

**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, October 7, 2010
1:00 p.m.**

MINUTES

OPEN MEETING

ROLL CALL AT 1:05 PM

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

Commissioners Absent: Commissioner H. Szabo.

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

GUEST SPEAKER:

Mark Rios FAIA, FASLA, is the founding principal of Rios Clementi Hale Studios in Los Angeles. The firm's expertise includes the disciplines of architecture, landscape architecture, graphic, interior, exhibit, and product design.

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. **Minutes of the Meeting of September 2, 2010 will be presented at the November 4, 2010 meeting.**

NEW BUSINESS

CONSENT CALENDAR

2. 126 North Le Doux Road (PL# 101 8453)

A resolution conditionally approving 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 Le Doux Road**.

Speakers: Jason Y. Lie, property owner
Alex Campos, Architect

ACTION:

Moved by Commission Weiss and seconded by Chair Strauss.

That the resolution conditionally approving the R-1 Design Review Permit be adopted as presented.

AYES: Commissioners M. Weiss, H. Gabbay, Vice Chair G. Gilber and Chair S. Strauss.

NOES: None.

ABSENT: Commissioner Szabo.

CARRIED.

CONTINUED ITEMS

3. 926 North Beverly Drive (PL# 102 0001)

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 **926 North Beverly Drive**.

Speakers: Lotfi Mehdian, property owner
Robert Salice, Designer

ACTION:

The Commission was not supportive of the Beaux Art/Italianate design and recommended a re-design. Returned for re-study by Order of the Chair.

4. 601 North Crescent Drive (PL #102 0643)

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 **601 North Crescent Drive**.

Speakers: Behnam Yadegari, property owner

Hamid Omrani, Designer

ACTION:

The Commission had concerns with the overall mass and scale of the project and directed for the project to be re-designed. Returned for re-study by Order of the Chair.

The following items were taken out of order.

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, Architect
Yael Lir, Landscape Architect

ACTION:

The Commission was not supportive of the Beaux Art design and recommended the project be re-studied and an appropriate architectural style be selected. Returned for re-study by Order of the Chair.

PUBLIC HEARINGS

6. 301 South Crescent Drive (PL# 101 8917)

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 **301 South Crescent Drive**.

Speakers: Albert Mikaelian, Architect
Yael Lir, Landscape Architect

Senior Planner Donna Jerex presented the staff report and read into the record a letter submitted from the neighboring property owners, Tamara and Randy Smith, which expressed concerns about the project.

ACTION:

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

1. Pursuant to Beverly Hills Municipal Code Section 10-3-2403, so as to be considered a sloped roof, the roof plan shall be revised so that no more than 5% of the total surface area of the roof contains a slope of less than 10%;
2. Find a way to articulate the individual mass along the front façade, adjacent to the living room, so as to break up the massing of the facade; and,
3. Move the proposed wall along the street side yard away from the property line a minimum of 12" to 18" and provide proper planting and irrigation in the setback area.

Moved by Commissioner Gabbay and seconded by Chair Strauss.

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

NOES: None.

ABSENT: Commissioner Szabo.

CARRIED.

ORAL COMMUNICATIONS

- Report from City Staff/Good and Welfare
- Transition of Commissioners and Staff Liaisons/Upcoming Changes in Processes
- Proposed Text Amendments: Number of Required Meeting Dates per month (Code currently requires 2 meetings per month and second meeting is routinely cancelled); (Modification of Track System (staff vs. commission approvals/Style Catalog); Department Work plan and development standard amendments proposed by the Commission; etc.

THE MEETING WAS ADJOURNED AT 3:25 PM

PASSED AND APPROVED THIS 4th DAY OF NOVEMBER OF 2010.

Susan Strauss, Chair

Submitted by Shena Rojemann, Secretary