



CITY OF BEVERLY HILLS
455 N. Rexford Drive
Beverly Hills, California 90210

**DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
May 2, 2013
1:30 PM**

MEETING CALLED TO ORDER

Date / Time: May 2, 2013 / 1:31 PM

ROLL CALL

Commissioners Present: Commissioners Hubschman, Wyka, Strauss, Vice Chair Nathan, Chair Pepp
Commissioners Absent: None
Staff Present: Michele McGrath, Peter Noonan, Cindy Gordon, Reina Kapadia, Karen Myron (Community Development Department)

APPROVAL OF AGENDA

Motion: Motion by Order of the Chair to approve the agenda as presented.
Action: **The agenda was approved as presented.**

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None.

ADOPTION OF MINUTES

1. Minutes from the Design Review Commission Meeting on March 7, 2013.

Motion: Motion by Vice Chair Nathan; Second by Commissioner Strauss to approve the minutes as presented (5-0).
Action: **The minutes were approved as presented.**

CONTINUED BUSINESS

2. **700 NORTH LINDEN DRIVE (PL1231906)**

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.

Planner: Cindy Gordon, Associate Planner
Applicant: Sarah Wear – Wear House Design
Public Input: None.

The Commission took a brief recess at 2:18pm

The Commission reconvened at 2:23pm

Motion: Motion by Chair Pepp, Second by Vice Chair Nathan to return the project for restudy (5-0).

Action: **The project was returned for restudy. The Commission had the following comments:**

- There is general concern about the mass, bulk, and heaviness of the proposed design. The location of the house is on a very important corner and the design of the house does not rise to it. Please look at redesigning the façade to help mitigate these concerns.
- The use and combination of chosen materials adds to the heaviness of the design and there is question as to how the materials actually work in terms of construction methods. Additionally, the proportionality between the materials and façade openings is off (i.e., the combination of heavy materials and small openings relative to the size of the house)
- The details need to be further thought out as there is a lack of knowledge as to what is going on with the façade. The lack of details does not provide the Commission with the confidence it needs in reviewing a project.

3. 804 NORTH CAMDEN DRIVE (PL1305714)

A request for a revision to a previously approved R-1 Design Review Permit to modify the approved landscape plan for a two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Cindy Gordon, Associate Planner
Applicant: David Shamsian
Public Input: Barry Pressman.

Motion: Motion by Commissioner Wyka, Second by Vice Chair Nathan to deny the resolution approving the project (5-0).

Action: **The approval resolution was denied with conditions.**

Motion: Motion by Chair Pepp, Second by Commissioner Wyka to approve the resolution denying the project (5-0).

Action: **The denial resolution was approved with conditions.**

The Commission took a recess at 3:19pm

The Commission reconvened at 3:51pm

After a discussion, Staff determined that denial resolutions may not be conditioned. The Commission chose to reconsider the item as noted.

Motion: Motion by Commissioner Strauss, Second by Commissioner Wyka to reconsider Item #3, 804 North Camden Drive (5-0).

Action: **Item #3 was reconsidered.**

Motion: Motion by Commissioner Wyka, Second by Commissioner Strauss to approve the resolution with conditions (5-0).

Action: **The resolution was approved with the following conditions:**

PROJECT SPECIFIC CONDITIONS

1. No fountains shall be located in the required side yard adjacent to the north side property line or in the courtyard of the principal building located adjacent to the required north side yard setback.
2. The operation of the fountain is restricted to the hours between 9:00 AM and 9:00 PM daily.

STANDARD CONDITIONS

3. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
4. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
5. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the City's municipal code and applicable conditions imposed by any discretionary review approval.
6. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be

submitted to the staff liaison to the Commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

7. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
8. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
9. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the Commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
10. **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the Community Development Department or submit an application along with applicable fees to the department for covenant preparation and filing.
11. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.
12. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Vice Chair Nathan recused herself from Item #4

4. 723 NORTH LINDEN DRIVE (PL1305729)

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.

Planner: Reina Kapadia, Limited Term Planner
Applicant: Stephen Samuel
Public Input: None.

Motion: Motion by Commissioner Strauss, Second by Chair Pepp to approve the resolution with conditions (4-0-1, Nathan recused).

Action: **The resolution was approved with the following conditions:**

PROJECT SPECIFIC CONDITIONS:

1. A fully detailed landscape plan, landscape lighting plan, and landscape schedule shall be returned to the Commission at a future meeting for final review.
2. A revised wrought iron pattern for the front yard fence shall be revised to a simpler design. The revised pattern shall be returned to the Commission as a part of the landscape plan.
3. The foam stone trim shall be revised to a true stone material, subject to final review and approval by City staff.
4. The second floor French door on the northern portion of the front façade shall be maintained at the existing opening size.
5. The windows may be revised to be an aluminum finish, dark brown in color to match the color scheme of the single-family residence.

STANDARD CONDITIONS

6. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
7. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
8. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the City's

municipal code and applicable conditions imposed by any discretionary review approval.

9. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the Commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
10. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
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14. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.
15. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Vice Chair Nathan re-joined the meeting.

5. 321 SOUTH OAKHURST DRIVE (PL1305745)

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.

Planner: Reina Kapadia, Limited Term Planner
Applicant: Sia Jazayeri – Sia Architectural Design
Public Input: Steve Webb

Motion: Motion by Chair Pepp, Second by Commissioner Wyka to return the project for restudy (5-0).

Action: **The project was returned for restudy. The Commission had the following comments:**

- Modulation on the front façade should be increased in order to lend a softer, less massive appearance to the home along the streetscape.
- The porte-cochere as designed appears too massive. Please redesign to reduce bulk by paying close attention to proportions, reducing the height, and reducing the size of the horizontal member to be consistent with the other horizontal members on the façade.
- Revisit the window placement on the north property line, particularly at the stairwell and master bath, with respect to views into the neighboring property.
- Maintain (and trim, as necessary) the existing mature landscaping along the northern property line, in conformance with the requirements of the Beverly Hills Municipal Code (BHMC).

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

None.

Commissioner Strauss left the meeting at 5:10pm.

COMMUNICATIONS FROM THE URBAN DESIGNER

Update on Zoning Code Update (Senior Planner Peter Noonan)

MEETING ADJOURNED

Date / Time: May 2, 2013 / 5:19 PM

PASSED AND APPROVED THIS 6TH DAY OF JUNE, 2013

Ilene Nathan, Acting Chair