

**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, March 4, 2010
1:30 p.m.**

MINUTES

Formal Meeting: 1:30 p.m.

OPEN MEETING

ROLL CALL AT 1:42 PM

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

Commissioners Absent: None.

Staff Present: D. Jerex, R. Naziri, I. Nguyen, S. Rojemann and C. Bond (Community Development).

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE: None
Members of the public may address the Commission

COMMUNICATIONS FROM THE COMMISSION:
Chair's Report from Mayor's Cabinet Meeting
The Commission requested obtaining a list of approved cases and which cases had been approved at staff level.

CONSIDERATION OF MINUTES:

1. Consideration of the minutes of the February 4, 2010 meeting.

ACTION:

Moved by Vice Chair Strauss and seconded by Commissioner Weiss.

That the minutes of the February 4, 2010 meeting be approved as amended.

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

NOES: None.

CARRIED.

NEW BUSINESS

CONSENT CALENDAR

ELECTION OF OFFICERS FOR 2010 (CHAIR AND VICE-CHAIR)

That the title of Chair be handed over to Vice Chair Strauss.

ACTION:

Moved by Chair Gabbay and seconded by Commissioner Szabo.

To nominate Vice Chair Strauss for Design Review Commission Chair.

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

NOES: None.

CARRIED.

Nomination of Commissioner Gilbar as Design Review Commission Chair.

ACTION:

Moved by Vice Chair Strauss and seconded by Commissioner Weiss.

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

NOES: None.

CARRIED.

CONTINUED CASES

Item #4 was taken as Item #2; all others were taken in sequence thereafter.

2. 225 South Palm Drive (PL 095 4906)

A request for an R-1 Design Review Permit to allow a major remodel and second-floor addition to an existing one-story single-family residence, located in the Central Area of the City, south of Santa Monica Boulevard at **225 South Palm Drive**. *(Continued from the meeting of December 8, 2009.)*

Senior Planner Naziri presented the staff report and explained the concerns of the Commission and the applicant's response. Staff explained that no more than 50% of the structure may be modified in order to maintain the project's non-conforming status. This has been memorialized as a condition of approval. The applicant acknowledged that if the project exceeds the 50% rule, then all aspects of the structure must be brought into conformance with current zoning code requirements.

Chair Gabbay stated that if the applicant makes any changes to the house, the architect or designer is obligated to inform the City about it and include it in their plans.

Commissioner Szabo inquired if there was a procedure in place for an inspector to go out and look at the issue of whether they had passed the 50% threshold or not. Senior Planner Jerex responded that there was.

Speakers from the public were Applicant Afrooz Javanfard, Landscape/Designer Ron Lushitzer, Hamid Omrani of the Omrani Group and Owner David Kohanbash.

Commissioner Gilbar made the following comments:

1. Overall, the elements of the project need to be more thought out and articulated. The project does not appear to be fully developed yet;
2. The single-pane windows and doors on the front elevation which lend a commercial quality, rather than residential quality;
3. The corbels under the eaves of the roof come down onto the windows and needs more space;
4. The front door should be reconsidered. Commissioner Gilbar suggested to add an element above the door, or to recess the entry;
5. Details of the planter over the front door need to be provided (i.e., drainage);
6. Details of the exterior lights near the front door need to be provided;
7. Window above front door needs to be further developed;
8. Details of the downspouts for drainage from the balconies should appear on the drawings.

Commissioner Szabo stated that the areas around the first floor windows needed attention and that the second floor balcony needed to be reconsidered.

Commissioner Weiss expressed that she supported having changed to a single door with two side lights. She asked to see some creativity with regard to the side lights.

Chair Gabbay stated that the front door with the side lights were out of scale with the façade. Additionally, the proposed bamboo plants were not appropriate with the architectural style of the residence.

ACTION:

That the project be returned to the meeting of April 1, 2010, by Order of the Chair.

3. 705 North Bedford Drive (PL 095 5076)

A request for an R-1 Design Review Permit to allow first and second story additions to an existing two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **705 North Bedford Drive**. *(Continued from the meeting of January 7, 2010.)*

Assistant Planner Rojemann presented the staff report and explained the concerns of the Commission and the applicant's response.

The Applicant, Aziz Zarabi, was in attendance.

Staff has prepared a resolution for the Commission's consideration. The Commission gave preliminary approval based upon the simplified version of the elevation presented at the December 8, 2009 meeting, lowering the middle window on the second floor approximately 8", and to thicken the horizontal element.

ACTION:

Moved by Commissioner Gilbar and seconded by Vice Chair Strauss.

That the resolution conditionally approving the R-1 Design Review Permit be adopted as amended with the following conditions:

1. The middle window shall be lowered on the second floor approximately 8".
2. The horizontal element on the façade shall be thickened.

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

NOES: None.

CARRIED.

4. 512 North Maple Drive (PL 100 0872)

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 **512 North Maple Drive**. *(Continued from the meeting of February 4, 2010).*

Assistant Planner Nguyen presented the staff report.

Architect Albert Mikaelian was in attendance representing the homeowner.

The Commission discussed the proportions of the entry pediment.

Commissioner Gilbar suggested that the quoins be rectilinear, or alternating in size.

Vice Chair Strauss commented that the landscape plan was not fully developed.

ACTION:

Moved by Vice Chair Strauss and seconded by Commissioner Szabo.

That the resolution conditionally approving the R-1 Design Review Permit be adopted as amended with the following conditions:

1. The arch at the entryway be raised;
2. The molding on top of the entryway be thickened;
3. Landscape plan to return to the Commission for review and approval.

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

NOES: None.

CARRIED.

5. 265 South Wetherly Drive (PL 100 0935)

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 **265 South Wetherly Drive**. *(Continued from the meeting of February 4, 2010.)*

Assistant Planner Rojemann presented the staff report. It was noted that staff met with applicant to discuss the proposed project with reference to the design style catalogue on February 11, 2010.

The applicant, Shahriar Yadegari, and the homeowner were in attendance.

Commissioner Gilbar asked if the French doors on the first floor opened out and questioned if a railing was required. The applicant stated that the doors opened in, with a 2-foot step with a drop and that a railing was not needed as the ground would be graded. Commissioner Gilbar suggested that having fewer, stronger element would strengthen the design of the facade.

The Commission discussed the following:

1. Reducing the number of lights on the façade. Suggested enlarging the lights flanking the front door, and removing all other lights on the first and second floor.
2. The French doors on the ground floor were competing with the front door, and should be reduced as it is out of scale with the façade.
3. The front door should be simplified.
4. The window on the second floor should be re-considered.

5. The column and arch at the front entrance is an architectural feature, and should be reconsidered. Suggested a stone material, instead of foam.
6. The balcony could be reconsidered to be squared off, instead of rounded.
7. Suggested reconsidering the molding around the doors.
8. The roof eaves should be enlarged.

ACTION:

That the project be returned to the meeting of April 1, 2010, by Order of the Chair.

PUBLIC HEARINGS

6. 304 North Oakhurst Drive (PL 095 9783)

A request for an R-1 Design Review Permit to allow the façade remodel of an existing single-family residence located in the Central Area of the City south of Santa Monica Boulevard at **304 North Oakhurst Drive**.

Assistant Planner Rojemann presented the staff report.

The applicant, Sean Nourani, and Ben Neman, property owner, were in attendance.

Commissioner Szabo asked when the house was originally built. Chair Gabbay confirmed it was two or three years prior. Commissioner Szabo had driven by and the wall was removed and new pilasters were constructed at the front property line and questioned if this was permitted and conformed to current Code. Additionally, the pilasters were not depicted on the submitted plans.

The applicant stated that the floor plans and building footprint are to remain the same and only the façade has been modified.

Commissioner Weiss questioned the balcony and wrought iron work details, as it was not provided accurately on the elevations. It was requested of the applicant to bring a sample to the next meeting.

Chair Gabbay explained to the applicant and the owner about the process of submitting exactly what ideas and samples were needed for the Commission hearing.

The Commission discussed the following:

1. The quoins should be reconsidered.
2. The arch on the porte cochere could be higher, with less flat surface.
3. The front door should be simplified.
4. The building should have less wrought ironwork.
5. Requested more details of the architectural elements.
6. Revise elevations and plans to be accurate.
7. Reconsider the landscape plan.

ACTION:

That the project be returned to the meeting of April 1, 2010, by Order of the Chair.

ORAL COMMUNICATIONS

- Director's Report / Good and Welfare
The Commission and staff discussed ways to lessen the amount of time and money for processing changes desired by applicants.

THE MEETING WAS ADJOURNED AT 4:55 PM

PASSED AND APPROVED THIS 1st DAY OF APRIL 2010.

Hamid Gabbay, Chair

Submitted by Donna Jerex, Secretary