



**CITY OF BEVERLY HILLS**  
455 N. Rexford Drive  
Beverly Hills, California 90210

**REGULAR DESIGN REVIEW COMMISSION**  
**MEETING MINUTES**  
**August 2, 2012**  
**1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: August 2, 2012/ 12:00 PM

**BUS TOUR:** Assemble at the 450 North Crescent Drive entrance to City Hall at 12:00 p.m. (*The bus tour will include projects being considered for Design Awards.*) The Design Review Commission will visit one or more of the following sites: **515 North Alta Drive, 604 North Alta Drive, 324 South Bedford Drive, 825 North Roxbury Drive, 913 North Roxbury Drive, 152 South Almont Drive, 423 South Peck Drive and 304 South Wetherly.**

**ROLL CALL**

Commissioners Present: Commissioners Wyka, Strauss, Szabo, Vice Chair Nathan, and Chair Pepp.  
Commissioners Absent: None.  
Staff Present: Bill Crouch, Shena Rojemann, Cindy Gordon and Virgia L. Randall.  
(Community Development Department).

**APPROVAL OF AGENDA**

**Action:** Approved by Order of the Chair to approve the agenda with modifications in the order to allow item #7 to be the first project heard and #4 to be moved to the end of the agenda.

**Motion:** Motion by Chair Pepp; seconded by Vice Chair Nathan. (5-0).

**Action:** Approved as amended.

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None.

**1. ADOPTION OF MINUTES**

Consideration of the Action Minutes of the Design Review Commission Meeting of July 9, 2012.

**Motion:** Motion by Chair Pepp; seconded by Vice Chair Nathan. (5-0).

**Action:** Approved as presented.

**CONTINUED BUSINESS**

*(Commissioner Strauss recused herself from the following item.)*

The following item was taken out of sequence.

**7. 618 North Beverly Drive (PL# 120 9583)**

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.

Planner: Shena Rojemann  
Applicant: Hamid Gabbay, AIA - Architect  
Public Input: There was no public input for this item.

**Motion:** Motion by Vice Chair Nathan; seconded by Chair Pepp to approve the project with conditions. (4-0).

**Action:** Approve with the following conditions:

- 1) The front yard fence shall be redesigned and returned for final review and approval by Commissioner Wyka and the City's Urban Designer.
- 2) **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
- 3) **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
- 4) **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
- 5) **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

- 6) **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
- 7) **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
- 8) **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the community development department or submit an application along with applicable fees to the development for covenant preparation and filing.
- 9) **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.
- 10) **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

**Return to order.**

***(Commissioner Strauss rejoined the meeting.)***

**2. 711 North Beverly Drive (PL# 120 7804)**

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.

Planner: Cindy Gordon  
Applicant: Mark Rios, Rodney Freeman, Joelle Aimoleh  
Owner: Jacj Rimokh  
Public Input: There was no public input for this item.

**Motion:** Motion by Commissioner Strauss; seconded by Vice Chair Nathan to approve the project as presented (4-1; Szabo).

**Action:** Approved with the following conditions:

- 1) **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city

zoning or technical codes, which may require review and approval from other city commissions or officials.

- 2) **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
- 3) **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
- 4) **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
- 5) **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
- 6) **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
- 7) **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the community development department or submit an application along with applicable fees to the development for covenant preparation and filing.
- 8) **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.
- 9) **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

3. 506 North Linden Drive (PL# 120 9846)

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.

Planner: Cindy Gordon  
Applicant: Jacques Mashihi, AIA - architect  
Owner: Bahar David  
Public Input: There was no public input for this item.

**Motion:** Motion by Chair Pepp; seconded by Commissioner Strauss to approve the project for restudy (5-0).

**Action:** Approved with the following conditions:

- 1) The porte cochere shall be redesigned so that it is more integral to the design of the residence (and does not feel stuck on). The redesigned porte cochere shall be returned for final review and approval to a subcommittee composed of Commissioners Wyka and Pepp with added design support from the City's Urban Designer.
- 2) An alternative tree type shall be used in place of the three Ficus Nittda trees in the front yard area. A small fruit tree or similar species that will not grow to completely mask the façade of the residence should be used. The alternative tree type shall be returned for final review and approval by the City's Urban Designer.
- 3) **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
- 4) **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
- 5) **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
- 6) **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

- 7) **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
- 8) **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
- 9) **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the community development department or submit an application along with applicable fees to the development for covenant preparation and filing.
- 10) **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.
- 11) **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

**The following item was taken out of sequence.**

**5. 718 North Canon Drive (PL# 120 2375)**

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.

Planner: Cindy Gordon  
Applicant: Daryoush Safai, Daniel Weedon,  
Public Input: Julian Warner, adjacent neighbor gave comments.

**Motion:** Motion by Chair Pepp; seconded by Commissioner Strauss to approve the project with conditions (5-0).

**Action:** Approve with the following conditions:

- 1) The landscaping and project details, including the façade elements and the front yard wall, shall be further refined and returned for final review and approval by a subcommittee composed of Chair Pepp and Commissioner Wyka. The City's Urban Designer shall provide additional design support.
- 2) **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.

- 3) **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
- 4) **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
- 5) **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
- 6) **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
- 7) **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
- 8) **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the community development department or submit an application along with applicable fees to the development for covenant preparation and filing.
- 9) **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.
- 10) **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.  
**Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.

6. 115 North Palm Drive (PL# 120 9561)

A request for an R-1 Design Review Permit to allow a second story 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.

Planner: Shena Rojemann  
Applicant: Kami Rezal, Daniel Weedon  
Public Input: There was no public input for this item.

**Motion:** Motion by Chair Pepp; seconded by Commissioner Wyka to return the project for restudy (5-0).

**Action:** Return for restudy. The Commission had the following comments:

- The landscape plan is inadequate and needs to be further developed. The palm trees to not provide adequate canopy coverage and trees with a fuller canopy should be provided.
- The entry appears to contain a ‘tower element’ which doesn’t proportionally with the rest of the residence and needs to be redesigned.
- The façade has an excessive amount of planes and design elements for the suggested style of architecture. Simplify the design.
- The design contains an awkward blank space between the front door and the window above. Consider one light fixture hanging over the front door to mitigate this issue.
- The staggered levels of railings and pilasters are not harmonious. The stucco box balconies appear stuck on and not integrated into the design. Consider lighter materials to reduce the bulk.
- The modulation at the ground floor French doors needs to be refined. Consider recessing the doors and removing the forward projecting façade modulation.
- Consider incorporating tiles around the front entry.
- The chimney cap is out of scale and appears bulky.
- There are too many lights along the façade.

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**Return to order.**

**4. 210 NORTH OAKHURST DRIVE (PL# 120 9649)**

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.

Planner: Shena Rojemann  
Applicant: Cozimo Pizolli, Daniel Weedon  
Public Input: There was no public input for this item.

**Motion:** Motion by Chair Pepp; seconded by Commissioner Szabo to return the project for restudy (5-0).

**Action:** Return for restudy. The Commission had the following comments:

- The landscape plan is incomplete. Provide the species and the quantity of each species. The plan should include more trees and more mature shrubs (trees to frame the house).
- The entry portion is too tall and thin and out of proportion with the façade.
- The design contains too much design clutter (i.e. central tower element, quoins, heavy balconies, shutters, lights, etc.) for a smaller façade.
- The details appear stuck on and need to be integrated into the design. The design lacks an identifiable design style.
- The overall design does not make for a cohesive design and needs to be entirely reworked.
- The excessive planes of modulation do not make for a cohesive design and the scale of the
- There are too many lights on the façade.

#### **COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION**

- Report from the Mayor's Cabinet meeting
- Meeting Recap Discussion

#### **COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

- Design Review Awards Discussion
- Report from the Urban Designer

#### **MEETING ADJOURNED**

Date / Time: August 2, 2012 / 6:31 PM

PASSED AND APPROVED THIS 6<sup>th</sup> DAY OF SEPTEMBER, 2012.

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Arline Pepp, Chair

