



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

**DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
February 6, 2014
1:30 PM**

MEETING CALLED TO ORDER

Date / Time: February 6, 2014 / 1:35 PM

ROLL CALL

Commissioners Present: Commissioners Hubschman (*arrived 1:38pm*), Pepp, Strauss, Vice Chair Wyka, Chair Nathan.

Commissioners Absent: None.

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

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None.

APPROVAL OF AGENDA

Motion: Motion by Commissioner Pepp, second by Vice Chair Wyka to approve the agenda as amended, hearing Item #8 – 356 South Clark Drive, immediately after the adoption of the minutes (4-0-1, Hubschman absent).

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

EX PARTE COMMUNICATIONS

- Chair Nathan disclosed a meeting with staff and the applicant team of the project at 144 South Almont Drive.
- Commissioner Strauss disclosed that she and her husband are currently working with Hamid Gabbay, the applicant for Item #10 – 308 South Almont Drive, to obtain an In-Lieu Parking permit for a project of their own, Palm Restaurant at 267 North Canon Drive. Commissioner Strauss advised that she would recuse from Item #10 if the remaining Commissioners felt this posed a conflict of interest. The consensus of the Commission was that her recusal was not necessary.

ADOPTION OF MINUTES

1. Minutes from the Design Review Commission Special Meeting on January 6, 2014.

Motion: Motion by Commissioner Pepp, Second by Commissioner Strauss 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, March 6, 2014 Design Review Commission regular meeting.)

3. **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.

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

4. **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.

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

(Taken out of order)

NEW BUSINESS

8. 356 SOUTH CLARK DRIVE (PL1400474)

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: David Assulin
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.

(Return to order)

CONTINUED BUSINESS

5. 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: None.

Motion: Motion by Vice Chair Wyka, Second by Commissioner Pepp to direct staff to prepare a resolution denying the project, to be adopted at the March 6, 2014 Design Review Commission meeting (5-0).

Action: The Commission directed staff to prepare a denial resolution to be adopted at the March 6, 2014 Design Review Commission meeting.

The Commission took a recess at 2:24 pm.

The Commission reconvened at 2:33 pm.

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.

(Continued from the Design Review Commission meeting on January 6, 2014.)

Planner: Cindy Gordon, Associate Planner

Applicant: Ben Borukhim – bBA Studios

Public Input: None.

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

Action: The resolution was approved with conditions.

7. 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.

(Continued from the Design Review Commission meeting on January 6, 2014.)

Planner: Cindy Gordon, Associate Planner

Applicant: Elias Real Estate LLC

Public Input: None.

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

Action: The project was returned for restudy.

The Commission took a recess at 3:46 pm.

The Commission reconvened at 3:53 pm.

9. 217 SOUTH WILLAMAN DRIVE (PL1400491)

A request for an R-1 Design Review Permit to allow a façade remodel and second-story addition 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: GA Engineering Inc.
Public Input: None.

Motion: Motion by Commissioner Pepp, Second by Commissioner Strauss to approve the project for restudy (5-0).

Action: The project was returned for restudy.

10. 308 SOUTH ALMONT DRIVE

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 Gabbay
Public Input: Barbara Linder, Craig Davis

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.

COMMUNICATIONS FROM THE COMMISSION

- Chair Nathan gave a brief report from the Mayor's Cabinet Meeting on January 6, 2014.
- Commissioner Pepp commented on the need for an increased number of Code Enforcement Officers and Building Inspectors.

COMMUNICATIONS FROM THE URBAN DESIGNER

None.

MEETING ADJOURNED

Date / Time: February 6, 2014 /5:03 PM

PASSED AND APPROVED THIS 6th DAY OF MARCH, 2014

Ilene Nathan, Chair