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

REGULAR DESIGN REVIEW COMMISSION
MEETING ACTION MINUTES
May 3, 2012
1:00 PM

MEETING CALLED TO ORDER
Date / Time: May 3, 2012/ 1:10PM

ROLL CALL
Commissioners Present: Wyka, Strauss, Szabo, Vice Chair Nathan, and Chair Pepp
Commissioners Absent: None.
Staff Present: Shena Rojemann, Cindy Gordon and Candice Bond (Community Development Department).

APPROVAL OF AGENDA
Action: Approved by Order of the Chair.

COMMUNICATIONS FROM THE AUDIENCE
Speakers: None.

1. **ADOPTION OF MINUTES**
   Consideration of the Action Minutes of the Design Review Commission Meeting of May 3, 2012.

   Motion: Motion by Vice Chair Pepp; seconded by Commissioner Szabo (5-0).

   Action: Approved as presented.

NEW BUSINESS – PUBLIC HEARINGS

2. **516 North Bedford Drive (PL# 120 5632)**
   A request for an R-1 Design Review Permit to allow an addition and remodel of the existing one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Shena Rojemann
Applicant: John Sofio
Public Input: There was not public input for this item.

Motion: Motion by Commissioner Strauss; seconded by Commission Wyka to return the project for restudy (5-0).

Action: Return for restudy. The Commission provided the following comments:

- The addition area feels like its 'jailed' in. The addition needs to break apart of the existing residence. Consider a roofline over the addition to break it apart.
- All the landscape materials on site have been removed as a result of construction. Provide a landscape plan.
- While the house has the shape of traditional ranch style home, the ranch style details are not evident. The design details appear to be a combination of modern, ranch and Tudor, but is should make a unified statement.
- The addition does not have any architectural integrity.
- Since all the design details appear to have been stripped from the façade, there is an opportunity to start fresh and make a nice unified façade. As presented, the design appears to be a missed opportunity. Enhance the existing residence along with the addition.
- Redesign with a fresh style for the entire residence.
- Provide more information about the proposed windows (samples and cut sheets).
- Provide more details of the design elements.

3. 510 Alpine Drive (PL# 120 6056)

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: Shena Rojemann
Applicant: Hamid Gabbay
Public Input: There was not public input for this item.

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

Action: Return for restudy. The Commission provided the following comments:

- The top parapet/flat roof makes the design of the house appear squished while emphasizing the massing of the residence. Consider a sloped roof.
- The design elements feel heavy (i.e. doors and moldings abutting). The design needs breathing room. The moldings and columns are very heavy.
- The three horizontal bands make the appearance very heavy.
- The façade appears to have multiple tower-like 'stacks' which are not working in harmony with the horizontal nature of the design. As such, the horizontal and vertical elements of the design appear to be competing with each other. The design doesn't appear resolved.

- The wrought iron detail above the entry is excessive. The delicate wrought iron doesn't work with the heavy moldings.
- The keystone above the entry appears to be floating with an arch.
- The address numbers are too large for a residential project.
- Please clarify whether a fence is proposed.

COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION

- Meeting Recap Discussion

COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- Report from the City Planner
  - Speaker Jerry Rosenthal addressed the Commission regarding the revising of R-1 Development Standards.
- Design Review Candidates List

MEETING ADJOURNED

Date / Time: May 3, 2012 /4:10 PM

PASSED AND APPROVED THIS 7TH DAY OF JUNE, 2012.

Arline Pepp, Chair