

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

REGULAR MEETING

Thursday, February 2, 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 D. Mohan
(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 Chair Szabo.

CONSIDERATION OF MINUTES

1. The minutes of the January 5, 2012 meeting were approved as amended.

ACTION:

Moved by Chair Szabo and seconded by Vice Chair Pepp.

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

NOES: None.

ABSTAINED: None.

ABSENT: None.

CARRIED

CONTINUED ITEMS - PUBLIC HEARINGS

2. 124 South Swall Drive (PL# 112 8927)

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 Gabbai, property owner

ACTION:

Moved by Commissioner Wyka and seconded by Commissioner Strauss.

That the project be conditionally approved with the following conditions:

- 1) The project shall be returned to a subcommittee composed of Commissioner Wyka and Vice Chair Pepp for final review and approval of the modifications below:
 - a. The slope of the roof shall be reduced so that the roof height is lowered by 1'-0".
 - b. The front elevation should only have two elevation planes. The roofline over the entry and the roofline to the middle roofline should be combined into one plane with one single roofline. This roofline shall be the same pitch as the main roofline above.
 - c. Remove the lower walls adjacent to the entry
 - d. The front door, window headers and window sills shall be wood and shall be stained the same color.
 - e. Spanish tiles should be added around the entry (in place of the concrete forms). Also consider tiles in on the pavers and/or stair risers.
 - f. The window above the entry shall contain clear sandblasted glass.
 - g. The landscape lighting plan shall be provided.
 - h. The landscape plan shall be revised to accurately depict the location of all proposed plants and trees (specifically the Magnolia tree was not shown).

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

NOES: None.

ABSTAINED: None.

ABSENT: None.

CARRIED

3. 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 AIA, architect
David Hay, property owner

ACTION:

Moved by Chair Szabo and seconded by Vice Chair Pepp.

That the project be returned for restudy to address the following comments:

- The basic building fenestration needs to be resolved. The central portion of the project is awkward – perhaps consider a courtyard design.
- The design contains two sections: the “U-shaped” outer portion and the central portion. The two sections need to be more unified. Consider a roofline to unify all the sections.
- Consider raising the side rooflines so that they are in line with the arch above the entry.
- The concrete moldings under the eaves are not appropriate for the style of house.
- The project feels commercial – the rooflines need work.
- The entry height is too grand – consider a courtyard in this area.
- Consider providing mullions (divided glass) in the windows for a more residential feel.
- Consider applying ‘grills’ to the small windows.
- Provide a sample of the concrete roof tiles. Barrel tiles are preferred versus S-shaped tiles.

- The proposed fences do not compliment the architecture – consider simplifying the fence design or removing the fence entirely. The arched wrought iron does not work.
- The concrete pavers appear dark in nature – consider alternative materials.
- The palm and cypress trees do not help to soften the design. Landscaping which is more lush would be more acceptable.

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

NOES: None.

ABSTAINED: None.

ABSENT: None.

CARRIED

NEW BUSINESS - PUBLIC HEARINGS

None.

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

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

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- Report from the City Planner
- Form 700

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

PASSED AND APPROVED THIS 1ST DAY OF MARCH 2012.

Howard Szabo, Chair

Submitted by Shena Rojemann, Secretary