



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

**DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
August 7, 2014
1:30 PM**

MEETING CALLED TO ORDER

Date / Time: August 7, 2014 / 1:45 PM

ROLL CALL

Commissioners Present: Commissioners Hubschman, Strauss, Vice Chair Pepp, Chair Wyka.
Commissioners Absent: Commissioner Nathan.
Staff Present: William Crouch, Georgana Millican, Cindy Gordon, Christian Vasquez.

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None.

APPROVAL OF AGENDA

Motion: Motion by Commissioner Strauss, Second by Vice Chair Pepp to approve the agenda as amended, taking item #10, 917 North Crescent Drive ahead of item #7, 631 North Crescent Drive (4-0).

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

ADOPTION OF MINUTES

1. Minutes from the Design Review Commission Special Meeting of July 8, 2014.

Motion: Motion by Order of the Chair to approve the minutes as amended (4-0).

Action: **The minutes were approved as amended.**

CONTINUED BUSINESS

2. 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.
(This project will be continued to the Design Review Commission regular meeting on Thursday September 4, 2014.)

3. 602 NORTH BEVERLY DRIVE (PL1408807)

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 was continued from the Design Review Commission meeting on July 8, 2014.)

Planner: Georgana Millican, Associate Planner
Applicant: Todd Riley – Land Redesign Group
Public Input: None.

Motion: Motion by Vice Chair Pepp, Second by Commissioner Hubschman to return the project for restudy to the September 4, 2014 Design Review Commission regular meeting (4-0).

Action: The project was returned for restudy to the September 4, 2014 Design Review Commission regular meeting.

4. 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.
(This project was continued from the Design Review Commission meeting on July 8, 2014.)

Planner: William Crouch, Urban Designer
Georgana Millican, Associate Planner
Architect: Ben Borukhim – bBA Studios, Inc.
Owner Representative: Jacob Cowen
Public Input: None.

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

Action: The resolution was approved with conditions.

The Commission took a recess at 2:47 pm

The Commission reconvened at 2:55 pm

5. 308 NORTH ELM DRIVE (PL1409587)

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 was continued from the Design Review Commission meeting on July 8, 2014.)

Planner: William Crouch, Urban Designer
Georgana Millican, Associate Planner
Architect: Ben Borukhim – bBA Studios, Inc.
Public Input: None.

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

Action: The resolution was approved with conditions.

6. 353 SOUTH ALMONT DRIVE (PL1410231)

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 was continued from the Design Review Commission meeting on July 8, 2014.)

Planner: William Crouch, Urban Designer
Georgana Millican, Associate Planner
Architect: Ben Borukhim – bBA Studios, Inc.
Public Input: None.

Motion: Motion by Commissioner Strauss, Second by Commissioner Hubschman to have the project reviewed and approved by unanimous vote by an Ad Hoc Committee consisting of Vice Chair Pepp and Commissioner Hubschman (4-0).

Action: The project was assigned to be reviewed and approved by unanimous vote by an Ad Hoc Committee consisting of Vice Chair Pepp and Commissioner Hubschman.

(Commissioner Strauss excused herself from the meeting – 4 PM)

NEW BUSINESS

(Taken out of order)

10. 917 NORTH CRESCENT DRIVE (PL1411540)

A request for an R-1 Design Review Permit to allow a facade 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: William Crouch, Urban Designer
Georgana Millican, Associate Planner
Owner Representative: Jason Somers – Crest Real Estate
Architect Representative: Bernardo Broas – McLean Design
Public Input: None.

Motion: Motion by Chair Wyka, Second by Commissioner Hubschman to return the project for restudy to the September 4, 2014 Design Review Commission regular meeting (3-0).

Action: The project was returned for restudy to the September 4, 2014 Design Review Commission regular meeting.

(Return to order)

7. 631 NORTH CRESCENT DRIVE (PL1411524)

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: William Crouch, Urban Designer
Georgana Millican, Associate Planner
Applicant: Daryoush Safai, AIA
Architect: Human Atar
Landscape Architect: Daniel Wedon
Public Input: None.

Motion: Motion by Chair Wyka, Second by Vice Chair Pepp to return the project for restudy to the September 4, 2014 Design Review Commission regular meeting (3-0).

Action: The project was returned for restudy to the September 4, 2014 Design Review Commission regular meeting.

8. 137 NORTH REXFORD DRIVE (PL1411509)

A request for an R-1 Design Review Permit to allow for a 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: William Crouch, Urban Designer
Georgana Millican, Associate Planner
Owner: Wiseman Dawoody
Architect: Ben Borukhim – bBA Studios, Inc.
Public Input: None.

Motion: Motion by Vice Chair Pepp, Second by Commissioner Hubschman to return the project for restudy to the September 4, 2014 Design Review Commission regular meeting (3-0).

Action: The project was returned for restudy to the September 4, 2014 Design Review Commission regular meeting.

The Commission took a recess at 5:35 pm

The Commission reconvened at 5:45 pm

9. 711 HILLCREST ROAD (PL1411482)

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: William Crouch, Urban Designer
Georgana Millican, Associate Planner
Applicant: Vaishali Makim – Studio William Hefner
Public Input: None.

Motion: Motion by Chair Wyka, Second by Vice Chair Pepp to approve the resolution with conditions (3-0).

Action: The resolution was approved with conditions.

DISCUSSION

- R-1 Bulk and Mass Study Update

COMMUNICATIONS FROM THE COMMISSION

None.

COMMUNICATIONS FROM THE URBAN DESIGNER

- 2014 Biennial Conflict of Interest Code Report

Motion: Motion by Vice Chair Pepp, Second by Chair Wyka to accept as is the Conflict of Interest Code dated July 1st 2014 as written (3-0).

Action: **The Conflict of Interest Code was approved as written.**

MEETING ADJOURNED

Date / Time: August 7, 2014 / 6:44 PM

PASSED AND APPROVED THIS 4TH DAY OF SEPTEMBER, 2014

John Wyka, Chair