



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210  
TEL. (310) 458-1141 FAX. (310) 858-5966

## Design Review Commission Report

**Meeting Date:** Thursday, March 6, 2014

**Subject:** 613 North Canon Drive (PL1402486)

A request for an R-1 Design Review Permit to allow the construction of a façade remodel to an existing 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.

**Project Applicant:** Norbert Gehr

**Recommendation:** Conduct public hearing and provide the applicant with an approval.

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### REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as French Regency; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

### URBAN DESIGN ANALYSIS

The applicant has worked closely with staff to improve the façade and create internal compatibility among the architectural elements indicative of the French Regency style of architecture. The resulting design exhibits harmony and a consistency of design.

However, some elements appear to be overly elaborate, specifically the entryway and associated elements, and should be further revised to more appropriately convey a French Regency style.

### ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

### ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Associate Planner

(310) 285-1191

[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



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the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

### **PUBLIC OUTREACH AND NOTIFICATION**

The project requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, February 21, 2014; the site was posted on Thursday, February 13, 2014. To date staff has not received comments in regards to the submitted project.



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**Attachment A**

Detailed Design Description  
and Materials (applicant prepared)

**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application:**

- Track 1 Application (Administrative Review)
- Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at:  
<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
  - Plans must be prepared and stamped by an architect licensed in the State of California.
  - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
- Eight (8) sets of plans required (see Section 6 for plan size requirements).
  - Public Notice materials required (see Section 5 for public notice requirements).

**B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):**

The current house facade is French Regency. The upgraded facade will also be French Regency, but will substantially improve the design by more closely adhering to the classical French Regency style, conforming the windows to true French Regency style, deleting one garage door and replacing it with a window, converting the look of a two stall garage into a double carriage entrance, adding simplified French Regency ornamental iron work, and enhancing the existing entry to make it a more true French Regency style.

**C Identify the Project Zoning (City Zoning Map available online at <http://gis.beverlyhills.org/>)**

- |                                      |                               |                              |
|--------------------------------------|-------------------------------|------------------------------|
| <input checked="" type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input type="radio"/> R-1X           | <input type="radio"/> R-1.6X  |                              |
| <input type="radio"/> R-1.5X         | <input type="radio"/> R-1.7X  |                              |

**D Site & Area Characteristics**

Lot Dimensions: 357' x 87.5' Lot Area (square feet): 31,238  
 Adjacent Streets: Beverly Drive and Crescent Drive

**E Lot is currently developed with (check all that apply):**

- |   |   |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence           |
| <input type="checkbox"/> Guest House            | <input checked="" type="checkbox"/> Accessory Structure(s)        |
| <input type="checkbox"/> Vacant                 | <input checked="" type="checkbox"/> Other: <u>detached garage</u> |

**F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?**

Yes  No

If YES, provide the following information:

	Quantity	Sizes	Reason for Removal
Heritage:	1	50'h x 20'w	will remain
Native:	1	35'h x 20'w	will remain
Urban Grove:			

**G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)**

Yes  No  If yes , please list Architect’s name: \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)**

**A Describe your public outreach efforts to adjacent neighbors and property owners:**

The adjacent property to the north of the site is vacant land. The adjacent property owner to the south of the site has been contacted many times and given the number of the contractor to call if there are any problems.

**B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:**

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	28'	25' 3"	28'
Roof Plate Height:		21'	21'
Floor Area:	13,995	12,353	13,383
Rear Setbacks:	99' 5"	191'	191'
Side Setbacks:	S/E 13' 6"	S/E 3' 6"	S/E 3' 6"
	N/W 7' 6"	N/W 3' 6"	N/W 3' 6"
Parking Spaces:	7	6	8

**C List the specific materials and finishes for all the architectural features of the project (Be Specific):**

**FAÇADE** (List all material for all portions visible from the street)

Material: Stucco  
 Texture /Finish: Smooth  
 Color / Transparency: La Habra Meadowbrook

**WINDOWS** (Include frame, trim, glass, metal, etc)

Material: Wood French with exterior aluminum cladding - Pella Architect Series  
 Texture /Finish: Aluminum cladding  
 Color / Transparency: clear glass Pella Classic White

**DOORS** (Include frame, trim, glass, metal, etc)

Material: Wood frame French door with matching wrought iron  
 Texture /Finish: paint  
 Color / Transparency: Pella Classic White  
 garage doors, wood painted to match Pella Classic White

**PEDIMENTS**

Material: precast concrete  
 Texture /Finish: acid wash  
 Color / Transparency: La Habra Adobe

**ROOF**

Material: slate  
 Texture /Finish: cleft finish  
 Color / Transparency: greyish green

**CORBELS**

Material: none  
 Texture /Finish:  
 Color / Transparency:

**CHIMNEY(S)**

Material: none  
 Texture /Finish:  
 Color / Transparency:

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)**

**COLUMNS**

*Material:* precast stone  
*Texture /Finish:* acid wash  
*Color / Transparency:* La Habra Adobe

**BALCONIES & RAILINGS**

*Material:* wrought iron and precast concrete (acid wash) La Habra Adobe  
*Texture /Finish:* paint  
*Color / Transparency:* Dunn Edwards charcoal smudge DE6370 for wrought iron

**TRELLIS, AWNINGS, CANOPIES**

*Material:* none  
*Texture /Finish:*  
*Color / Transparency:*

**DOWNSPOUTS / GUTTERS**

*Material:* none on facade  
*Texture /Finish:*  
*Color / Transparency:*

**EXTERIOR LIGHTING**

*Material:* ornamental wrought iron sconces  
*Texture /Finish:* paint  
*Color / Transparency:* Dunn Edwards black

**PAVED SURFACES**

<i>Material:</i>	concrete bands	fan pattern granite cobbles
<i>Texture /Finish:</i>	sand finish	fired finish
<i>Color / Transparency:</i>	mesa beige	grey

**FREESTANDING WALLS AND FENCES**

*Material:* wrought iron with stuccoed masonry columns  
*Texture /Finish:* smooth finish  
*Color / Transparency:* La Habra Adobe

**OTHER DESIGN ELEMENTS** quoins

*Material:* precast concrete  
*Texture /Finish:* acid finish  
*Color / Transparency:* La Habra Adobe

**D Describe the proposed landscape theme. Explain how the proposed landscaping complements the proposed style of architecture:**

The landscape theme follows the architectural style, which is French Regency. The plantings feature trees, shrubs and vines that are, for the majority, low water usage plants found in the French Mediterranean area, which feature some deciduous and evergreen trees and shrubbery, some with gray green foliage and various shades of green and purple. The vines will provide spring and summer flowers.

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS**

**A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:**

**1. Describe how the proposed development's design exhibits an internally compatible design scheme.**

All detailing of the residence relates to the French Regency style in an authentic way.

**2. Describe how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.**

As this is a remodeling of an existing facade, the overall size of the house is the same but an effort has been made to reduce bulk and visual clutter by simplifying the roof line, making openings aligned and symmetrical and substantially reducing the presence of garage doors on the facade. The new landscape design adds full-size trees in the front yard and brings elements of a symmetrical French Regency garden to the front of the house.

**3. Describe how the proposed development will enhance the appearance of the neighborhood.**

The neighborhood will be enhanced with a more authentic and uncluttered example of French Regency architecture and with an increase in planting to further the aim of a garden like quality to the area.

**4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.**

The proposed facade will increase privacy of the neighbors by adding landscaping and larger trees to the front yard.

**5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.**

The neighborhood contains a mix of styles, with two other French-style houses on the block that are complemented by this house. The improvements to the alignment of windows and doors on the facade will harmonize the house better with surrounding homes. Landscape patterns vary widely on the street and the proposed increase in front yard landscaping will harmonize with the older homes that have mature landscaping.

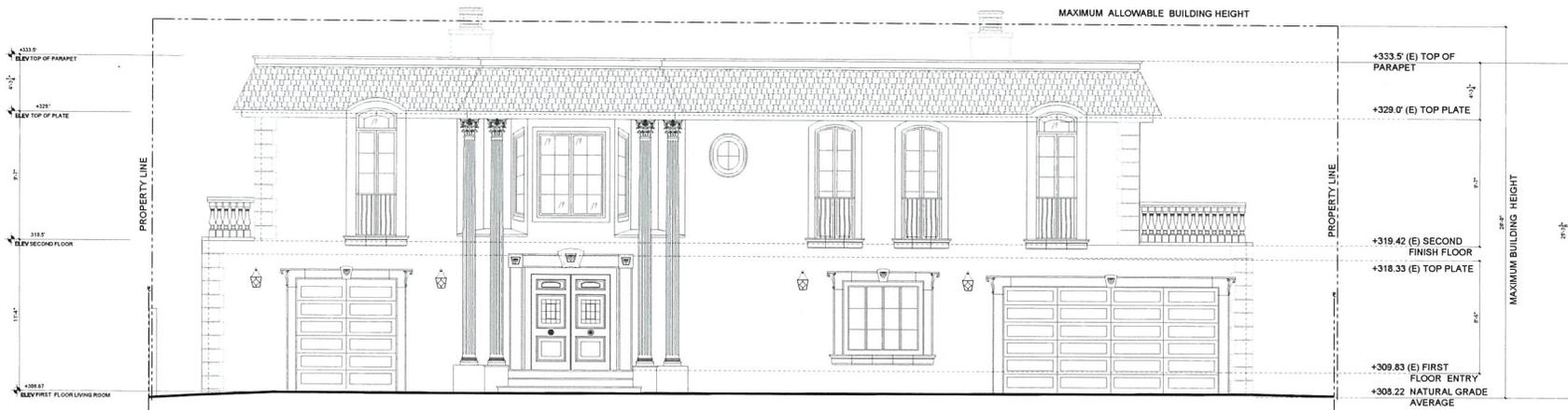


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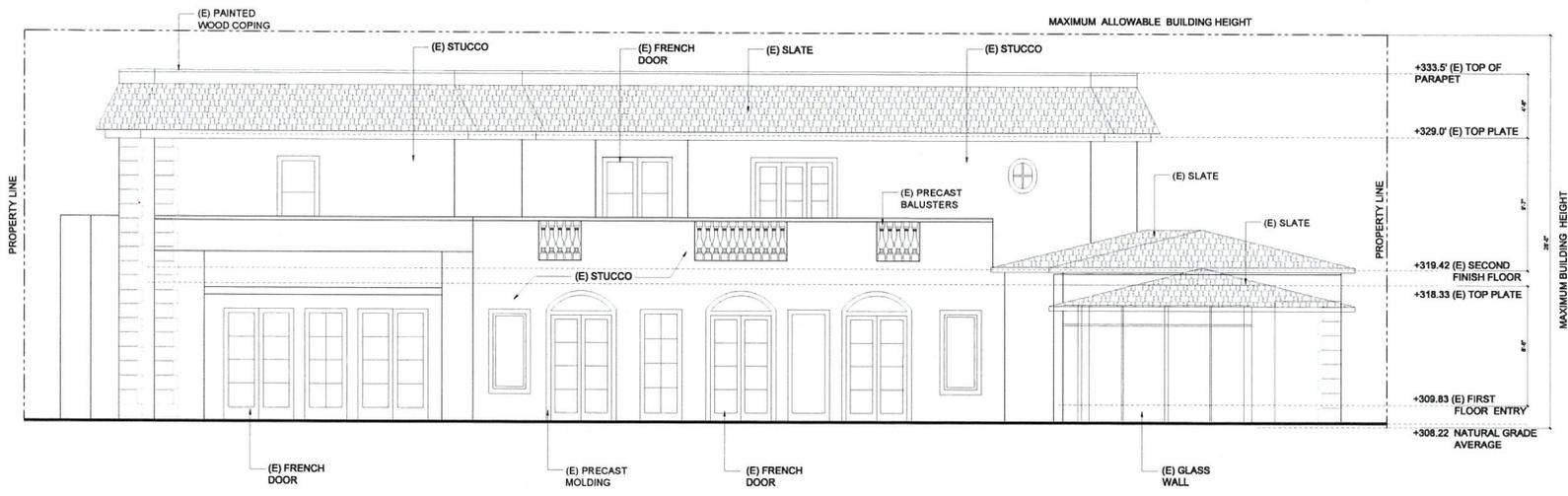
455 North Rexford Drive

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**Attachment B**  
Project Design Plans



EXISTING FRONT ELEVATION SCALE 1/4" = 1'-0"



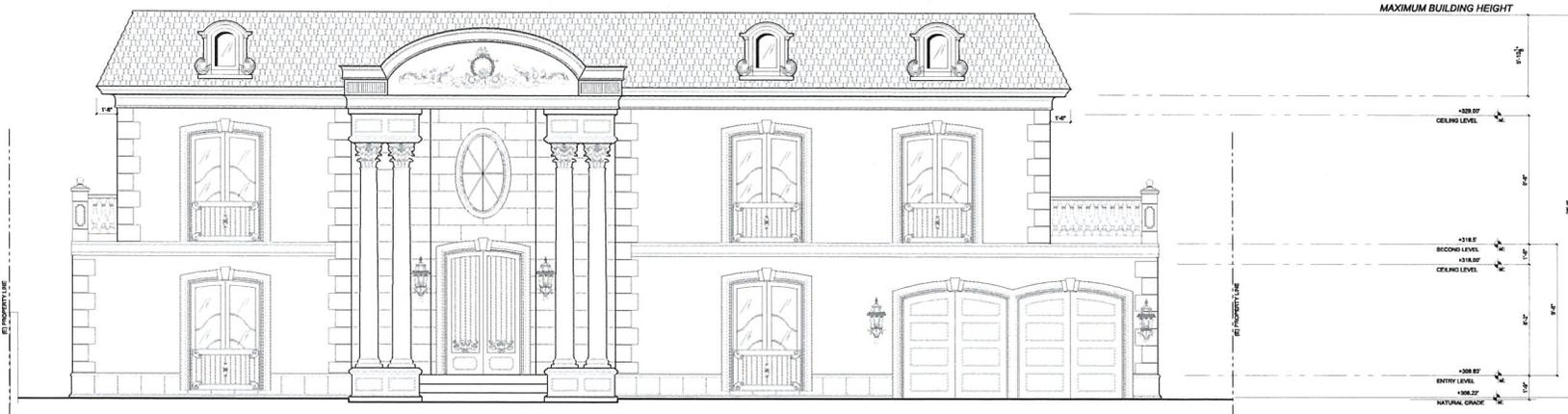
EXISTING REAR ELEVATION SCALE 1/4" = 1'-0"

Company Information :  
**BENICO CONSTRUCTION**  
 246 S. La Peer Dr. Beverly Hills, CA 90211  
 Tel: (310) 210-1122 Fax: (888) 418-5231

Project Information:  
**GEHR RESIDENCE**  
 613 N. Canon Dr. Beverly Hills, CA 90210  
 Tel: 888.623.6526 Fax:

PROJECT#	202	DATE:	02-04-14
BETA	2	DESCRIPTION	2-DIMENSIONAL EXISTING FRONT & REAR ELEVATIONS
SCALE:	As Noted	EXISTING FRONT ELEVATION & EXISTING REAR ELEVATION	DESIGN REVIEW COMMISSION

Sheet:  
**A0.3**



NEW FRONT ELEVATION SCALE 1/4" = 1'-0"



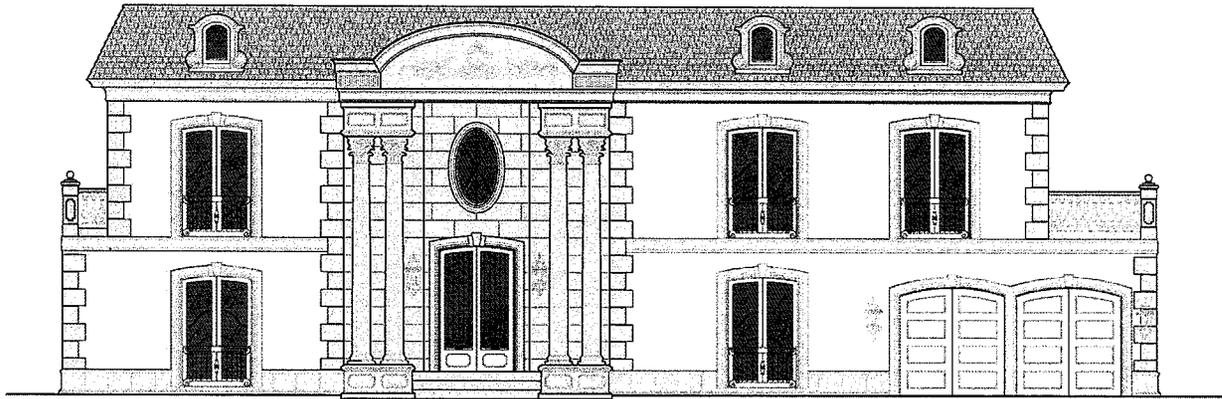
NEW NORTH SIDE ELEVATION SCALE 1/4" = 1'-0"

Company Information :  
**BENICO CONSTRUCTION**  
 245 S. La Peer Dr. Beverly Hills, CA 90211  
 Tel: (818) 216-1122 Fax: (818) 216-3231

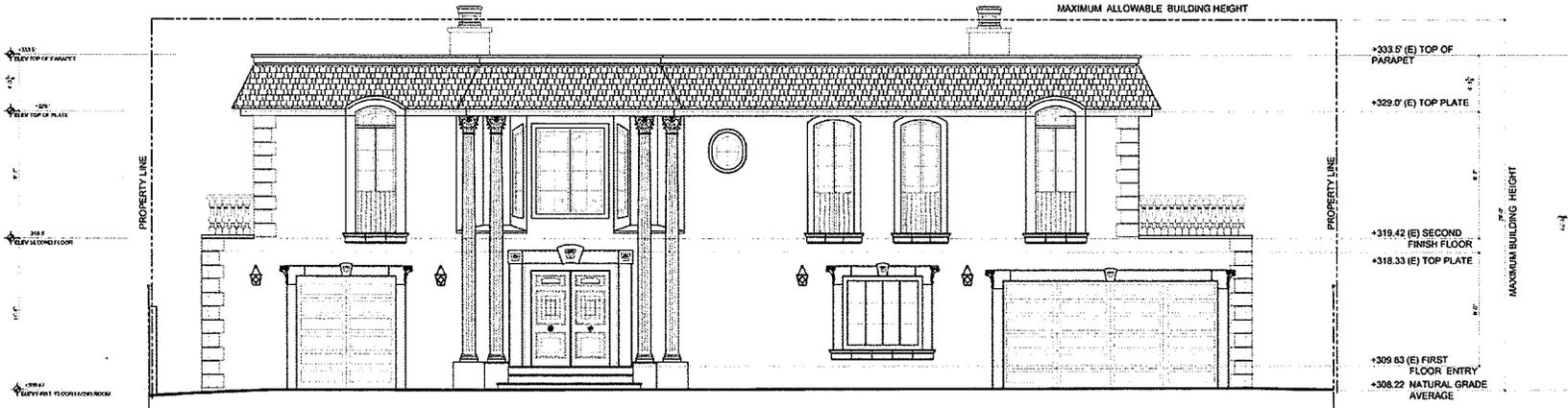
Project Information:  
**GEHR RESIDENCE**  
 613 N. Canon Dr. Beverly Hills, CA 90210  
 Tel: 888.623.6526 Fax:

PROJECT#	DATE	DESCRIPTION
202	10/24/14	1st SET PROVISIONS OF PERMITS AND CONSTRUCTION PERMITS
SCALE:	As Noted	
FRONT ELEVATION NORTH SIDE ELEVATION DESIGN REVIEW COMMISSION		

Sheet:  
**A2.5**



NEW FRONT ELEVATION SCALE 1/4" = 1'-0"



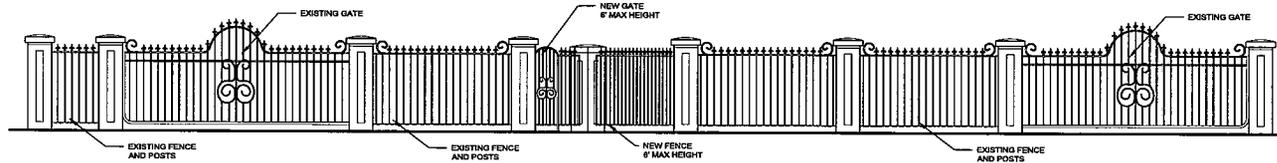
EXISTING FRONT ELEVATION SCALE 1/4" = 1'-0"

Company Information:  
**BENICO CONSTRUCTION**  
 245 S. La Peer Dr. Beverly Hills, CA 90211  
 Tel: (310) 210-1122 Fax: (888) 416-3231

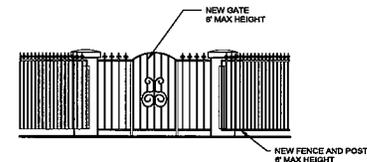
Project Information:  
**GEHR RESIDENCE**  
 643 N. Canon Dr. Beverly Hills, CA 90210

PROJECT#	202	DATE	02-04-14	DESCRIPTION	EXISTING FRONT ELEVATION
SCALE:	As Noted	FRONT ELEVATION			
As Noted		DESIGN REVIEW COMMISSION			

Sheet: **A2.5c**



FENCE ELEVATION SCALE 1/4" = 1'-0"



GATE ELEVATION SCALE 1/4" = 1'-0"

Company Information: **BENICO CONSTRUCTION**  
 245 S. La Peer Dr. Beverly Hills, CA 90211  
 Tel: (310) 210-1122 Fax: (888) 418-3321

Project Information: **GEHR RESIDENCE**  
 613 N. Canon Dr. Beverly Hills, CA 90210

FENCE ELEVATION	DESIGN REVIEW COMMISSION
GATE ELEVATION	
DESCRIPTION	
DATE:	
REV:	
PROJECT#	202
SCALE:	As Noted
Sheet:	
<b>A2.6b</b>	





T-A & T-B PLATANUS RACEMOSA

T-C PRUNUS CERASIFERA

T-D PINUS CANARIENSIS

A OPHIOPOGON JAPONICUS

B ROSMARINUS OFFICINALIS

C BOUGAINVILLEA MARY PALMER'S ENCHANTMENT

D CAMELIA JAPONICA 'ALBA PLENA'

E CAMELIA SASANQUA 'WHITE DOVES'

F TRACHELOSPERMUM JASMINOIDES

G LIROPE 'GIGANTEA'

H LIROPE MUSCARI 'SILVERY SUNPROOF'

J PITTOSPORUM TOBIRA 'CREAM DE MINT'

K GARDENIA JASMINOIDES 'VIETCHI'

L BOUGAINVILLEA TEXAS DAWN

M & N NEW GUINEA IMPATIENS - LAVANDER & WHITE

P PHORMIUM TENAX 'TONY TIGER'

Q PHORMIUM TENAX 'ATROPURPUREUM'

R RHAPHIOPOLIS INDICA 'MAJESTIC BEAUTY'

S HEMEROCALLIS 'DWARF PINK DWARF SALMON'

PHILODENDRON XANADU

U CYRTIUM FALCATUM ROCHFORDIANUM

V BUONITHUS JAPONICUS 'MONESSIG'

PRATIA PENDUNCULATA

G-B HEDERA HELIX

**DW/LA**  
Landscape Architects  
12116 Elm Street  
Venice, CA 90291  
Phone: 310-827-2084  
Fax: 310-827-4634



Project Name  
**GEHR RESIDENCE**  
813 N. CANON DRIVE  
BEVERLY HILLS CA 90210

Sheet Title  
**PLANTING PLAN IMAGES**

- Sheet Title
- CHECK SET
  - FINAL AND SET
  - FINAL BID SET
  - PERMIT SET
  - NOT FOR CONSTRUCTION
  - CONSTRUCTION / FIELD SET
  -

Date: 02/12/2014

Project No: 346

Drawn By: AW

Checked By: DW

Scale:

Revisions / Date / Description








STREETSCAPE WITH LANDSCAPING  
613 N. Canon Drive



STREETSCAPE WITHOUT LANDSCAPING  
613 N. Canon Drive



613 N. CANON DRIVE



**Design Review Commission Report**

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**Attachment C**

DRAFT Approval Resolution

RESOLUTION NO. DR XX-14

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A FAÇADE REMODEL TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 613 NORTH CANON DRIVE (PL1402486).

The Design Review Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Mark Egerman, agent, on behalf of Norbert Gehr, property owner, (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a façade remodel to an existing two-story single-family residence for the property located at 613 North Canon Drive which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. Since the property has not been

designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on March 6, 2014 at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors' existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review, the Design Review Commission carefully studied the proposed project in context to adjacent

properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

1. No special conditions have been imposed for this project.

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
3. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
4. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
5. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the Commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

6. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
7. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
8. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the Commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
9. **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the Community Development Department or submit an application along with applicable fees to the development for covenant preparation and filing.
10. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

11. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Section 7. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 8. Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: March 6, 2014

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William Crouch, Commission Secretary  
Community Development Department

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Ilene Nathan, Chairperson  
Design Review Commission