



CITY OF BEVERLY HILLS
455 N. Rexford Drive
Beverly Hills, California 90210
Room 280-A

**DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 5, 2015
1:30 PM**

MEETING CALLED TO ORDER

Date / Time: November 5, 2015 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Strauss, Sharifi, Wyka, Vice Chair Nathan, Chair Pepp
Commissioners Absent: None
Staff Present: Susan Healy Keene, Cindy Gordon, Karen Myron

COMMUNICATIONS FROM THE AUDIENCE

Speakers: None

APPROVAL OF AGENDA

Motion: Motion by Vice Chair Nathan, Second by Commissioner Strauss to approve the agenda as presented (5-0)
Action: The agenda was approved as presented.

ADOPTION OF MINUTES

1. Minutes from the Design Review Commission Regular Meeting of October 1, 2015.

Motion: Motion by Order of the Chair to approve the minutes as presented (5-0).
Action: The minutes were approved as presented.

CONTINUED BUSINESS

2. 718 NORTH ROXBURY DRIVE (PL1512989)

A request for an R-1 Design Review permit to allow the construction of a 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. *(This project will be continued to the Design Review Commission regular meeting on December 3, 2015.)*

3. 245 SOUTH WETHERLY DRIVE (PL1521710)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family resident 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 Design Review Commission regular meeting on December 3, 2015.)*

4. 705 NORTH CAMDEN DRIVE (PL1500923)

A request for an R-1 Design Review Permit to allow a façade remodel of 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 regular meeting on October 1, 2015.)*

Planner: Cindy Gordon, Associate Planner
Applicant: Erick Molinar, Designer
Public Input: None

Motion: Motion by Vice Chair Nathan, Second by Commissioner Wyka to return the project for restudy to the December 3, 2015 Design Review Commission regular meeting (5-0).

Action: The project was returned for restudy to the December 3, 2015 Design Review Commission regular meeting.

5. 220 SOUTH OAKHURST DRIVE (PL1513267)

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 regular meeting on October 1, 2015.)*

Planner: Cindy Gordon, Associate Planner
Applicant: Shahram Khazan
Public Input: None

Motion: Motion by Commissioner Sharifi, Second by Vice Chair Nathan to return the project for restudy to the December 3, 2015 Design Review Commission regular meeting (5-0).

Action: The project was returned for restudy to the December 3, 2015 Design Review Commission regular meeting.

6. 711 HILLCREST ROAD (PL1507304)

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 regular meeting on October 1, 2015.)*

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

Motion: Motion by Chair Pepp, Second by Commissioner Strauss to adopt the resolution as amended (5-0).

Action: The resolution was adopted as amended.

The Commission took a recess at 2:53 pm.

The Commission reconvened at 3:02 pm.

7. 221 SOUTH WILLAMAN DRIVE (PL1522650)

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 regular meeting on October 1, 2015.)*

Planner: Cindy Gordon, Associate Planner
Applicant: David Assulin – Property Owner
Public Input: Karen Segel

Motion: Motion by Chair Pepp, Second by Commissioner Strauss to adopt the resolution as presented (5-0).
Action: **The resolution was adopted as presented.**

NEW BUSINESS

8. 240 SOUTH MAPLE DRIVE (PL1526899)

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: Siavash Jazayeri – Sia Architectural Design
Public Input: Eric Chomsky, Dr. Michele Kalt

Motion: Motion by Commissioner Strauss, Second by Commissioner Sharifi to adopt the resolution with conditions (5-0).
Action: **The resolution was adopted with conditions.**

9. 511 ARDEN DRIVE (PL1528155)

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: Siavash Jazayeri – Sia Architectural Design
Public Input: None

Motion: Motion by Commissioner Wyka, Second by Commissioner Sharifi to adopt the resolution with conditions (5-0).
Action: **The resolution was adopted with conditions.**

10. 341 SOUTH CANON DRIVE (PL1528357)

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: Ginna Nguyen – Relativity Architects
Public Input: None

Motion: Motion by Vice Chair Nathan, Second by Commissioner Strauss to return the project for restudy to the December 3, 2015 Design Review Commission regular meeting (5-0).

Action: The project was returned for restudy to the December 3, 2015 Design Review Commission regular meeting.

11. 522 NORTH RODEO DRIVE (PL1528436)

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: Ben Borukhim – bB|A Studios
Public Input: None

Motion: Motion by Commissioner Wyka, Second by Commission Strauss to adopt the resolution as amended (5-0).

Action: The resolution was adopted as amended.

The Commission took a recess at 5:38 pm.

The Commission reconvened at 5:42 pm.

12. 143 NORTH CARSON ROAD (PL1528441)

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: Omar Santillan – Amit Apel Design Inc.
Public Input: None

Motion: Motion by Vice Chair Nathan, Second by Commissioner Wyka to return the project for restudy to the December 3, 2015 Design Review Commission regular meeting (5-0).

Action: **The project was returned for restudy to the December 3, 2015 Design Review Commission regular meeting.**

DISCUSSION

COMMUNICATIONS FROM THE COMMISSION

- Commissioner Strauss agreed to represent the Design Review Commission in a video that will be part of the upcoming Commissioner training session.
- Chair Pepp introduced incoming Commissioner Ilona Sherman, who will be joining the Design Review Commission in January 2016.
- Chair Pepp provided a brief report from the Mayor's Cabinet Meeting

COMMUNICATIONS FROM THE CITY PLANNER

Taken Out of Order

14. Priorities Discussion

Director of Community Development Susan Healy Keene discussed the Commission's priorities for the upcoming fiscal year. The Commission identified its top priorities as (1) extending Design Review to the Hillside Area of the City, (2) addressing the permissibility of front yard fences, and (3) exploring the inclusion of basements into residential floor area.

Public Input: Ilona Sherman

Return to Order

13. 2016 Draft Meeting Schedule

Associate Planner Cindy Gordon advised that the application submittal date for the January 7, 2016 meeting had been revised to December 14, 2015. Design Review Commission meeting dates for 2016 were approved as presented.

MEETING ADJOURNED

Date / Time: November 5, 2015 / 6:26 PM

PASSED AND APPROVED THIS 3RD DAY OF DECEMBER, 2015

Arline Pepp, Chair