

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

Thursday, April 7, 2011
1:00 p.m.

MINUTES

OPEN MEETING

ROLL CALL AT 1:12 PM

Commissioners Present: Commissioner Nathan, Commissioner Strauss, Commissioner Gilbar, Vice Chair Pepp and Chair Szabo.

Commissioners Absent: None.

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*

COMMUNICATIONS FROM THE COMMISSION

- Report from Mayor's Cabinet Meeting
 - Commissioner Szabo attended and reported on the content of the meeting.

CONSIDERATION OF MINUTES

1. The minutes of the March 3, 2011 meeting were approved as corrected.

ACTION:

Moved by Commissioner Pepp and seconded by Commissioner Gilbar.

AYES: Commissioners Nathan, Strauss, Gilbar, Vice Chair Pepp and Chair Szabo.

NOES: None.

ABSENT: None.

CARRIED

CONSENT ITEMS – PUBLIC HEARINGS

None.

CONTINUED ITEMS – PUBLIC HEARINGS

2. 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: Buel L. Hensley, landscape designer
Shahriar Yagegari, designer

ACTION:

Moved by Commissioner Nathan and seconded by Commissioner Strauss.

APPROVED AS PRESENTED with the following project specific conditions:

1. The existing Washingtonia Palms shall be removed from the site/project.
2. The Australian Tree Ferns shall be replaced with Japanese Pear Trees (minimum 24" box, multi-trunk).
3. A landscape lighting plan shall be submitted to Planning staff for review and approval.
4. The French doors along the ground floor shall contain 80" doors with 26"-30" arched windows above.

AYES: Commissioners Nathan, Strauss, Gilbar, Vice Chair Pepp and Chair Szabo.

NOES: None.

ABSENT: None.

CARRIED

NEW BUSINESS - PUBLIC HEARINGS

3. 706 Alpine Drive (PL# 110 1970)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence with basement, located in the Central Area of the City, south of Santa Monica Boulevard at **706 Alpine Drive.**

Speakers: Vigen Pezeshkian, architect
Buel L. Hensley, landscape architect
Aziz Zarabi, applicant/contractor

ACTION:

Moved by Chair Szabo and seconded by Vice Chair Pepp.

Returned for Restudy. The Commission had the following comments:

- The landscape plan should be revised to include the existing Sycamore trees which are located in the front yard area.
- Provide a plan which illustrates how the existing Sycamore trees will be protected during construction. This plan shall be reviewed and approved by the City's Arborist, Ken Pfalzgraf.
- A paving sample should be brought for the Commission's review.
- The balcony railing design should be simplified and should be returned for further review. Include a larger drawing of the proposed railing design.
- Provide wall/fence elevations if proposing a wall or fence within the front yard area. Show the wall/fence location on the site plan also.
- The columns between the second story windows appear out of scale. Consider removing them.
- The cornice of the along the top of the entry could be 'heavier'. Consider 'thickening' the cornice 3" to 4".
- The four small (bathroom) windows need to be further refined. Consider round or oval windows. Consider using a thicker window frame.
- The four small windows are not shown on the floor plan(s). Correct this error.
- The depth of the entry (along the exterior) should be greater. Consider increasing the depth by 6" to 9".

AYES: Commissioners Nathan, Gilbar, Strauss, Vice Chair Pepp and Chair Szabo.

NOES: None.

ABSENT: None.

CARRIED

4. 151 North Wetherly Drive (PL#110 3878)

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 **151 North Wetherly Drive.**

Speakers: Kami Rezai
Benjamin Esshghian

ACTION:

Motion by Vice Chair Pepp and seconded by Commissioner Gilbar.

Returned for Restudy. The Commission had the following comments:

- Keep and/or relocate the large existing tree on the site.
- The landscape plan is inadequate. The plan should provide the quantity, size and name of each species proposed. Color images of the proposed species is also recommended.
- Provide a revised landscape plan (if keeping the tree in the current location) or a survey of the existing site which indicates the location of the large existing tree.
- The landscape plan should include plants with height along the side property lines that would aid in providing privacy for neighboring property owners.
- Provide elevation drawings of any walls and/or fences proposed within the front yard area. Any proposed walls/fences should be designed to be in keeping with the prevailing site design (for walls/fences) of other properties in the area.
- Provide a sample of the paving material.
- Provide a cut sheet of the proposed exterior light fixtures on the residence. The light fixtures along the second floor are excessive and should be removed.
- Provide a section of the entry design (show waterproofing). Be sure to include the section through the cornice above the entry door.
- Consider making the pots on the second floor balconies permanent. Provide the drain details.
- The central two story element doesn't feel connected to the other portions of the residence. Needs further refinement.
- Consider thicken the tile around the entry. Alternatively, consider tiling the wall of the recessed entry as opposed to tile around the exterior of the entry (see image attached).
- The detail above the entry needs more curve. Consider adding a recessed circle and tile above the entry (see image attached).
- Consider thickening the wooden window headers.
- Increase the thickness of the front way (2x6, not 2x4). Recess the windows to the back of the wall. The details provided should be consistent with the floor plan drawings.
- Consider moving the first and second story window/door along the southern portion of the elevation to be centered between the entry element and the southern edge of the residence.
- The post of the porte cochere appears to skinny. Consider thickening the post.
- Provide a photograph of the two toned mission double tile on a residence.
- Provide an accurate rendering which displays the façade color correctly. Provide a paint chip of the proposed color. Consider using a white façade color.
- Consider providing a window sample.

AYES: Commissioners Nathan, Strauss, Gilbar, Vice Chair Pepp and Chair Szabo.

NOES: None.

ABSENT: None.

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

- Meeting Recap Discussion

No action was taken on this item.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- Design Awards Update
- Report from the City Planner

No action was taken on this item.

THE MEETING WAS ADJOURNED AT 4:35 PM

PASSED AND APPROVED THIS 5TH DAY OF MAY 2011.

Howard Szabo, Chair

Submitted by Shena Rojemann, Secretary