



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

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

MEETING CALLED TO ORDER

Date / Time: November 1, 2012/ 1:05 PM

ROLL CALL

Commissioners Present: Commissioners Wyka arrived 1:27PM, Strauss arrived 1:09PM, Szabo, Vice Chair Nathan, and Chair Pepp.

Commissioners Absent: None.

Staff Present: William Crouch, Cindy Gordon
(Community Development Department).

APPROVAL OF AGENDA

Motion: Motion by order of the Chair.

Action: Approved as Amended.

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None.

CONSIDERATION OF MINUTES

1. Meeting of October 4, 2012

Motion: Motion by Chair Nathan, seconded by Commissioner Szabo (3-0)

Action: Approved as presented.

TAKEN OUT OF ORDER

- Mayor's Cabinet Meeting Report

RETURN TO ORDER

NEW BUSINESS

2.238 NORTH REXFORD DRIVE (PL1227920)

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.

PROJECT SPECIFIC CONDITIONS:

- 1) No foam elements shall be installed on the single-family residence. All such elements that are referenced to be a foam material shall be modified to an alternative material.
- 2) The placement of the façade lighting shall be identified and indicated on the front elevation drawing.
- 3) The olive tree in the front yard shall be sized to be 48" box and the two cypress trees shall be a minimum 24" box size.
- 3) The sill of the window at the vertical staircase element and at the window above the door shall be redesigned.
- 4) The porte cochere shall be redesigned so that it is more compatible with the architectural style of the home.
- 5) All requested modifications shall be subject to final review and approval by a subcommittee consisting of Commissioner Szabo and Commissioner Strauss.

STANDARD CONDITIONS:

- 6) **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.
- 7) **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.
- 8) **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.
- 9) **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.
- 10) **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.
- 11) **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.

- 12) 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.
- 13) 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.
- 14) 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. Decisions of the Design Review Commission may be appealed by any interested party to the City Council within fourteen days of the date of the Commission's decision. Appeals must be filed in writing with the City Clerk at 455 North Rexford Drive, Beverly Hills, and must be accompanied by an appeal fee.

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

Action: Approved with conditions.

3.329 SOUTH CANON DRIVE (PL1228208)

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. The DRC provided the following comments:

- A. Please provide a landscape plan that is clear and legible; it should also be colored for further legibility. Additional landscaping is needed to reduce the impact of the proposed home. The palm trees and front yard fountain are highly discouraged.
- B. There is too much bulk in the central element of the facade. Reconsider the size of the facade planes as they relate to each other to reduce the overall bulk and mass of the project.
- C. The massive space between the doors and the horizontal elements adds to the mass and scale. Consider making them slightly taller to help break up the mass of the facade.
- D. The fence makes the house look even larger. It should be lowered and setback from the sidewalk with a landscaped buffer. The proposed design also does not fit with the architectural style.
- E. The current design of the porte cochere adds to the mass and bulk of the project. Consider a simple flat roof that is well done to achieve the practical effect of the porte cochere while reducing mass and bulk.
- F. Fiber glass breaks down over time and is not a good long-term solution. Consider replacing the proposed windows with wood windows.

- G. Please revise the rendering and/or elevation so that there is consistency between each.

Motion: Motion by Chair Pepp; seconded by Commissioner Szabo.

Action: Return for restudy.

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COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

- Meeting Recap Discussion

Action: No action was taken on these items.

COMMUNICATIONS FROM THE URBAN DESIGNER

- Track 1 Design Review Approvals **(Tab 4)**
- Subcommittee Approvals **(Tab 5)**
- 2013 Meeting Calendar **(Tab 6)**
- Design Review Award Update
- Report from the Urban Designer

Action: No action was taken on these items.

MEETING ADJOURNED

Date / Time: November 1, 2012 / 3:56 PM

PASSED AND APPROVED THIS 6th DAY OF DECEMBER, 2012.

Arline Pepp, Chair