

CITY OF BEVERLY HILLS

Design Review Commission Meeting

455 North Rexford Drive, Beverly Hills, CA 90210

City Council Chambers / Meeting Room 280 A

MINUTES

REGULAR MEETING

Thursday, November 6, 2008

1:30 p.m.

BUS TOUR: Tour participants assembled at the 450 North Crescent Drive entrance to City Hall at 1:30 p.m. The bus tour visited 713 North Crescent Drive.

ROLL CALL AT 2:45PM IN MEETING ROOM 280 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, C. Bond
(Department of Community Development)

CONSIDERATION OF MINUTES

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

ACTION:

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

That the minutes of the October 2, 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. 601 North Crescent Drive

A resolution 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 602 North Crescent Drive (PL 0830191). (Continued from June 5, 2008, July 2, 2008 and September 4, 2008; public hearing closed.)

Staff noted that the design was revised to add a trellis to the south exterior wall. The Commission stated the resolution should include a condition that the trellis shall be constructed of unfinished redwood, metal or a green wall material so as to maintain an attractive appearance over time and recommended the applicant take care to plant a vine that will thrive in a southern exposure.

ACTION:

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

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

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

ABSTAINED: Vice Chair H. Gabbay.

NOES: None.

CARRIED.

3. 714 North Palm Drive

A resolution approving 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, September 4, 2008 and October 2, 2008; public hearing closed.)

ACTION:

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

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

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

ABSTAINED: Vice Chair H. Gabbay.

NOES: None.

CARRIED.

4. 216 North Oakhurst Drive

A resolution 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 216 North Oakhurst Drive (PL 0838659). (Continued from September 4, 2008 and October 2, 2008; public hearing closed.)

ACTION:

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

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

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

ABSTAINED: Vice Chair H. Gabbay.

NOES: None.

CARRIED.

5. 812 North Alpine Drive

A resolution 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 812 Alpine Drive (PL 0834227). (Continued from September 4, 2008 and October 2, 2008; public hearing closed.)

ACTION:

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

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

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

ABSTAINED: Vice Chair H. Gabbay.

NOES: None.

CARRIED.

CONTINUED CASES

6. 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 and October 2, 2008; public hearing closed.)

Assistant Planner Gohlich summarized the staff report and it was entered into the record. The Commission approved of the revisions made to the design pursuant to the Commission's comments at the October meeting and stressed the importance of the use of quality materials and an attention to details.

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.

7. 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 and October 2, 2008; public hearing closed.)

Senior Planner McGrath summarized the staff report and it was entered into the record. It was noted that the applicant had made the changes requested by the Commission at the previous meeting and the Commission had no additional recommendations.

ACTION:

Moved by Chair H. Szabo 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, and Chair H. Szabo.

NOES: Vice Chair H. Gabbay.

CARRIED.

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, 2008, September 4, 2008 and October 2, 2008; public hearing closed.)

Assistant Planner Nguyen summarized the staff report and it was entered into the record. The Commission gave preliminary approval of the design with the following recommendations: roof eaves shall be a minimum depth of 18 inches; the three arched windows at the upper left side of the façade should be reduced in height by approximately one foot and should be crank (casement) style

windows; the window at the upper right hand side of the façade should be redesigned, centered and should be a crank (casement) style, not double hung.

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, G. Gilbar, M. Weiss and Vice Chair H. Gabbay

NOES: Chair H. Szabo

CARRIED.

9. 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). (Continued from October 2, 2008; public hearing closed)

Associate Planner Millican summarized the staff report and it was entered into the record. The Commission gave preliminary approval of the design with the following recommendations: consider setting back the buttress for the porte cochere at least a foot; reduce the width of the tile area in the fountain so it has a more vertical orientation and consider a different color for the tile background; windows to be inset a minimum of six to eight inches rather than the 12 inches recommended by staff; increase the height of the entrance and/or the slope of the roof at the entrance as much as allowed by Code to give the entrance a more vertical orientation and consider introducing a small porthole window above the entry door that could include colored leaded glass in keeping with the Spanish design; reconsider the color at the shutters, entrance door, gate and windows; and, provide information to staff about the gutters and drainpipes; consider using leader heads in keeping with the traditional style.

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 and Chair H. Szabo.

Vice Chair H. Gabbay abstained.

NOES: None.

CARRIED.

PUBLIC HEARINGS

10. 713 North Crescent Drive

A request for an R-1 Design Review Permit to allow a new, one-story single family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 713 North Crescent Drive (PL 0850716). (Public hearing open)

Assistant Planner Rojemann summarized the staff report and it was entered into the record. Staff clarified that aspects of the project, such as the paving, parking and front fence do not meet current Code and the applicant will be correcting these issues but staff determined it would be beneficial to receive comments on the design from the Commission at this time. The Commission provided the following comments: the materials are great but the façade seems to be out of proportion and boxy resulting in an institutional appearance. Many commissioners agreed that some of the examples of other homes provided by the applicant, such as a Paul Williams home in a similar style, would be more acceptable to the Commission as they appear more residential. The front entrance was particularly noted as out of proportion with the balance of the design and not residential in appearance. The Commission stated that the tall fence in front should be reduced or moved back pursuant to the Zoning Code. The Commission requested more information about design details such as the proposed front door.

ACTION:

That consideration of this item be returned for re-study to the meeting of December 4, 2008, by Order of the Chair.

INFORMATION ITEM

11. R-1 Design Awards

ACTION:

It was agreed that the R-1 Design Awards celebration shall proceed as in the previous year and staff will be providing a list of possible award candidates.

ORAL COMMUNICATIONS CONTINUED

- Chair's Report
- Director's Report / Good and Welfare
- Schedule public hearing regarding expansion of design review

ADJOURNED AT 5:18 PM TO DECEMBER 4, 2008, AT OR AFTER 1:30 PM

PASSED AND APPROVED THIS 2ND DAY OF OCTOBER, 2008.

Howard Szabo, Chair
Submitted by Michele McGrath, Secretary