

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

REGULAR MEETING

Thursday, January 5, 2012
1:00 p.m.

MINUTES

OPEN MEETING

ROLL CALL AT 1:07 P.M.

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

Commissioners Absent: None.

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

APPROVAL OF AGENDA

COMMUNICATIONS FROM THE AUDIENCE

- Members of the public may address the Commission*

COMMUNICATIONS FROM THE COMMISSION

- Report from the Mayor's Cabinet meeting was presented by Vice Chair Pepp.

CONSIDERATION OF MINUTES

1. The minutes of the November 3, 2011 meeting were approved as corrected.

ACTION:

Moved by Order of the Chair to approve the minutes as presented.

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

NOES: None.

ABSTAINED: None.

ABSENT: None.

CARRIED

NEW BUSINESS - PUBLIC HEARINGS

1. 630 North Foothill Road (PL# 113 2309)

A request for an R-1 Design Review Permit to allow the construction of a new one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard at **630 North Foothill Road.**

Speakers: Michael Ball, architect

ACTION:

Moved by Chair Szabo and seconded by Commissioner Wyka.

That the project be returned for restudy. The Commission had the following comments:

- The project does not contain an internally compatible design scheme – the details do not blend or complement each other. The design appears to contain contemporary and traditional elements that do not blend.
- The Commission was confused on the fence design. Be sure to show exactly what you are proposing.
- The moldings don't work on deep set windows.
- The project doesn't fit into the character of the neighborhood and the landscaping doesn't soften the house.
- Privacy may be an issue for neighboring residences. Explore options to mitigate privacy concerns.
- There is no harmony between the new design and the existing residences on the street. It sticks out.
- The entry feels Mediterranean and the is overwhelming.
- The house appears to be confused – the design isn't saying anything. Choose a style.
- The proposed red color is too bold.
- The project overpowers the others in on the street. It feels commercial more than residential.
- The fence is inappropriate – too large and the arches do not work. The red CMU block on the bottom of the fence does not work. Not having a fence would be preferred.

- The outer wings of the house don't blend with the center of the house – they look clumsy and arbitrary. The wings look incomplete.
- The windows on the wing don't work – they are plane and blocky.
- The massing of the residence needs refinement.
- The central portion of the residence is too generic – the entry is out of scale.
- Consider screening the windows at the front elevation if you seek more privacy.

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

NOES: None.

ABSTAINED: None.

ABSENT: None.

CARRIED

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

- Report from the Mayor's Chair meeting
- Report from the Mayor's Cabinet meeting
- Meeting Recap Discussion

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- DRC 2012 Meeting Calendar (**Tab 5**) *No action taken on this item.*
- Report from the City Planner

THE MEETING WAS ADJOURNED AT 3:15 P.M.

PASSED AND APPROVED THIS 2ND DAY OF FEBRUARY 2012.

Howard Szabo, Chair

Submitted by Shena Rojemann, Secretary