



CITY OF BEVERLY HILLS
455. N. Rexford Drive
Beverly Hills, California 90210

**DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
March 7, 2013
1:00 PM**

MEETING CALLED TO ORDER

Date / Time: March 7, 2013 / 1:03 PM

ROLL CALL

Commissioners Present: Commissioners Hubschman, Wyka, Strauss, Vice Chair Nathan,
Chair Pepp

Commissioners Absent: None

Staff Present: William Crouch, Cindy Gordon, Reina Kapadia, Karen Myron
(Community Development Department)

APPROVAL OF AGENDA

Motion: Motion by order of the Chair to approve the agenda as amended,
postponing the Conflict of Interest / Gift Rules training.

Action: The agenda was approved as amended.

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None.

ADOPTION OF MINUTES

1. Minutes from the Design Review Commission Meeting on February 7, 2013.

Motion: Motion by Chair Pepp; second by Vice Chair Nathan to approve the
minutes (5-0).

Action: The minutes were approved as presented.

CONTINUED AND NEW BUSINESS

2. ADOPTION OF RULES OF PROCEDURE

Resolution of the Design Review Commission of the City of Beverly Hills establishing Rules of
Procedure for the Design Review Commission.

Motion: Motion by Commissioner Strauss, Second by Vice Chair Nathan to approve the resolution (5-0).

Action: **The resolution was approved.**

3. 605 NORTH PALM DRIVE (PL1231550)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Cindy Gordon, Assistant Planner

Applicant: Jerry Levy

Public Input: None.

Motion: Motion by Vice Chair Nathan, Second by Commissioner Strauss to approve the resolution with conditions (5-0).

Action: **The resolution was approved with the following conditions:**

- The project shall be consistent with the revised elevation presented to the Design Review Commission at its meeting on March 7, 2013.
- The landscaping plan and elevation shall be revised to be consistent with the approved elevation and building footprint.
- Planting shall be installed in front of the palm trees in the front yard that will substantially cover the trunk of the palm trees, subject to final review and approval by City staff.

4. 700 NORTH LINDEN DRIVE (PL1231906)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Cindy Gordon, Assistant Planner

Applicant: Sarah Wear – Wear House Design

Public Input: None.

Motion: Motion by Commissioner Wyka, Second by Commissioner Strauss to return the project for restudy (5-0).

Action: **The project was returned for restudy. The Commission had the following comments:**

- Please provide a plan set that is legible and readable. The design needs to be drawn in a way that can be understood. Please also revise the rendering so that it is a true and accurate representation of the finished product.
- The house does not fit in with the existing streetscape. The design should be rethought and incorporated better into the neighborhood.
- The front of the house is disjointed with the placement of the windows and the trellis. Please consider alternative locations so the house is balanced.
- Please provide details on the wire trellis. An evergreen plant should be considered so that the aesthetic is consistent throughout the year.
- Please provide an accurate window and door schedule that identifies type, size, quantity, etc. This should also be keyed out on the floor plan for ease in referencing.
- There are three prominent doors proposed on the front façade. Please consider revising this configuration so that the front door is the prominent door.
- The proportions of the balcony are off in terms of height and door placement. Please redesign the balcony so that it is internally compatible.

COMMUNICATIONS FROM THE COMMISSION

- Report from the Mayor's Cabinet Meeting

COMMUNICATIONS FROM THE URBAN DESIGNER

5. Track 1 Design Review Approvals

MEETING ADJOURNED

Date / Time: March 7, 2013 / 3:03 PM

PASSED AND APPROVED THIS 2ND DAY OF MAY, 2013

Arline Pepp, Chair