

**CITY OF BEVERLY HILLS
DESIGN REVIEW COMMISSION MEETING
455 North Rexford Drive, Beverly Hills, CA 90210
Commission Meeting Room 280-A**

**Thursday, January 6, 2011
1:00 p.m.**

MINUTES

OPEN MEETING

ROLL CALL AT 1:07 PM

Commissioners Present: Commissioner Pepp, Commissioner Weiss, Commissioner Szabo, and Acting Chair Gilbar.

Commissioners Absent: Chair Strauss (excused).

Staff Present: J. Lait, S. Rojemann and C. Bond (Community Development).

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE:

- Members of the public may address the Commission*

CONSIDERATION OF MINUTES

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

That the minutes of the December 2, 2010 meeting were approved as corrected.

ACTION:

Moved by Commissioner Pepp and seconded by Commissioner Szabo.

AYES: Commissioners Pepp, Szabo, Weiss and Acting Chair Gilbar.

NOES: None.

ABSENT: Chair Strauss.

CARRIED

CONTINUED ITEMS – PUBLIC HEARINGS

2. **926 North Beverly Drive (PL# 102 0001)**

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 **926 North Beverly Drive**.

Speakers: Lotfi Mehdiان, property owner
Robert Salice, Designer

ACTION:

Moved by Acting Chair Gilbar and seconded by Commissioner Szabo.

That a resolution conditionally approving the R-1 Design Review permit be approved as corrected and amended (including the landscaping) with the conditions listed below.

- 1) A revised building elevation, which includes a larger scale elevation drawing of the doorway and windows, shall be submitted to staff for final review and approval;
- 2) Final plans shall substantially conform to the plans submitted to and reviewed by the Design Review Commission on January 6, 2011.
- 3) This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.);
- 4) Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans;
- 5) Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department; and
- 6) A copy of the City's approval letter shall be scanned onto the final plans.

AYES: Commissioners Pepp, Szabo, Weiss and Acting Chair Gilbar.

NOES: None.

ABSENT: Chair Strauss.

CARRIED

3. 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: Hamid Omrani, Designer
Shahriar Yadegari, Designer
Behnam Yadegari, property owner

ACTION:

Moved by Commissioner Szabo and seconded by Commissioner Gilbar.

That the project be returned for re-study. The Commission had the following comments:

- In the south elevation, show the hatching for the trellis.
- The window schedule is inconsistent with the windows on the elevations – correct this mistake.
- All plans and elevations should be fully dimensioned.
- Provide larger details of the front entry cornice and door.
- Provide a detailed section through a window.
- The entry pediment does not work and needs to be further refined (think ‘calmer’). Consider removing the pediment or simplifying the pediment so that the entry door is more prominent.
- Provide a section of the revised entry design.
- Provide a sample of the precast stone proposed along the façade.
- The elevations and the renderings need to be consistent.
- The landscape plans and elevations should also be consistent. (On sheet L-3 the circle in the door is inconsistent with the other elevations and the picture of the door provided.)
- The landscape elevation is inaccurate and does not reflect the actual size of the plants proposed on the landscape plan. This should be corrected.
- The landscape plan contains plants that are too small in relationship to the scale of the proposed residence. Use larger, more mature plants and trees. The palms are too small and the plant overall does not provide enough coverage - use other plants rather than palms.
- The landscape plan is incomplete and should be further developed.
- On the landscape plan, show what is being planted between the proposed walls/fences and the property lines.
- Provide an elevation of the fences proposed.
- The wrought iron on the fences should be simplified.
- Provide a detail of the ironwork proposed along the fence.
- Show any lighting proposed along the façade elevations. Provide cut sheets of the lighting fixtures.
- Staff is to prepare a resolution for consideration at the next meeting.

AYES: Commissioners Pepp, Szabo, Weiss and Acting Chair Gilbar.

NOES: None.

ABSENT: Chair Strauss.

CARRIED

4. 631 North Crescent Drive (PL# 101 7464)

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 **631 North Crescent Drive**.

Speakers: Albert Mikaelian, Designer

ACTION:

Moved by Commissioner Pepp and seconded by Acting Chair Gilbar.

That the resolution conditionally approving the R-1 Design Review permit be revised and approved subject to the following added conditions:

- 1) The fence/wall within the front yard setback shall be reduced to a maximum of 4'-0" in height. The final design shall be returned to the Commission for approval.
- 2) The fence/wall along the northern property line and a portion of the rear property line (northwest corner of the property) shall be setback further to provide additional landscaping adjacent to the public right-of-way, or alternatively, shall be redesigned to be more open and pedestrian friendly. The final design shall be returned to the Commissioner for approval.
- 3) The entry pediment shall be further refined and returned to the Commission for approval.
- 4) Final plans shall substantially conform to the plans submitted to and reviewed by the Design Review Commission on January 6, 2011.
- 5) This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.);
- 6) Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval may be required to be restored to match the City approved plans;
- 7) Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department; and
- 8) A copy of the City's approval letter shall be scanned onto the final plans.

AYES: Commissioners Pepp, Szabo, Weiss and Acting Chair Gilbar.

NOES: None.

ABSENT: Chair Strauss.

CARRIED

NEW BUSINESS - PUBLIC HEARINGS

5. 724 North Elm Drive (PL# 103 8778)

A request for an R-1 Design Permit to allow a façade remodel of an existing two-story single-family residence, located in the Central Area of the City north of Santa Monica Boulevard at 724 North Elm Drive.

Speakers: Shahriar Yadegari, Designer
Sepehr Katiraii, MD, property owner

ACTION:

Moved by Acting Chair Gilbar and seconded by Commissioner Szabo.

That the project be returned for re-study. The Commission had the following comments:

- The design elements do not complement each other (not an internally compatible design scheme).
- The proposed etched glass window is too modern and out of proportion with the other elements proposed.
- The project is moving in the wrong direction.
- The scale of the windows, doors, and other design elements are off – there should be some consistency in scale and mass between elements.
- The façade design feels clumsy and heavy.
- The design does not improve the residence – it now feels intrusive.
- Consider updating the existing residence as opposed to redesigning.
- The details proposed (shorter balconies, taller windows/doors, removal of shutters, taller more enhanced entry) create a design with a vertical orientation. The horizontal orientation found in the existing design is of a more appropriate scale. As revised, the residence feels taller and does not minimize the appearance of scale and mass.
- The development does not enhance the appearance of the neighborhood – the scale of the design is off, the design details do not complement each other.
- The design does not take into the consideration the characteristics of the surrounding group of homes and fails to integrate appropriate features that will ensure harmony between old and new.

AYES: Commissioners Pepp, Szabo, Weiss and Acting Chair Gilbar.

NOES: None.

ABSENT: Chair Strauss.

CARRIED

6. 302 North Palm Drive (PL#103 7600)

A request for an R-1 Design Permit to allow a façade remodel of an existing two-story single-family residence, located in the Central Area of the City south of Santa Monica Boulevard at **302 North Palm Drive.**

Speakers: Amit Apel, Architect

ACTION:

Moved by Acting Chair Gilbar and seconded by Commissioner Szabo.

That the project be returned for re-study. Comments from the Commission to be considered were as follows:

- Consider a different style of architecture (consider a more contemporary style or perhaps Tuscan).
- The two-story entry design does not enhance the project and appears to large for the residence. Consider a one-story entry design that is less monumental.
- There are too many elements for such a small façade – the design feels crowded. As proposed the multiple design elements are competing with each other and the design needs to be simplified.
- Consider the massing and scale of the design – as proposed the design is to massive.
- The planters proposed do not conform with the zoning code.

7. 220 South Maple Drive (PL# 103 8705)

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 south of Santa Monica Boulevard at **220 South Maple Drive.**

Speaker: Hamid Gabbay, Architect

ACTION:

Moved by Acting Chair Gilbar and seconded by Commissioner Szabo.

That the project is to be returned for re-study. Comments from the Commission to be considered were as follows:

- Consider increasing the height of the tower element.
- Consider decreasing the size of the double window above the entry of if the tower becomes increased, consider the addition of a round or square window.
- Consider increasing the setback along the north side of the property (from the front façade through the dining area) by 8” to 12” to allow for larger eaves and useful outdoor space.

- Consider downsizing the overall massing of the structure or increasing the front yard setback so as to create a more graceful design which feels less crowded on the lot.
- The proportions of the left portion of the façade appears to be too narrow.
- Consider increasing the depth of the roof eaves.
- The ground floor design of the right portion of the facade appears to be too simple and design options should be considered to increase the 'importance' of this area.
- The front façade appears to be mostly flat and additional planes of modulation should be considered.
- The wrought iron gate and front entry door is excessive and simplification of these elements should be considered.
- Staff is to prepare a resolution for consideration at the next meeting.

AYES: Commissioners Pepp, Szabo, Weiss and Acting Chair Gilbar.

NOES: None.

ABSENT: Chair Strauss.

CARRIED

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- Meeting Recap Discussion
- Commission Training
- Report from the City Planner

No action was taken on this item.

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION:

No action was taken on this item.

THE MEETING WAS ADJOURNED AT 5:15 PM

PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY 2011.

Gary Gilbar, Acting Chair

Submitted by Shena Rojemann, Secretary