



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

**DESIGN REVIEW COMMISSION  
SPECIAL MEETING MINUTES  
January 6, 2014  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: January 6, 2014 / 1:41 PM

**ROLL CALL**

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

Commissioners Absent: None.

Staff Present: William Crouch, Cindy Gordon, Karen Myron.

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None.

**APPROVAL OF AGENDA**

Motion: Motion by Commissioner Strauss, Second by Commissioner Pepp to approve the agenda as presented (5-0).

**Action: The agenda was approved as presented.**

**EX PARTE COMMUNICATIONS**

None.

**ADOPTION OF MINUTES**

1. Minutes from the Design Review Commission Meeting on December 5, 2013.

Motion: Motion by Vice Chair Wyka, Second by Commissioner Pepp to approve the minutes as presented (5-0).

**Action: The minutes were approved as presented.**

## CONTINUED BUSINESS

### 2. 718 NORTH ROXBURY DRIVE (PL1331145)

A request for an R-1 Design Review permit to allow a façade remodel to an existing one-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

*(This project will be continued to the Thursday, February 6, 2014 Design Review Commission regular meeting.)*

### 3. 144 SOUTH ALMONT DRIVE (PL1318426)

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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

*(Continued from the Design Review Commission meeting on November 7, 2013.)*

Planner: Cindy Gordon, Associate Planner  
Applicant: Persai Bahara  
Public Input: Phil Margo

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

**Action: The project was returned for restudy.**

### 4. 601 NORTH CRESCENT DRIVE (PL1328885)

A request for an R-1 Design Review Permit to allow a revision to a previously approved new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

*(Continued from the Design Review Commission meeting on November 7, 2013.)*

Planner: Cindy Gordon, Associate Planner  
Applicant: Benham Yadegari  
Public Input: None.

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

**Action: The resolution was approved with conditions.**

**5. 209 SOUTH LA PEER DRIVE (PL1331080)**

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 south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

*(Continued from the Design Review Commission meeting on December 5, 2013.)*

Planner: Cindy Gordon, Associate Planner;  
Reina Kapadia, Limited Term Planner  
Applicant: Naoum Helou  
Public Input: None.

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

**Action: The resolution was approved with conditions.**

*The Commission took a recess at 2:43 pm.*

*The Commission reconvened at 2:50 pm.*

**NEW BUSINESS**

**6. 617 NORTH BEDFORD DRIVE (PL1332490)**

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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: Ben Borukhim – bBA Studios  
Public Input: None.

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

**Action: The project was returned for restudy.**

**7. 265 SOUTH CLARK DRIVE (PL1332621)**

A request for an R-1 Design Review Permit to allow a façade remodel to an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: David Hedvat  
Public Input: None.

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

**Action: The resolution was approved with conditions.**

**8. 727 NORTH RODEO DRIVE (PL1332513)**

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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: Elias Real Estate LLC  
Public Input: None.

Motion: Motion by Vice Chair Wyka, second by Chair Nathan to return the project for restudy (5-0).

**Action: The project was returned for restudy.**

*Questions were asked by the Applicant, prompting the Commission to re-open the hearing to provide further guidance to applicant team (Motion Wyka/Pepp, (5-0)).*

*After the additional guidance, Chair Nathan closed the hearing at 4:38 pm, with no changes made to the original Motion and Action.*

**9. 484 HILLGREEN DRIVE (PL1332578)**

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 south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: Eric Maman  
Public Input: None.

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

**Action: The resolution was approved with conditions.**

**10. 510 NORTH BEVERLY DRIVE (PL1332643)**

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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: Hamid Omrani  
Public Input: None.

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

**Action: The project was returned for restudy.**

**11. 512 WALDEN DRIVE (PL1332699)**

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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Planner: Cindy Gordon, Associate Planner  
Applicant: Debora Nassirzadeh  
Public Input: None.

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

**Action: The project was returned for restudy.**

**COMMUNICATIONS FROM THE COMMISSION**

None.

**COMMUNICATIONS FROM THE URBAN DESIGNER**

None.

**MEETING ADJOURNED**

Date / Time: January 6, 2014 / 5:48 PM