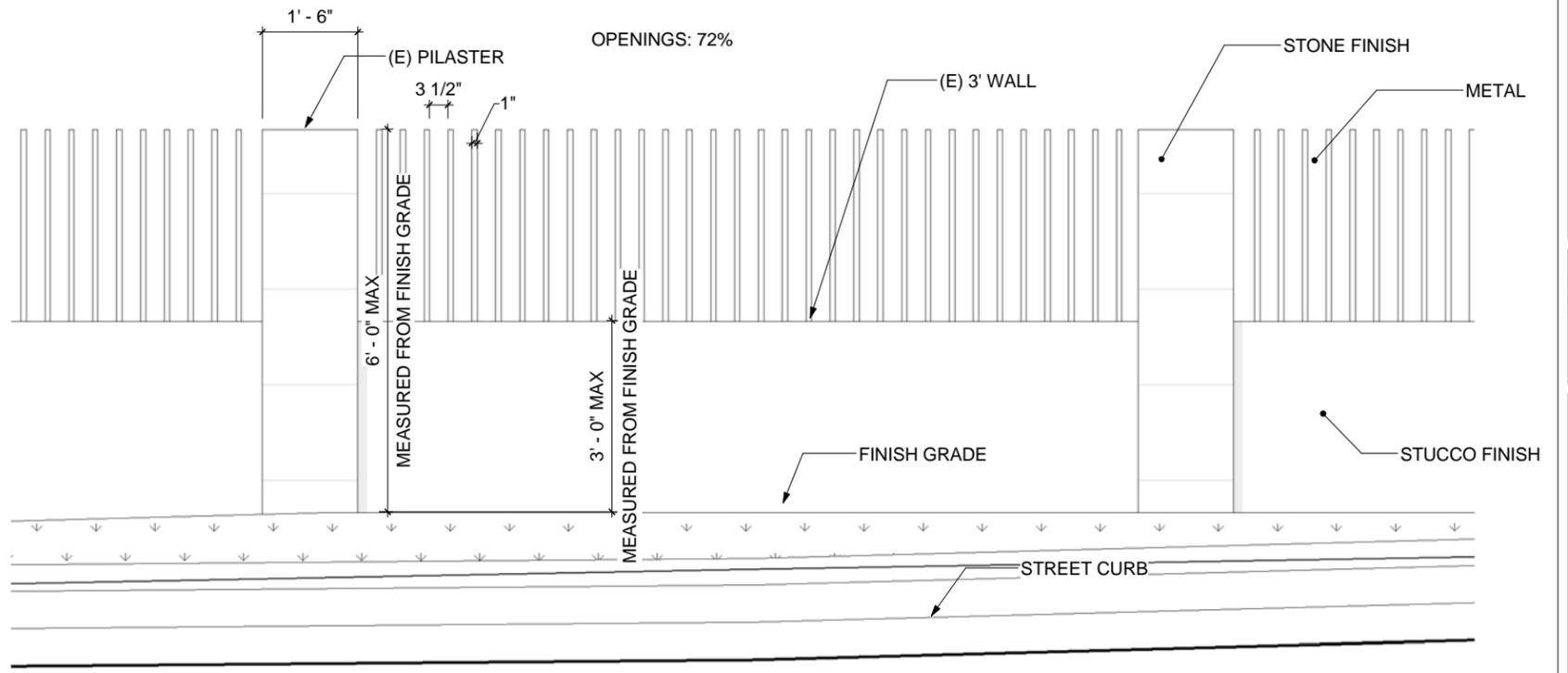
NOT FOR CONSTRUCTION



VISIBILITY AT 45 DEGREE ANGLE: 56%

FENCE DETAIL - PLAN VIEW SECTION

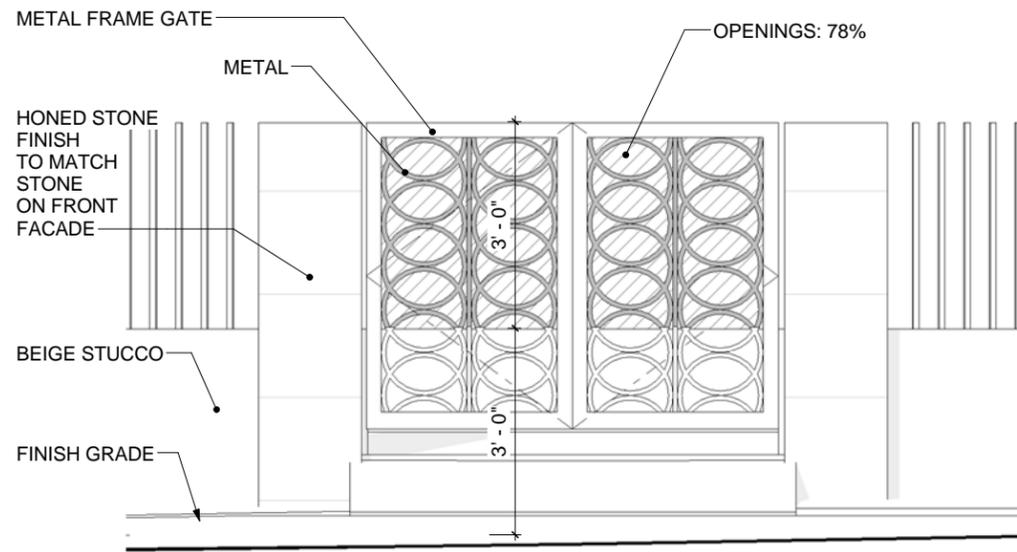
SCALE: 3" = 1'-0" 4



OPENINGS: 75%

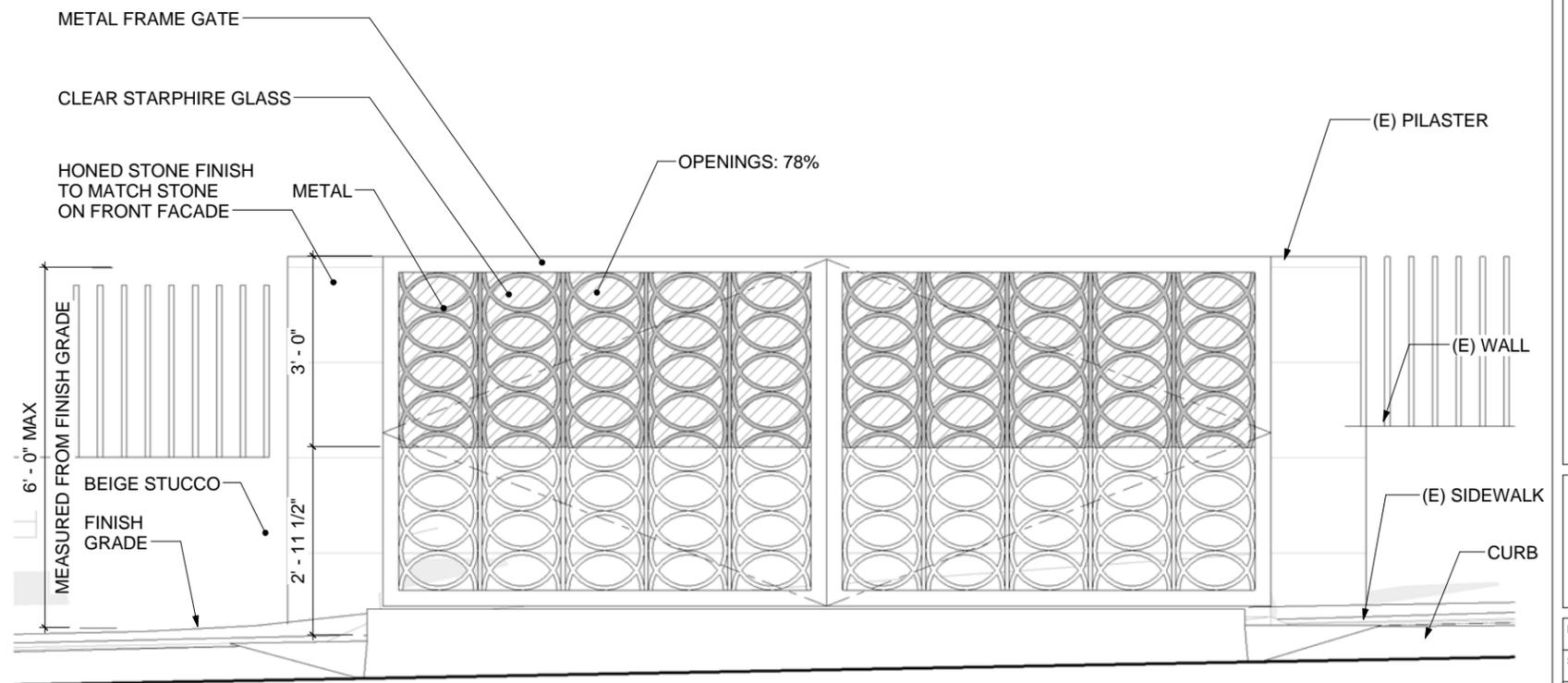
FRONT FENCE DETAIL

SCALE: 3/8" = 1'-0" 2



PEDASTRIAN GATE DETAIL

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



GATE DETAIL

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

REVISIONS	
No.	Date

PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

FENCE DETAILS

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	6.10
	FENCE DETAILS

REVISIONS	
No.	Date

PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210

MATERIAL BOARD

DATE	14 NOV 2016
SCALE	AS NOTED
DRAWN	Author
JOB #	1606
SHEET NO.	11.0
MATERIAL BOARD	

NOT FOR CONSTRUCTION

1 HONED STONE (LIMESTONE)

2 SPLIT FACE STONE (LIMESTONE)

3 STARPHIRE GLASS

4 METAL CLADDING/DOOR AND WINDOW FRAMES (ALPOLIC, METALLIC, CHAMPAGNE)

5 ANTIQUE FINISH (LIMESTONE)

6 STONE MARBLE TILE (ROSONI ANTIQUE MARBLE, TOROS BLACK, TUMBLED)

7 COBBLE STONE

Item	Material	Brand	Color	Finish	Thickness	Weight	Volume	Area
1	Honed Stone	Limestone						
2	Split Face Stone	Limestone						
3	Starphire Glass							
4	Metal Cladding	Alpolic	Champagne					
5	Antique Finish Stone	Limestone						
6	Stone Marble Tile	Rosoni	Antique Marble, Toros Black	Tumbled				
7	Cobble Stone							



PRIVATE RESIDENCE
1014 N. ROXBURY DR.
BEVERLY HILLS CA 90210
EXTERIOR MATERIALS



Design Review Commission Report

1014 North Roxbury Drive

December 5, 2016

Attachment D

DRAFT Approval Resolution

RESOLUTION NO. DR XX-16

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 1014 NORTH ROXBURY DRIVE.

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

Section 1. Landry Design Group, agent, on behalf of Xanadu 2 Trust, property owner (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 1014 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. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. Additionally, 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 duly noticed public hearings on **October 6, 2016, and December 5, 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

No project-specific conditions are proposed.

Standard Conditions

1. **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.
2. **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.
3. **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.
4. **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.

5. **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.

6. **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.

7. **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.

8. **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.

9. **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: **December 5, 2016**

Mark Odell, Urban Designer
Community Development Department

Ilene Nathan, Chair
Design Review Commission