

**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, May 6, 2010
1:00 p.m.**

MINUTES

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

OPEN MEETING

ROLL CALL AT 1:40 PM

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

Commissioners Absent: None.

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

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE:

Mr. Albert Mikaelian, Architect for 512 North Maple Drive, requested further direction from the Commission in regards to the landscape plan previously reviewed.

It was noted that the proposed landscape plan had many different plants and was suggested that the applicant provide fewer, but larger, plant species. Additionally, the Commission suggested smaller flowering plants at the ground level.

COMMUNICATIONS FROM THE COMMISSION:

Chair's Report from Mayor's Cabinet Meeting

CONSIDERATION OF MINUTES:

- 1. Consideration of the minutes of the Special Meeting of January 21, 2010.**

ACTION:

Moved by Commissioner Weiss and seconded by Commissioner Szabo.

That the minutes of the Special Meeting of January 21, 2010 meeting be approved as amended.

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

NOES: None.

ABSTAIN: Commissioner Gabbay.

CARRIED.

2. Consideration of the minutes of the Meeting of April 1, 2010.

ACTION:

Moved by Commissioner Weiss and seconded by Commissioner Gilbar.

That the minutes of the April 1, 2010 meeting be approved as amended.

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

NOES: None.

ABSTAIN: Commissioner Szabo.

CARRIED.

NEW BUSINESS

CONSENT CALENDAR

None.

CONTINUED CASES

3. 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 April 1, 2010.)*

The applicant, Shahriar Yadegari, and the homeowner, Mrs. Afsaneh Ghalehi-Khazan, were in attendance.

Assistant Planner Rojemann presented the staff report noting that the applicant had complied with the comments made at the last meeting.

ACTION:

Moved by Commissioner Gabbay and seconded by Chair Strauss.

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

- Bevel edged railing preferred by the Commission; however, the straight edged railing can also be used at the discretion of the homeowner.
- Railing shall be black bronze in color as shown on the material board.
- No fences within the front yard shall be taller than 3 feet.

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

NOES: None.

CARRIED.

3. 304 North Oakhurst Drive (PL 095 9783)

A request for an R-1 Design Review Permit to allow the façade remodel of an existing two-story single-family residence, located in the Central Area of the City south of Santa Monica Boulevard at 304 North Oakhurst Drive. *(Continued from the meeting of March 4, 2010.)*

The applicant, Sean Nourani, and the homeowner, Ben Neman, were in attendance and stated they had complied with the suggestions made by the Commission.

Assistant Planner Rojemann presented the staff report.

The Commission discussed the following:

- Front door appears out of scale with the house, as it was raised from 12' tall to 15' tall.
- Window on second floor appears out of proportion, and was not architecturally appealing. Suggested adding molding around the window.
- Suggested increasing the weight of the trim around the front door.

ACTION:

That the project be returned to the meeting of June 3, 2010, by Order of the Chair.

PUBLIC HEARINGS

5. **300 South Wetherly Drive (PL 100 9355)**

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 **300 South Wetherly Drive.**

Assistant Planner Nguyen presented the staff report. Samuel Moon, applicant, and Laszlo Faerstain, representative for the homeowner, were in attendance.

The Commission discussed the following:

- There was not enough differentiation between the subject property and the adjacent property at 304 South Wetherly Drive
- Two windows on second floor façade needed further refinement
- Suggested further refinement to the windows on lower left hand side of first floor façade
- More attention should be paid to the north elevation since this is a corner lot
- Railings on the building appear too thin and unfinished
- Suggested removing lights on top of fence, or removing fence to open up corner
- Second floor plan should be reconsidered as the window from the closet and bathroom faces the street
- Staff provided the applicant with a copy of Spanish architectural details (photos)

Barbara Linder, adjacent neighbor residing at 305 South Almont Drive, expressed concerns about the subject property being developed by the same developer as the abutting property. Stated that the residence was uninteresting, out of proportion with the neighborhood and appeared closed-in.

Chris Laukenmann, adjacent neighbor, concurred with Ms. Linder's concerns and referenced photographs taken within the neighborhood. Additionally, Mr. Laukenmann had concerns about the light fixtures on top of the proposed fence and referenced a letter he provided that was included in the packet to the Commission.

ACTION:

That the project be returned to the meeting of June 3, 2010, by Order of the Chair.

Commissioner Gabbay recused himself for the next item.

6. **126 North Maple Drive (PL 101 0459)**

A request for an R-1 Design Review Permit to allow a new, two-story single-family residence with a full basement and garage located in the Central Area of the City south of Santa Monica Boulevard at **126 North Maple Drive.**

The staff report was presented by Associate Planner Gohlich.

The applicant, San Besbelli of Gabbay Architects, gave a power point presentation and provided a sample board.

The Commission discussed the following:

- Suggested the applicant look at other plant species, as palm trees are too common
- Side elevation needed further refinement
- Metal railing should have a heavier top element
- Suggested having fewer, bolder elements on the façade
- Suggested reconsidering the staircase at the back of the house to the backyard
- Suggested creating something to soften the corner and gate to the parking

ACTION:

That the project be returned to the meeting of June 3, 2010, by Order of the Chair.

ORAL COMMUNICATIONS

- Director's Report / Good and Welfare
- Update: City Council AC & DRC Merge Discussion held April 22, 2010
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STUDY ITEM

- **Review of Development Standards that Impact Building Design in the Central R-1 Zone (March 4, 2007 Memo Provided in Notebook)**

City Planner Lait discussed the following items with the Commission:

- Suggested modifications to the Zoning Code for the Central area of the City.
- Memorializing and prioritizing the expansion of Design Review to the entire City.

THE MEETING WAS ADJOURNED AT 5:05 PM

PASSED AND APPROVED THIS 3rd DAY OF JUNE 2010.

Susan Strauss, Chair

Submitted by Donna Jerex, Secretary

