

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

Thursday, August 4, 2011
1:00 p.m.

MINUTES

OPEN MEETING

INTRODUCTION OF NEW STAFF MEMBER:

Cindy Gordon, the new Associate Planner, was introduced to the Commission.

ROLL CALL AT 1:05 P.M.

Commissioners Present: Commissioner Wyka, Commissioner Nathan, Commissioner Strauss, Vice Chair Pepp and Chair Szabo.

Commissioners Absent: None.

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

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE

- Members of the public may address the Commission
- Hamid Omrani addressed the Commission regarding process enhancement suggestions.

COMMUNICATIONS FROM THE COMMISSION

- Report from the Mayor's Cabinet meeting.

CONSIDERATION OF MINUTES

1. The minutes of the June 2, 2011 meeting were approved as amended.

ACTION:

Moved by Order of the Chair.

AYES: Commissioners Wyka, Nathan, Strauss, and Chair Szabo.

NOES: None.

ABSTAINED: Vice Chair Pepp.

ABSENT: None.

CARRIED

CONSENT ITEMS – PUBLIC HEARINGS

None.

CONTINUED ITEMS – PUBLIC HEARINGS

2. **612 North Palm Drive (PL# 110 7578)**

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 **612 North Palm Drive.**

Speakers: Eduardo de la Torres, applicant
Samuel Kim, homeowner
Faramarz Broman, property owner

ACTION:

Moved by Chair Szabo and seconded by Vice Chair Pepp.

That the project be restudied and returned to the meeting of September 13, 2011.

The Commission had the following comments:

- The design is not internally compatible – the design elements do not gel together nor contribute to a greater overall design. The design appears to be a large box with appliqué façade.
- The design does not reduce mass and scale – the design appears vertical in orientation.
- The design doesn't enhance the neighborhood – various existing residences have multiple functional planes of modulation or are an appropriate use of an architectural style. This residence does not contain either.
- The design doesn't provide harmony between the older residences and the new design. The design appears too prominent and lacks grace and style.
- The terraces are not functional and don't serve a purpose. The design does not contain smooth movements between planes of the façade.

- Spacing should be provided between the top of the second floor windows/doors and the roofline above.
- The roof overhangs don't line up.
- The three front doors are awkward in terms of proportions. The 8'-0" high ground floor doors create a lack of hierarchy in the design.
- A different style of architecture with consistent details and appropriate mass and scale should be chosen.

AYES: Commissioners Wyka, Nathan, Strauss, Vice Chair Pepp and Chair Szabo.

NOES: None.

ABSENT: None.

CARRIED

NEW BUSINESS - PUBLIC HEARINGS

3. **627 Arden Drive (PL# 101 8539)**

A request for an R-1 Design Review 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 **627 Arden Drive**.

Speakers: Gene Fong, architect
Barbara Marcus, property owner

ACTION:

Moved by Commissioner Nathan and seconded by Commissioner Strauss.

That the project be restudied and returned to the meeting of September 13, 2011.

The Commission had the following comments:

- Provide a picture of the existing residence from behind the landscaping in the front yard area.
- The design is not internally compatible – the details of the design do not relate to each other. The façade doesn't feel like a wedded design – there are too many components.
- The design contains too many bulky details.
- The design will not enhance the neighborhood – majority of the residences in the area are pure styles which contain character and design quality. The proposed design lacks character and design quality. The design needs to be more stylized as it is not graceful.
- The design needs to have harmony between the old and new.
- The bulky Beaux Art style entry needs to be toned down. It doesn't appear to be of a domestic scale.

- The wrought iron railings appear heavy in nature and should be simplified. Consider removing the wrought iron fence in front of the residence.
- The existing planters appear contemporary and don't mesh with the façade.
- The Juliette balcony appears heavy. Simplify or consider a pure wrought iron or wood balcony to lighten up the façade.
- The existing residence contains a volumetric layout for the existing style of architecture – the proposed design should be cohesive with the existing volumes of the residence.
- The single-story roof element to the left of the entry looks like an addition – the details do not have the appropriate scale or massing.
- The Commission suggested the consideration of maintaining the existing façade with modifications.

AYES: Commissioners Wyka, Nathan, Strauss, Vice Chair Pepp and Chair Szabo.

NOES: None.

ABSENT: None.

CARRIED

4. 8601 Clifton Way (PL# 111 1769)

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 **8601 Clifton Way**.

Speakers: Brent Schneider, architect

ACTION:

Moved by Commissioner Strauss and seconded by Chair Szabo.

That a resolution conditionally approving the R-1 Design Review permit be drafted to include the following specific conditions:

Project Specific Conditions:

1. Prior to the issuance of a building permit, the landscape plan shall be amended and submitted to the Staff Liaison to the Design Review Commission. The amended landscape plan shall demonstrate that the False Madrone tree (botanical name: Arbutus Marina) along the east elevation of the residence has been relocated on the site to be centered along the eastern elevation of the residence, just in front of the small single window along the ground floor.
2. Prior to the issuance of a building permit, the site plan shall be amended and submitted to the Staff Liaison to the Design Review Commission. The amended site plan shall demonstrate that the wooden fence and gate along the east elevation have been relocated further away from the eastern property line. If it is not a violation of the

Zoning regulations or the Building Code, consider removing the wooden fence and extending a stucco wall from the single-family residence to the detached garage.

AYES: Commissioners Wyka, Nathan, Strauss, Vice Chair Pepp and Chair Szabo.

NOES: None.

ABSENT: None.

CARRIED

5. 159 North Hamel Drive (PL# 111 0479)

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 **159 North Hamel Drive**.

Speakers: Patt Sklarz, neighbor
Steve Mirman, owner
Carey Hellman, architect

ACTION:

Moved by Commissioner Strauss and seconded by Vice Chair Pepp.

That a resolution conditionally approving the R-1 Design Review permit be drafted to include with the following specific conditions:

Project Specific Conditions:

1. Prior to the issuance of a building permit, the following changes shall be made to the project plans and a set of the revised plans shall be provided to the Staff Liaison to the Design Review Commission:
 - a. The "S" shaped roof tiles shall be replaced with barrel tiles.
 - b. The architectural "pipes" located at the top of the front elevation shall be noted on the plans that they will not extend more than 4"-5" out of the façade.
 - c. The bowed window along the ground floor shall be revised to be a smooth bow window, not segmented. The scale of the window shall be reduced and the overall design shall be less contemporary.
 - d. The foam molding details shall not be permitted. Alternative materials shall be provided for the moldings.
 - e. Within the front yard area the Olive trees shall be increased to 48" boxes and the Bay tree shall be increased to a 36" box.

AYES: Commissioners Wyka, Nathan, Strauss, Vice Chair Pepp and Chair Szabo.

NOES: None.

ABSENT: None.

CARRIED

6. 261 South Oakhurst Drive (PL# 111 1005)

A request for an R-1 Design Review Permit to allow an addition and façade remodel of an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard at 261 South Oakhurst Drive.

Speakers: Jila Kohan, designer
Gail Silver, neighbor

ACTION:

Moved by Chair Szabo and seconded by Vice Chair Pepp.

That the project be restudied and returned to the meeting of September 13, 2011.

The Commission had the following comments:

- The design is not internally compatible – the majority of the façade is windows and the design elements do not gel together nor contribute to a greater overall design.
- The design does not reduce mass and scale – the façade is vertically oriented. The design is not graceful.
- There is not theme to the design. As such, it does not enhance the neighborhood.
- The design does not contain any recognizable styles of architecture – the details proposed don't relate to each other.
- The mansard roof enhances the verticality.
- The project is too massive.
- The scale of the design elements are off – they do not complement each other.
- An architectural style or theme should be selected.
- 24" in boxes are not an adequate size planting for the size/scale of the residence.

AYES: Commissioners Wyka, Nathan, Strauss, Vice Chair Pepp and Chair Szabo.

NOES: None.

ABSENT: None.

CARRIED

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

- Meeting Recap Discussion

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- Discussion of September 2011 DRC meeting date
- Discussion of Commissioner Retreat
- Report from the City Planner

THE MEETING WAS ADJOURNED AT 5:07 PM

PASSED AND APPROVED THIS 13TH DAY OF SEPTEMBER 2011.

Howard Szabo, Chair

Submitted by Shena Rojemann, Secretary