



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

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

MEETING CALLED TO ORDER

Date / Time: March 6, 2014 / 1:39 PM

ROLL CALL

Commissioners Present: Commissioners Pepp, Strauss, Vice Chair Wyka, Chair Nathan.
Commissioners Absent: Commissioner Hubschman.
Staff Present: Michele McGrath, Cindy Gordon, Timothea Tway, Karen Myron.

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None.

APPROVAL OF AGENDA

Motion: Motion by Commissioner Pepp, second by Commissioner Strauss to approve the agenda as presented (4-0).

Action: The agenda was approved as presented.

EX PARTE COMMUNICATIONS

None.

ADOPTION OF MINUTES

1. Minutes from the Design Review Commission regular meeting on February 6, 2014.

Motion: Motion by Commissioner Strauss, Second by Vice Chair Wyka to approve the minutes as presented (4-0).

Action: The minutes were approved as presented.

CONTINUED BUSINESS

2. 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, April 3, 2014 Design Review Commission regular meeting.)

3. 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, April 3, 2014 Design Review Commission regular meeting.)

4. 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.

(This project will be continued to the Thursday, April 3, 2014 Design Review Commission regular meeting.)

5. 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.

(This project will be continued to the Thursday, April 3, 2014 Design Review Commission regular meeting.)

6. 308 SOUTH ALMONT DRIVE (PL1400870)

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.

(This project will be continued to the Thursday, April 3, 2014 Design Review Commission regular meeting.)

7. 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 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 February 6, 2014.)

Chair Nathan stated that there had been a City Council Liaison meeting attended by herself and Vice Chair Wyka, along with the applicant team, city staff, and City Council members, to discuss the project. At the liaison meeting, direction was given to continue the project to a date uncertain.

Planner: Cindy Gordon, Associate Planner

Applicant: Persai Bahara

Public Input: None.

Motion: Motion by Commissioner Pepp, Second by Commissioner Strauss to continue the project to a date uncertain (4-0).

Action: The project was continued to a date uncertain.

8. 718 NORTH ROXBURY DRIVE (PL1331145)

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 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 December 5, 2013.)

Planner: Cindy Gordon, Associate Planner

Applicant: Cameron Yadidi Brock

Public Input: None.

Motion: Motion by Commissioner Strauss, Second by Commissioner Pepp to approve the resolution with conditions (4-0).

Action: The resolution was approved with conditions.

(Taken out of order)

10. 221 SOUTH CRESCENT DRIVE (PL1401793)

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 and a request for a Central R-1 Permit to modify the garage entrance orientation.

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

Planner: Cindy Gordon, Associate Planner
Applicant: Stephanie Levine
Public Input: None.

Motion: Motion by Commissioner Pepp, second by Commissioner Strauss to approve the resolution as presented (4-0).

Action: The resolution was approved as presented.

11. 124 SOUTH SWALL DRIVE (PL1402459)

A request for an R-1 Design Review Permit to allow a second-story addition to a previously approved one-story façade remodel 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: Sam Ghanouni
Public Input: None.

Motion: Motion by Vice Chair Wyka, Second by Commissioner Strauss to return the project for restudy (4-0).

Action: The project was returned for restudy.

12. 613 NORTH CANON DRIVE (PL1402486)

A request for an R-1 Design Review Permit to allow 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.

Planner: Cindy Gordon, Associate Planner
Applicant: Norbert Gehr
Public Input: None.

Motion: Motion by Commissioner Pepp, Second by Vice Chair Wyka to return the project for restudy (4-0).

Action: The project was returned for restudy.

(Return to order)

9. 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 February 6, 2014)

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

Motion: Motion by Commissioner Strauss, Second by Vice Chair Wyka to approve the resolution with conditions (4-0).

Action: The resolution was approved with conditions.

DISCUSSION

13. PROPOSED CHANGES TO PUBLIC NOTICING REQUIREMENTS FOR PLANNING APPLICATIONS

A discussion on proposed changes to public noticing requirements for planning applications including changes to public noticing requirements for design review applications.

Planner: Timothea Tway, Assistant Planner
Public Input: None.

Action: The Commission asked clarifying questions and provided feedback to staff.

COMMUNICATIONS FROM THE COMMISSION

Chair Nathan gave a brief report from the Mayor's Cabinet meeting, and from the recent City Council liaison meeting.

COMMUNICATIONS FROM THE URBAN DESIGNER

Principal Planner Michele McGrath invited two (2) members of the Commission to participate in a Study Session discussion regarding the R-1 Bulk and Mass Study, to be held at the March 27, 2014 Planning Commission meeting.

MEETING ADJOURNED

Date / Time: March 6, 2014 / 4:44 PM

PASSED AND APPROVED THIS 3rd DAY OF APRIL, 2014

Ilene Nathan, Chair