

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

**Thursday, December 2, 2010  
1:00 p.m.**

**MINUTES**

**OPEN MEETING**

**ROLL CALL AT 1:10 PM**

Commissioners Present: Commissioner Pepp, Commissioner Weiss, Commissioner Szabo, Vice Chair Gilbar and Chair Strauss.

Commissioners Absent: None.

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

**APPROVAL OF AGENDA**

**COMMUNICATIONS FROM THE AUDIENCE:**

- Members of the public may address the Commission\*

**COMMUNICATIONS FROM THE HUMAN RELATIONS COMMISSION:**

- Representatives from the Human Relations Commission addressed the Architectural Commission to discuss promoting positive human relations in all aspects of community life. Commissioners Rochelle Ginsburg and Ilona Sherman, in addition to Chair, Sharona Nazarian, were present from that commission.

**CONSIDERATION OF MINUTES**

1. Consideration of the minutes of the November 4, 2010 Meeting.

That the minutes of the November 4, 2010 meeting were approved as amended.

**ACTION:**

Moved by Commissioner Strauss and seconded by Commissioner Weiss.

AYES: Commissioners Pepp, Szabo, Weiss, Vice Chair Gilbar and Chair Strauss.

NOES: None.

ABSENT: None.

**CARRIED**

## **CONTINUED ITEMS – PUBLIC HEARINGS**

### **2. 926 North Beverly Drive (PL# 102 0001)**

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 at **926 North Beverly Drive**.

Speakers: Lotfi Mehdian, property owner  
Robert Salice, Designer

The Commission expressed concerns with the entry portico, the vehicular gates and the lighting and directed for the project to be further refined.

#### **ACTION:**

That the plans be returned for re-study by the Order of the Chair.

### **3. 601 North Crescent Drive (PL #102 0643)**

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 at **601 North Crescent Drive**.

Speakers: Behnam Yadegari, property owner  
Hamid Omrani, Designer

The Commission expressed concerns with the quality and consistency of the plans, the modulation and massing of the design, the southern elevation design, and the tower element design. The Commission directed for the project to be further refined.

#### **ACTION:**

That the project be returned for re-study by Order of the Chair.

### **4. 631 North Crescent Drive (PL# 101 7464)**

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 at **631 North Crescent Drive**.

The Commission expressed concerns with the overall mass and scale of the project and directed for the project to be further refined.

#### **ACTION:**

That the project be returned for re-study by Order of the Chair.

## **NEW BUSINESS - PUBLIC HEARINGS**

*(Chair Strauss recused herself from the meeting for this item.)*

**5. 627 North Canon Drive (PL# 103 6890)**

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 at **627 North Canon Drive**.

Speaker: Carina Bien-Willner, Architect

**ACTION:**

Moved by Vice Chair Gilbar and seconded by Commissioner Szabo.

That a resolution conditionally approving the R-1 Design Review permit be adopted with the additional following conditions:

1. No hedge within the front setback area shall be taller than 3 feet in height.
2. Hedges along the Elevado Drive elevation, stretching from the rear property line to the driveway entrance, shall be trimmed and maintained at a height no higher than 1/3 of the building height. This condition shall not preclude the City from enforcing the Municipal Code standards regarding non-conforming hedges.

AYES: Commissioners Pepp, Weiss, Szabo and Vice Chair Gilbar.

NOES: None.

RECUSED: Chair Strauss.

**CARRIED**

*(Chair Strauss rejoined the meeting.)*

**DISCUSSION – PUBLIC INPUT PERMITTED**

- Discussion of DRC process enhancements.

**COMMUNICATIONS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

- Meeting Recap Discussion
- Report from the City Planner
- DRC 2011 Meeting Calendar
- Design Review Awards Candidates

**COMMUNICATIONS FROM THE DESIGN REVIEW COMMISSION**

**THE MEETING WAS ADJOURNED AT 4:55 PM**

Design Review Commission Meeting Minutes  
December 2, 2010

PASSED AND APPROVED THIS 6TH DAY OF JANUARY 2011.

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Susan Strauss, Chair

Submitted by Shena Rojemann, Secretary