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

DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
January 3, 2013
1:00 PM

MEETING CALLED TO ORDER
Date / Time: January 3, 2013 / 1:04pm

ROLL CALL

Commissioners Present:	Commissioners Wyka, Strauss, Szabo, Vice Chair Nathan, Chair Pepp.
Commissioners Absent:	None.
Staff Present:	William Crouch, Cindy Gordon, Karen Myron (Community Development Department).

APPROVAL OF AGENDA
Motion: Motion by Vice Chair Nathan, second by Commissioner Szabo (5-0)
Action: Approved as presented.

COMMUNICATIONS FROM THE AUDIENCE
Speakers: None.

CONSIDERATION OF MINUTES

1. Minutes from the Design Review Commission Meeting on December 6, 2012

Motion: Motion by Chair Pepp, second by Commissioner Strauss (5-0)
Action: The minutes were approved as presented.

CONTINUED ITEMS

2. 704 NORTH PALM DRIVE (PL1230200)

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.

Planner:	Cindy Gordon
Applicant:	Lawrence Woodcraft, architect
Owner:	Seth and Emily Wilen,
Public Input:	Harvey Linio, Real Estate Broker; Madeline Schulsinger, Real Estate Broker.

Motion: Motion by Chair Pepp; second by Commissioner Szabo to approve the project with conditions (5-0).

Action: The project was approved with the following conditions:

- The entry surround shall be revised to be consistent with the plans presented at the Design Review Commission meeting on December 6, 2012, subject to review and approval by staff.
- The stucco color shall be revised to a warmer color of white to be more complementary with the darker finish of the windows and French doors, subject to review and approval by staff.
- The lighting in the rear yard, as it related to privacy of the adjacent properties, shall be revised as necessary, subject to review and approval by staff.

NEW BUSINESS

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
Applicant:	Jerry Levy
Public Input:	None.

Motion: Motion by Chair Pepp; second by Nathan to return the project for restudy (5-0).

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

- There is a lot going on with the proposed design (various planes, roof angles, and window sizes). It is overmodulated and should be simplified.
- There is an underlying lack of rationale that limits the internal compatibility of the architectural elements.

- It is difficult to identify the location of the entry. Please consider revising the entryway to allow for a greater sense of arrival to the house.
- The tower element does not fit with the rest of the house. It is very tall and adds to the mass and bulk.
- The prominent portion of the design is the front facing garage. While the orientation of the garage is acceptable, please consider alternative designs so that it blends more cohesively with the house.
- The facade lighting needs to be reduced in scale. It is too large for the house and needs to be more human-scaled.
- The two windows directly above the entry way should be reconsidered and redesigned.
- Please provide a material board with full material samples

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
Applicant:	Sarah Wear, Wear House Design
Public Input:	None.
Motion:	Motion by Commissioner Szabo; 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 revised landscaping plan. Consider alternative landscaping as what was proposed does not necessarily go with the Tuscan-style. Hiding the house does not promote a garden-like quality in the City.
- There needs to be more uniformity and consistency with the roof. Consider using a layered roof to add more depth and interest.
- Consider bringing the balcony out on the Elevado elevation to eliminate the small roof on the first floor. Consider simplifying the balcony and utilizing wood to provide a relief from the stucco and to create a more authentic design.
- Consider utilizing real stone in place of the Eldorado stone as it is such an important element of the design.
- The placement of the windows on the second floor does not work with the overall style of the home. The scale of the window openings compared to the mass of the wall does not create internal compatibility. There is no consistent rationale to the placement.
- Please provide a design schematic of the proposed ironwork.

- Please provide clearer plans. Everything that is contributed should clarify the design, not add to the confusion.

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

- Report from the Mayor's Cabinet Meeting.

COMMUNICATIONS FROM THE URBAN DESIGNER

- Design Review Award Update

MEETING ADJOURNED

Date / Time: January 3, 2013 / 3:46 PM

PASSED AND APPROVED THIS 7th DAY OF FEBRUARY, 2013.

Arline Pepp, Chair