

**CITY OF BEVERLY HILLS
DESIGN REVIEW COMMISSION SPECIAL MEETING**

455 North Rexford Drive, Beverly Hills, CA 90210
Commission Meeting Room 280-A

**Tuesday September 13, 2011
1:00 p.m.**

MINUTES

OPEN MEETING

ROLL CALL AT 1:05 PM

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

Commissioners Absent: None.

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

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE

- Members of the public may address the Commission*
 - Arnie Sklar, neighbor to 163 N. Hamel Drive, directed his concerns regarding decisions made by the Commission relating to view preservation.

COMMUNICATIONS FROM THE COMMISSION

- Report from the Mayor's Cabinet meeting.

CONSIDERATION OF MINUTES

1. The minutes of the August 4, 2011 meeting were approved as presented.

ACTION:

Moved by Chair Szabo and seconded by Vice Chair Pepp.

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

NOES: None.

ABSTAINED: None.

ABSENT: None.

CARRIED

CONSENT ITEMS – PUBLIC HEARINGS

2. **8601 Clifton Way (PL# 111 1769)**

A resolution conditionally approving 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 **8601 Clifton Way.**

ACTION:

Moved by Commissioner Wyka and seconded by Vice Chair Pepp.

That the resolution conditionally approving the R-1 Design Review Permit be approved as amended.

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

NOES: None.

ABSTAINED: None.

ABSENT: None.

CARRIED

3. 159 North Hamel Drive (PL# 111 0479)

A resolution conditionally approving 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 **159 North Hamel Drive**.

ACTION:

Moved by Commissioner Strauss and seconded by Commissioner Wyka.

That the resolution conditionally approving the R-1 Design Review Permit be approved as amended.

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

NOES: None.

ABSTAINED: None.

ABSENT: None.

CARRIED

CONTINUED ITEMS – PUBLIC HEARINGS

4. 612 North Palm Drive (PL# 110 7578)

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 **612 North Palm Drive**.

Speakers: Charles Hefner, architect

ACTION:

Moved by Chair Szabo and seconded by Vice Chair Pepp.

That the project be restudied and returned to the meeting of October 4, 2011.

The Commission had the following comments:

- The windows at the second floor along the south half of the front elevation feel contemporary, not Italian/Tuscan. As such the windows should be redesigned. Consider arching the windows.
- The central element is taller and increases the mass of the residence.
- Massing of the residence is still out of scale with other projects in the neighborhood – further refinement is necessary.
- Consider setting the residence back further on the lot.
- The three windows above the entry are out of scale.

- The landscape plans needs to be 'beefed up'.
- The treatment of the columns along the terrace is unclear – provide details.
- Windows at the first floor along the north half of the elevation should be lowered on the façade.
- The terrace is not deep enough and should be deeper and functional.
- The doors at the terrace should be shorter.
- Consider moving the northern plane of the residence back further so that the terrace cantilevers further over the first story.
- Consider widening the entry and narrowing the southern portion of the façade.
- Consider decreasing the size of the ground floor doors to 6'-8".
- The window/door moldings are not necessary since the doors and windows are deeply inset.
- Raising the roof over the central entry element is not necessary.
- The front yard fence is not desirable – the fence should reflect the architectural style of the residence

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

NOES: None.

ABSENT: None.

CARRIED

5. 627 Arden Drive (PL# 101 8539)

A request for an R-1 Design Review 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 **627 Arden Drive.**

Speakers:

ACTION:

Moved by Vice Chair Pepp and seconded by Commissioner Strauss.

That a resolution conditionally approving the Design Review Permit be drafted as amended to include the following project specific conditions:

1. The applicant may consider modifying the entry of the single-family residence by either removing the cap along the top of the entry or thickening the moldings along the sides of the entry. If the applicant chooses to make modifications, the modifications shall be reviewed and approved by the staff liaison to the Design Review Commission.
2. The applicant may consider modifying the materials along the header and the columns of both the second story balcony and the porte cochere from stucco to wood. If the applicant chooses to make modifications, the modification shall be reviewed and approved by the staff liaison to the Design Review Commission.

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

NOES: None.

ABSENT: None.

CARRIED

NEW BUSINESS - PUBLIC HEARINGS

6. 520 North Roxbury Drive (PL# 110 4873)

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 **520 North Roxbury Drive**.

Speakers: Wanda Quon, property owner
Ben Lundgren, landscape architect
Rupert Mok, architect

ACTION:

Moved by Chair Szabo and seconded by Commissioner Nathan.

That the project be restudied and returned to the meeting of October 4, 2011.

The Commission had the following comments:

- The design is not in the right direction – choose a pure style of architecture to begin working with. The project misses of the mark of the level of architecture trying to be achieved in the Beverly Hills. The combining of design elements from neighboring properties is not acceptable and the design issue is fundamental, not just cosmetic.
- The design is not internally compatible – it appears like a modern house with historical flourishes. Choose a compatible design scheme.
- The project has a commercial feeling, not residential. The polished granite is not appropriate in a residential buildings.
- The design lacks negative space – the façade is packed with too many windows and doors (no solid surface).
- The design is too busy and distracting.
- The design does not reduce the appearance of scale and mass for the residence. The project appears too massive and overbuilt for the lot. The design lacks grace and refinement.
- The modulation is not pronounced enough and should be more refined and

delicate.

- The landscape plan does not enhance the appearance of neighborhood or the garden quality of the City. More trees (minimum 36" boxes) and larger plant sizes should be used. The landscaping should be lush.
- Provide a landscape plan which shows the landscaping along the sides of the property. Design so the landscaping can mitigate privacy concerns for neighboring property owners.
- The fiberglass moldings are not an acceptable material.
- The light fixtures are excessive.
- The balustrades are too heavy and overly ornate. The fencing along with the balustrades is excessive.
- The site plan shows a fountain in the front yard area and not details have been provided. Provide details for the fountain.
- The entry of the residence is out of scale and not acceptable.

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

NOES: None.

ABSENT: None.

CARRIED

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

- Meeting Recap Discussion

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- National Preparedness Month
- Discussion of the Design Review Awards
- Discussion of Commissioner Retreat
- Report from the City Planner - Discussion of the recent process enhancements to the Design Review Process (**Tab 7**). No action was taken on this item at this time.

THE MEETING WAS ADJOURNED AT 4:35 PM

PASSED AND APPROVED THIS 13TH DAY OF SEPTEMBER 2011.

Howard Szabo, Chair

Submitted by Shena Rojemann, Secretary