

**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, June 3, 2010
1:00 p.m.**

MINUTES

OPEN MEETING

ROLL CALL AT 1:05 PM

Commissioners Present: Acting Chair M. Weiss, H. Szabo, H. Gabbay

Commissioners Absent: Vice Chair G. Gilbar and Chair S. Strauss (both excused)

Staff Present: D. Jerex and C. Bond (Community Development)

GUEST SPEAKER:

Samuel Storm of Advanced Security Experts, Inc. gave a presentation regarding home security issues and discussed how alternative methods to fences assist with residential security. Mr. Storm discussed how new wireless technologies can increase home security and eliminate the use of walls and hedges.

APPROVAL OF 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
- A new survey was available for the public in observation of the Commission

CONSIDERATION OF MINUTES:

1. Minutes of the May 6, 2010 Meeting

ACTION:

Moved by Commissioner Gabbay and seconded by Commissioner Szabo.

That the minutes of the May 6, 2010 meeting be approved as amended.

AYES: Commissioners Szabo, Gabbay and Acting Chair Weiss.

NOES: None.

CARRIED.

NEW BUSINESS

CONSENT CALENDAR

2. **265 South Wetherly Drive (PL 076 0461)**

A resolution conditionally approving an R-1 Design Review Permit for a new two-story single-family residence, located in the central area of the city, north of Santa Monica Boulevard at **265 South Wetherly Drive**.

Senior Planner Jerex presented the staff report on behalf of Assistant Planner Rojemann. The Resolution served to commemorate the choice of materials and color of the wrought iron.

ACTION:

Moved by Commissioner Gabbay and seconded by Commissioner Szabo.

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

AYES: Commissioners Szabo, Gabbay and Acting Chair Weiss.

NOES: None.

CARRIED.

CONTINUED CASES

3. **304 North Oakhurst Drive (PL 095 9783)**

A request for an R-1 Design Review Permit to allow the façade remodel of an existing two-story single-family residence, located in the central area of the city, south of Santa Monica Boulevard at **304 North Oakhurst Drive**.

The staff report was presented by Senior Planner Jerex on behalf of Assistant Planner Rojemann. She explained that the project was a façade remodel of the existing structure. She presented the revised proposal which resulted from comments made last month as follows:

- Molding had been added around the window on the second level;
- The pediment above the front door was more defined;
- It was requested that piece of the door be a fixed; and
- The applicant provided an elevation sheet for reference and requested not to draw up a new set of plans just for the elevation. There was a condition in the staff report that it would be reviewed for consistency and noted that would be made part of the resolution. A resolution containing same was added for consideration by the Commission.

ACTION:

Moved by Commissioner Gabbay and seconded by Commissioner Szabo.

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

AYES: Commissioners Szabo, Gabbay and Acting Chair Weiss.

NOES: None.

CARRIED.

4. 300 South Wetherly Drive (PL 100 9355)

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 South Wetherly Drive.**

Senior Planner Jerex presented the staff report on behalf of Assistant Planner Nguyen.

Samuel Moon, the homeowner's representative, and Laszlo Faerstain, Contractor/Developer, were both in attendance.

The Chair noted a request to speak from a neighbor, Chris Laukenmann, who also submitted a letter and an email to the Commission via Senior Planner Jerex. These were provided to each Commissioner the day of the meeting.

Senior Planner Jerex noted that this corner lot home was designed by the same developer for the neighboring property at 304 South Wetherly. She clarified that staff did not feel it was a pure Architectural style and that the Commission should consider some differentiation between the two properties and provided photos of both projects side-by-side.

Applicant Samuel Moon confirmed that the northwest corner, being prime real estate, was pushed back and made into one of the bedrooms. He provided updated landscape plans which reflected the hedge between the sidewalk edge and the wrought iron fence and noted the revised landscape plan would show a tree on that corner where the fence would be proposed.

Mr. Laukenmann addressed the Commission pointing out that, in his opinion, the design of the home did not meet the five criteria for Commission approval. He noted that the retaining wall around the house was convex and recessed; the design has a flat top; the design does not enhance the garden like quality of the neighborhood; the corbels are more Tuscan-like than Mission Revival providing long, straight lines across both properties. Different types of corbels might break that up; and, the project needs to be different from the house next door. He expressed concern that the design was not a pure Architectural style; noting each of the five design review criteria for the City.

ACTION:

Commissioner Gabbay moved approval of the project with the addition of the following conditions:

1. Include a different type of corbel than the neighboring property at 304 South Wetherly
2. Redesign the wall at the corner to be a ¼ circle rather than squared design.
3. Choose a single color for the roof tile.
4. Submit a detail of the molding around the windows of the second floor to the Commission at the July meeting for information only.
5. The landscape plan submitted at the June 3, 2010 meeting shall be the approved landscape plan.

Acting Chair Weiss seconded the motion.

AYES: Commissioners Szabo, Gabbay and Chair Weiss.

NOES: None.

CARRIED.

5. 126 North Maple Drive (PL 101 0459)

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 126 North Maple Drive.

ACTION:

This item was rescheduled to the July meeting due to lack of quorum.

PUBLIC HEARINGS

6. 163 North Hamel Drive (PL 101 1787)

A request for a revision to a previously 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 163 North Hamel Drive.

Commissioner Szabo inquired what the inspiration was for the house and asked which architectural style it was.

The applicant's representative, David Samadi, stated it was more Mediterranean in style with etched tile around the entry.

Commissioner Gabbay noted that if the case was not approved at that time, there may be additional Commissioners present at the next meeting with ideas and concerns of their own on the project. He then added the following comments:

- The pitch of the garage roof appeared to be the same as the house and should be changed;
- He noted there were too many columns on the second floor and to lessen the number to six columns;
- The window and/or the base on the right were too high. The base could be made longer a bit; and
- Going back to the floor plan on the first floor where the curve comes to a straight wall, in the construction there will be a major problem because it comes to a zero point. If made flat, it would look better and would not break if hit. He added that the tower was not that pleasing to him either.

Commissioner Szabo stated the project should go back for restudy. He felt there was too much modulation. The rounded element in the middle and the narrow, squared element to the right did not fit. He liked the way the balconies were treated, but the two, tall narrow strips on the right side of the façade did not flow with the rest of the house. The design lacks a flowing, integrated feel.

Chair Weiss thought it looked too top heavy, but liked the larger balcony with the column area. Losing the fence complied with the guest speaker's notes on security. She advised doing a nice landscape plan. Because there was a mixture of designs, she suggested taking the top section of the structure using that design throughout. She felt the light fixtures on the front of the house were too small and should be increased in size.

Commissioner Szabo asked how tall the palm trees would grow once mature. Mr. Samadi stated that the palm trees would start at 6 – 8 feet and then grow to 20-25 feet. He would match them up with low shrubbery with a planter placed all around the perimeter of the house on the inside area.

The Commission suggested working on the tower element, changing the palm trees to a different type of tree, and lessening the number of columns. The trees should offer shade. If none of the houses in that area have fences, it would enhance the neighborhood if done similarly.

The Commission asked to see a rendering that includes landscaping. It was requested for the Applicant to return with photos of two properties on either side; to bring a design of the tower, to start with theme on the left, and to make the design more consistent.

ACTION:

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

ORAL COMMUNICATIONS

- Urban Design Program Manager's Report / Good and Welfare

THE MEETING WAS ADJOURNED AT 3:25 PM

PASSED AND APPROVED THIS 1st DAY OF JULY 2010.

Marilyn Weiss, Acting Chair

Submitted by Donna Jerex, Secretary