

**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, July 1, 2010
1:00 p.m.**

MINUTES

OPEN MEETING

ROLL CALL AT 1:10 PM

Commissioners Present: Commissioner M. Weiss, H. Gabbay, H. Szabo, and Chair S. Strauss.

Commissioners Absent: Vice Chair G. Gilbar.

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

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE:

- Members of the public may address the Commission

COMMUNICATIONS FROM THE COMMISSION:

- Chair's Report from Mayor's Cabinet Meeting

CONSIDERATION OF MINUTES

1. Consideration of the minutes of the Meeting of June 3, 2010.

ACTION:

Moved by Commissioner Gabbay and seconded by Commissioner Weiss.

That the minutes of the June 3, 2010 meeting be approved as amended.

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

NOES: None.

ABSENT: Vice Chair Gilbar.

CARRIED.

NEW BUSINESS

CONSENT CALENDAR

2. 512 North Maple Drive (PL 100 0872)

A resolution conditionally approving an R-1 Design Review Permit for 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**.

ACTION:

Moved by Commissioner Weiss and seconded by Commissioner Gabbay.

That the resolution conditionally approving the R-1 Design Review Permit be adopted with the additional condition that the trees be decreased in number; be increased in size to 48" boxes.

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

NOES: None.

ABSENT: Vice Chair Gilbar.

CARRIED.

CONTINUED CASES

Commissioner Gabbay recused himself from the meeting for following item.

3. 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 located in the Central Area of the City, south of Santa Monica Boulevard at **126 North Maple Drive**. *(Continued from June meeting due to lack of quorum.)*

Speaker: Sean Besbelli, representing Gabbay Architects.

ACTION:

Moved by Commissioner Weiss and seconded by Chair Strauss.

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

1. The first floor French doors shall be dropped down in height to be equivalent in proportion to match the second floor top of window to roof plate.
2. The front wall shall be moved back 3' behind the front property line and planted with landscaping that has both depth and flowers in front.
3. The front door was approved as presented.
4. Horizontal mullions on the front and street side windows shall be added.

AYES: Commissioners Weiss and Chair Strauss.

NOES: Commissioner Szabo.

RECUSED: Commissioner Gabbay

ABSENT: Vice Chair Gilbar.

CARRIED.

4. 163 North Hamel Drive (PL 101 1787)

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 **163 North Hamel Drive**.

Speakers: David Samadi, applicant
Hamid Omrani, designer.

Chair Strauss clarified that the re-study must include the following:

1. Dealing with the upper level;
2. The roofs over the balconies to be removed or replaced with a three foot cantilever;
3. The door and fence. It was clarified that the applicant could have a double door, but to eliminate iron and glass;

The applicant wanted covers for the balconies to guard against the sun and rain. She advised them to make the design consistent. Commissioner Gabbay suggested. He said that if they closed off the two smaller spaces and leave one open space to match below, it could provide for eliminating the roof.

ACTION:

That the project be returned to the meeting of August 5, 2010, by Order of the Chair with the following items to be addressed:

1. Columns and heaviness of the upper floor;
2. The roofs over the balconies to be removed or replaced with a cantilever;
3. The door and fence. It was clarified that the applicant could have a double door, but to eliminate iron and glass;

4. Bring several alternatives to the next meeting.

PUBLIC HEARINGS

5. 313 North Maple Drive (PL 101 2186)

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 **313 North Maple Drive.**

Speakers: Albert Firoozmand, property owner
Eran Gispan, designer

ACTION:

That the project be returned to the meeting of August 5, 2010, by Order of the Chair to address making the front door in better proportion with the façade; adding concrete caps to the property wall line; and provide better overall scale and proportion.

ORAL COMMUNICATIONS

- Urban Design Program Manager's Report / Good and Welfare
- Info item: Details (window surrounds, corbels, roof tile) for 300 South Wetherly Drive (Note: Memo was attached/included in July packet) Code Amendment Discussion (Commissioners Gabbay and Szabo)
- Commissioners Gabbay and Szabo discussed a memorandum they were preparing for presentation to City Council regarding code issues. (Memorandum was provided in July packet.)

THE MEETING WAS ADJOURNED AT 4:18 PM

PASSED AND APPROVED THIS 2nd DAY OF SEPTEMBER 2010.

Susan Strauss, Chair

Submitted by Donna Jerex, Secretary