

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

**REGULAR MEETING**

**Thursday, March 1, 2012**  
**1:00 p.m.**

**MINUTES**

**OPEN MEETING**

**ROLL CALL AT 1:07 P.M.**

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

Commissioners Absent: None.

Staff Present: S. Rojemann, C. Gordon and D. Mohan  
(Community Development).

**APPROVAL OF AGENDA**

**COMMUNICATIONS FROM THE AUDIENCE**

- Members of the public may address the Commission

**CONSIDERATION OF MINUTES**

1. The minutes of the February 2, 2012 meeting were approved as amended.

**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

## CONTINUED ITEMS - PUBLIC HEARINGS

### 2. **630 North Foothill Road (PL# 113 2309)**

A request for an R-1 Design Review Permit to allow the construction of a new one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard at **630 North Foothill Road.**

Speakers: Michael Ball AIA, architect  
David Hay, property owner

#### ACTION:

Moved by Commissioner Strauss and seconded by Chair Szabo.

That the project be approved with the following project specific conditions:

1. Prior to the issuance of a building permit, the landscape plan shall be revised to show the Cypress trees relocated on the site away from the house so that they do not frame the entry of the residence. The revised landscape plan 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.

ABSTAINED: None.

ABSENT: None.

CARRIED

## NEW BUSINESS - PUBLIC HEARINGS

### 3. **718 North Rodeo Drive (PL# 120 2668)**

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.

Speakers: Hamid Gabbay, AIA, architect  
Yael Lir, landscape architect

**ACTION:**

Moved by Chair Szabo and seconded by Commissioner Strauss.

That the project be returned for restudy to address the following comments:

- The project does not contain an identifiable style of architecture. While the design is described as containing elements of French and Italian architecture, characteristics of neither style are recognizable.
- The proposed design does not appear to be internally compatible and doesn't blend with the neighborhood.
- The amount of doors on the front elevation is excessive. The numerous doors add to the verticality of the building and overpower the façade making the front entry door non-identifiable.
- The dormers are unnecessary and do not work on the façade.
- A different treatment should be considered on the balconies.
- The rustication on the lower level helps to 'plant' the design, however the smooth travertine works against the openings and arches and doesn't anchor the design enough. Consider a rough material as opposed to smooth to make the lower level heavier and consider removing the arches and decoration so that the lower level more greatly contrasts with the delicate upper floor.
- The rustication on the colonnade doesn't work. Consider eliminating the heavy support below the balcony and design a more graceful support system.
- The masked columns on the entry 'tower' to not work with the design – consider redesigning this area.
- The ground floor French doors are competing with the main entry door.
- The curved mullions in the French doors and windows don't lend themselves toward either architectural style described by the applicant. They are not appropriate.
- The roof feels to be 'set on' the house and needs to be refined so that the transition from roof to house is more graceful (explore alternative treatments to the bottom of the roof overhang).
- The proposed fence doesn't appear to fit in with the neighborhood.
- Proper landscaping should be provided to obscure the wall of windows on the southern elevation.

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

NOES: None.

ABSTAINED: None.

ABSENT: None.

**CARRIED**

**4. 137 North Rexford Drive (PL# 120 2491)**

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.

Speakers: Hamid Omrani, designer  
Wiseman Dawoody, property owner

**ACTION:**

Moved by Chair Szabo and seconded by Vice Chair Pepp.

That the project be returned for restudy to address the following comments:

- The proposed project will exceed the 50% maximum demolition allowed for legal non-conforming structures. As a result, the project must be brought into compliance with all current zoning regulations. The revised design should reflect this requirement.
- The project does not contain a clear design direction. The design elements are not compatible and a design scheme should be further developed. Choose a style of architecture to begin designing around.
- The proposed project does not minimize scale and mass. The balconies are too heavy, the central cylindrical element is out of scale (gives appearance of excessive height) and the overall design doesn't blend into the streetscape.
- The design towers over the adjacent properties and alternative design options which would lessen the towering impact of the second story should be explored.
- The lower portion of the façade is not modulated and feels disconnected from the second story addition.
- The design is mottled. The design elements all feel disjointed from each other.
- The railings at the second floor balconies do not work with any style of residential architecture. They feel as though they have been tacked on and do not have a relationship with any other design elements.
- The window moldings are not functional – alternative design options should be explored.
- The windows and doors are not in scale along the front façade.
- The proposed landscape plan does not appear to enhance the neighborhood and needs to be further developed.
- The wall of windows along the northern elevation brings about privacy concerns for the neighboring property owner. Consider ways to mitigate this privacy issue – landscaping should be considered.

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

NOES: None.

ABSTAINED: None.

ABSENT: None.

**CARRIED**

**5. 718 North Canon Drive (PL# 120 2375)**

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.

Speakers: Shaw Tabanfar, designer

**ACTION:**

Moved by Vice Chair Pepp and seconded by Commissioner Strauss.

That the project be returned for restudy to address the following comments:

- A Neo-Classical architectural style does not fit on the lot. Pure Neo-Classical is more suited toward civic buildings, not private residences. Please consider revising the style and design direction so it is more suitable for the lot.
- The entryway is too grand with a two-story entrance and it is not human scale. It is overpowering and too tall.
- The use of stone veneer adds to the weight and mass of the residence.
- The façade is too symmetrical with eight arched doors. The doors could be a bit narrower, which is more in line with the Neo-Classical style.
- The design is not internally compatible; there are too many architectural features on the façade.
- The house overwhelms the streetscape and fails the scale and mass test. The design is so bold, flat, and massive that it is not acceptable for the lot or the streetscape.
- Provide more information to ensure there are no privacy concerns between the adjacent properties to the north and south.
- Consider alternative options for placement of the false façade to fit the needs of the residents. A false façade at the front of the house may not be the answer.
- Details and elements should serve to break up the façade. The façade needs modulation which can be done with columns and other elements typical of the Neo-Classical style.
- A Neo-Classical design needs to utilize the classical order and related ratios in a serious manner.
- The height of the columns are out of proportion with the rest of the façade.
- The design has too many curvy lines and too much ornate detailing with the fence, gate, and entry. The details need to be simplified.
- The flat arch is not appropriate for the style and the large overhang above the second story is too heavy.
- The design stands out as it is so big and massive and does not complement other homes on the block.

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

NOES: None.

ABSTAINED: None.

ABSENT: None.

CARRIED

**COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION**

- Report from the Mayor's Cabinet meeting
- Meeting Recap Discussion

**COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

- Report from the City Planner
- Design Awards Candidates List

**ELECTION OF THE OFFICERS FOR 2012 (CHAIR AND VICE CHAIR)**

**Vice Chair Pepp was unanimously elected as Chair. Moved by Chair Szabo and seconded by Commissioner Strauss.**

**Commissioner Nathan was unanimously elected as Vice Chair. Moved by Vice Chair Pepp and seconded by Chair Szabo.**

**THE MEETING WAS ADJOURNED AT 5:05 P.M.**

PASSED AND APPROVED THIS 5TH DAY OF APRIL 2012.

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Arline Pepp, Chairperson

Submitted by Shena Rojemann, Secretary