

**CITY OF BEVERLY HILLS**

**Design Review Commission Meeting**

**455 North Rexford Drive, Beverly Hills, CA 90210**

**City Council Chambers / Meeting Room A**

**MINUTES**

**REGULAR MEETING**

Thursday, September 4, 2008

1:30 p.m.

**BUS TOUR:** Participants assembled at the 450 North Crescent Drive entrance to City Hall at 1:30 p.m.; the bus tour visited 216 N. Oakhurst Drive, 812 Alpine Drive; 603 N. Linden Drive; and 205 S. La Peer Drive.

**ROLL CALL AT 2:45 PM IN MEETING ROOM A**

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

Commissioners Absent: None

Staff Present: M. McGrath, S. Rojemann and I. Nguyen

**DISCUSSION ITEMS**

**CONSIDERATION OF MINUTES**

1. Consideration of the minutes of the August 7, 2008, Design Review Commission meeting.

**ACTION:**

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

That the minutes of August 7, 2008, Design Review Commission be approved.

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

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, April 29, 2008 and August 7, 2008; public hearing closed.)

Senior Planner M. McGrath summarized the staff report and it was entered into the record.

#### ACTION:

Moved by Chair H. Szabo and seconded by Commissioner G. Gilbar.

That the amended resolution to conditionally approve the R-1 Design Review permit be approved.

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

NOES: None.

CARRIED.

### CONTINUED CASES

#### 3. 601 North Crescent 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 602 North Crescent Drive (PL 0830191). (Continued from June 5, 2008, July 2, 2008; and August 7, 2008, public hearing open.)

Assistant Planner Nguyen summarized the staff report and it was entered into the record.

Preliminary approval is based on the following conditions:

- Stone arch at front door be re-submitted to staff and be more articulated in keeping with the Spanish Colonial style residence
- Kitchen window at the south elevation and area above it to be re-studied and submitted to Staff for review
- Gate entrance to be redesigned and set back away from the line of the fence and resubmitted to Staff for review
- More detailed drawing of the front door, which shall be carved wood (no metal work) consistent with the presentation to the Commission, to be submitted to Staff for review
- Roof eaves to be the maximum allowed by Code.
- There shall be at least 18 inches of landscaping between the property line at Carmelita Avenue and any wall or fence along that property line.

The public hearing was closed.

#### ACTION:

Moved by Commissioner G. Gilbar and seconded by H. Gabbay.

That the resolution to conditionally approve the R-1 Design Review Permit be drafted for consideration at the October 2, 2008, meeting.

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

NOES: None.

#### CARRIED.

**4. 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). (Continued from August 7, 2008; public hearing open.)

Assistant Planner Rojemann summarized the staff report and it was entered into the record. The Commission requested the following revisions:

- The roofline above the entryway should be a mansard roof consistent with the rest of the façade;
- The entryway portion of the facade needs to be restudied and simplified;
- The low walls between the wrought iron railings at the second story balconies should be removed; and,
- Simplify the overall design of the façade.

ACTION:

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

That a resolution to approve the R-1 Design Review Permit be drafted for consideration at the October 2, 2008, meeting.

AYES: Commissioners S. Strauss, M. Weiss, Vice Chair H. Gabbay and Chair H. Szabo.

NOES: Commissioner G. Gilbar.

CARRIED.

**5. 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). (Continued from August 7, 2008; public hearing open.)

Assistant Planner Rojemann summarized the staff report and it was entered into the record. The Commission requested the following revisions:

- The design is too ornate and “heavy” and needs to be simplified;

- The carport design had no relationship to the design of the proposed residence;
- The overall proportions of the proposed façade are off;
- The window types are inconsistent.

A neighbor requested that the Commission consider the following concerns:

- That the bathroom windows along the side be translucent;
- That the balcony door along the second floor would look into the neighbor's backyard;
- Noise from ground floor living spaces along the side property line;
- That the existing trees located between the properties be maintained.

ACTION:

That consideration of this item be returned for re-study to the meeting of October 2, 2008, by Order of the Chair.

**6. 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). (Continued from August 7, 2008; public hearing open.) This item will be continued to the October 2, 2008 meeting at the applicant's request.

ACTION:

That consideration of this item be returned for re-study to the meeting of October 2, 2008, by request of the Applicant.

**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). (Continued from August 7, 2008; public hearing open.) This item will be continued to the October 2, 2008 meeting at the applicant's request.

ACTION:

That consideration of this item be returned for re-study to the meeting of October 2, 2008, by request of the Applicant.

## **PUBLIC HEARINGS**

### **8. 812 Alpine 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 812 Alpine Drive (PL 0834227)

Assistant Planner Nguyen summarized the staff report and it was entered into the record. The Commission recommended the following items need to be considered and addressed:

- Landscape plan is too abstract; a more detailed plan should be submitted and more lush vegetation suggested;
- Proposed residence is too overwhelming for the streetscape and would not fit in;
- Center section of the design on the second floor is overwhelming as compared to the left and right-hand sides of the house.

The Commission noted the proposed design does not meet the required Design Review Criteria, particularly # 5 which requires the new design to fit harmoniously with the existing streetscape.

#### **ACTION:**

That consideration of this item be returned for re-study to the meeting of October 2, 2008, by Order of the Chair.

### **9. 603 North Linden 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 603 North Linden Drive (PL 0815082)

Senior Planner M. McGrath, on behalf of Consulting Planner Alkire, summarized the staff report and it was entered into the record.

Substantial revisions were suggested by the Commission:

- More harmony is needed in the design; there should be a consistent design idea throughout the house; more consistent fenestration would be part of this.
- Maximize the roof overhang; look at reducing roof pitch to maximize overhang;
- Take another look at the garage doors; should match design and be special since they take up such a large part of the facade;
- Shutters are under-scaled – should look operable, i.e. big enough to cover the windows;
- There should be a separation between the second floor windows and the roofline;
- Simplify the entry door;
- Enhance the landscaping;
- With regard to Trees and Privacy:
  1. Sycamore in front needs to be evaluated per the City's tree ordinance; could be removed if replaced with significant vegetation.
  2. Add a tall hedge at the side of the property line.

ACTION:

That consideration of this item be returned for re-study to the meeting of October 2, 2008, by Order of the Chair.

**10. 205 South La Peer 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 205 South La Peer Drive (PL 0838509).

Senior Planner McGrath, on behalf of Assistant Planner Gohlich, summarized the staff report and it was entered into the record. The Commission discussed the project, and the majority of the commissioners stated that they were willing to accept the concept of a contemporary, Mediterranean style house, provided it is properly executed.

After considering the proposed project, the Commission provided the following comments:

- The front, rectangular tower and the round tower behind it are both acting as focal points. One focal point needs to be selected, and the other elements of the design need to be subservient to the selected focal point;
- The round tower appears to be too commercial in design;

- The slanted side wall is an interesting element, but may need to be redesigned to be compatible with the design;
- The location of the real front door should be more defined, it was suggested the low wall in front could lead to the front door.
- The low wall within the front yard should be set back to allow for landscaping between the front property line and the wall;
- The large glass door on the facade is too open and needs to be redesigned. The Applicant should consider making this a window, as it would not often be used as an actual entry/exit;
- The arched door/window at the front of the house needs a wood frame or needs to be further inset to make it appear as a real arch; and
- The design must use very high quality details to ensure proper execution of the selected architectural style.

ACTION:

That consideration of this item was continued to the meeting of October 2, 2008, by Order of the Chair.

**11. 216 North Oakhurst 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 216 North Oakhurst Drive (PL 0838659)

Commissioner Gabbay recused himself from the meeting.

Assistant Planner Rojemann summarized the staff report and it was entered into the record. The Commission requested the following revisions:

- The overall design appears too "generic;"
- The windows are over-scaled;
- The columns above the doorway do not fit with the overall design;
- The French doors are over-scaled;
- The porte cochere is too tall and not in proportion with the rest of the house;
- The asymmetry is slight and should be emphasized or removed;
- The window above the planter at the first floor along the northern portion of the façade feels out of place.

ACTION:

That consideration of this item be returned for re-study to the meeting of October 2, 2008, by Order of the Chair.

**ORAL COMMUNICATIONS**

- Report on Minor Cases and Plan Review Process
- Chair's Report  
Chair H. Szabo suggested the expansion of the jurisdiction of City limits to include the Hillside and Trousdale areas. A Public Hearing Notice should go out to residents for public input on an upcoming Agenda.
- Director's Report / Good and Welfare
- DRC Items on City Council Schedule

**ADJOURNED AT 6:30 PM TO OCTOBER 2, 2008, AT OR AFTER 1:30 PM**

PASSED AND APPROVED THIS 4<sup>TH</sup> DAY OF SEPTEMBER, 2008

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Howard Szabo, Chair  
Submitted by Michele McGrath, Secretary