



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

**DESIGN REVIEW COMMISSION  
REGULAR MEETING MINUTES  
February 7, 2013  
1:00 PM**

**MEETING CALLED TO ORDER**

Date / Time: February 7, 2013 / 1:06 PM

**INTRODUCTION AND SWEARING IN OF NEW COMMISSIONER**

New Commissioner Efi Hubschman was sworn in by City Clerk Byron Pope.

**ROLL CALL**

Commissioners Present: Commissioners Hubschman, Wyka, Strauss, Vice Chair Nathan,  
Chair Pepp

Commissioners Absent: None

Staff Present: William Crouch, Cindy Gordon, Reina Kapadia, Karen Myron  
(Community Development Department)

**APPROVAL OF AGENDA**

Motion: Motion by order of the Chair to approve the agenda as amended.

Action: **The agenda was approved as amended.**

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None.

**ADOPTION OF MINUTES**

1. Minutes from the Design Review Commission Meeting on January 3, 2013.

Motion: Motion by Chair Pepp; second by Vice Chair Nathan to approve the  
minutes (5-0).

Action: **The minutes were approved as presented.**

**CONTINUED ITEMS**

2. **605 NORTH PALM DRIVE (PL1231550)**

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.

*(This project will be continued to the March 7, 2013 Design Review Commission meeting.)*

**Action:** No action was taken on this item.

**3. 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.

*(This project will be continued to the March 7, 2013 Design Review Commission meeting.)*

**Action:** No action was taken on this item.

**4. 329 SOUTH CANON DRIVE (PL1228208)**

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: Cindy Gordon, Assistant Planner  
Applicant: Hamlet Zohrabians  
Public Input: Laure Molina, Amanda Molina, Walter Hulkower

**Motion:** Motion by Commissioner Strauss, second by Vice Chair Nathan to approve the project with conditions (4-1 Wyka).

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

**PROJECT SPECIFIC CONDITIONS:**

- A landscape lighting plan shall be prepared and presented to City staff for review and approval.
- A final detail on the stained wood window, on the first floor of the front elevation, shall be prepared and presented to City staff for final review and approval. The detail shall include all notations of color and glass textures.
- The French door on the first floor of the front elevation shall be revised to include at least two horizontal muntons on each door.
- The front entryway shall be revised to reduce the scale and heaviness, subject to review and approval by City staff.
- A flower box shall be installed below the window that is located above the entryway, subject to review and approval by City staff.

- The applicant may propose alternative front entryway lighting, subject to review and approval by City staff.
- All revisions reviewed by City staff shall be done in coordination with Commissioner Wyka.

**STANDARD CONDITIONS:**

- **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.
- **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.
- **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.
- **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.
- **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.
- **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.
- **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.

- **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.
- **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. Decisions of the Design Review Commission may be appealed by any interested party to the City Council within fourteen days of the date of the Commission's decision. Appeals must be filed in writing with the City Clerk at 455 North Rexford Drive, Beverly Hills, and must be accompanied by an appeal fee.

## NEW BUSINESS

### 5. 713 ARDEN DRIVE (PL12301156)

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

Planner: Cindy Gordon, Assistant Planner  
Applicant: 713 Arden LLC  
Public Input: None.

Motion: Motion by Chair Pepp, second by Commissioner Strauss to approve the project as presented (5-0).

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

#### PROJECT SPECIFIC CONDITIONS:

- A landscape lighting plan shall be prepared and presented to City staff for final review and approval.
- The applicant shall provide City staff with a revised plan set that is consistent with the plans presented to the Design Review Commission on February 7, 2013.

#### STANDARD CONDITIONS:

- **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.
- **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.

- **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.
- **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.
- **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.
- **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.
- **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.
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#### COMMUNICATIONS FROM THE COMMISSION

- Report from the Mayor's Cabinet Meeting

Design Review Commission Meeting Minutes  
February 7, 2013

- Report from the 2012 Design Awards

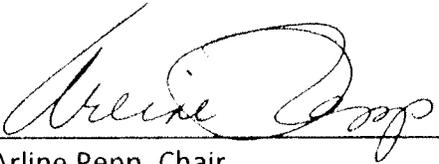
**COMMUNICATIONS FROM THE URBAN DESIGNER**

- Update on R-1 standards

**MEETING ADJOURNED**

Date / Time: February 7, 2013 / 3:04 PM

PASSED AND APPROVED THIS 7<sup>TH</sup> DAY OF MARCH, 2013



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Arline Pepp, Chair