

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

**Thursday, February 3, 2011
1:00 p.m.**

MINUTES

OPEN MEETING

INSTALLATION OF THE NEW COMMISSIONER:

Ilene Nathan was sworn into the Design Review Commission.

ROLL CALL AT 1:15 PM

Commissioners Present: Commissioner Nathan, Commissioner Pepp, Commissioner Szabo, and Vice Chair Gilbar acting as Chair.

Commissioners Absent: Chair Strauss (excused).

Staff Present: J. Lait, S. Rojemann and C. Bond (Community Development).

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

CONSIDERATION OF MINUTES

1. The minutes of the January 6, 2011 meeting were approved as amended.

ACTION:

Moved by Commissioner Pepp and seconded by Commissioner Nathan.

AYES: Commissioners Nathan, Pepp, Szabo and Acting Chair Gilbar.

NOES: None.

ABSENT: Chair Strauss.

CARRIED

CONSENT ITEMS – PUBLIC HEARINGS

2. 631 North Crescent Drive (PL# 101 7464)

A resolution conditionally approving 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 **631 North Crescent Drive**.

Speakers: Dicle Roberts, Architect
Connie Spain, Architect

ACTION:

Moved by Acting Chair Gilbar and seconded by Commissioner Szabo.

That the revisions to the project, required pursuant to the conditions of approval in Resolution No. DR-03-11, be approved as presented with the following standard conditions:

- 1) Final plans shall substantially conform to the plans submitted to and reviewed by the Design Review Commission on February 3, 2011.
- 2) This approval by the Design Review Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
- 3) Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval shall be required to be restored to match the City approved plans.
- 4) Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
- 5) A copy of the City's approval letter shall be scanned onto the final plans.

AYES: Commissioners Nathan, Pepp, Szabo and Acting Chair Gilbar.

NOES: None.

ABSENT: Chair Strauss.

CARRIED

CONTINUED ITEMS – PUBLIC HEARINGS

3. 601 North Crescent Drive (PL #102 0643)

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 **601 North Crescent Drive**.

Speakers: Ron Lushitzer, Architect
Hamid Omrani, Applicant
Behnam Yadegari, Owner

ACTION:

Moved by Acting Chair Gilbar and seconded by Commissioner Szabo.

That the resolution conditionally approving the R-1 Design Review Permit be adopted as amended with the conditions listed below.

- 1) The following changes shall be revised and returned to the Design Review Commission for final review prior to the issuance of any building permits:
 - a. The exterior lights shall be larger in scale. Provide cut sheets that include dimensions and style of the lights.
 - b. The wrought iron portions of the fences (in the front yard and street side yard) shall be straight not curved and the arrow shaped tops shall be removed. The wrought iron shall start at 1'-0" below the top of the pilasters.
 - c. The entry pediment shall be redesigned to be more elegant and less heavy in nature.
 - d. The ground floor windows on the northern portion of the front façade shall be redesigned to be the same size as the ground floor windows along the southern portion of the front façade.
 - e. The windows shall be redesigned to have pre-cast sills.
 - f. The window returns should be angled (flared), not straight.
 - g. Mullions (similar to those in the windows on the front façade) shall be added to the ground floor window along the eastern portion of the southern façade.
 - h. The proposed carport(s) is not part of this approval. The carport shall be returned to the Design Review Commission for review.
- 2) Final plans shall substantially conform to the plans submitted to and reviewed by the Design Review Commission on February 3, 2011 and any elements approved by the Commission pursuant to the condition #1 above.
- 3) This approval by the Design Review Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
- 4) Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval shall be required to be restored to match the City approved plans.
- 5) Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
- 6) A copy of the City's approval letter shall be scanned onto the final plans.

AYES: Commissioners Nathan, Pepp, Szabo and Acting Chair Gilbar.

NOES: None.

ABSENT: Chair Strauss.

CARRIED

4. 724 North Elm Drive (PL# 103 8778)

A request for an R-1 Design Permit to allow a façade remodel of an existing two-story single-family residence, located in the Central Area of the City north of Santa Monica Boulevard at **724 North Elm Drive.**

Speakers: Shahriar Yadegari, designer
M/M Sepehr Katiraii, MD, property owner

ACTION:

Moved by Acting Chair Gilbar and seconded by Commissioner Nathan.

That the project be returned for re-study with the following comments:

- All windows and doors should contain straight (not eyebrow) horizontal mullions.
- Provide a revised landscape plan which incorporates larger birch trees (24" is too small) and a ficus species that will grow to an appropriate height within the front yard area. A landscape architect/designer should attend the next meeting to offer further clarification on the landscaping if needed.
- Provide a sample of the paving material(s).
- The entry should be redesigned to be a one-story portico with separate windows above. Provide a section of the entry.
- The railing design should be simplified.
- Provide detail drawings of the window edging.
- Provide a section detail of the windows.
- Provide fully dimensioned details of the proposed exterior lighting fixtures.
- The proposed entry door is not internally compatible with other elements of the design. A new door design which is more consistent with Italianate style architecture should be provided.
- Shutters or side lights options should be added to the second story windows and French doors.

AYES: Commissioners Nathan, Pepp, Szabo and Acting Chair Gilbar.

NOES: None.

ABSENT: Chair Strauss.

CARRIED

5. 220 South Maple Drive (PL# 103 8705)

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 south of Santa Monica Boulevard at **220 South Maple Drive.**

Speaker: Hamid Gabbay, Architect

ACTION:

Moved by Commissioner Pepp and seconded by Commissioner Nathan.

That the project be returned for re-study with the following comments:

- The depth of the north side yard setback adjacent to the powder room should be reduced by 1'-0" and the north side yard setback adjacent to the dining room should be increased by 1'-0" (so as to create a usable outdoor space adjacent to the dining room).
- The elevation drawings and renderings should accurately show the mullions in the windows and doors (vertical and horizontal).
- Provide multiple elevation options which show different solutions to incorporating more modulation along the right portion of the façade. (Suggestions included bringing the bottom portion of the façade forward and the top portion further back and introducing a roofline.)
- Consider the use of multiple paint colors to increase the appearance of modulation on the front façade.
- Staff shall prepare a resolution for the Commission consideration at the next DRC meeting (no action required by the applicant).

AYES: Commissioners Nathan, Pepp, Szabo and Acting Chair Gilbar.

NOES: None.

ABSENT: Chair Strauss.

CARRIED

NEW BUSINESS - PUBLIC HEARINGS

None.

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION:

- Meeting recap discussion

No action was taken on this item.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- Design Awards Update
- Report from the City Planner

No action was taken on this item.

THE MEETING WAS ADJOURNED AT 5:15 PM

PASSED AND APPROVED THIS 3RD DAY OF MARCH 2011.

Gary Gilbar, Acting Chair

Submitted by Shena Rojemann, Secretary