



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

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

**MEETING CALLED TO ORDER**

Date / Time: May 1, 2014 / 1:34 PM

**ROLL CALL**

Commissioners Present: Commissioners Hubschman, Pepp, Strauss, Vice Chair Wyka  
(arrived 1:48 pm), Chair Nathan.

Commissioners Absent: None.

Staff Present: William Crouch, Cindy Gordon, Michele McGrath, 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 amended, moving item #10, 613 North Elm Drive, immediately after item #5 (4-0-1, Wyka absent).

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

**ADOPTION OF MINUTES**

1. Minutes from the Design Review Commission Regular Meeting on April 3, 2014.

Motion: Motion by Commissioner Strauss, Second by Commissioner Pepp to approve the minutes as presented (4-0-1, Wyka absent).

**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, June 5, 2014 Design Review Commission regular meeting.)*

**3. 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, June 5, 2014 Design Review Commission regular meeting.)*

**4. 512 WALDEN DRIVE (PL11332699)**

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.)*

*Vice Chair Wyka arrived at 1:48 pm.*

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

Motion: Motion by Commissioner Hubschman, Second by Vice Chair Wyka approve the resolution with conditions (4-1, Pepp no).

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

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

Planner: Cindy Gordon, Associate Planner  
Applicant: Tara Moore  
Public Input: None.

Motion; Motion by Commissioner Strauss, Second by Vice Chair Wyka to approve the resolution with conditions (5-0).  
**Action: The resolution was approved with conditions.**

## NEW BUSINESS

*(Taken out of order)*

### 10. 613 NORTH ELM DRIVE (PL1405817)

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 – Gabbay Architects  
Public Input: None.

Motion: Motion by Commissioner Pepp, Second by Commissioner Hubschman to approve the resolution with conditions (5-0).  
**Action: The resolution was approved with conditions.**

*The Commission took a recess at 3:11 pm.*

*The Commission reconvened at 3:21 pm.*

*(Return to order)*

### 6. 435 PECK DRIVE (PL1405470)

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: Hanasabzadeh Family  
Public Input: None.

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

**7. 924 NORTH BEVERLY DRIVE (PL1405601)**

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: Ben Borukhim – bB|A 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.**

**8. 8701 CLIFTON WAY (PL1405692)**

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: Farzin Maly  
Public Input: None.

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

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

**9. 1004 NORTH REXFORD DRIVE (PL1405738)**

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: David Ochoa  
Public Input: Dr. Edward Dauer

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

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

**DISCUSSION**

- R-1 Bulk and Mass Study Update
  - Principal Planner Michele McGrath provided an update on the R-1 Bulk and Mass Study, with input from Planning Commission R-1 Task Force members Chair Brian Rosenstein and Commissioner Craig Corman.

*Commissioner Hubschman left the meeting at 5:54 pm.*

**COMMUNICATIONS FROM THE COMMISSION**

- None

**COMMUNICATIONS FROM THE URBAN DESIGNER**

- Track 1 Approvals (Tab 11) – *continued to the June 5, 2014 Design Review Commission regular meeting.*

**MEETING ADJOURNED**

Date / Time: May 1, 2014 / 6:23 PM

PASSED AND APPROVED THIS 5<sup>th</sup> DAY OF JUNE, 2014

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Ilene Nathan, Chair