

**CITY OF BEVERLY HILLS
DESIGN REVIEW COMMISSION MEETING
455 North Rexford Drive, Beverly Hills, CA 90210
City Council Chambers
Commission Meeting Room 280-A**

Thursday, July 2, 2009
2:30 p.m.

**MINUTES
Regular Meeting**

Bus Tour: No Bus Tour
Formal Meeting: 2:30 p.m.

OPEN MEETING

ROLL CALL AT 2:30 p.m.

Commissioners Present: M. Weiss, G. Gilbar, H. Szabo, Vice Chair S. Strauss, and Chair H. Gabbay.

Commissioners Absent: None.

Staff Present: J. Lait, D. Jerex, R. Naziri, G. Millican, R. Gohlich, S. Rojemann and C. Bond (Department of Community Development).

APPROVAL OF AGENDA: No Changes.

COMMUNICATIONS FROM THE AUDIENCE: None.

COMMUNICATIONS FROM THE COMMISSION

Chair's report from Mayor's Cabinet meeting. Chair Gabbay noted that water conservation will begin with ten percent (10%) usage reduction. DUI control was set up on the east side of Sunset Blvd. every Saturday night. He mentioned that Commission meetings would begin at 1:00 p.m. and that no bus tours would be scheduled for the time being. It was requested that it be put on record that the bus tours should be reinstated as soon as possible. It was also suggested to impose a time limitation on all speakers by using a timer in future meetings.

CONSIDERATION OF MINUTES

1. Consideration of the minutes of the May 7, 2009 and June 4, 2009 meetings.

ACTION:

Moved by Chair Gabbay and seconded by Vice Chair Strauss.

That the May 7, 2009 Design Review Commission minutes be approved as amended and the June 4, 2009 Design Review Commission minutes be approved as presented.

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

NOES: None.

ABSTAINED: Commissioner Gilbar

CARRIED.

NEW BUSINESS

CONSENT CALENDAR

2. 713 North Crescent Drive (PL 085 0716)

Resolution of the Design Review Commission of the City of Beverly Hills conditionally approving an R-1 Design Review Permit to allow a new one story single-family residence on the property located at 713 North Crescent Drive.

Project pulled from Consent Calendar by the Commission.

Assistant Planner Rojemann gave the staff report and recommended adoption of the resolution.

ACTION:

Moved by Vice Chair Strauss and seconded by Commissioner Gilbar.

Resolution adopted and revised with corrections and the additional conditions:

Revisions to resolution included:

1. Page 6, top of page, first full sentence, second line should state the "existing front yard hedge and new fence are consistent with the typical design patterns";
2. Page 5, finding 5, eliminate the phrase "...boxy in shape and..." from the sentence, which read "majority of which are large 2-story houses that are boxy in shape and located on large lots".

Additional conditions included:

1. The proposed front yard fence shall be set back a minimum eighteen inches (18") from the front property line.

AYES: Commissioners Szabo, Weiss, Gilbar, Vice Chair Strauss and Chair Gabbay.

NOES: None.

CARRIED.

CONTINUED CASES

3. 617 North Camden Drive (PL 090 0852)

A request for an R-1 Design Review Permit to allow a new, two-story single-family residence with a full basement located in the central area of the City north of Santa Monica Boulevard at **617 North Camden Drive**. (Continued from meeting of May 7, 2009; public hearing is closed.)

Assistant Planner Gohlich presented the staff report and a brief overview of the modifications and revisions made by the applicant to date and recommended approval as presented.

ACTION:

Moved by Commissioner Weiss and seconded by Vice Chair Strauss.

Resolution adopted as revised.

AYES: Commissioners Szabo, Weiss, Gilbar, Vice Chair Strauss and Chair Gabbay.

NOES: None.

CARRIED.

PUBLIC HEARINGS

4. 702 Alta Drive (PL 091 7131)

A request for an R-1 Design Review Permit to allow a new, two-story single-family residence with a full basement located in the central area of the City north of Santa Monica Boulevard at **702 Alta Drive**.

Associate Planner Millican presented the staff report and recommended that the R-1 Design Review Permit be approved with the following conditions:

1. The project shall be built in substantial conformance with the plans reviewed and approved by the Design Review Commission at their July 2, 2009 meeting, with the condition that the site plan be modified to be consistent with the landscape plan prior to submittal for plan check. Any changes to the project design require review and approval by the Design Review Commission prior to the changes;
2. The maximum amount of paving/hardscape within the required front yard setback shall comply with BHMC Section 10-3-2422(B) or (C) which limits the amount of hardscape within the required front yard to either 33% or in the case of a circular driveway, a maximum width of twelve feet (12'). If the Applicant wishes to maintain the existing non-conforming paving configuration and resurface the paving, then the Applicant shall apply for a Minor Accommodation Permit; and

3. All site walls within the required side yard setbacks shall be a maximum of seven feet (7') in height. Walls located within the required rear yard setback may go to a maximum of eight feet in height.

ACTION:

Moved by Commissioner Gilbar and seconded by Commissioner Weiss.

Adopted the resolution conditionally approving the Design Review Permit.

AYES: Commissioners Szabo, Weiss, Gilbar, Vice Chair Strauss and Chair Gabbay.

NOES: None.

CARRIED.

5. 218 North Palm Drive (PL 092 2048)

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 **218 North Palm Drive.**

Senior Planner Naziri presented the project and that staff has concerns about the design of second floor and the choice of material and color as it is not compatible with the neighborhood.

The Commission received testimony from the applicant and public. Neighbor Dean Ward, property owner of 219 North Oakhurst Drive, expressed concerns regarding the exterior material and finishes that are proposed for this development. He mentioned that the proposed anodized aluminum façade may be reflective of light, therefore, it would be detrimental to his quality of life. He also mentioned if the Commission chose to approve the project; it should be conditioned to mitigate the reflectivity after the building is built by adding additional coding or removing the panels. He also mentioned that the typical façade materials in his neighborhood mostly are stucco or wood siding and the project appears not to be compatible with the neighborhood.

After deliberation, the project was returned for redesign, restudy and re-submittal, by Order of the Chair subject to the following:

1. The overall mass needs to be restudied, especially at the second floor, and the building should be designed to be more compatible with the streetscape and neighborhood.
2. In redesign of second floor, the architect should consider more modulation to soften the building façade and reduce the building mass for a corner property.
3. Consider a different material and color for the proposed residence to present a neighborhood compatible building,

4. Consider providing appropriate landscaping for the project including landscaping between the concrete wall and sidewalk to soften the streetscape.

6. 610 North Rodeo Drive (PL 090 2024)

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 **610 North Rodeo Drive**. (Continued from meeting of February 5, 2009; public hearing remains open.)

Chair Gabbay recused himself and left the meeting; the gavel was passed to Vice Chair Strauss.

Assistant Planner Rojemann presented the staff report. The applicant made changes from the previous submitted design and staff recommended approval of the project with conditions.

The Commission discussed the project and asked questions which addressed the Italianate style, windows, basement garage design, landscaping, entry design, and scale and mass.

ACTION:

Returned for re-study by Order of the Vice Chair.

7. 216 North Oakhurst Drive (PL 083 8659).

A request for a revision to a previously approved R-1 Design Review Permit (November 6, 2008), to allow a new, two-story single family residence, located in the central area of the City, south of Santa Monica Boulevard at **216 North Oakhurst Drive**.

Assistant Planner Rojemann gave the staff report and stated that multiple changes were made to the façade. Staff recommended that the resolution to be prepared with conditions.

Changes were discussed by the Commission.

Motion made to approve the revised project with conditions and recommended for a resolution to be prepared by staff. Conditions of approval should include those recommended by staff and the additional conditions from the Commission. The conditions of approval include:

1. Façade paint colors should be varied to give more dimension/contrast on the façade;
2. Do not use iron door with glass and iron. Decrease the scale of the front door;
3. The porte cochere should be redesigned to provide nine feet (9') clear from the house and all elements of the porte cochere; specifically the support columns of the porte cochere;
4. A landscaping plan must be submitted and be returned to Staff for review;
5. Windows adjacent to the internal stair case (south elevation) should be revised to mitigate the privacy concerns of the southern neighbor's.

ACTION:

Moved by Commissioner Weiss and seconded by Commissioner Szabo.

AYES: Commissioners Szabo, Weiss, Gilbar, Vice Chair Strauss.

NOES: None.

ABSENT: Chair Gabbay

CARRIED.

ORAL COMMUNICATIONS

- Director's Report / Good and Welfare

Assistant Director of Community Development/City Planner Lait addressed the Commission and updated them on the status of the view preservation ordinance and other policy projects currently underway, including the General Plan and extension of design review to the Hillside and Trousdale areas.

THE MEETING WAS ADJOURNED AT 4:50 P.M.

PASSED AND APPROVED THIS 3rd DAY OF SEPTEMBER 2009.

Hamid Gabbay, Chair

Submitted by Donna Jerex, Secretary