



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
December 4, 2008

TO: Design Review Commission

FROM: Michele McGrath, Senior Planner

SUBJECT: A request for a revision to an approved R-1 Design Review Permit to allow a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **620 Walden Drive (PL0860917)**.

EXECUTIVE SUMMARY

Designer Giancarlo Mancarella, on behalf of the property owner Sean Faridnia, has filed an application for a revision to a Commission-level review of the design of a new single-family residence at **620 Walden Drive**.

At its meeting of November 15, 2006, the Design Review Commission reviewed the subject project and requested a resolution conditionally approving an R-1 Design Review Permit. A resolution approving the project was adopted on February 7, 2008 (attached). Much of the house has been constructed and it was brought to staff's attention that some elements of the house's exterior design are not consistent with the Commission's approval. While it is common for small changes to the design to take place during construction, it was felt the changes are substantial enough to warrant additional review by the Design Review Commission. The proposed changes from the previous design are described below. Staff reports and minutes from previous Design Review Commission meetings are attached for your information.

The Design Review Commission may approve the issuance of a building permit after considering five criteria:

1. *The design exhibits an internally compatible design scheme;*
2. *The 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;*
3. *The development will enhance the appearance of the neighborhood;*

4. *The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and,*
5. *The proposed development respects prevailing site design patten and integrates appropriate features that will ensure harmony between old and new homes.*

The proposal meets the required zoning standards. The Commission had previously requested that the entire façade be set back behind the front setback line and the applicant complied; however, the two vertical supports for the front entry remained within the front setback. A covered entry porch at the first floor level that is a maximum of four feet in depth may encroach into the front setback so long as it has no vertical supporting elements. The Code allows some deviation from this regulation in Section 10-3-2418, "Development Incentives for Single-Family Residential Development." This Code section allows front setback averaging where portions of a primary dwelling may encroach into a front yard if other portions of the dwelling are set back an equivalent or greater distance so that the average distance between the dwelling and the front lot line equals or exceeds the required front setback. Through the design review process, the Design Review Commission has supported the use of front setback averaging. In this case the front porch encroachment is approximately 24 square feet which is offset by setbacks, particularly the setback at the south side of the façade which is approximately 64 square feet at the ground level and slightly less at the upper level due to a slight overhang of the second floor over the first floor. A proposed revision to the approved project includes vertical supporting elements at the second floor. These could be permitted under front setback averaging should the Commission determine it can make the findings with regard to the design.

The ground floor window/doorways, other than the front entry, are in the process of being reconstructed because they were not constructed pursuant to the approved plans and did not meet the Zoning Code. The doors were installed to open out onto cement landings that cannot be permitted adjacent to the residence within the front setback ("...no portion of a front yard within five feet of a building shall be paved except for a driveway and a walkway of no more than ten feet in width - BHMC Sec. 10-3-2422). The doors will open into the residence with railings on the exterior to prevent falls and in accordance with the approved plans.

GENERAL INFORMATION	
Applicant	Giancarlo Mancarella. Designer
Project Owner	Sean Faridnia
Zoning District	Central R-1 Area – North of Santa Monica Boulevard

Parcel Size	11,566 square feet
Listed in City's Historic Survey	No

CHANGES FROM THE APPROVED PROJECT

1. The entire façade was approved to be finished in a smooth Portland cement plaster in a light earth-tone. The applicant is proposing the ground floor to be finished in precast with a travertine appearance in the same light earth tone as the stucco at the second floor to give the façade some texture and emphasize solidity at the ground floor. The upper floor has been finished in stucco as specified in the approved plans.
2. A precast entablature is proposed to define the first and second floors and would replace the corbels originally proposed at the south side at the upper floor.
3. The two smaller, arched windows at the upper floor would be slightly shorter than originally approved.
4. The front entry would have thicker columns defining the entry at the ground level and columns would be added to the second floor balcony over the front entry.
5. The balcony railings would be in a more ornate wrought iron design than approved originally.
6. Two palm trees are proposed for the front yard as opposed to two olive trees as approved. It is staff's understanding that the balance of the landscaping would be installed according to the approved landscape plan.

PROJECT DESCRIPTION AND AREA CHARACTERISTICS

See previous staff report, attached.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on November 20, 2008 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. As of the time of preparation of this staff report, staff has received no comments.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and a Categorical Exemption has been issued.

ZONING AND ANALYSIS

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the following criteria. If the proposed project meets the criteria set forth, the Commission shall approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the provisions of this article.

1. The proposed development's design exhibits an internally compatible design scheme.

The proposed design as revised, would appear, on balance, to be consistent with the design previously approved by the Commission except possibly for the new columns in the center at the second floor. The precast travertine material at the ground floor appears rich and consistent with the other materials and design elements. The addition of the precast entablature enhances a horizontal orientation to the façade and the proposed balcony railings, while more ornate than those approved previously, are designed with a delicacy that would appear to work with the rest of the design but the Commission may wish to discuss this point. Staff would find the slightly smaller windows in substantial conformance with the previous approval. The proposed larger columns at the front entry would appear to be appropriate to support the precast entablature and to define the entrance. The Commission may wish to discuss the proposed columns at the second floor above the entry and whether these are appropriate to the design.

2. Appropriately minimizes the appearance of scale and mass, enhances the garden like quality of the city, and appropriately maximizes the use of required open space within the proposed architectural style.

The façade has features that minimize the appearance of scale and mass such as deeply inset windows and doorways, a slightly sloped roof and roof eaves as deep as allowed by Code. The entire façade (except for the center porch and balcony) is set back behind the front setback requirement with a much deeper setback at the south end of the façade. The design scheme includes more prominent windows at the first

floor which helps to anchor the building to the site making it appear heavier at the bottom than the top which further minimizes the appearance of scale and mass. This is enhanced by the proposed precast travertine finish at the ground floor. Staff would encourage discussion as to whether the proposed columns at the second floor balcony contribute to scale and mass.

The landscape plan was approved with two olive trees in the front yard on each side of the house with additional plants in front of the house that should soften the appearance of the house as viewed from the street. The applicant is now proposing two palm trees instead of two olive trees and the Commission may wish to discuss this since olive trees would seem more appropriate to the style of the residence and olive trees generally grow to a height where they would screen the front of the house rather than grow above the house.

3. The development will enhance the appearance of the neighborhood.

A new house has just been completed at 622 Walden Drive adjacent to the subject house. That house is of a similar size and is also in a Mediterranean revival style. The proposed design for 620 Walden Drive is generally attractive and, viewing the two homes together, it would appear the proposed design would enhance the appearance of the neighborhood.

4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors.

The proposed house would meet or exceed the City's current side setback requirements with side setbacks of ten and ten and a half feet. The existing mature trees and landscaping at the south side property line would be retained, providing privacy for the neighbors. The north side property line was conditioned in the previously approved resolution to include hedges at a height of six feet, rosemary bushes and cypress trees.

The neighbor to the south reviewed the plans in 2006 and seemed satisfied that the maintenance of the existing mature landscaping at the south property line would satisfy his privacy concerns. His main concern was the front yard wall which will be discussed under criteria #5. It appears the proposed design accommodates neighbors' reasonable expectation of privacy.

5. The proposed development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.

The project neighbor who reviewed the plans in 2006 pointed out that most of the houses on this street have an open front yard without six-foot fences or walls and he expressed concern that the proposed six-foot front yard wall would be out of character with the street. The recently approved project next door at 622 Walden Drive includes a three-foot high stucco wall close to the front property line but no six-foot wall. At the time of approval of the subject design in 2006, the Commission allowed a six-foot wall (4'-6" wrought iron on top of a 1'-6" masonry wall). The Commission may wish to discuss whether reducing the six-foot fence/wall to a three-foot fence/wall could address bulk and mass issues that may be of concern in the proposed revised design.

Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

1. Approve the plans as presented;
2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;
3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or
4. Return the plans for restudy and resubmittal.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, staff recommends the Design Review Commission approve the plans with any conditions it deems appropriate.



Michele McGrath

Attachments:

Resolution Approving Project
Minutes and staff reports of previous meetings

620 Walden Drive
Approved Resolution
(Previous Design)

RESOLUTION NO.

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF
THE CITY OF BEVERLY HILLS CONDITIONALLY
APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW
A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT
PROPERTY LOCATED AT 620 WALDEN DRIVE

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

Section 1. Gabbay Architects, on behalf of the property owner Sean Faridnia, property owner, (together, the "Applicant"), has applied for an R-1 Design Review Permit to allow a new single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 620 Walden Drive (the "Project"). As proposed, the Project meets the required zoning standards for height, setbacks and parking. It is possible the floor area slightly exceeds the maximum allowed by Code. If the floor area exceeds the Code allowed maximum, the excess floor area would be eliminated from the rear of the building so as not to affect the proposed design before the Design Review Commission.

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, no single-family residence located in a Central R-1 Zone shall be erected, constructed, altered or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission is the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style as outlined in a style catalogue adopted by resolution of the City Council. The proposed design was found not to substantially adhere to a pure architectural style and therefore warranted review by the Commission.

Pursuant to Beverly Hills Municipal Code Section 10-3-4415, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings.

Section 2. At its meeting of November 15, 2006, the Design Review Commission reviewed the subject Project and requested a resolution conditionally approving an R-1 Design Review Permit for consideration at the December 20, 2006, meeting subject to the Applicant revising the plans to reflect the following:

1. Redesign the front entry so it appears more integrated with the rest of the design.
2. Vary the rooflines.
3. Set back the façade so no portion extends beyond the front setback.
4. Add substantial landscaping along the north side property line.

The Applicant submitted revised plans that reflect the following modifications:

1. The front entry has been simplified at the ground floor, the pilasters have been removed at the upper floor and an overhanging eave added.
2. The section of façade directly south of the entry now has added height. It was 27 feet high and is now 29-30 feet high, varying the roof height and further breaking up the building mass.
3. The entire façade is behind the front setback.

4. Hedges at a height of six feet, rosemary bushes and cypress trees have been added to the north side property line along with grasscrete on the driveway.

Section 3. The Project site is an 80.5-foot wide by 143.5-foot long lot, located on the east side of the 600 block of Walden Drive. The lot is currently vacant. A new, two-story house with porte cochere is proposed with a floor area of 6,122 square feet, the maximum allowed on the site. A 2,635 square foot basement is also proposed but this area is not included in the floor area calculation pursuant to the Zoning Code.

The Applicant has proposed side setbacks of 10 feet to the south and 10.5 feet to the north. Since each setback is a minimum of 10 feet, the house may have a maximum height of 32 feet. The revised Project shows the front entry has been simplified at the ground floor, the pilasters have been removed at the upper floor and an overhanging eave added. In addition, the section of façade directly south of the entry now has added height: It was 27 feet high and is now 29-30 feet high, varying the roof height and further breaking up the building mass. The entire façade is behind the front setback. The actual front doorway and French doors above will be recessed. Roof eaves are the maximum 18 inches, pursuant to Code.

Parking is proposed on a 10.5-foot wide driveway along the north property line, in line with an existing curb cut at the north end of the site. Three tandem parking spaces will serve five bedrooms in the new house, pursuant to Code. A new circular driveway that meets Zoning Code requirements is proposed in the front yard. It is noted that the proposed circular driveway must be approved by the Public Works and Recreation and Parks Department before it will be permitted. A six-foot tall wall, with at least the upper three feet open to view, is proposed seven feet back from the front property line as allowed by Code.

The proposed style of the Project is general Mediterranean, with the following features: a clay tile roof; smooth stucco finish in a light earth tone; wood doors and windows in a mahogany shade; pre-cast concrete details in a slightly darker earth tone around the windows; and, travertine tile on the enclosure around the front entry and on the posts on the balcony above. The balcony railing and front yard wall will have a simple wrought iron design with posts matching the stucco color of the house. A paving sample has not yet been provided but the color rendering indicates it may be a porous paving in which grass may be planted.

A landscape plan has been provided that includes two large olive trees in the front yard midway between the sidewalk and front entry. Color renderings show the site with and without the proposed olive trees. Other shrubs, hedges and herbs will be planted adjacent to the house and in front of the proposed front yard wall. The Applicant has proposed that the existing mature landscaping along the south side property line will be retained. The revised Project adds hedges at a height of six feet, rosemary bushes and cypress trees on the north side property line, along with grasscrete on the driveway.

Section 4. The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the “Guidelines”), and the City’s environmental guidelines. The City has determined that the Project qualifies for a Class 3 Categorical Exemption (New Construction or Conversion of Small Structures) in accordance with the requirements of Section 15303(a) of the Guidelines because the Project involves the construction of a new single-family residence in a residential zone. Therefore, no significant impacts to the environment are anticipated.

Section 5. On October 18, 2006, the Design Review Commission held a duly noticed public hearing to consider the application. The Project was continued to November 15, 2006 due to lack of a quorum. On November 15, 2006, evidence, both written and oral, was presented at said hearing, and the hearing was closed. On December 20, 2006, revised plans addressing the Commission's concerns were presented for the Commission's consideration.

Section 6. In reviewing the application and pursuant to Beverly Hills Municipal Code Section 10-3-4415, the Design Review Commission considered whether the proposed Project meets the following criteria:

1. The proposed development's design exhibits an internally compatible design scheme;
2. 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;
3. The proposed development will enhance the appearance of the neighborhood;
4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and,
5. 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.

Section 7. Based upon the evidence presented at the hearing, including the staff report, the Design Review Commission hereby finds:

1. The Project exhibits a design that is internally consistent because the design elements are consistent and the colors and materials work together. The Project also exhibits a design that is internally consistent as a result of the following design changes requested by the Commission and incorporated into the final plans:
 - The front entry has been simplified at the ground floor, the pilasters have been removed at the upper floor and an overhanging eave added.

2. The Project appropriately minimizes the appearance of scale and mass as a result of the following design changes requested by the Commission and incorporated into the final plans:
 - The section of façade directly south of the entry now has added height. It was 27 feet high and is now 29-30 feet high, varying the roof height and further breaking up the building mass.
 - The entire façade is behind the front setback.

3. The Project will enhance the appearance of the neighborhood as a result of the revisions made to the design as discussed under paragraph 1 of this Section and as a result of the Project's appropriate modulation and location behind the front setback as discussed under paragraph 2 of this Section.

4. The Project is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors with side setbacks of ten and ten and a half feet. The existing mature trees and landscaping at the south side property line would be retained, providing privacy for the neighbors. As conditioned by this resolution, additional landscaping will be provided along the north property line to preserve the northerly neighbors' privacy.

5. The Project respects prevailing site design pattern and integrates appropriate features that will ensure harmony between old and new homes as a result of the following design changes requested by the Commission and incorporated into the final plans:
 - Hedges at a height of six feet, rosemary bushes and cypress trees have been added to the north side property line along with grasscrete on the driveway.

Section 8. Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review for the Project, subject to the following conditions:

1. The Applicant shall submit final working drawings to the Director of Community Development for review and approval prior to the issuance of a building permit.

2. The Project as submitted shall be built in substantial compliance with the plans submitted for the December 20, 2006 Design Review Commission meeting, on file with the Department of Community Development. Any modifications to the

plans shall be approved by the Planning Department prior to any work being done on the Project; however, if corrections of building or zoning code issues result in a greatly altered design, the revised design must be approved by the Design Review Commission.

Standard Conditions:

3. Prior to the issuance of building permits, the Applicant shall prepare a construction management plan for review and approval by the Department of Community Development. The plan shall include the location of construction parking, loading and hauling routes and locations, and number of construction employees anticipated on site. All construction-related parking, staging and hauling shall conform to the construction parking and hauling plan submitted to and approved by the Building Official and the City Engineer.

4. The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including, but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the site, dust suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of Community Development and the Building Official. In addition, the Applicant shall post the name and telephone

number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development.

5. These conditions of approval shall run with the land and shall remain in full force and effect for the duration of the life of this approval. This resolution approving the 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 this resolution as an exhibit.

The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Design Review 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 R-1 Design Review **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 R-1 Design Review.

Section 9. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and

certification to be entered in the Book of Resolutions of the Design review Commission of the City.

Adopted:

Marilyn Weiss
Chair of the Design Review
Commission of the City of Beverly Hills,
California

Attest:

Secretary

Approved as to form:

Approved as to content:

David M. Snow
Assistant City Attorney

Jonathan Lait, AICP
City Planner

620 Walden Drive

Staff Reports for the following Meetings:

October, November, December 2006



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
October 18, 2006

TO: Design Review Commission

FROM: Michele McGrath, Senior Planner

SUBJECT: A request for an R-1 Design Review Permit to allow a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **620 Walden Drive.**

EXECUTIVE SUMMARY

Gabbay Architects, on behalf of the property owner Sean Faridnia, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **620 Walden Drive.**

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, No single-family residence located in a Central R-1 zone shall be erected, constructed, altered or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission shall be the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style as outlined in a style catalogue adopted by resolution of the City Council.

The Design Review Commission may approve the issuance of a building permit after considering five criteria:

1. *The design exhibits an internally compatible design scheme;*
2. *The 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;*
3. *The development will enhance the appearance of the neighborhood;*
4. *The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and,*

5. *The proposed development respects prevailing site design patten and integrates appropriate features that will ensure harmony between old and new homes.*

The proposal meets the required zoning standards for height, setbacks and parking. It is possible the floor area slightly exceeds the maximum allowed by Code. If it is determined that the floor area exceeds the Code allowed maximum, the applicant has stated that the excess floor area would be eliminated from the rear of the building so as not to affect the proposed design before the Design Review Commission. Pending testimony received at the public hearing and based on the information submitted, it appears the necessary findings could be made to approve the design, with conditions as outlined in this report.

GENERAL INFORMATION	
Applicant	Gabbay Architects
Project Owner	Sean Faridnia
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	11,566 square feet
Listed in City's Historic Survey	No

PROJECT DESCRIPTION AND AREA CHARACTERISTICS

The project site is an approximately 80.5-foot wide by 143.5-foot long lot, located on the east side of the 600 block of Walden Drive. The lot is currently vacant. A new, two-story house with porte cochere is proposed with a floor area of 6,122 square feet, the maximum allowed on the site. A 2,635 basement is also proposed but this area is not included in the floor area calculation pursuant to the Zoning Code.

The applicant has proposed side setbacks of ten feet to the south and ten and a half feet to the north. Since each setback is a minimum of ten feet, the house may have a maximum height of 32 feet, which it does. The façade of the proposed house is 60 feet wide. The required front setback for the house is 35 feet. The design takes advantage of "front yard averaging" which is defined as follows in the Zoning Code:

Front Setback Averaging: Portions of a primary dwelling may encroach into a front yard if other portions of the dwelling are set back an equivalent distance so that the average distance between the dwelling and the front lot line equals the required front setback. No such encroachment into the front yard, however, shall be deeper than ten percent (10%) of the front setback.

This results in some modulation at the façade with the northern end of the facade extending about one foot into the front setback for a distance of 18 feet and the southern end of the façade set back an additional three and a half feet for a distance of 16.5 feet. The structure framing the front entrance would extend slightly more than four feet into the front setback to support a balcony above. The actual front doorway and French doors above would be recessed (see the colored perspective rendering included with the plans). Roof eaves appear to be the maximum 18 inches, pursuant to Code.

Parking is proposed to be provided on a ten and a half-foot wide driveway along the north property line, in line with an existing curb cut at the north end of the site. Three tandem parking spaces would serve five bedrooms in the new house, pursuant to Code. A new circular driveway that meets Zoning code requirements is proposed in the front yard. It is noted that the proposed circular driveway must be approved by the Public Works and Recreation and Parks Department before it will be permitted. A six-foot tall wall, with at least the upper three feet open to view, is proposed seven feet back from the front property line as allowed by Code.

The proposed style could be described as a general Mediterranean style with the following features: a clay tile roof; smooth stucco finish in a light earth tone; wood doors and windows in a mahogany shade; pre-cast concrete details in a slightly darker earth tone around the windows; and, travertine tile on the enclosure around the front entry and on the posts on the balcony above. The balcony railing and front yard wall would have a simple wrought iron design with posts matching the stucco color of the house. A paving sample has not yet been provided but the color rendering indicates it may be a porous paving in which grass may be planted. The applicant should provide additional details at the meeting.

A landscape plan has been provided that includes two large olive trees in the front yard midway between the sidewalk and front entry. Color renderings in the packet show the site with and without the proposed olive trees. Other shrubs, hedges and herbs would be planted adjacent to the house and in front of the proposed front yard wall. The applicant has proposed that the existing mature landscaping along the south side property line would be retained. The north side property line is not proposed to be landscaped.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on October 6, 2006 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. As of the time of preparation of this staff report, staff had reviewed the plans with the adjacent neighbor to the south but no written comments had been received.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and a Categorical Exemption has been issued.

ZONING AND ANALYSIS

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the following criteria. If the proposed project meets the criteria set forth, the Commission shall approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the provisions of this article.

1. The proposed development's design exhibits an internally compatible design scheme.

The proposed design appears to be balanced and symmetrical, the design elements reasonably consistent and the materials and colors work together except for the front entrance. The structure that shields the entrance appears to extend too far into the front setback in a way incongruous with the rest of the design and the hard-edged, angular design of this structure seems inconsistent with the other design features. If the front entrance structure could be revised, the design could be found internally compatible.

2. Appropriately minimizes the appearance of scale and mass, enhances the garden like quality of the city, and appropriately maximizes the use of required open space within the proposed architectural style.

The façade has features that minimize the appearance of scale and mass such as deeply inset windows and doorways, a slightly sloped roof and roof eaves as deep as allowed by Code. However, much of the modulation is provided by extending into the front setback. Staff questions whether this is an appropriate way to achieve modulation and reduce the appearance of bulk and mass, particularly for a 32-foot tall home. Many older homes in the City partially extend into the front setback but this is almost always offset by a very large setback at another part of the façade, sometimes creating a small courtyard in front of the house. Staff would recommend that, except for the front entrance, the proposed house should be set back to the required 35-foot setback line, allowing the front entrance to extend a foot or two into the front setback to retain the proposed modulation. Alternatively, the proposed extensions into the front setback could be allowed with deeper setbacks at other parts of the façade. The design

scheme includes more prominent windows at the first floor which helps to anchor the building to the site making it appear heavier at the bottom than the top which further minimizes the appearance of scale and mass.

The landscape plan provides two olive trees in the front yard on each side of the house with additional plants in front of the house that should soften the appearance of the house as viewed from the street. Staff has some concern about the lack of landscaping at the north side property line but this is addressed under criterion #4 below as it affects neighbors rather than the experience of the house from the street. Staff believes the proposed design could be found in compliance with this criterion (#2) if the design is revised as proposed above.

3. *The development will enhance the appearance of the neighborhood.*

The proposed new house on the vacant lot to the north (622 Walden Drive) was approved by the Design Review Commission at its October 5th meeting. That house is also 32 feet tall but it meets the front setback requirements with loggias and balconies in front that provide modulation. The proposed design for 620 Walden Drive is generally attractive and will enhance the appearance of the neighborhood if the front entry is revised and the house is set back pursuant to staff's recommendation above.

4. *The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors.*

The proposed house would meet or exceed the City's current side setback requirements with side setbacks of ten and ten and a half feet. The existing mature trees and landscaping at the south side property line would be retained, providing privacy for the neighbors. The north side property line is bordered by the proposed driveway and there does not appear to be any landscaping proposed. No wall is indicated but staff believes this may be because the new house that will be built on that site is already providing a wall. The Commission may wish to consider requiring additional landscaping along the north side yard as there would be enough room to accommodate it and the driveway.

The neighbor to the south reviewed the plans and seemed satisfied that the maintenance of the existing mature landscaping at the south property line would satisfy his privacy concerns. His main concern was the front yard wall which will be discussed under criteria #5. It appears the proposed design accommodates neighbors' reasonable expectation of privacy.

5. *The proposed development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.*

The project neighbor who reviewed the plans pointed out that most of the houses on this street have an open front yard without six-foot fences or walls and he expressed concern that the proposed six-foot front yard wall would be out of character with the street. The recently approved project next door at 622 Walden Drive includes a three-foot high stucco wall close to the front property line but no six-foot wall. The Commission may wish to discuss whether there is a consistent character on the street with regard to front yard walls and fences and whether there are security issues related to restricting six-foot high walls and fences in the front setback since such walls and fences are allowed by Code. The proposed wall, while taller than most, is largely open to view.

If the design is revised pursuant to the recommendations in the discussion of criteria #1-3 above, staff finds the proposed project would respect prevailing site design pattern and would be a harmonious addition to the block.

Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

1. Approve the plans as presented;
2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;
3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or
4. Return the plans for restudy and resubmittal.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, staff recommends the Design Review Commission approve the plans with the following conditions:

- The floor area shall meet Code.
- The front entry design shall be revised pursuant to direction of the Commission.
- The house shall be set back pursuant to direction of the Commission.
- Additional landscaping shall be provided along the north property line.

Michele McGrath



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
November 15, 2006

TO: Design Review Commission

FROM: Michele McGrath, Senior Planner

SUBJECT: A request for an R-1 Design Review Permit to allow a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **620 Walden Drive.**

EXECUTIVE SUMMARY

Gabbay Architects, on behalf of the property owner Sean Faridnia, has filed an application for Track 2 design review to allow the construction of a new single-family residence at **620 Walden Drive.** The project was to be considered at the Commission's October 18, 2006 meeting but was continued due to lack of a quorum.

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, No single-family residence located in a Central R-1 zone shall be erected, constructed, altered or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission shall be the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style as outlined in a style catalogue adopted by resolution of the City Council.

The Design Review Commission may approve the issuance of a building permit after considering five criteria:

1. *The design exhibits an internally compatible design scheme;*
2. *The 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;*
3. *The development will enhance the appearance of the neighborhood;*

4. *The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and,*
5. *The proposed development respects prevailing site design patten and integrates appropriate features that will ensure harmony between old and new homes.*

The proposal meets the required zoning standards for height, setbacks and parking. It is possible the floor area slightly exceeds the maximum allowed by Code. If it is determined that the floor area exceeds the Code allowed maximum, the applicant has stated that the excess floor area would be eliminated from the rear of the building so as not to affect the proposed design before the Design Review Commission. Pending testimony received at the public hearing and based on the information submitted, it appears the necessary findings could be made to approve the design, with conditions as outlined in this report.

GENERAL INFORMATION	
Applicant	Gabbay Architects
Project Owner	Sean Faridnia
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	11,566 square feet
Listed in City's Historic Survey	No

PROJECT DESCRIPTION AND AREA CHARACTERISTICS

The project site is an approximately 80.5-foot wide by 143.5-foot long lot, located on the east side of the 600 block of Walden Drive. The lot is currently vacant. A new, two-story house with porte cochere is proposed with a floor area of 6,122 square feet, the maximum allowed on the site. A 2,635 basement is also proposed but this area is not included in the floor area calculation pursuant to the Zoning Code.

The applicant has proposed side setbacks of ten feet to the south and ten and a half feet to the north. Since each setback is a minimum of ten feet, the house may have a maximum height of 32 feet, which it does. The façade of the proposed house is 60 feet wide. The required front setback for the house is 35 feet. The design takes advantage of "front yard averaging" which is defined as follows in the Zoning Code:

Front Setback Averaging: Portions of a primary dwelling may encroach into a front yard if other portions of the dwelling are set back an equivalent distance so that the average distance between the dwelling and the front lot line equals the required front setback. No such encroachment into the front yard, however, shall be deeper than ten percent (10%) of the front setback.

This results in some modulation at the façade with the northern end of the facade extending about one foot into the front setback for a distance of 18 feet and the southern end of the façade set back an additional three and a half feet for a distance of 16.5 feet. The structure framing the front entrance would extend slightly more than four feet into the front setback to support a balcony above. The actual front doorway and French doors above would be recessed (see the colored perspective rendering included with the plans). Roof eaves appear to be the maximum 18 inches, pursuant to Code.

Parking is proposed to be provided on a ten and a half-foot wide driveway along the north property line, in line with an existing curb cut at the north end of the site. Three tandem parking spaces would serve five bedrooms in the new house, pursuant to Code. A new circular driveway that meets Zoning code requirements is proposed in the front yard. It is noted that the proposed circular driveway must be approved by the Public Works and Recreation and Parks Department before it will be permitted. A six-foot tall wall, with at least the upper three feet open to view, is proposed seven feet back from the front property line as allowed by Code.

The proposed style could be described as a general Mediterranean style with the following features: a clay tile roof; smooth stucco finish in a light earth tone; wood doors and windows in a mahogany shade; pre-cast concrete details in a slightly darker earth tone around the windows; and, travertine tile on the enclosure around the front entry and on the posts on the balcony above. The balcony railing and front yard wall would have a simple wrought iron design with posts matching the stucco color of the house. A paving sample has not yet been provided but the color rendering indicates it may be a porous paving in which grass may be planted. The applicant should provide additional details at the meeting.

A landscape plan has been provided that includes two large olive trees in the front yard midway between the sidewalk and front entry. Color renderings in the packet show the site with and without the proposed olive trees. Other shrubs, hedges and herbs would be planted adjacent to the house and in front of the proposed front yard wall. The applicant has proposed that the existing mature landscaping along the south side property line would be retained. The north side property line is not proposed to be landscaped.

PUBLIC NOTICE AND COMMENTS

Notice of the proposed project and public hearing was mailed on October 6, 2006 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. As of the time of preparation of this staff report, staff had reviewed the plans with the adjacent neighbor to the south but no written comments had been received.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and a Categorical Exemption has been issued.

ZONING AND ANALYSIS

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the following criteria. If the proposed project meets the criteria set forth, the Commission shall approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the provisions of this article.

1. The proposed development's design exhibits an internally compatible design scheme.

The proposed design appears to be balanced and symmetrical, the design elements reasonably consistent and the materials and colors work together except for the front entrance. The structure that shields the entrance appears to extend too far into the front setback in a way incongruous with the rest of the design and the hard-edged, angular design of this structure seems inconsistent with the other design features. If the front entrance structure could be revised, the design could be found internally compatible.

2. Appropriately minimizes the appearance of scale and mass, enhances the garden like quality of the city, and appropriately maximizes the use of required open space within the proposed architectural style.

The façade has features that minimize the appearance of scale and mass such as deeply inset windows and doorways, a slightly sloped roof and roof eaves as deep as allowed by Code. However, much of the modulation is provided by extending into the front setback. Staff questions whether this is an appropriate way to achieve modulation

and reduce the appearance of bulk and mass, particularly for a 32-foot tall home. Many older homes in the City partially extend into the front setback but this is almost always offset by a very large setback at another part of the façade, sometimes creating a small courtyard in front of the house. Staff would recommend that, except for the front entrance, the proposed house should be set back to the required 35-foot setback line, allowing the front entrance to extend a foot or two into the front setback to retain the proposed modulation. Alternatively, the proposed extensions into the front setback could be allowed with deeper setbacks at other parts of the façade. The design scheme includes more prominent windows at the first floor which helps to anchor the building to the site making it appear heavier at the bottom than the top which further minimizes the appearance of scale and mass.

The landscape plan provides two olive trees in the front yard on each side of the house with additional plants in front of the house that should soften the appearance of the house as viewed from the street. Staff has some concern about the lack of landscaping at the north side property line but this is addressed under criterion #4 below as it affects neighbors rather than the experience of the house from the street. Staff believes the proposed design could be found in compliance with this criterion (#2) if the design is revised as proposed above.

3. *The development will enhance the appearance of the neighborhood.*

The proposed new house on the vacant lot to the north (622 Walden Drive) was approved by the Design Review Commission at its October 5th meeting. That house is also 32 feet tall but it meets the front setback requirements with loggias and balconies in front that provide modulation. The proposed design for 620 Walden Drive is generally attractive and will enhance the appearance of the neighborhood if the front entry is revised and the house is set back pursuant to staff's recommendation above.

4. *The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors.*

The proposed house would meet or exceed the City's current side setback requirements with side setbacks of ten and ten and a half feet. The existing mature trees and landscaping at the south side property line would be retained, providing privacy for the neighbors. The north side property line is bordered by the proposed driveway and there does not appear to be any landscaping proposed. No wall is indicated but staff believes this may be because the new house that will be built on that site is already providing a wall. The Commission may wish to consider requiring additional landscaping along the north side yard as there would be enough room to accommodate it and the driveway.

The neighbor to the south reviewed the plans and seemed satisfied that the maintenance of the existing mature landscaping at the south property line would satisfy

his privacy concerns. His main concern was the front yard wall which will be discussed under criteria #5. It appears the proposed design accommodates neighbors' reasonable expectation of privacy.

5. The proposed development respects prevailing site design pattern, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.

The project neighbor who reviewed the plans pointed out that most of the houses on this street have an open front yard without six-foot fences or walls and he expressed concern that the proposed six-foot front yard wall would be out of character with the street. The recently approved project next door at 622 Walden Drive includes a three-foot high stucco wall close to the front property line but no six-foot wall. The Commission may wish to discuss whether there is a consistent character on the street with regard to front yard walls and fences and whether there are security issues related to restricting six-foot high walls and fences in the front setback since such walls and fences are allowed by Code. The proposed wall, while taller than most, is largely open to view.

If the design is revised pursuant to the recommendations in the discussion of criteria #1-3 above, staff finds the proposed project would respect prevailing site design pattern and would be a harmonious addition to the block.

Upon consideration of criteria set forth in BHMC 10-3.4415, The Commission has the following options:

1. Approve the plans as presented;
2. Approve the plans subject to the following and /or other conditions, to bring the plans into conformance with criteria set forth in BHMC 10-3.4415;
3. Disapprove the plans upon detailed findings that certain criteria set forth in BHMC 10-3.4415 are not met; or
4. Return the plans for restudy and resubmittal.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, staff recommends the Design Review Commission approve the plans with the following conditions:

- The floor area shall meet Code.
- The front entry design shall be revised pursuant to direction of the Commission.

620 Walden Drive
R-1 Design Review
For the Design Review Commission Meeting of November 15, 2006

- The house shall be set back pursuant to direction of the Commission.
- Additional landscaping shall be provided along the north property line.

Michele McGrath



STAFF REPORT
CITY OF BEVERLY HILLS

For the Design Review
Commission Meeting of
December 20, 2006

TO: Design Review Commission

FROM: Michele McGrath, Senior Planner

SUBJECT: A request for an R-1 Design Review Permit to allow a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **620 Walden Drive.**

EXECUTIVE SUMMARY

At its meeting of November 15, 2006, the Design Review Commission reviewed the subject project and requested a resolution conditionally approving an R-1 Design Review Permit for consideration at the December 20, 2006, meeting subject to the applicant revising the plans to reflect the following:

1. Redesign the front entry so it appears more integrated with the rest of the design
2. Vary the rooflines
3. Set back the façade so no portion extends beyond the front setback
4. Add substantial landscaping along the north side property line.

The applicant submitted revised plans that reflect the following modifications:

1. The front entry has been simplified at the ground floor, the pilasters have been removed at the upper floor and an overhanging eave added.
2. The section of façade directly south of the entry now has added height. It was 27 feet high and is now 29-30 feet high, varying the roof height and further breaking up the building mass.
3. The entire façade is behind the front setback.
4. Hedges at a height of six feet, rosemary bushes and cypress trees have been added to the north side property line along with grasscrete on the driveway. .

A copy of the November 15, 2006 staff report is attached for reference. Pending testimony received at the public hearing and based on the information submitted, staff would recommend the Commission direct staff to prepare a resolution reflecting any changes to the design agreed upon at the meeting.

It is also noted the applicant and client were set back a month because this project was to be considered initially at the Commission's October 18, 2006 meeting but had to be continued due to lack of a quorum.

GENERAL INFORMATION	
Applicant	Gabbay Architects
Project Owner	Sean Faridnia
Zoning District	Central R-1 Area – North of Santa Monica Boulevard
Parcel Size	11,566 square feet
Listed in City's Historic Survey	No

PROJECT DESCRIPTION AND AREA CHARACTERISTICS

See previous staff report, attached.

PUBLIC NOTICE AND COMMENTS

The public hearing was closed at the November 15, 2006 meeting so no public notice was necessary.

ENVIRONMENTAL DETERMINATION

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and a Categorical Exemption has been issued.

ZONING AND ANALYSIS

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the following criteria. If the proposed project meets the criteria set forth, the Commission shall approve the application. When the proposed development does not comply with the criteria, the Commission may impose such conditions it deems necessary to bring the proposed development into conformity with the criteria.

1. *The design exhibits an internally compatible design scheme;*
2. *The 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;*
3. *The development will enhance the appearance of the neighborhood;*
4. *The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and,*
5. *The proposed development respects prevailing site design patten and integrates appropriate features that will ensure harmony between old and new homes.*

Staff finds that the proposed revisions would result in a house that could meet the above criteria.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing and Design Review Commission deliberations, staff recommends the Design Review Commission direct staff to prepare a resolution reflecting any changes to the design agreed upon at the meeting.

Michele McGrath

Attachments:

Staff Report from November 15, 2006 Design Review Commission Meeting

620 Walden Drive

Minutes of the following meetings:

November 15, 2006

December 20, 2006

CITY OF BEVERLY HILLS

**City Council Chambers /
Commission Meeting Room A**

DESIGN REVIEW COMMISSION MINUTES

November 15, 2006

1:30 p.m.

BUS TOUR

The meeting was called to order at 2:40 p.m. in Council Chambers Meeting Room A.

ROLL CALL

Commissioners Present: Commissioners H. Szabo, E. Schapa, H. Gabbay, and Vice Chair M. Weiss.

Commissioners Absent: Chair G. Gilbar.

Staff Present: M. McGrath; R. Balderas, J. Rosengren, and D. Cibian (Community Development).

CONSIDERATION OF MINUTES

Consideration of the October 5, 2006, meeting minutes.

The minutes of the October 5, 2006, meeting will be considered at the December 20, 2006, Design Review Commission Meeting.

Consideration of the October 18, 2006, meeting minutes.

ACTION:

Moved by order of the Chair that the minutes of the Design Review Commission meeting of October 18, 2006, be approved with the following change noted:

The minutes reflect styles of the Residential Design Style Catalogue not suitable for small lot development.

AYES: Commissioners Szabo, Schapa, Gabbay and Vice Chair Weiss.

NOES: None.

CARRIED.

COMMUNICATIONS FROM THE AUDIENCE

None.

CONSENT CALENDAR

PL 0631962

Resolution approving revision of an R-1 Design Review Permit to allow revision of building colors and landscaping at an existing, previously approved two-story, single-family house at **245 South Camden Drive**.

The item was continued to the December 20, 2006, Design Review Commission Meeting by order of the Chair.

PL 0646609

A request for an R-1 Design Review Permit to allow first and second-story additions including a two-car attached garage to an existing single-family residence located in the Central Area of the City, north of Santa Monica Boulevard, at **607 North Roxbury Drive**.

ACTION:

Moved by Commissioner Gabbay and seconded by Vice Chair Weiss.

That a resolution be prepared conditionally approving a Design Review Permit for the property located at **607 North Roxbury Drive**.

AYES: Commissioners Szabo, Schapa, Gabbay and Vice Chair Weiss.

NOES: None.

CARRIED.

RETURNING CASES

PL 0639690

A request for an R-1 Design Review Permit to allow a new two-story single-family residence located in the Central Area of the City, south of Santa Monica Boulevard, at **361 South La Peer Drive**.

Staff member J. Rosengren summarized the staff report and it was entered into the record.

A majority of the Commission stated the changes addressed the Commission's concerns as expressed at the previous meeting.

Commissioner Gabbay stated the drawings did not contain enough accurate details to make a judgment. He also noted the architectural style of the house was not in keeping with the neighborhood, and therefore he could not support the project.

ACTION:

Moved by Commissioner Schapa and seconded by Commissioner Szabo.

That a resolution be prepared conditionally approving a Design Review Permit for the property located at **361 South La Peer Drive**.

AYES: Commissioner Szabo, Schapa, Vice Chair Weiss.

NOES: Commissioner Gabbay.

CARRIED.

PUBLIC HEARINGS

PL 0647844

A request for an R-1 Design Review Permit to allow a façade remodel of an existing two-story, single-family residence located in the Central Area of the City, south of Santa Monica Boulevard, at **478 Daniels Drive**.

Commissioner Gabbay recused himself and left the room.

The item was continued to the December 20, 2006, Design Review Commission Meeting by order of the Chair.

PL 0652812

A request for an R-1 Design Review Permit to allow construction of a new, two-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard, at **620 Walden Drive**.

Staff member McGrath summarized the staff report and it was entered into the record.

The Commission agreed with staff's recommendations and that the overall project needed more refinement. They suggested the following changes be made to the design:

- The front entry needs to be redesigned;
- The balcony does not compliment the rest of the house;
- Consider consistency of window shapes and frames; and,
- The house needs to be pushed back one-foot due to the mass of the house.

ACTION:

Moved by Vice Chair Weiss and seconded by Commissioner Schapa.

That a resolution be prepared conditionally approving a Design Review Permit for the property located at **620 Walden Drive**.

AYES: Commissioner Szabo, Schapa, and Vice Chair Weiss.

NOES: None.

ABSTAIN: Commissioner Gabbay.

CARRIED.

INFORMATIONAL ITEMS

- List of staff-approved cases.

None.

DISCUSSION ITEMS

- Letter to City Council regarding improvements to Commission Room A.

This item was not discussed.

- Oral report by the Chairman.

None.

- Oral report by the Director of Community Development.

None.

ADJOURNMENT

The meeting was adjourned at 5:10 p.m.

PASSED AND APPROVED THIS 1ST DAY OF FEBRUARY, 2007.

Gary Gilbar, Chairman

Submitted by Michele McGrath, Acting Secretary

CITY OF BEVERLY HILLS
City Council Chambers
MINUTES
DESIGN REVIEW COMMISSION
Wednesday, December 20, 2006
1:30 p.m.

BUS TOUR

The meeting was called to order at 2:40 p.m. in Council Chambers.

ROLL CALL

Commissioners Present: Commissioner E. Schapa, H. Gabbay, Vice Chair M. Weiss (arrived 2:42 p.m.), and Chair G. Gilbar.

Commissioners Absent: Commissioner H. Szabo.

Staff Present: M. McGrath; R. Balderas, D. Reyes, G. Millican, G. Cho, and D. Cibian (Community Development).

CONSIDERATION OF MINUTES

Consideration of the June 21, 2006, meeting minutes.

Consideration of the October 5, 2006, meeting minutes.

Action:

Moved by order of the Chair that the minutes of the Design Review Commission meeting of June 21, 2006, and October 5, 2006, be approved as presented.

AYES: Commissioners Schapa, Gabbay, Vice Chair Weiss and Chair Gilbar.

NOES: None.

CARRIED.

COMMUNICATIONS FROM THE AUDIENCE

None.

PL 060018262

A request for an R-1 Design Review Permit to allow a new, two-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at **300 North Palm Drive**.

Staff member Millican summarized the staff report and it was entered into the record.

After careful review of the proposed project the Commission imposed the following conditions:

- A revised landscape plan shall be returned to the Commission for review, and
- The street side elevations require additional modulation to break the mass.

The public hearing remained open.

The item was returned for restudy to the January 17, 2006, Design Review Commission meeting.

Taken out of order.

Commissioner Gabbay recused himself and left the room.

RETURNING CASES

PL 0652812

A request for an R-1 Design Review Permit to allow construction of a new, two-story single-family residence located in the Central Area of the City, north of Santa Monica Boulevard, at **620 Walden Drive**.

Staff member McGrath summarized the staff report and it was entered into the record.

The Commission was pleased with the changes that were made and approved as presented.

The public hearing was closed.

Moved by Commissioner Schapa and seconded by Vice Chair Weiss.

That a resolution be prepared conditionally approving a Design Review Permit for the property located at **620 Walden Drive**.

AYES: Commissioner Schapa, Vice Chair Weiss and Chair Gilbar.

NOES: None.

ABSTAIN: Commissioner Gabbay.

CARRIED.

Returned to order.

INFORMATIONAL ITEMS

List of staff-approved cases.

None.

2007 Meeting Schedule.

The Commission agreed to change the meeting day to the first Thursday of the month. Staff will work with the City Attorney to make the change.

STUDY SESSION (continued)

Review windows as a design element.

None.

DISCUSSION ITEMS

Letter request to City Council regarding improvements to Commission Room A.

There was no discussion on this item.

Design Review Commission Retreat.

The Commission discussed several topics for discussion at the retreat. Staff to provide the Commission with a draft agenda and proposed dates and meeting venues.

Oral report by the Chairman.

None.

Oral report by the Director of Community Development

None.

ADJOURNMENT

The meeting was adjourned at 5:10 p.m.

PASSED AND APPROVED THIS 17th DAY OF JANUARY, 2007.

Gary Gilbar, Chairman

Submitted by Michele McGrath, Acting Secretary