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CITY OF BEVERLY HILLS

Design Review Commission Meeting

455 North Rexford Drive, Beverly Hills, CA 90210

City Council Chambers / Meeting Room 280 A

REGULAR MEETING

Thursday, December 4, 2008

1:30 p.m.

BUS TOUR: Commissioners and staff assembled at the 450 North Crescent Drive entrance to City Hall at 1:30 p.m. The bus tour will visited 620 Walden Drive.

ROLL CALL AT 3:30 PM IN MEETING ROOM 280-A

Commissioners Present: S. Strauss, G. Gilbar, M. Weiss, Vice Chair H. Gabbay and Chair H. Szabo.

Commissioners Absent: None.

Staff present: J. Lait, M. McGrath, D. Jerex, I. Nguyen, C. Bond
(Department of Community Development)

ORAL COMMUNICATIONS FROM THE CITY MANAGER

ORAL COMMUNICATIONS FROM THE CITY PLANNER

CONSIDERATION OF MINUTES

1. Consideration of the minutes of the November 6, 2008, Design Review Commission meeting.

ACTION:

Moved by Vice Chair Gabbay and seconded by Commissioner M. Weiss.

That the minutes of the November 6, 2008, Design Review Commission be approved.

AYES: Commissioners S. Strauss, G. Gilbar, M. Weiss, Vice Chair H. Gabbay and Chair H. Szabo.

NOES: None.

CARRIED.

ORAL COMMUNICATIONS FROM THE AUDIENCE

ORAL COMMUNICATIONS FROM THE COMMISSION

Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the Design Review Commission action by filing a written appeal with the Director of Community Development; an Appeal Fee will be required.

CONSENT CALENDAR

2. 329 South Clark Drive

A request for an R-1 Design Review Permit to allow a new, two-story single family residence, located in the Central Area of the City, south of Santa Monica Boulevard at 329 South Clark Drive (PL 0846755). (Continued from October 2, 2008; public hearing closed.)

ACTION:

Moved by Commissioner G. Gilbar and seconded by Commissioner S. Strauss.

That the amended resolution to conditionally approve the R-1 Design Review permit be adopted.

AYES: Commissioners S. Strauss, G. Gilbar, M. Weiss, Vice Chair H. Gabbay and Chair H. Szabo.

NOES: None.

CARRIED.

3. 603 North Linden Drive

A request for an R-1 Design Review Permit to allow a new, two-story single family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 603 North Linden Drive (PL 0815082). (Continued from September 4, 2008 and October 2, 2008; public hearing closed.)

Consideration of this item be continued to the meeting of January 8, 2009, by Order of the Chair.

4. 205 South La Peer Drive

A request for an R-1 Design Review Permit to allow a new, two-story single family residence, located in the Central Area of the City, south of Santa Monica Boulevard at 205 South La Peer Drive (PL 0838509). (Continued from September 4, 2008 and October 2, 2008; public hearing closed.)

Consideration of this item be continued to the meeting of January 8, 2009, by Order of the Chair.

5. 716 Alta Drive

A request for an R-1 Design Review Permit to allow a new, two-story single family residence, located in the Central Area of the City, north of Santa Monica Boulevard, at 716 Alta Drive (PL 0833726). (Continued from August 7 and September 4, 2008; public hearing closed.)

ACTION:

Moved by Commissioner G. Gilbar and seconded by Commissioner S. Strauss.

That the amended resolution to conditionally approve the R-1 Design Review permit be adopted.

AYES: Commissioners S. Strauss, G. Gilbar, M. Weiss, Vice Chair H. Gabbay and Chair H. Szabo.

NOES: None.

CARRIED.

6. 804 North Camden Drive

A request for an R-1 Design Review Permit to allow a new, two-story single family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 804 North Camden Drive (PL 0833870). (Continued from August 7 and September 4, 2008; public hearing open.)

ACTION:

Moved by Commissioner S. Strauss and seconded by Vice Chair H. Gabbay.

That the amended resolution to conditionally approve the R-1 Design Review permit be adopted.

AYES: Commissioners S. Strauss, G. Gilbar, M. Weiss, Vice Chair H. Gabbay and Chair H. Szabo.

NOES: None.

CARRIED.

CONTINUED CASES

7. 713 North Crescent Drive

A request for an R-1 Design Review Permit to allow a new, one-story single family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 713 North Crescent Drive (PL 0850716). (Continued to meeting on January 8, 2008 at the applicant's request; public hearing open.)

Consideration of this item be continued to the meeting of January 8, 2009, by Order of the Chair.

PUBLIC HEARINGS

8. 620 Walden Drive

A request for a revision to an approved R-1 Design Review Permit to allow a new, two-story single family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 620 Walden Drive (PL 0860917).

Senior Planner McGrath summarized the staff report and it was entered into the record. The applicant stated that the previously proposed front fence would be removed from the project. The Commission gave preliminary approval of the revised design with the following recommendations: the exterior colors must be

returned for review, the landscape plan revised to include 48-inch size box trees rather than 15-gallon size trees and the columns at the entry and above the entry at the second floor must be revised to appear less massive and bulky. The applicant was directed to return with a minimum of two alternate designs for the columns and a column width of 12 inches was discussed. It was suggested that a Tuscan order column cap would be appropriate with a proportionately smaller base. The Commission recommended the applicant consider trees in the front yard that have canopies, such as fruitless olive trees, rather than palm trees.

ACTION:

Moved by Commissioner G. Gilbar and seconded by Chair H. Szabo.

That the revised design be preliminarily approved with conditions and that staff prepare a resolution conditionally approving the project.

AYES: Commissioners S. Strauss, G. Gilbar, M. Weiss, and Chair H. Szabo.

RECUSED: Vice Chair H. Gabbay

NOES: None.

CARRIED.

ORAL COMMUNICATIONS CONTINUED

- Report on Minor Cases and Plan Review Process
- Chair's Report
- Director's Report / Good and Welfare
- Design Awards

It was agreed that M. McGrath would select projects to be honored to present to the Commission for final selection and that could include non-commission level projects.

ADJOURNED AT 5:12 PM TO ON OR AFTER JANUARY 12, 2009

PASSED AND APPROVED THIS 12th DAY OF JANUARY 2009

Howard Szabo, Chair
Submitted by Michele McGrath, Secretary