

**CITY OF BEVERLY HILLS
DESIGN REVIEW COMMISSION MEETING
455 North Rexford Drive, Beverly Hills, CA 90210
City Council Chambers
Commission Meeting Room 280-A**

Thursday, September 3, 2009
1:00 p.m.

**MINUTES
Regular Meeting**

Bus Tour: No Bus Tour
Formal Meeting: 1:00 p.m.

OPEN MEETING

ROLL CALL AT 1:00 p.m.

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

Commissioners Absent: None.

Staff Present: D. Jerex, I. Nguyen and J. Stevens
(Department of Community Development).

GUEST SPEAKER

Architect Marc Appleton presented and discussed a wide range of projects he had designed around the country and shared some of his design philosophy.

APPROVAL OF AGENDA: No Changes.

COMMUNICATIONS FROM THE AUDIENCE: None.

COMMUNICATIONS FROM THE COMMISSION: None.

CONSIDERATION OF MINUTES

1. Consideration of the minutes of the July 2, 2009 meeting.

ACTION:

Moved by Vice Chair Strauss and seconded by Commissioner Szabo.

That the July 2, 2009, Design Review Commission minutes be approved as amended.

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

NOES: None.

ABSTAINED: Commissioner Gilbar.

CARRIED.

NEW BUSINESS

CONSENT CALENDAR

2. 229 South Almont Drive (PL 090 4084)

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 **229 South Almont Drive**.

Senior Planner Jerex, on behalf of Assistant Planner Rojemann, requested approval of the Resolution.

ACTION:

Moved by Vice Chair Strauss and seconded by Commissioner Szabo.

AYES: Commissioners Gilbar, Szabo, Weiss, Vice Chair Strauss and Chair Gabbay.

NOES: None.

CARRIED.

CONTINUED CASES

3. 218 North Palm Drive (PL 092 2048)

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 **218 North Palm Drive**.

Senior Planner Jerex, on behalf of Senior Planner Naziri, summarized the staff report and explained the modifications made by the applicant.

The Commission noted the following:

1. The proposed landscaping was not strong enough for the proposed residence; and should consider extending the grove of trees to extend across the property. The proposed residence feels like a commercial building.
2. There should be consideration of what the residence will look like at night (lit up).
3. A better material sample board should be provided of all proposed materials. It was noted that the materials will not be reflective.

4. Consideration of color palette and materials should be explored. The gray color does not feel "residential".
5. Additional modulation is requested; particularly at the second floor in order to address the massing issue.
6. The landscape walls should be reconsidered and possibly broken up to create a more pedestrian friendly environment.

ACTION:

Moved by Chair Gabbay and seconded by Vice Chair Strauss.

Preliminary approval with the following conditions:

1. Provide more details on the façade;
2. Conduct a color study and reconsider the materials proposed in order to achieve a more residential feel;
3. Reconsider the landscaping and landscape walls to achieve a more residential feel;
4. If possible, bring a simple model showing proposed landscape plan; and
5. Provide more modulation on the façade.

AYES: Commissioner Weiss, Vice Chair Strauss and Chair Gabbay.

NOES: Commissioners Gilbar and Szabo.

CARRIED.

PUBLIC HEARINGS

4. 306 North Maple Drive (PL 093 0434)

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 **306 North Maple Drive.**

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

The Commission noted the following:

1. The proportions of the residence were not appropriately sized with regard to the openings (windows and doors), lighting, balconies and corbels.
2. There was no strong, consistent design style of the residence. As proposed, there were too many details on the front elevation and overall, the design should be simplified.
3. The skylight was not keeping in line with the style of the roof.
4. Staff to confirm whether the height of building needs to be lowered to conform to Code.
5. Railings at the balconies are too heavy; consider removing the balustrades.
6. Wall at front property line is not consistent with the proposed style of the residence.

ACTION:

Returned for re-study by Order of the Chair. This item is to return to the meeting of October 1, 2009.

5. **800 North Linden Drive (PL 093 4736)**

A request for a modification of a previously approved R-1 Design Review Permit to allow for modifications from the previously approved landscaping plan at a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **800 North Linden Drive**.

ACTION:

This item was continued to the meeting of October 1, 2009.

6. **825 North Roxbury Drive (PL 092 5488)**

A request for an R-1 Design Review Permit to allow a façade remodel and new landscaping for an existing two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **825 North Roxbury Drive**.

Senior Planner Jerex summarized the project on behalf of Associate Planner Gohlich. It was noted that paving within the front yard will be brought into conformance with Code.

The Commission noted the following:

1. The proposed façade appears to be lacking in details or architectural interest; it appears as a “lost opportunity” and more thought should be put into providing a revised elevation. As the project site is on a corner lot on a prominent street, particular attention should be considered to enhance the façade.
2. It was suggested that molding around the windows or a horizontal line between the first and second floors, could be utilized to enhance the look of the house and to provide additional architectural interest.
3. Reconsideration of the color palette of the building.

ACTION:

Returned for re-study by Order of the Chair. This item is to return to the next meeting of October 1, 2009.

7. **1303 Park Way (PL 093 2655)**

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, north of Santa Monica Boulevard at **1303 Park Way**.

Assistant Planner Nguyen gave the staff report on behalf of Associate Planner Gohlich. The owner representative, Samuel Moon, and architect, Bruce Tucker, were in attendance.

The Commission noted the following:

1. The roof overhang and the window eyebrows appear under-scaled.
2. The façade design should be revised to create more horizontality; as proposed, the residence is overly symmetrical. The Commissioners suggested reducing the pitch of the roof to create a more horizontal line.
3. The 8'-0" tall garage doors appear too tall for the façade, as it is facing the street.
4. Reconsider the color palette (white stucco) of the façade.
5. The architectural style of the residence should exhibit more of a contemporary feel, as it is too conservative as proposed.

ACTION:

Returned for re-study by Order of the Chair. This item is to return to the next meeting of October 1, 2009.

8. 264 South Rodeo Drive (PL 093 3766)

A request for an R-1 Design Review Permit to allow fence and wall revisions to a previously approved two-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at 264 South Rodeo Drive.

Chair Gabbay recused himself and left the meeting; the gavel was passed to Vice Chair Strauss. Vice Chair Strauss left at 4:20 p.m. and the gavel was passed to Commissioner Szabo.

Assistant Planner Nguyen gave the staff report on behalf of Associate Planner Gohlich.

The Commission noted the following:

1. The original conditions listed in the previously approved resolution were not adhered to with regards to the having a fence at the front elevation, allowing for a wall at the street side yard, and planting two minimum 48" box trees.
2. The hedges within the front yard are over the maximum height permitted, and do not conform to Code.
3. Other properties within the neighborhood do not have solid walls along the street side yard, which was the rationale for not permitting the solid wall originally.

ACTION:

Moved by Acting Chair Szabo and seconded by Commissioner Weiss.

The request for revisions to the previously approved project was denied and the applicant was directed to return the project to the originally approved resolution and originally approved landscape plan. The project shall return to the Commission for final review and approval, and shall provide a bond to the City to ensure compliance.

AYES: Acting Chair Szabo and Commissioners Weiss and Gilbar.

NOES: None.

RECUSED: Chair Gabbay.

ABSENT: Vice Chair Strauss.

CARRIED.

ORAL COMMUNICATIONS

- Director's Report / Good and Welfare
No report was made.
- Comments on Design Review Application
The Commissioner requested that images for Consent Calendar items be included in future packets.

THE MEETING WAS ADJOURNED AT 4:30 P.M.

PASSED AND APPROVED THIS 5th DAY OF NOVEMBER 2009.

Hamid Gabbay, Chair

Submitted by Donna Jerex, Secretary