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

REGULAR DESIGN REVIEW COMMISSION MEETING MINUTES
July 9, 2012
1:00 PM

MEETING CALLED TO ORDER
Date / Time: July 9, 2012/ 1:06PM

ROLL CALL
Commissioners Present: Commissioners Wyka, Strauss, and Chair Pepp.
Commissioner Szabo arrived at 1:10 p.m.
Commissioners Absent: Vice Chair Nathan
Staff Present: Shena Rojemann, Cindy Gordon and Virgia L. Randall.
(Community Development Department).

APPROVAL OF AGENDA
Action: Approved by Order of the Chair to approve the agenda with modifications in the order to allow items #5 to be the first project heard and #6 to be moved to the end of the agenda.

COMMUNICATIONS FROM THE AUDIENCE
Speakers: None.

1. **ADOPTION OF MINUTES**
   Consideration of the Action Minutes of the Design Review Commission Meeting of July 9, 2012.

   Motion: Motion by Pepp; seconded by Strauss. (4-0).

   Action: Approved as presented.

The following items were taken out of sequence.

CONTINUED BUSINESS

5. **510 Alpine Drive (PL# 120 6056)**
   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: Shena Rojemann
Applicant: Hamid Gabbay, AIA - architect
Public Input: There was no public input for this item.

Motion: Motion by Commissioner Szabo; seconded by Chair Pepp to approve the project with conditions. (4-0).

Action: Approve with the following conditions:

1) The following elements shall be returned to staff for final review and approval:
   a. The quoins shall be removed from the façade.
   b. The porte cochere shall be changed to a wooden trellis system.
   c. Planting shall be added along the northern and southern side property lines so as to mitigate privacy concerns for the neighboring property owners.
   d. The wall proposed behind the hedge within the front yard area shall be removed. The wall is shown only on the site plan (not the landscape plan) and shall be removed from the site plan.

2) **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.

3) **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.

4) **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.

5) **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.

6) **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.

7) **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.

8) **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 development for covenant preparation and filing.

9) **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.

10) **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.

Return to order.

2. **709 North Beverly Drive (PL# 120 7806)**
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:	Shena Rojemann
Applicant:	Selena Linkous, Mark Rios, Rodney Freeman
Owner:	Jacj Rimokh
Public Input:	There was no public input for this item.

Motion: Motion by Commissioner Wyka; seconded by Chair Pepp to approve the project with conditions (3-1; Szabo).

Action: Approved with the following conditions:

1) The following elements shall be returned to staff for final review and approval:
   a. The applicant has the option to return to the end gable roof design as opposed to the hipped roof design above the garage area. Despite the roof style chosen, the second window on this elevation shall remain.

2) **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.

3) **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.

4) **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.

5) **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.

6) **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.

7) **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.

8) **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 development for covenant preparation and filing.

9) **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.

10) **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.

3. 711 North Beverly Drive (PL# 120 7804)
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
Applicant: Selena Linkous, Mark Rios, Rodney Freeman
Owner: Jack Rimokh
Public Input: There was no public input for this item.

Motion: Motion by Chair Pepp; seconded by Commissioner Szabo to return the project for restudy (4-0).

Action: Return for restudy. The Commission had the following comments:

- A perspective from the street of the proposed single-family residence should be provided.
- The façade is very bare and there is no elegance in the design. Consider adding openings on the ground floor to provide a more streetscape-oriented design.
- Even though the house is small, the design makes it appear bulky.
- Consider eliminating the gate to allow openings so that people walking or driving by can see where the entry is.

4. 116 North Maple Drive (PL# 120 7850)
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: Shena Rojemann
Applicant: Cynthia Salvacion - designer
Public Input: There was no public input for this item.

Motion: Motion by Commissioner Wyka; seconded by Commissioner Szabo to approve the project with conditions (4-0).

Action: Approve with the following conditions:

1) A revised design option which addresses the issue of massing along the right portion of the façade shall be provided for review and approval by a subcommittee composed of Commissioners Wyka and Szabo.

2) One of the large trees shall be removed from the front yard so that there are only two. The applicant can choose which tree to remove.

3) **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.

4) **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.

5) **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.

6) **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.

7) **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.

8) **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.

9) **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 development for covenant preparation and filing.

10) **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.

11) **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.

The following items were taken out of sequence.

NEW BUSINESS

7. 125 NORTH REXFORD DRIVE (PL# 120 9392)

A request for an R-1 Design Review Permit to allow a second story addition and façade remodel of an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard.

Planner: Shena Rojemann
Applicant: Tom Avila, AIA, Architect
Public Input: There was no public input for this item.

Motion: Motion by Chair Pepp; seconded by Commissioner Strauss to return the project for restudy (4-0).

Action: Return for restudy. The Commission had the following comments:

- The design does not work as it does not have internal compatibility.
- There are too many decorative elements and mixtures of materials.
- The molding design under the roofline doesn't fit with the design.
- The landscape plan is insufficient.
- The roof design is too heave and extends too far down to the façade which causes the design to appear top heavy.
- The wrought iron work is excessive for this size residence/façade.
- The louvers above the entry don't blend well with the design.
- The lack of mullions in the windows make the windows feel contemporary in nature which clashes with the traditional elements of the design.
- The style of architecture is appropriate for a larger home, but not a home of this scale.
- Too much unsuccessful blending of traditional form with modern elements.
- The mansard roof needs to be reworked and should be more consistent with the style of architecture including the window styles and the eave moldings.
- The mansard roof only extends down a small section of the side elevations and would read better from the street if it extended further down the side elevations.
- The windows delineate the two floor of the residence by the mansard roof works against that.
- Sloping the upper floor inward may help with massing with this style of architecture.

(Commissioner Strauss was excused from the meeting @ 3:45 p.m.)

8. 506 NORTH LINDEN DRIVE (PL# 120 9846)

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
Applicant: Jacques Mashihi, AIA - architect
Owner: Bahar David
Public Input: There was no public input for this item.

Motion: Motion by Chair Pepp; seconded by Commissioner Wyka to return the project for restudy (3-0).

Action: Return for restudy. The Commission had the following comments:

- The horizontal banding across the façade should be reduced in scale or eliminated.
- The porte cochere should be reconsidered with a trellis-type structure or flat roof.
- The landscaping is weak in the front and there is no softness to it. Seeing only palm trees makes it look barren.
- The entryway seems a bit squat and needs to be restudied. The horizontal molding above the entry lights is awkward.

9. 210 NORTH OAKHURST DRIVE (PL# 120 9649)

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: Shena Rojemann
Applicant: Manny Mandel, Designer
Public Input: There was no public input for this item.

Motion: Motion by Commissioner Wyka; seconded by Chair Pepp to return the project for restudy (3-0).

Action: Return for restudy. The Commission had the following comments:

- The overall composition of the design doesn't work as the mixture of Mediterranean and neo-classical elements doesn't blend well into one clean cohesive design. The project needs to be entirely redesigned.
- The design doesn't contain internal compatibility as the design elements don't blend well. There is too much extra added décor.
- The design feels massive as a result of the clashing of the vertical and horizontal design elements.
- The two story entry with the columns on each side doesn't fit the scale of house and a single-story entry would be more appropriate.

- The balcony banding is too thick.
- The porte cochere doesn't blend well with the house design.
- The landscape plan needs to be more fully developed and more lush.
- The roof finish with the rafter tails and the moldings doesn't blend to make a clean look.
- The privacy of the neighbors should be considered – landscaping along the side property lines may help to mitigate privacy concerns.

10. 115 NORTH PALM DRIVE (PL# 120 9651)

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: Shena Rojemann
Applicant: Manny Mandel, Designer
Public Input: There was no public input for this item.

Motion: Motion by Commissioner Wyka; seconded by Commissioner Szabo to return the project for restudy (3-0).

Action: Return for restudy. The Commission had the following comments:

- The overall composition of the design doesn't work as there is too much focus on the massing and not the overall architecture. There is too much minor modulation which doesn't make for a clean design. The details appear to be pasted on and don't have a consistent style of architecture.
- The horizontal band thickness is out of proportion.
- The flat portions of the façade appear to have windows 'stuck on'. There is not a blending of façade elements.
- The different size and shape of windows doesn't work as they have no relationship to each other.
- The moldings at the entry don't fit well onto the façade.
- The details are not proportionate to the large planes of stucco.
- The thin columns with the mass above over the entry doesn't work.
- The design lacks balance and feels massive.
- The landscape plan is lacking. There should be trees to soften the design.
- The privacy of the neighbors should be considered – landscaping along the side property lines may help to mitigate privacy concerns.

11. 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.

Planner: Cindy Gordon
Applicant: Daryoush Safai, Daniel Weedon,

Public Input: A letter from the adjacent neighbor, Julian Warner, was read into the record for the project.

Motion: Motion by Chair Pepp; seconded by Commissioner Szabo to return the project for restudy (3-0).

Action: Return for restudy. The Commission had the following comments:

- The first floor massing does not work. There are better ways to incorporate balconies without having two boxes on the first floor.
- The bulk of space needs to be readjusted to reduce the boxy look of the façade.
- The horizontal molding is too heavy for the façade.
- The entrance is nice but the molding around the door is too heavy. Focus more on the door and allow the openings above the door to be their own element; the entry should be restudied and unified.
- The pediments above the first floor windows are awkward and do not fit with the windows.
- There are too many pilasters with the balustrades on the balconies.
- The windows should have more depth to them.
- The fence along the front property line is too detailed. A simpler design should be proposed.
- The shutters are nice but are too small and out of proportion with the windows.

Return to order.

6. **618 NORTH BEVERLY DRIVE (PL# 120 9583)**
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
Applicant: Hamid Gabbay, Architect
Public Input: There was no public input for this item.

Motion: Motion by Chair Pepp; seconded by Commissioner Wyka to return the project for restudy (3-0).

Action: Return for restudy. The Commission had the following comments:

- The window composition doesn't work. The square lights in the windows don't' do anything for the design. Consider operable windows with single-lights.

- White on white details (such as quoins) would help to further refine the design.
- On the lower left hand corner of the house, consider eliminating the passageway and make the doors very deeply recessed into the façade as opposed to the colonnade design.
- The entry could be simplified. The pilasters above the entry don't blend well with the entry design. Consider a solid entry surround all the way up to the railing or removing the pilasters. Design needs to be tweaked.
- Clarify whether there will be a fence on the property. Provide design details if so.
- The façade design is all doors which lacks charm. The façade openings need to be finessed so as to be more elegant. Overall the design needs to refined further.
- Consider more planting in the front yard area to soften the design of the house.

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

MEETING ADJOURNED

Date / Time: July 9, 2012 / 6:31 PM

PASSED AND APPROVED THIS 2nd DAY OF AUGUST, 2012.

Arline Pepp, Chair