



## City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210  
TEL. (310) 458-1141 FAX. (310) 858-5966

# Architectural Commission Report

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**Meeting Date:** Wednesday, June 19, 2013

**Subject:** **ROXBURY PARK RESTROOM FACILITY**  
**471 South Roxbury Drive**

Request for preliminary review and recommendation to the City Council for a new restroom facility located at Roxbury Park.  
(PL1309019)

**Project agent(s):** Mandana Motahari – RTK Architects  
Donielle Kahikina, Associate Project Manager – City of Beverly Hills

**Recommendation:** Conduct public hearing to discuss the project details and provide recommendations to the City Council regarding project aesthetics.

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### REPORT SUMMARY

The applicant is requesting review of a new restroom facility located at Roxbury Park. The project is currently undergoing review by the City Council and is before the Architectural Commission for review and to provide recommendations on the project aesthetics. The proposed project consists of a new one-story restroom facility to replace the existing facility at Roxbury Park.

The attached plans include renderings and elevations, which provide the Commission with a perspective of the building and how it is integrated into the park and its surroundings.

### ZONING CODE COMPLIANCE

Applications for architectural 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 Architectural Commission or staff, as appropriate

### ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. 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

Public notification was not required for this project.

Attachment(s):  
A. Project Design Plans

Report Author and Contact Information:  
Cindy Gordon, Associate Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



**Architectural Commission Report**

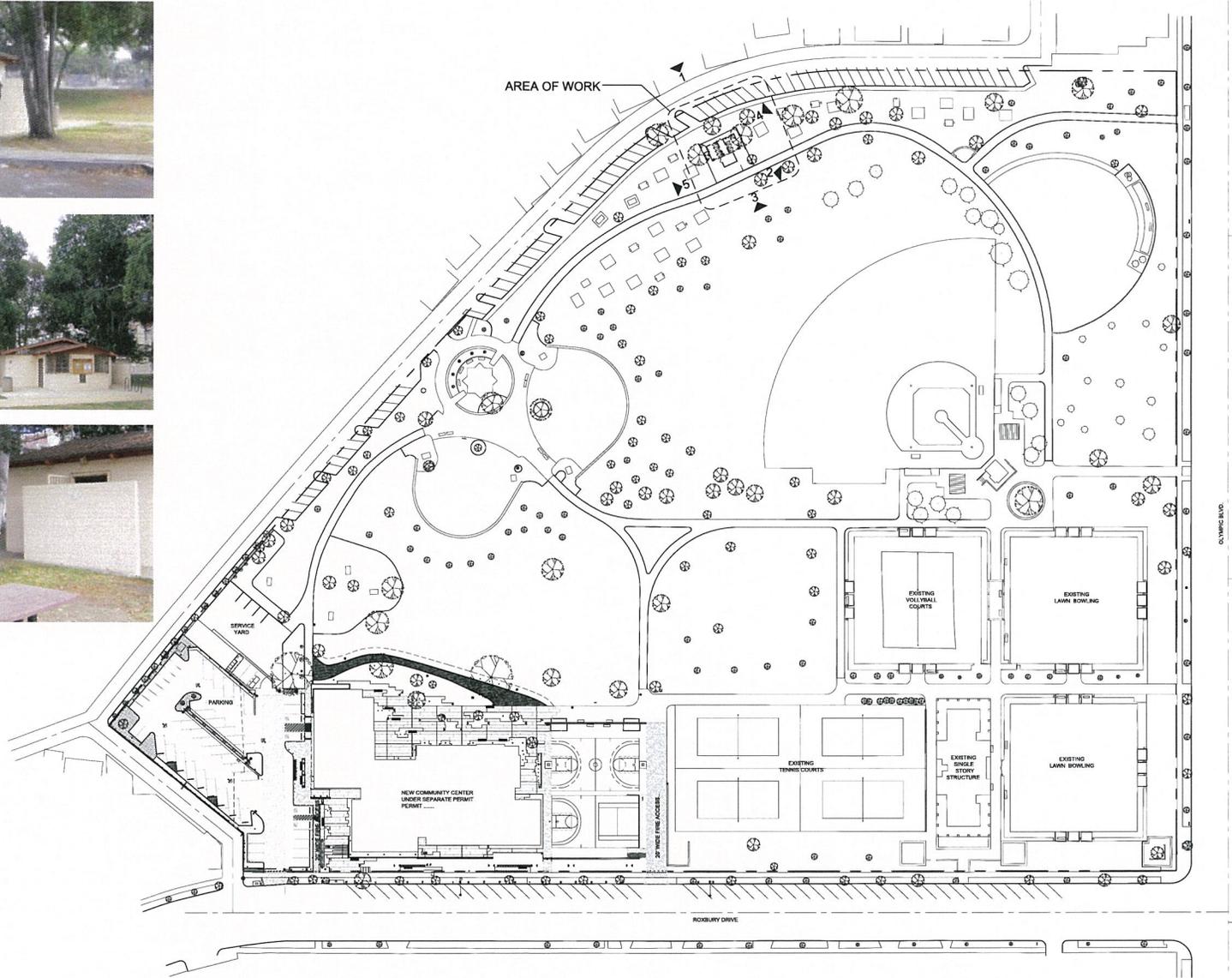
455 North Rexford Drive, Room 280-A

AC Meeting – June 19, 2013

**Attachment A:**

Project Design Plans





PROPOSED SITE KEY PLAN  
SCALE: 1" = 40'-0"

# ROXBURY PARK RESTROOMS



DRAWING INDEX	
SHEET #	SHEET TITLE
ARCHITECTURAL	
A0.0.0	COVER SHEET - PROJECT DIRECTORY
A2.1.1	FLOOR PLAN
A2.1.2	ROOF PLAN & INSPECTED CEILING PLAN
A3.1.1	SECTIONS & ELEVATIONS
A4.1.1	WALL SECTIONS
A5.1.1	DETAILS



**RTK Architects, Inc.**  
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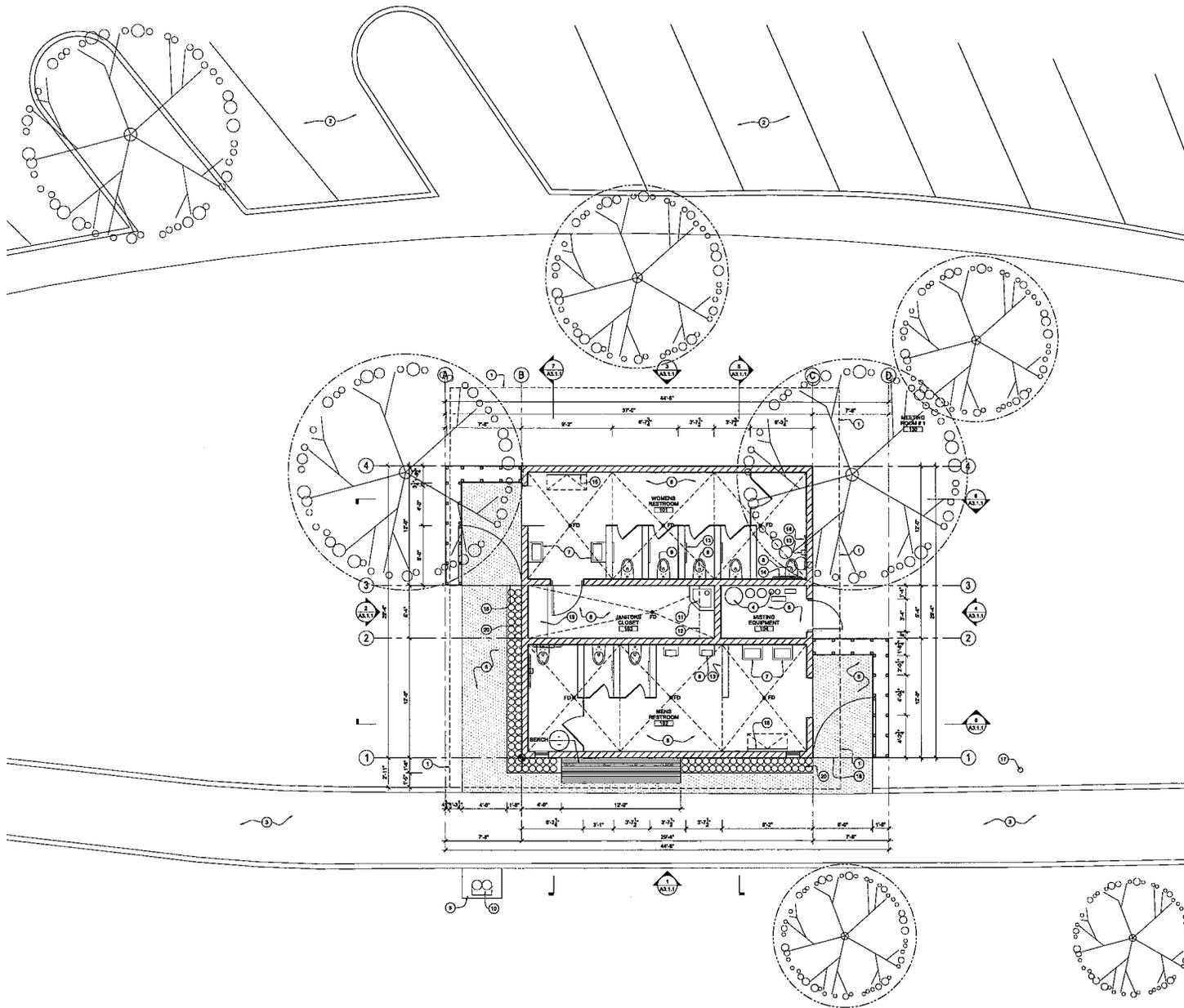
3075 Larkwood Ct., San Ramon, CA 94583 925.312.2000  
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Job No. 1917023 Submittal Name Date Drawn By Checked By
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COVER SHEET - PROJECT DIRECTORY

**CITY OF BEVERLY HILLS**  
ROXBURY PARK RESTROOM  
477 SOUTH ROXBURY DRIVE  
BEVERLY HILLS, CA 90233



- KEY NOTES:**
- DASHED LINE OF EXISTING DEMOLISHED CONC. PATH
  - EXISTING PARKING
  - EXISTING DO PATH
  - SALVAGED MISTING EQUIPMENT
  - NEW DO PATH
  - EXPOSED POLISHED & SEALED CONCRETE FLOOR
  - FIN
  - WATER CLOSET
  - URINAL
  - DRINKING FOUNTAIN
  - SERVICE SINK
  - SHOP RACK & SHELF
  - COMBINATION TOILET PAPER & SEAT COVER
  - ADA GRAB BAR
  - BABY CHANGING STATION
  - NOT USED
  - BICYCLE PARKING RACK
  - ROOF OVERHANG ABV.
  - ADJUSTABLE SHELVING ON P.V. STANDARDS, (1) SHELF FOR EVERY 1' OF CLEAR FLOOR TO CEILING SPACE
  - PLANTING
  - RECESSED SIGN

- LEGEND:**
- FULL HEIGHT 8" CMU WALL
  - PARTIAL HEIGHT 8" CMU WALL
  - TOILET PARTITION
  - HOLLOW METAL DOOR
  - SYNTHETIC WOOD SCREEN WALL OR BATE
  - EXISTING TREE
  - TREE PROTECTION ZONE WHERE DESIGNATED
  - FLOOR GRAB
  - DO SURFACE

- GENERAL NOTES:**
- TREE PROTECTION ZONE (TPZ)
  - SIZE: A TPZ SHALL AT A MINIMUM ENCOMPASS THE AREA DIRECTLY UNDER THE TREE CANOPY AND IN SOME CASES CAN INCLUDE AN ADDITIONAL RADIAL WIDTH OF TEN FEET. VIZ: UNLESS OTHERWISE SPECIFIED, THE MINIMUM DISTANCE BETWEEN ANY OTHER TREES AND A CITY TREE SHALL BE 8" TPZ FOR EVERY INCH OF TRUNK DIAMETER MEASURED AT 4" ABOVE EXISTING GROUND. THE MAXIMUM DISTANCE IS TYPICALLY TEN FEET FROM TRUNK OF TREE.
  - FOR ADA REQUIREMENTS SEE SHEET A-2.1.2

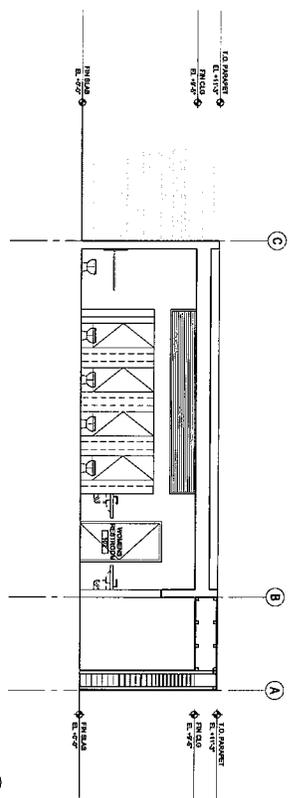
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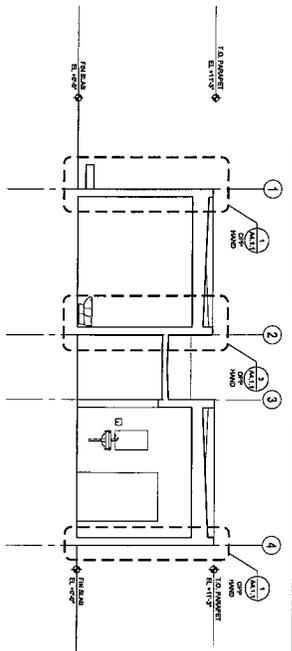
**FLOOR PLAN**  
**CITY OF BEVERLY HILLS**  
 ROXBURY PARK RESTROOM  
 471 SOUTH ROXBURY DRIVE  
 BEVERLY HILLS, CA 91601

**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 1

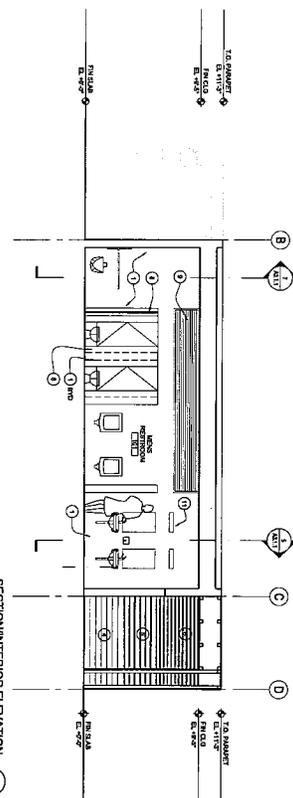




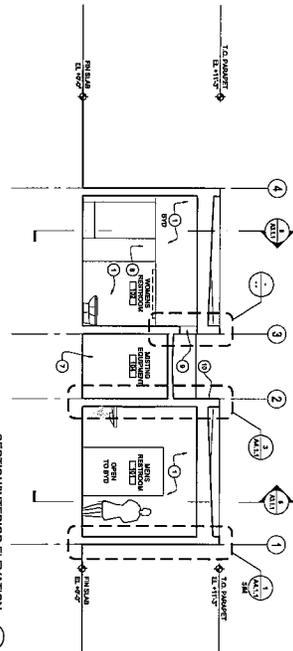
SECTION INTERIOR ELEVATION 8  
SCALE: 1/4" = 1'-0"



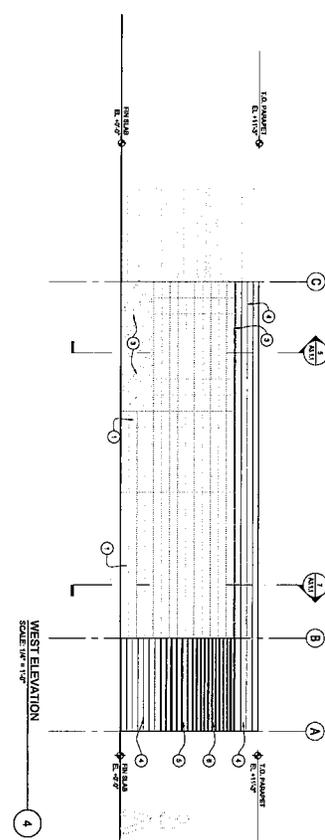
SECTION INTERIOR ELEVATION 7  
SCALE: 1/4" = 1'-0"



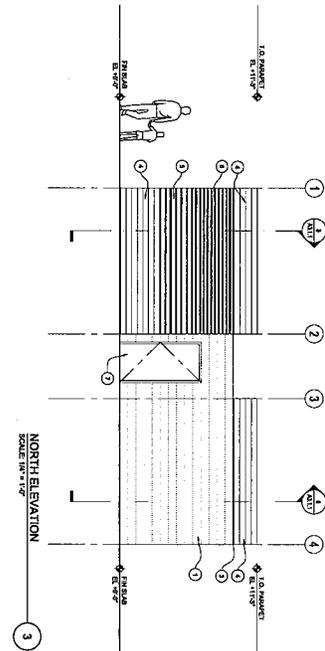
SECTION INTERIOR ELEVATION 6  
SCALE: 1/4" = 1'-0"



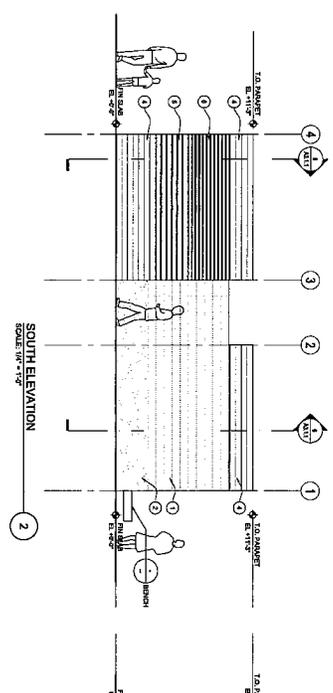
SECTION INTERIOR ELEVATION 5  
SCALE: 1/4" = 1'-0"



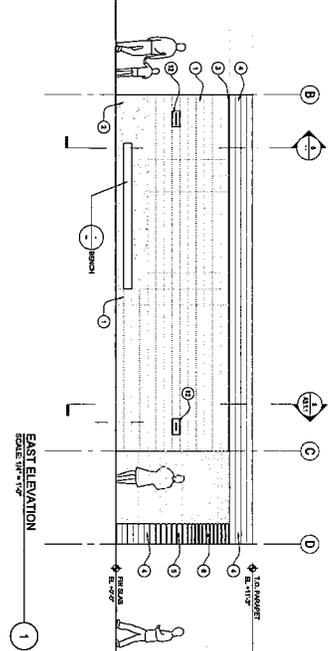
WEST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION  
SCALE: 1/4" = 1'-0"

- KEY NOTES:**
1. DARK BROWN WALL, SHIMMERED EXTENSION
  2. FINISH FLOOR FROM FINISH FLOOR
  3. ADJUSTMENTAL CONCRETE CURB
  4. SINK
  5. SINK FOR FINISH FLOOR, STRONGER A
  6. SINK FOR FINISH FLOOR, STRONGER A
  7. HOLD DOWN METAL CLAMP MOUNTED TO WALL
  8. INTERIOR WALL FINISH SYSTEM
  9. INTERIOR WALL
  10. SINK
  11. SCHEDULED LIGHT FIXTURE
  12. MIRROR (SEE SECTION 11, LINES AND NUMBER FOR DIMENSIONS) (SEE WALL 11)

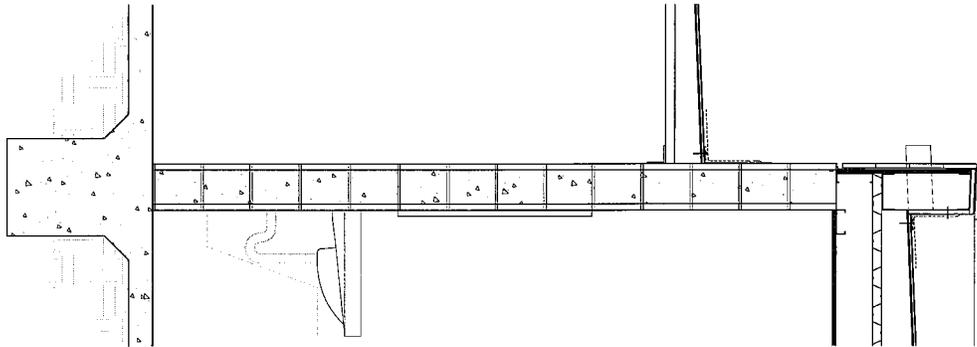
**GENERAL NOTES:**

SECTIONS & ELEVATIONS  
CITY OF BEVERLY HILLS  
ROXBURY PARK RESTROOM  
471 SOUTH ROXBURY DRIVE  
BEVERLY HILLS, CA 90213

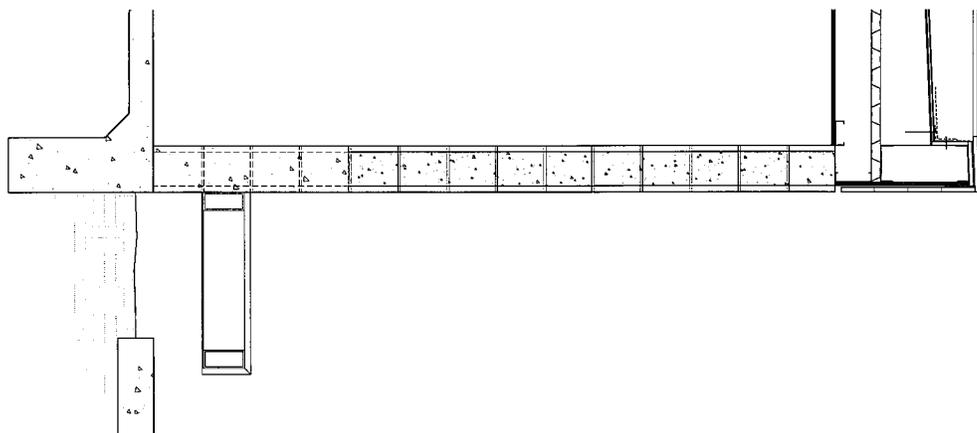
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WALL SECTION  
SCALE: 1/4" = 1'-0"  
3



WALL SECTION  
SCALE: 1/4" = 1'-0"  
1

GENERAL NOTES:

KEY NOTES:

WALL SECTIONS  
CITY OF BEVERLY HILLS  
ROXBURY PARK RESTROOM  
471 SOUTH ROXBURY DRIVE  
BEVERLY HILLS, CA 90213

No.	Date	By	Revision
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