

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

REGULAR MEETING

**Thursday, November 3, 2011
1:00 p.m.**

MINUTES

OPEN MEETING

ROLL CALL AT 1:08 P.M.

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

Commissioners Absent: Commissioner Strauss.

Staff Present: S. Rojemann, C. Gordon, J. Lait, P. Noonan and C. Bond (Community Development).

APPROVAL OF AGENDA

INTRODUCTION OF FINE ARTS COMMISSION VICE CHAIR SMOOKES:

COMMUNICATIONS FROM THE AUDIENCE

- Members of the public may address the Commission*

COMMUNICATIONS FROM THE COMMISSION

- Report from the Mayor's Cabinet meeting.

SPEAKER: Terri Smooke, Vice Chair of the Fine Arts Commission will be present to discuss the functionality of the Fine Arts Commission and the details of how the Fine Arts fund is endowed.

CONSIDERATION OF MINUTES

1. The minutes of the October 6, 2011 meeting were approved as corrected.

ACTION:

Moved by Chair Szabo and seconded by Vice Chair Pepp.

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

NOES: None.

ABSTAINED: None.

ABSENT: Commissioner Strauss

CARRIED

NEW BUSINESS - PUBLIC HEARINGS

2. 124 South Swall Drive

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

Speakers: Hamid Omrani, designer
Cyrus Gabaiy, owner

ACTION:

Moved by Vice Chair Pepp and seconded by Commissioner Wyka.

That the project be restudied and returned to the meeting of December 1, 2011.

The Commission had the following comments:

- The project does not contain a style of architecture (doesn't read Italianate) and lacks character and refinement. Explore architectural styles and details that relate to one another.
- The project does not contain an internally compatible design scheme – the details do not blend or complement each other.
- The project does not reduce bulk and mass – the design needs modulation.
- The design is not compatible with other residences in the area.
- The roof line is awkward and gives the appearance that the front half of the residence and the back half of the residence are two separate structures. The transition between roofline should be more graceful.
- The design appears closed off – there is no openness to the design.
- The concrete moldings around the windows are too heavy and out of scale. The windows appear out of scale.
- The entry is too massive and overdone – consider removing the moldings and have just a recessed alcove for the door. A single door would be more appropriately

- scaled for the residence than a double door.
- The molding along the roofline is too heavy.
 - The project lacks a focal point. Consider preserving some of the existing elements.

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

NOES: None.

ABSTAINED: None.

ABSENT: Commissioner Strauss

CARRIED

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

- Meeting Recap Discussion
- Technology report was delivered by Commissioner Wyka who demonstrated software that may enhance and better the Design Review Commission process.

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- Report from the City Planner
- Historical Preservation Discussion
 - Associate Planner, P. Noonan discussed Historic Preservation
- Design Review Awards Discussion
- Commissioner Retreat

THE MEETING WAS ADJOURNED AT 4:08 PM

PASSED AND APPROVED THIS 1ST DAY OF DECEMBER 2011.

Howard Szabo, Chair

Submitted by Shena Rojemann, Secretary