

**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, August 5, 2010
1:00 p.m.**

MINUTES

OPEN MEETING

ROLL CALL AT 1:10 PM

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

Commissioners Absent: None.

Staff Present: D. Jerex, S. Rojemann 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
 - BH 90210 Day is on 9/2/10 with a special song by Natasha Bedingfield
 - Thompson Hotel: There is a proposal under review by the Planning Commission to expand the rooftop & dining downstairs;
 - Traffic Commission is looking into how handicap stickers are being issued
 - New limit of tobacco sales to minors; and
 - Public Works finished reservoir.

CONSIDERATION OF MINUTES:

1. The Minutes of the July 1, 2010 Meeting will be presented at the September 2, 2010 meeting.

NEW BUSINESS

CONSENT CALENDAR

None.

BIENNIAL CONFLICT OF INTEREST CODE REPORT

2. State law requires that the Commission review its Conflict of Interest Code every two years. A copy of the reporting requirements were attached for the Commission's review and vote.

Chair Strauss asked for a vote on the Conflict of Interest. All Commissioners agreed to request the item be voted upon at a later date as more time was needed for review. Senior Planner Jerex agreed to request the City Clerk's office to get these reports out one month prior to the meetings, in the future, for ample reviewing time.

CONTINUED CASES

3. **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

ACTION:

Moved by Commissioner Gabbay and seconded by Chair Strauss.

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

1. The bathroom window on the front façade shall be made smaller and redesigned to be oval or round and returned to staff for approval;
2. Remove the wrought iron fence and entry gate and replace and reduce the size of the front yard retaining wall to 18 inches in height including the pilasters; and
3. Final plans shall combine the upper part of Option "A" and lower part of Option "B"

AYES: Commissioners Weiss, Gabbay, and Chair Strauss.

NOES: Commissioner Szabo.

ABSTAIN: Vice Chair Gilbar.

CARRIED.

4. 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, applicant
Eran Gispan, designer

ACTION:

Moved by Commissioner Gabbay and seconded by Vice Chair Gilbar.

That the resolution conditionally approving the R-1 Design Review Permit be adopted with the all of the previous and following conditions:

1. Corbels to be reduced in number and increased in size;
2. The porte cochere should be redesigned with a heavier column;
3. Add mullions to the doors and windows; and
4. Increase the width of the walls at both sides of the entry.

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

NOES: None.

CARRIED.

PUBLIC HEARINGS

5. 631 North Crescent Drive (PL# 101 7464)

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 **631 North Crescent Drive.**

Speakers: Albert Mikaelian, designer
Charles Strawter, from Yael Lir Landscape Architects

ACTION:

The Commission was not supportive of the Beaux Arts design and recommended a re-design. The project was returned for re-study by Order of the Chair.

PROJECT PREVIEWS

6. 926 North Beverly Drive (PL# 101 7737)

Preliminary comments from the Commission were requested for this proposed new Beaux-Arts style residence.

Speakers: Lotfi Mehdian, property owner
Robert Salice, designer

Suggestions made by the Commission were as follows:

1. The porte cochere roof over the entrance was bulky and lacking of Beaux-Arts detail which did not fit the style selected;
2. The baluster was out of place;
3. The balcony and columns below needed work;
4. To bring a street-scape, renderings, elevations, site plans and context to the next meeting.

7. 601 North Crescent Drive (PL# 101 4280)

Preliminary comments from the Commission were requested for this proposed new Mediterranean-style 2-story residence.

The following were suggestions given by the Commission:

1. Consider all three elevations (front, side and rear);
2. Rethink the roofline as it sits timidly;
3. Stone elements used on the corner looked slapped there;
4. Columns were out of proportion;
5. Windows over the front door were needed;
6. Pay attention to the angling over the porte cochere;
7. The bulk or massing was like a box lacking any sort of elegance; and
8. Pick a style that is consistent to all facades.

ORAL COMMUNICATIONS

- Urban Design Program Manager's Report / Good and Welfare
- City Council Dates for Code Amendment Discussion (Commissioners Gabbay and Szabo)
- Applications for Commissioners:
 - Approximately 8 to 9 applications for commissioners had been received to date. An article was written about the Design Review Commission that was published in a local newspaper. The "designing women" article mentioned the Design Review Commission had failed at Benedict Canyon and Chevy Chase Drive. The Commission noted it was important for the writer and the public to understand that the project was not within the jurisdiction of the Design Review Commission. It was suggested that a response letter be written by Commissioner Szabo and published on behalf of the Commission. Chair Strauss

felt that might help them to understand that the Hillside area should be included in the Design Review Commission's jurisdiction.

THE MEETING WAS ADJOURNED AT 4:00 PM

PASSED AND APPROVED THIS 2nd DAY OF SEPTEMBER OF 2010.

Susan Strauss, Chair

Submitted by Donna Jerex, Secretary

