

CITY OF BEVERLY HILLS

Design Review Commission Meeting

455 North Rexford Drive, Beverly Hills, CA 90210

City Council Chambers / Meeting Room A

SYNOPSIS

Thursday, August 7, 2008

REGULAR MEETING

1:00 p.m.

Bus Tour: 1:00 p.m.
Meeting: 2:30 p.m.

BUS TOUR: Tour participants assembled at the 450 North Crescent Drive entrance to City Hall at 1:00 p.m. The bus tour will visit 716 Alta Drive, 714 North Palm Drive, 604 North Camden Drive, 804 North Camden Drive, 264 South Rodeo Drive, 305 South Rodeo Drive, 446 South Rodeo Drive, 241 South Camden Drive.

ROLL CALL AT 2:30 PM

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

Commissioners Absent: None.

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

CONSIDERATION OF MINUTES

1. Consideration of the minutes of the July 2, 2008, Design Review Commission meeting.

H. Gabbay – M. Weiss/5

That the minutes of the July 2, 2008, Design Review Commission be adopted as amended.

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. 518 North Beverly Drive

A resolution conditionally approving 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 518 North Beverly Drive (PL 0747075). (Continued from December 4, 2007, January 14, and April 29, 2008; public hearing closed.)

Item Removed from the Consent Calendar by Order of the Chair. Final Resolution is to list all project conditions.

3. 122 North Oakhurst Drive

A resolution conditionally approving 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 122 North Oakhurst Drive (PL 0829575). (Preview June 5, 2008, hearing July 2, 2008; public hearing closed.)

S. Strauss – G. Gilbar/4

H. Gabbay abstained.

That the resolution conditionally approving the R-1 Design Review Permit be adopted.

CONTINUED CASES

4. 245 South Canon 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 245 South Canon Drive (PL 0817089). (Continued from June 5, 2008; public hearing closed.)

S. Strauss – M. Weiss/5
That a resolution conditionally approving the R-1 Design
Review Permit be drafted.

PUBLIC HEARINGS

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)

Return for Re-study; Public Hearing to Be Continued to September 4, 2008,
by Order of the Chair.

6. 714 North Palm Drive

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 at 714 North Palm Drive (PL 0825265)

Return for Re-study; Public Hearing to Be Continued to September 4, 2008,
by Order of the Chair.

7. 604 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 604 North Camden Drive (PL 0830999)

Return for Re-study; Public Hearing to Be Continued to September 4, 2008,
by Order of the Chair.

8. 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)

Return for Re-study; Public Hearing to Be Continued to September 4, 2008,
by Order of the Chair.

ORAL COMMUNICATIONS

- Report on Minor Cases and Plan Review Process
- Chair's Report
- Director's Report / Good and Welfare
- DRC Items on City Council Schedule

ADJOURNMENT

Design Review Criteria

In reviewing an application for R-1 Design Review, staff and the Design Review Commission will apply the following criteria in rendering a decision:

1. The proposed development's design exhibits an internally compatible design scheme;
2. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden-like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style;
3. The proposed development will enhance the appearance of the neighborhood;
4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and,
5. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.