



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

**REGULAR DESIGN REVIEW COMMISSION
MEETING MINUTES
September 6, 2012
1:00 PM**

MEETING CALLED TO ORDER

Date / Time: September 6, 2012/ 1:10 PM

ROLL CALL

Commissioners Present: Commissioners Strauss, Szabo and Vice Chair Nathan.
Commissioners Absent: Chair Pepp (excused).
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 as presented.
Motion: Motion by Vice Chair Nathan; seconded by Commissioner Strauss. (3-0).
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 Commissioner Strauss; seconded by Vice Chair Nathan. (3-0).
Action: Approved as amended.

CONTINUED BUSINESS

(Commissioner Wyka arrived at 1:25pm.)

7. 210 North Oakhurst (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: Kami Rezai – Designer
Owner: Not present
Public Input: There was no public input for this item.

Motion: Motion by Commissioner Strauss, seconded by Commissioner Wyka to approve the project with conditions. (4-0).

Action: Approved with the following conditions:

- 1) The doors along the front façade shall be recessed 12” and it shall be dimensioned as such on the final plans.
- 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.

2. 125 North Rexford Drive (PL# 120 9392)

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: Cindy Gordon
Applicant: Tom Avila, AIA - Architect
Owner: Dora Arash
Public Input: There was no public input for this item.

Motion: Motion by Vice Chair Nathan; seconded by Commissioner Strauss to return the project for restudy (4-0).

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

- The two-story shell at the entry gives the entry a tower element and should be reconsidered.
- The doors on the first floor do not fit proportionally on the façade. The applicant may wish to consider utilizing French doors with the balconies to reduce the size of the stucco that surrounds the openings.
- The mansard roof is supposed to cap the building. The way it slopes out and overhangs the building gives it a light feel. Consider removing the curved slope and incorporating a straight slope to the roof. The bottom of the roof may have to be brought further down so that the horizontality of it is not cut by the window surrounds.
- The warm stucco and warm slate colors compete with each other and make the house so prominent that you don't see anything but the colors. Consider simplifying the slate and lightening up the base of the house.

- The window surrounds should be reconsidered as this element is not typical of mansard roofs. Additionally, the heaviness of the roof lends itself to a horizontal orientation but the thinness of the window surrounds contradicts this.

3. 115 North Palm Drive (PL# 120 9651)

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: Kami Rezai - designer
Owner: Not present
Public Input: There was no public input for this item.

Motion: Motion by Commissioner Strauss; seconded by Commissioner Szabo to approve the project for restudy (4-0).

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.

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- 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.

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

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

Action: No action was taken on these items.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- Design Review Awards Discussion
- Report from the Urban Designer

Action: No action was taken on these items.

MEETING ADJOURNED

Date / Time: September 6, 2012 / 3:01 PM

PASSED AND APPROVED THIS 4th DAY OF OCTOBER, 2012.

Arline Pepp, Chair