

CITY OF BEVERLY HILLS

Design Review Commission Meeting

455 North Rexford Drive, Beverly Hills, CA 90210

City Council Chambers / Meeting Room A

DRAFT MINUTES

REGULAR MEETING

Thursday, October 2, 2008

1:30 p.m.

BUS TOUR: The Bus Tour was cancelled.

ROLL CALL AT 1:30 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, R. Gohlich, G. Millican,
S. Rojemann, I. Nguyen, M. Alkire, C. Bond
(Department of Community Development)

CONSIDERATION OF MINUTES

1. Consideration of the minutes of the September 4, 2008, Design Review Commission meeting.

ACTION:

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

That the minutes of the September 4, 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.

CONFLICT OF INTEREST CODE

2. 2008 Biennial Conflict of Interest Code Report – Design Review Commission
Adopt Revised Conflict of Interest Code

The Commission concurred with the Conflict of Interest Code.

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

3. 245 South Canon Drive

A resolution approving 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 0825602). (Continued from June 5, 2008 and August 7, 2008; public hearing closed.) Resolution approved as presented.

ACTION:

Moved by Vice Chair H. Gabbay and seconded by Commissioner S. Strauss.

That the Resolution be approved as presented.

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

NOES: None.

CARRIED.

(RETURNED TO ORDER)

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 and September 4, 2008; public hearing closed.)

Assistant Planner Rojemann summarized the staff report and it was entered into the record. The Commission granted approval of the revised design as presented.

ACTION:

Moved by Commissioner S. Strauss and seconded by Chair H. Szabo.

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

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

NOES: Commissioner G. Gilbar

CARRIED.

CONTINUED CASES

(TAKEN OUT OF ORDER)

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 and September 4, 2008; public hearing open.)

Senior Planner Michele McGrath summarized the report prepared by Assistant Planner Rojemann and it was entered into the record. The Commission granted preliminary approval with the following conditions:

- The quoins on the façade should be rectangular and possibly wider to be more proportional to the design;
- Any wall or fence in the front yard should be low, pedestrian access should be added and any pilasters should work with the lines of entry;

- The extra design detail on the porte cochere should be removed;
- The metal detail at the top of the wall should be removed;
- Provide a detail of the front door to be reviewed by the Commission; it should not be overly ornate and etched glass would be acceptable.

ACTION:

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

That a resolution conditionally approving the R-1 Design Review Permit be drafted for consideration at the November 6, 2008 meeting.

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

NOES: None.

CARRIED.

(TAKEN OUT OF ORDER)

6. 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). (Continued from September 4, 2008; public hearing open.)

Commissioner G. Gilbar and Vice Chair H. Gabbay excused themselves from the meeting.

Assistant Planner Rojemann summarized the staff report and it was entered into the record. The Commission stated the house was much improved and approved of the additional Moorish details. The Commission granted preliminary approval with the following conditions:

- The windows over the front entry should be revised to reflect more of the Spanish/Moorish design such as a medallion window;
- The tower element at the left side of the facade should not have the cut-in at the sides; and,
- There should be more space between the tops of the doors and windows on the second floor and the roofline.

ACTION:

Moved by Chair H. Szabo and seconded by Commissioner S. Strauss.

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

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

NOES: None.

CARRIED.

(RETURNED TO ORDER)

7. 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 and September 4, 2008; public hearing open.)

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

Staff confirmed pertinent sections would be required of the applicant to allow staff to review the turn radius into the subterranean garage. The Commission granted preliminary approval with the following conditions:

- The side yard including the driveway to the subterranean garage must include a minimum of two feet of planting area adjacent to the side property line wall. The applicant indicated this would be in a raised planter;
- Provide a revised landscape plan that eliminates the fence in the front yard;
- Provide a visual of the front door;
- The shutters at the upper windows should be the same width as the windows so they appear useable even if they are not; and,
- The quality of the details is important.

ACTION:

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

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

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

NOES: None.

CARRIED.

(TAKEN OUT OF ORDER)

8. 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 and September 4, 2008; public hearing open.)

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

It was noted that the floor area calculations should be reviewed for accuracy. Commissioners expressed different opinions as to the relative merits of the design presented at the August 7, 2008 meeting versus the revised design. Several commissioners had concerns about the right side of the façade. Three of five commissioners stated they could support a tower element if redesigned to be smaller or set back and concern was expressed about the mismatched garage doors.

Consideration of this item was continued for re-study to the November 6, 2008, meeting by Order of the Chair.

(TAKEN OUT OF ORDER)

9. 812 N. 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). (Continued from September 4, 2008; public hearing open.)

Assistant Planner Nguyen summarized the staff report and it was entered into the record. The Commission expressed concern that the existing house was being demolished but appreciated the quality of design of the proposed house and particularly approved of the color palette. Staff confirmed that ramp to the garage would be reviewed for appropriate slope.

The Commission granted preliminary approval with the following conditions:

- The landscape plan to be revised to eliminate the high fence and gate;
- Provide a section along the side with the subterranean garage.

ACTION:

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

That a Resolution Conditionally Approving the R-1 Design Review Permit be drafted.

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

NOES: None.

CARRIED.

10. 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). (Continued from September 4, 2008; public hearing open.)

Senior Planner McGrath summarized the staff report and it was entered into the record. The applicant confirmed the existing sycamore tree would be maintained and the Commission expressed approval. The Commission granted preliminary approval with the following conditions:

- There should be more distance between the top of the windows on the second floor and the roof;
- The amount of glass in the rounded elements should be reduced;
- The front door should be redesigned and should be simplified to resemble the door as shown on the materials board presented at the meeting.
- The applicant was also asked to consider enunciating the arches above the front entry and to raise the roof above the entry.

ACTION:

Moved by Commissioner G. Gilbar and seconded by Commissioner M. Weiss.

That a Resolution Conditionally Approving the R-1 Design Review Permit be drafted.

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

NOES: None.

CARRIED.

11. 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). (Continued from September 4, 2008; public hearing open.)

Commissioner G. Gilbar excused himself from the meeting.

Assistant Planner Gohlich summarized the staff report and it was entered into the record. The Commission agreed it could approve the building envelope but had a number of design recommendations. The Commission granted preliminary approval with the following conditions:

- The columns supporting the porte cochere are too narrow and need to be widened;
- The overall design needs to be simplified and the contrasting colors around the central medallion need to be toned down;
- The living room door at the front of the house needs to be redesigned to not appear as a main entrance; and
- The wrought iron detailing needs to be a more corroded color and not appear so black.

Additionally, the revised design should be approved by the Commission.

ACTION:

Moved by Vice Chair H. Gabbay and seconded by Commissioner S. Strauss.

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

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

NOES: None.

CARRIED.

PUBLIC HEARINGS

12. 329 South Clark 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 329 South Clark Drive (PL 0846755).

Assistant Planner Nguyen summarized the staff report and it was entered into the record. The Commission discussed the neighbor's concerns about rear yard privacy and determined there was sufficient distance between the proposed house and the existing house across the alley behind it to maintain the neighbor's privacy. The Commission granted preliminary approval with the following condition:

- The columns for the arches at the ground floor should be thicker so as to appear to actually support the arches.

ACTION:

Moved by Commissioner S. Strauss and seconded by Chair H. Szabo.

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

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

NOES: None.

CARRIED.

13. 225 South 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, south of Santa Monica Boulevard at 225 South Crescent Drive (PL 0851709).

Vice Chair H. Gabbay excused himself from the meeting.

Assistant Planner Millican summarized the staff report and it was entered into the record. The Commission expressed concern that the design is disjointed and does not represent a style. The Commission also stated that the design is dependent on the care and maintenance of the prominent trellis feature on the façade and requested that it be redesigned. The Commission further requested:

- That the sides of the house should be more modulated;
- That the entrance tower door surround be redesigned;
- That the proposed tree be at least a 36" box when planted; and,
- That the second story balcony be reviewed and possibly reduced in size so as not to extend as far into the front yard

Consideration of this item was continued for re-study to the November 6, 2008, meeting by Order of the Chair.

STAFF REPORTS

- Report on Minor Cases and Plan Review Process
- Chair's Report
- Director's Report / Good and Welfare
Design Review Criteria
- Schedule public hearing regarding expansion of design review

ADJOURNED AT 6:36 PM TO OR AFTER 1:30 PM ON NOVEMBER 6, 2008.