

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

**Tuesday, December 8, 2009
1:00 p.m.**

**MINUTES
Special Meeting**

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

OPEN MEETING

ROLL CALL 1:08 PM

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

Commissioners Absent: None.

Staff Present: D. Jerex, I. Nguyen, R. Gohlich, and C. Bond (Community Development).

GUEST SPEAKER

Stephen Kanner is the third member of his family to run Kanner Architects, currently based in Santa Monica. A practicing architect for almost 30 years, Mr. Kanner is an AIA Fellow with a broad portfolio ranging from residential to large scale commercial projects.

APPROVAL OF AGENDA: Item 2 was placed at the end of the agenda.

COMMUNICATIONS FROM THE AUDIENCE:

Members of the public may address the Commission

COMMUNICATIONS FROM THE COMMISSION

Chair's Report from Mayor's Cabinet Meeting
The Commission requested maps of projects to be included with each packet

CONSIDERATION OF MINUTES

1. Consideration of the minutes of the November 5, 2009 meeting.

ACTION:

Moved by Commissioner Weiss and seconded by Vice Chair Strauss.

That the minutes of the November 5, 2009 meeting be approved as presented.

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

NOES: None.

CARRIED.

NEW BUSINESS

This item was taken out of order.

Chair Gabbay recused himself and passed the gavel to Vice Chair Strauss for this item.

2. 264 South Rodeo Drive (PL 093 2605)

A resolution conditionally approving 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**.

Senior Planner Jerex presented the staff report on behalf of Associate Planner Gohlich.

Roberta Murray, representative from Gabbay Architects, and the property owners Mr. and Mrs. Javid Tehrani were in attendance. The homeowners stated that they had not attended previous meetings because they had relied on their architect and had work commitments during the day. They indicated that the paving, fence and tree removal within the front yard had been permitted by the City. The Tehranis stated that they would like to keep everything as it is currently built, including the 6-foot pilasters along the front walkway.

The Commission explained that a permit had been erroneously issued by the City for the walls and that the resolution adopted in 2007 for the project did not allow the walls. After much deliberation over the past few meetings, the Commission had come to a consensus to allow the walls to remain, given the circumstances surrounding their construction. However, the hedge in the front yard is higher than the Code allows and therefore it is not something the Commission has the discretion to allow.

The applicant stated that she wanted a higher wall or hedge in the front yard to provide security. The Commission explained that although homeowners tend to believe these walls provide security, they are actually potentially more dangerous than low walls. This is because once an intruder is inside the yard and is surrounded by a high wall; no one on the outside can see what is happening in the front yard. The majority of the Commission felt it made a generous compromise in that the only change requested at this time is to remove the hedge, modify the walls on the property to comply with the

Code requirements and to remove the tall pilasters and gate at the front walkway. This would keep people from walking onto the front and side yard areas of this corner lot and still allow the Commission to still make the required findings for compatibility and garden quality of the City required by the Code.

Ms. Murray explained to the homeowner that when the tall hedge lining the inside of the 36-inch high wall is removed and the 6-foot tall pilasters and gate remain in the middle of the front property, the tall pilasters and gate would no longer provide the type of security the homeowner was seeking and also might not look so appealing.

The majority of the Commission restated its concern that the existing 6-foot tall front yard gate as built does not promote the garden quality of the City and therefore the finding could not be made to approve the tall pilasters and gate. The Commission also discussed the importance of providing and maintaining adequate irrigation where the climbing ivy vines have been planted along the street side yard wall along Gregory Way.

The Commission recounted the history of the case, and stated that concessions had been made to the applicant by allowing the front and side walls to remain, even though the original resolution prohibited these walls. The only request being made of the applicant (other than the requirements to bring the project into conformance with Code requirements) is to remove the 6-foot tall gate and pilasters.

Although the Commission was sympathetic to the homeowners' statements that they relied on their architect and were unaware of the conditions of the resolution, the Commission felt that all applicants are responsible for reading and complying with the conditions of approval contained in the resolution.

ACTION:

Moved by Commissioner Weiss and seconded by Commissioner Szabo.

That a resolution conditionally approving the R-1 Design Review Permit be adopted as presented.

AYES: Commissioners Gilbar, Szabo, Weiss.

NOES: Vice Chair Strauss.

RECUSED: Chair Gabbay.

CARRIED.

Returned to order.

3. 306 North Maple Drive (PL 093 0434)

A resolution conditionally approving 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.

Assistant Planner Nguyen presented the staff report and requested approval of the resolution as presented.

ACTION:

Moved by Vice Chair Strauss and seconded by Chair Gabbay.

That a resolution conditionally approving the R-1 Design Review Permit be adopted as presented.

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

NOES: None.

CARRIED.

4. **423 South Peck Drive (PL 095 1479)**

A resolution conditionally approving a request for an R-1 Design Review Permit to allow a second story addition to an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard at **423 South Peck Drive**.

Senior Planner Jerex presented the staff report and requested approval of the resolution as presented.

Marsha Siegel, Christyna Gibson, Ed Frias and Tom Gibson were in attendance.

ACTION:

Moved by Vice Chair Strauss and seconded by Chair Gabbay.

That a resolution conditionally approving the R-1 Design Review Permit be adopted as presented.

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

NOES: None.

CARRIED

CONTINUED CASES

5. **825 North Roxbury (PL 093 2655)**

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 the meeting of October 1, 2009. Public hearing remains open.)*

Assistant Planner Nguyen on behalf of Associate Planner Gohlich presented the staff report.

Milan Lojdl, applicant, represented the homeowner of the property. Yael Lir, landscape architect, spoke about the landscaping at the site.

The Commission stated that the 15 gallon Sequoia Sempervirens (common name: Coast Redwood) were not large enough and suggested the applicant replace the six trees with 24" box Sequoias. The Commission also requested that the two 24" box Cercidium "Desert Museum" (common name: Palo Verde) trees be replaced with 36" box trees.

The Commission felt that the six foot tall fence at the front yard would be more appropriate with a commercial development, rather than a single-family residence and requested a different material for the fence to be brought to the Commission for review.

The Commission requested that the vinyl clad windows be replaced with anodized aluminum windows.

Anita Lorber, neighbor to the project site residing at 823 N. Roxbury, supported the project but felt that the landscaping at the southern property line of the project site was lacking. She stated that trees were cut along that section of the property and feels that her privacy has been compromised.

Mark Ittah, homeowner, clarified that the trees that were cut were inside the subject property at 825 North Roxbury Drive. The trees were removed because they were damaging his house.

The Commission stated that the landscape plan shall return to the Commission for review to address the privacy issues. Additionally, the fence within the front yard shall be redesigned and return to the Commission for review.

ACTION:

Moved by Commissioner Weiss and seconded by Commissioner Szabo.

That a resolution conditionally approving the R-1 Design Review permit be drafted for consideration at the January 7, 2010 meeting with the following conditions:

1. The landscape plan to return to the Commission to address the privacy considerations of the neighbors;
2. The applicant shall provide a survey in the submission package;
3. The fence within the front yard shall be redesigned and provided to the Commission for review;
4. The vinyl clad windows shall be replaced with anodized aluminum windows;
5. The six 15 gallon Sequoia Sempervirens (common name: Coast Redwood) shall be replaced with six 24" box Sequoias.
6. The two 24" box Cercidium "Desert Museum" (common name: Palo Verde) trees shall be replaced with two 36" box trees.

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

NOES: None.

CARRIED.

PUBLIC HEARINGS

6. **225 South Palm Drive (PL 095 4906)**

A request for an R-1 Design Review Permit to allow a major remodel and second-floor addition to an existing one-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at **225 South Palm Drive**.

Senior Planner Jerex, on behalf of Senior Planner Naziri, presented the staff report.

Homeowner, Afroz Javanford was present and represented by his architect, Hamid Omrani. Also in attendance was Ron Lushitzer, landscape designer. They explained that they had modeled the proposed after a newly constructed residence at 304 South Palm Drive.

The Commission noted the following:

1. The rendering and elevation were not consistent and should be. The Commission also stated that the colors in the rendering were not pleasing;
2. The Commission suggested increasing the size of the corbels;
3. The Commission stated that the applicant check with the Building & Safety Division regarding the windows on the first needing wrought iron railing to address Building Code requirements;
4. The Commission stated that the roof separation between the first and second floor is flat and there could be problems with water run-off and water collection in the future.
5. The Commission stated that the façade of the building lacked architectural details and suggested that thicker walls replace the thinner walls as currently proposed. Additionally, the light colored tile roof color was not appropriate for the architectural style of the residence and for the streetscape;
6. Rethink the center window upstairs as it is out of balance and proportion;
7. The Commission requested more details of the front door and suggested the addition of beveled glass flanking the door. The applicant should keep in mind that the front door needs to be proportionate to the residence;
8. The height of doors on first floor should be the same height;
9. The top of the windows on the second floor should be aligned;
10. The landscape plan should be reconsidered as the proposed palm trees are placed too close to the residence. The Commission suggested considering a different plant species which would be softer, more creative and more natural to the environment.

ACTION:

That the project be returned for re-study by Order of the Chair.

7. **304 South Wetherly Drive (PL 095 4641)**

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 **304 South Wetherly Drive**.

Assistant Planner Nguyen presented the staff report.

The owner's representative, Samuel Moon was present. Also present was Jeff Lumer, the neighbor to the south. He stated that the tree has been a nuisance as it drops sap onto his side of the property and damages his car. Mr. Lumer would prefer the tree be removed.

The Commission discussed the project noting the following:

1. The windows should be recessed further and walls should provide a minimum of 12" in width;
2. The lights on either side of the front door should be enlarged to be more proportionate with the residence ;
3. The six foot tall fence and gate within the front yard of the property was uninviting and did not fit into the "garden-like quality" of the City. The Commission suggested lowering the height of the fence or eliminating it and replace it with a hedge or additional landscaping;
4. The Commission requested the applicant reconsider the landscape plan and preferred a plant species that was more "leafy" as opposed to the proposed palm trees;
5. Add more simple ornamentation and/or embellishments;
6. Use window style other than aluminum such as wood or wood clad and provide a window and door schedule and specification sheet with a cross section in the next submission package;

ACTION:

That the project be conditionally approved to be returned to the meeting of January 7, 2010 with the following conditions:

1. The landscape plan shall be reconsidered with the suggestion to remove the six foot tall fence within the front yard and replace with a low wall and landscaping to reflect the existing streetscape of the neighborhood.
2. Consider providing additional ornamentation or embellishments to the façade of the building.
3. The walls shall be thickened to a minimum 12-inch depth
4. The size of the sconces flanking the front door shall be increased.

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

NOES: None.

CARRIED.

8. 252 South Almont Drive (PL 095 4558)

A request for an R-1 Design Review Permit to allow a second story addition to an existing one-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at 252 South Almont Drive.

Senior Planner Jerex presented the staff report on behalf of Associate Planner Gohlich.

The applicant, Elvin Aoyagi represented the owners, stated the project was designed under budgetary constraints. He noted that he drove through the neighborhood and designed something he thought matched the neighborhood.

The Commission noted that adherence to a specific architectural style should be chosen and that more could be done with the design of the residence. The Commission suggested providing additional modulation or setting back the second story. Additionally, the Commission commented that providing a flat roof may be more difficult to design and requested eliminating any usage of foam, and that a landscape plan needs to be provided.

ACTION:

That the project be returned for restudy by Order of the Chair.

9. 705 North Bedford Drive (PL 095 5076)

A request for an R-1 Design Review Permit to allow an addition to an existing single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 705 N Bedford Drive.

Assistant Planner Nguyen presented the staff report on behalf of Assistant Planner Rojemann.

Interior Designer, Reginald Adam and Andy Simhaee were in attendance to represent the applicant.

The Commission noted the following changes should be addressed:

1. The rendering and elevation should be consistent;
2. The applicant should reconsider the proportion of the entry way;
3. Cornice and pediment are out of scale, consider adding more weight;
4. The final design and the details for the window at the second story should be provided;
5. The landscape plan should return to the Commission for review which is consistent with the architectural style of the residence;
6. The applicant should consider lowering the arched pediment of the roof;
7. The height of the front door should be lowered by two feet;
8. Decrease the size of the corbels and create more distance between them;
9. The loggia should be set back 5' – 6' from the front façade of the building.

ACTION:

That the project be returned for restudy by Order of the Chair.

ORAL COMMUNICATIONS

- Director's Report / Good and Welfare

THIS MEETING WAS ADJOURNED AT 4:55 P.M.

PASSED AND APPROVED THIS 7TH DAY OF JANUARY 2010.

Hamid Gabbay, Chair

Submitted by Donna Jerex, Secretary