

CITY OF BEVERLY HILLS

Design Review Commission Meeting

455 North Rexford Drive, Beverly Hills, CA 90210

City Council Chambers / Meeting Room A

MINUTES

Thursday, August 7, 2008

REGULAR MEETING

1:00 p.m.

BUS TOUR: Tour participants assembled at the 450 North Crescent Drive entrance to City Hall at 1:00 p.m. The bus tour visited 716 Alta Drive, 714 North Palm Drive, 604 North Camden Drive, 804 North Camden Drive, 264 South Rodeo Drive, 305 South Rodeo Drive, 446 South Rodeo Drive, and 241 South Camden Drive.

ROLL CALL AT 2:30 PM

Commissioners Present: S. Strauss, G. Gilbar, M. Weiss, Vice Chair H. Gabbay and Chair H. Szabo.

Commissioners Absent: None.

Staff present: M. McGrath, J. Lait, S. Rojemann, I. Nguyen, C. Bond (Department of Community Development).

DISCUSSION ITEMS

CONSIDERATION OF MINUTES

1. Consideration of the minutes of the July 2, 2008, Design Review Commission meeting.

ACTION:

Moved by Vice Chair H. Gabbay and seconded by Commissioner M. Weiss.

That the minutes of the July 2, 2008, Design Review Commission be adopted as amended.

AYES: Chair H. Szabo, Vice Chair H. Gabbay, Commissioner G. Gilbar, Commissioner S. Strauss, and Commissioner M. Weiss.

NOES: None.

CARRIED.

ORAL COMMUNICATIONS FROM THE AUDIENCE

ORAL COMMUNICATIONS FROM THE COMMISSION

Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the Design Review Commission action by filing a written appeal with the Director of Community Development; an Appeal Fee will be required.

CONSENT CALENDAR

2. 518 North Beverly Drive

A resolution conditionally approving an R-1 Design Review Permit to allow a new, two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 518 North Beverly Drive (PL 0747075). (Continued from December 4, 2007, January 14, and April 29, 2008; public hearing closed.)

ACTION:

Item removed from the Consent Calendar by Order of the Chair. Final Resolution is to list all project conditions.

3. 122 North Oakhurst Drive

A resolution conditionally approving an R-1 Design Review Permit to allow a new, two-story single family residence, located in the Central Area of the City, south of Santa Monica Boulevard at 122 North Oakhurst Drive (PL 0829575). (Preview June 5, 2008, hearing July 2, 2008; public hearing closed.)

Substantial revisions were made and noted by the Commission:

- The horizontal entablature located between the first and second stories on the façade of the Project shall be composed of precast concrete and/or stone. Styrofoam shall not be permitted;
- The front door iron work shall be constructed to be the same as it is depicted in the Project Plans;
- Prior to the issuance of building permits, the Applicant shall add additional landscaping along the south side of the new single-family dwelling. The landscaping shall be reviewed by staff;
- The down spouts shall not be made of sheet metal. Additionally, the drain shall lead to a scupper, then to the downspout when architecturally possible.

It was noted that the Commission requested that staff review the exiting for the light wells per building code requirements.

ACTION:

Moved by Commissioner S. Strauss and seconded by Commissioner G. Gilbar.

That the resolution conditionally approving the R-1 Design Review Permit be adopted.

AYES: Chair H. Szabo, Commissioner G. Gilbar, Commissioner S. Strauss, and Commissioner M. Weiss.

NOES: None.

ABSTAINED: Vice Chair H. Gabbay.

CARRIED.

CONTINUED CASES

4. 245 South Canon Drive

A request for an R-1 Design Review Permit to allow a new, two-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at 245 South Canon Drive (PL 0817089). (Continued from June 5, 2008; public hearing closed.)

Assistant Planner Ryan Gohlich summarized the staff report and it was entered into the record. The Commission complimented the applicant on listening to the Commission's suggestions at the previous meeting and incorporating them into

the new design. The Commission preliminarily approved the project and requested a resolution approving the design with the following conditions:

1. Eaves must extend the maximum length allowed by Code.
2. Horizontal banding on the façade should be carried to the sides and drop to mid-level of the house to be more consistent.
3. Lower the fence and gate in front of the house.

ACTION:

Moved by Commissioner S. Strauss and seconded by Commissioner M. Weiss.

That the resolution conditionally approving the R-1 Design Review Permit be drafted.

AYES: Chair H. Szabo, Vice Chair H. Gabbay, Commissioner G. Gilbar, Commissioner S. Strauss, and Commissioner M. Weiss.

NOES: None.

CARRIED.

PUBLIC HEARINGS

5. 716 Alta Drive

A request for an R-1 Design Review Permit to allow a new, two-story single family residence, located in the Central Area of the City, north of Santa Monica Boulevard. At 716 Alta Drive (PL 0833726)

Assistant Planner Ivy Nguyen summarized the staff report and it was entered into the record. The Commission reviewed the project and made the following suggestions with regard to the design:

- Driveway ramp to subterranean parking cannot decline within the required front yard setback;
- Reconsider entrance to garage;
- Color rendering does not accurately represent the architectural plans (i.e. overhang is out of scale, balcony on left is too deep;
- Only solid moldings are allowed; no foam is permitted;
- Provide a product and color sample of stone veneer;
- Provide sample of wrought iron;

- Reconsider north and south elevations of the house; proposed is too flat and should have more details;
- Provide specifications to illustrate type and color of doors and windows;
- Consider pure architectural style to achieve consistency of façade (Spanish, Tuscan or Craftsman);
- Consider low fence at front elevation;
- Provide the correct elevations on all plans;
- Thicken the pilasters to a minimum of two (2) feet.

ACTION:

The item to be returned for re-study; public hearing to be continued to the September 4, 2008 meeting, by Order of the Chair.

6. 714 North Palm Drive

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 714 North Palm Drive (PL 0825265)

Assistant Planner Shena Rojemann summarized the staff report and it was entered into the record. The Commission reviewed the project and made the following suggestions with regard to the design:

- Seek a better balance of simple and ornate design details;
- Pilasters are too grand;
- Wrought iron on balconies looks too heavy and ornate; possibly add low walls to break up the railings;
- Consider making the second floor balconies into loggias;
- Roof is too small and unattractive; consider removing the mansard.

ACTION:

The item to be returned for re-study; public hearing to be continued to the September 4, 2008 meeting, by Order of the Chair.

Chair Szabo appointed a subcommittee of Commissioners S. Strauss and Vice Chair H. Gabbay to meet with staff and applicants regarding the design prior to the next meeting.

7. 604 North Camden Drive

A request for an R-1 Design Review Permit to allow a new, two-story single family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 604 North Camden Drive (PL 0830999)

Assistant Planner Ivy Nguyen summarized the staff report and it was entered into the record. The Commission reviewed the project and made the following suggestions with regard to the design:

- Mission tile roof should be a darker brown color and consider two-piece tiles rather than "s" tiles;
- Reconsider the elements above the garage; consider eliminating the two roofs over the garage;
- Consider shape of garage doors as they are not consistent with the windows;
- Show more details on corbels and projections (pre-cast concrete pieces);
- Choose an architectural style; e.g. identify Spanish, then incorporate more Spanish design elements;
- Windows are under-scaled and should be recessed to provide more depth and remain in keeping with a Spanish style;
- Consider eliminating double hung windows;
- Consider wider overhang of roof eaves;
- Provide elevation of front door. Consider a ten (10) foot setback that could give a wider overhang;
- Reconsider design of balconies above the garage;
- Provide a better material sample board for all elements;
- Discussion of the cohesiveness of the three sections of the house with preference expressed for the left side as one looks at the house;
- Consider a round corner element or a courtyard at the corner.

The applicant was commended for proposing a very low wall in front of the house rather than something larger.

ACTION:

The item to be returned for re-study; public hearing to be continued to the September 4, 2008 meeting, by Order of the Chair.

8. 804 North Camden Drive

A request for an R-1 Design Review Permit to allow a new, two-story single family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 804 North Camden Drive (PL 0833870)

Assistant Planner Shena Rojemann summarized the staff report and it was entered into the record. The Commission reviewed the project and made the following suggestions with regard to the design:

- Nice individual elements but too many; simplify the design;
- Landscape plans need better development. Trees are under scaled;
- Consider eliminating front fence; if maintained, set it back and place landscaping in front of it;
- Change the relationship of the carport to match front façade;
- Eliminate Styrofoam moldings;
- Review pediments over windows on the first floor;
- Simplify wrought iron on doors;
- Strongly suggest corbels and windows should be wood rather than clad.

ACTION:

The item to be returned for re-study; public hearing to be continued to the September 4, 2008 meeting, by Order of the Chair.

ORAL COMMUNICATIONS

- Report on Minor Cases and Plan Review Process
- Chair's Report
- Director's Report / Good and Welfare
- DRC Items on City Council Schedule

ADJOURNMENT

Design Review Criteria

In reviewing an application for R-1 Design Review, staff and the Design Review Commission will apply the following criteria in rendering a decision:

1. The proposed development's design exhibits an internally compatible design scheme;
2. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden-like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style;
3. The proposed development will enhance the appearance of the neighborhood;
4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and,
5. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.