

**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, October 1, 2009
1:00 p.m.**

**MINUTES
Regular Meeting**

Bus Tour: No Bus Tour
Formal Meeting: 1:00 p.m.

OPEN MEETING

ROLL CALL AT 1:07 p.m.

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

Commissioners Absent: None.

Staff Present: S. Healy Keene, J. Lait, D. Jerex, I. Nguyen, S. Rojemann, and C. Bond (Department of Community Development).

GUEST SPEAKER

Zoltan Pali presented an overview of his work. Mr. Pali is an award-winning architect who practices both preservation and progressive architectural styles. His work includes the Hollywood Roosevelt Hotel renovation, the Pantages Theatre Restoration, the Santa Monica Museum of Flying, and the Wallis Annenberg Center for the Performing Arts in Beverly Hills.

APPROVAL OF AGENDA: Items 4 and 4-A were moved to the end of the agenda.

COMMUNICATIONS FROM THE AUDIENCE: None.

COMMUNICATIONS FROM THE COMMISSION: None.

CONSIDERATION OF MINUTES: None.

NEW BUSINESS

CONTINUED CASES

1. **1303 Park Way (PL 093 3766)**

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 at **1303 Park Way**. (Continued from meeting of September 3, 2009; public hearing remains open.)

Senior Planner Jerex presented the staff report on behalf of Associate Planner Gohlich. She noted that the applicant made several changes suggested by the Commission regarding privacy issues, colors, and an enhanced horizontal vocabulary. Sam Moon, Bruce Tucker and Jim Schmidt represented the owner.

ACTION:

Moved by Commissioner Gilbar and seconded by Commissioner Weiss.

That a resolution conditionally approving the R-1 Design Review Permit be drafted noting that the applicant be given leeway regarding the following:

1. The applicant shall, at his discretion, install either a planter or a metal railing along the top of the balcony located along the eastern side of the project's south elevation.
2. The applicant shall, at his discretion, finish the underside of the roof eaves with either a stucco finish or a bleached wood finish.

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

NOES: None.

CARRIED.

2. **825 North Roxbury Drive (PL 092 5488)**

A request for an R-1 Design Review Permit to allow a façade remodel and new landscaping for an existing two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **825 North Roxbury Drive**. (Continued from meeting of September 3, 2009; public hearing remains open.)

Senior Planner Jerex, on behalf of Associate Planner Gohlich, presented the staff report with a brief overview of the modifications and revisions made by the applicant and recommended approval as presented.

The Commission noted the following:

1. The façade of the building should lessen the number of colors, using a dark color as an accent. The colors selected should be of similar tones; as proposed, it looks too commercial.
2. A planting strip set back wall from the sidewalk several feet with landscaping be provided;
3. Provide more elaborate landscaping (with more and/or larger plant species);
4. The cable on the fence is too thin and pilasters are out of scale and should be reduced/more narrow;
5. Façade on Sunset Boulevard needs to be presented along with the colors and materials;
6. Show windows on Sunset Boulevard as windows at this elevation are not consistent with the front elevation.

ACTION:

Moved by Commissioner Szabo and seconded by Vice Chair Strauss.

That a resolution conditionally approving the R-1 Design Review permit be drafted for consideration at a future meeting. Preliminary approval shall include the following conditions:

1. A more fully developed landscape plan be presented;
2. Reconsideration of the color scheme;
3. More accurate rendering of the elevation on Sunset Boulevard with specific references to color and materials;
4. More fully developed materials board; and
5. Reconsideration of the fence.

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

NOES: None.

CARRIED.

3. 306 North Maple Drive (PL 093 0434)

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 **306 North Maple Drive**. (Continued from meeting of September 3, 2009; public hearing remains open.)

Assistant Planner Nguyen presented the staff report and a brief overview of the modifications made by the applicant to date.

The Commission noted the following:

1. There was no significant change to the façade of the building from the previous meeting;

2. The repetition of the second floor window and front entryway door is redundant;
3. The proposed façade lacks modulation;
4. The architectural style of the residence is not appropriate to the lot size;
5. There is no clarity of architectural style of the residence and encouraged the applicant to refer to a "pure architectural style". The proposed does not have an internally compatible design style and should exhibit a simpler design with stronger elements;
6. The French doors on the first floor appear too tall and appear to hit the corbels;
7. Balustrades are too heavy, suggested considering wrought iron;
8. The volumes of the residence, as well as the roof, are out of proportion. Suggested creating more horizontality.

ACTION:

Return for re-study by Order of the Chair. This item is to return with the following considerations to the next meeting on November 5, 2009:

1. The proposed façade should more closely adhere to a pure architectural style with a simpler design, stronger elements and more modulation;
2. The balustrades are too heavy for the proposed façade.

Items 4 and 4A were moved to the end of the Agenda.

Chair Gabbay recused himself and passed the gavel to Vice Chair Strauss prior to Items 4 and 4-A.

PUBLIC HEARINGS

Items 5, 6 and 7 were taken out of order.

5. 480 Hillgreen Drive (PL 093 7219)

A request for an R-1 Design Review Permit to allow for a second story addition to an existing single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at **480 Hillgreen Drive**.

Assistant Planner Nguyen presented the staff report. She stated that the non-conforming building will be kept under fifty percent in terms of remodeling. The designer, Joan Swartz, explained how she planned to keep the project within the English cottage style. Ms. Swartz explained that the shutters were green as opposed to brown because the color was selected by the owner, Cindy Anton.

ACTION:

Moved by Commissioner Weiss and seconded by Commissioner Szabo.

That a resolution approving the R-1 Design Review Permit as presented be drafted for consideration at a future meeting.

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

NOES: None.

CARRIED.

6. 800 North Linden Drive (PL 093 4736)

A request for a modification of a previously approved R-1 Design Review Permit to allow for modifications from the previously approved landscaping plan at a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **800 North Linden Drive**.

Assistant Planner Nguyen presented the staff report stating revisions to landscaping plans previously approved at the 2006 meeting. She stated that at the intersection of Lomitas Avenue and Linden Drive, a utility structure could be seen. Staff suggested lowering the structure to fourteen (14) feet to comply with the regulations of an accessory structure. Southern California Edison conferred that it would be possible, in addition to maintaining the three (3) foot wide clearance. It was suggested to screen the structure with landscaping.

Kim Fung represented the owner. The applicant, Dale Riley, was also in attendance. The neighbor, Robert Schwab, and Rudy Cole were also in attendance. Mr. Cole said it created a neighborhood reaction. He noted that it was out of character with the streetscape and that the tower was unacceptable.

It was suggested to provide landscaping around the structure such as a ficus tree. Commissioner Szabo stated that he did not concur with the interpretation that the accessory structure was not within the Design Review Commission's purview. He suggested making it a standard condition that Southern California Edison towers be placed underground.

Section A: No trees necessary. The Commission suggested more planting in this area at the ground.

Section B: Commissioners requested another palm tree of the same size and species. The ground covering in this area looked too sparse and more planting should be provided in this area.

Section C: Commissioners requested another palm tree of the same size and species. The ground covering in this area looked too sparse and more planting should be provided in this area.

Section D: Commissioners requested two (2) large canopy trees at opposite ends of the planter. The trees should be a minimum 48" – 60" box.

- Section E: Commissioners requested two (2) large canopy trees on either side of the entrance gate. Suggested Ficus Benjamin trees, as olive trees will not grow fast enough to provide a large enough canopy.
- Section F: Commissioners requested two (2) large canopy trees, 60" minimum box. Suggested non-fruiting olive trees.
- Section G: Commissioners requested five (5) citrus trees, 14' tall, 60" box (in addition to the existing Ficus trees).
- Section H: Along the Lomitas wall and at rear alley wall, Commissioners requested Boston Ivy. At the rear wall as there is no planting strip, the Commissioners suggested 1' by 1' square holes for planting every 8' – 10' along alley wall.

ACTION:

Consideration of this item was continued to the November 5, 2009 meeting, by Order of the Chair. The applicant was directed to return with the following:

1. A licensed landscape architect shall provide a detailed plan of height, size, species, and quantity of all existing plants to remain and proposed vegetation. Additionally, an overlay of the pictures of the plants shall be provided for ease of review;
2. An accurate site plan shall be provided; and
3. Front yard paving calculations and plans shall be provided to verify the amount of hardscape on the lot.

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

NOES: None.

CARRIED.

7. 101 Copley Place (PL 093 3748)

A request for an R-1 Design Review Permit to allow a new one-story, semi-subterranean single-family residence plus an observatory and pond on top of the main residence, located in the Central Area of the City, North of Santa Monica Boulevard at **101 Copley Place**.

Senior Planner Jerex presented the project on behalf of Senior Planner Naziri. She recommended approval with the condition that the Public Works Department ensures that the water usage complies with the City's Efficient Landscaping Ordinance.

A model was presented to further demonstrate the proposed plans for the project. The developer, Samuel Moon, represented the project explaining how the two lots would be developed.

ACTION:

Moved by Vice Chair Strauss and seconded by Commissioner Gilbar that a resolution approving the R-1 Design Review Permit as presented be drafted for consideration at a future meeting.

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

NOES: None.

CARRIED.

The following two items (4 and 4A) were taken out of order.

4. 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 July 2, 2009; public hearing remains open.)

Assistant Planner Rojemann presented the staff report and the modifications made to the façade.

The Commissioners noted the following:

1. The two small windows at the second floor appear out of place on the façade. It was suggested that another architectural element that is more prominent be put in its place;
2. The corbels are undersized and should be wider and/or deeper;
3. It was suggested that the cornice atop the columns be thicker/heavier to give it more prominence;
4. The moldings around the windows should be wider (suggested six inch moldings). The adjacent neighbor, Rocco Siciliano, commented that the entrance of the driveway incline was not feasible.

ACTION:

Moved by Commissioner Szabo and seconded by Vice Chair Strauss that the request be preliminary approved with the following conditions:

1. Remove the two small windows above the entryway;
2. Provide a landscaping plan which includes mature plants and clearly denotes which plants are new and which are being preserved;
3. Increase the width of the window/french door surrounds;

4. The cornices on the columns at the entryway need to be more detailed and the columns widened;
5. Extend the architectural band (eave) below the roofline along the entire second story so that it is below the roofline directly above the entryway.
6. Add corbels at the roofline above the entryway;
7. The City Traffic Engineer shall review the subterranean garage configuration to ensure that adequate ingress, egress and parking space sizes are provided.

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

NOES: None.

RECUSED: Chair Gabbay.

CARRIED.

4A. 264 South Rodeo Drive (PL 093 2605)

A request for an R-1 Design Review Permit to allow fence and wall revisions to a previously approved two-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at **264 South Rodeo Drive**. (Continued from meeting of September 3, 2009; public hearing remains open.)

Item continued to November 5, 2009, by Order of the Acting Chair Strauss. (*New items are not to be considered after 4:30pm due to budget constraints.*)

ORAL COMMUNICATIONS

- Director's Report / Good and Welfare
- Commissioners' Handbook
- Map of Central Area/Cover Memo
- Emergency Notification Cards
- Establish requirements for a vicinity map on every submission

THIS MEETING WAS ADJOURNED AT 5:10 P.M.

PASSED AND APPROVED AS AMENDED THIS 5TH DAY OF NOVEMBER 2009.

Hamid Gabbay, Chair

Submitted by Donna Jerex, Secretary