



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

**DESIGN REVIEW COMMISSION  
REGULAR MEETING MINUTES**

**April 3, 2014  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: April 3, 2014 / 1:36 PM

**ROLL CALL**

Commissioners Present: Commissioners Pepp, Strauss, Vice Chair Wyka, Chair Nathan.  
Commissioners Absent: Commissioner Hubschman.  
Staff Present: William Crouch, Cindy Gordon, Reina Kapadia, 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 (4-0).

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

**ADOPTION OF MINUTES**

1. Minutes from the Design Review Commission Regular Meeting on March 6, 2014.

Motion: Motion by Commissioner Pepp, Second by Commissioner Strauss 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, May 1, 2014 Design Review Commission regular meeting.)*

**3. 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, May 1, 2014 Design Review Commission regular meeting.)*

**4. 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.

*(This project will be continued to the Thursday, May 1, 2014 Design Review Commission regular meeting.)*

*(Taken out of order)*

**6. 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.

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

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

Motion: Motion by Vice Chair Wyka, Second by Commissioner Strauss to return the project for restudy, directing the applicants to work with staff and an Ad Hoc Committee consisting of Commissioner Strauss and Vice Chair Wyka (4-0).

**Action: The project was returned for restudy, and the applicant was directed to work with an Ad Hoc Committee of Commissioner Strauss and Vice Chair Wyka.**

*(Return to order)*

**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 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)*

Planner: Cindy Gordon, Associate Planner  
Applicant: Persai Bahara  
Public Input: None.

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

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

**7. 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.

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

Planner: Cindy Gordon, Associate Planner  
Applicant: Dave Assulin  
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.**

**8. 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.

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

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

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

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

**9. 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.

*(Continued from the Design Review Commission meeting on March 6, 2014)*

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

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

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

*Citing a personal interest in the project, Chair Nathan recused herself from item #10, 718 North Linden Drive, at 3:31 pm.*

**10. 718 NORTH LINDEN DRIVE (PL1403987)**

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: James and Ilene Nathan  
Public Input: None.

Motion: Motion by Commissioner Strauss, second by Commissioner Pepp to approve the resolution as presented (3-0-1, Nathan recused).

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

*Chair Nathan rejoined the meeting at 3:41 pm.*

**11. 133 NORTH WETHERLY DRIVE (PL1404050)**

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: Jamshid Azizzadeh  
Public Input: Bella Kwong

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

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

## **PROJECT PREVIEW**

### **12. 1004 NORTH REXFORD DRIVE (PL1404592)**

Request for a preliminary review of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Planner: Cindy Gordon, Associate Planner  
Applicant: Ed Levin – Levin-Morris Architects  
Public Input: None.

**Action: The Commission reviewed the project and provided feedback, but took no action on this item.**

## **COMMUNICATIONS FROM THE COMMISSION**

Chair Nathan gave a brief report from the latest Development Review Chair's meeting.

## **COMMUNICATIONS FROM THE URBAN DESIGNER**

Urban Designer Bill Crouch distributed to the Commission the recommendations of the Planning Commission's R-1 Bulk and Mass Task Force.

## **MEETING ADJOURNED**

Date / Time: April 3, 2014 / 4:51 PM

PASSED AND APPROVED THIS 1<sup>ST</sup> DAY OF MAY, 2014

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Ilene Nathan, Chair