



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

**DESIGN REVIEW COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 6, 2015  
1:30 PM**

**MEETING CALLED TO ORDER**

Date / Time: August 6, 2015 / 1:34 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Strauss, Wyka, Vice Chair Nathan (*arrived 1:34 pm*) Chair Pepp  
Commissioners Absent: Commissioner Sharifi  
Staff Present: Ryan Gohlich, Cindy Gordon, Karen Myron

**COMMUNICATIONS FROM THE AUDIENCE**

Speakers: None.

**APPROVAL OF AGENDA**

Motion: Motion by Order of the Chair to approve the agenda as presented (3-0-1, Nathan absent).  
Action: **The agenda was approved as presented.**

**ADOPTION OF MINUTES**

**1. Minutes from the Design Review Commission Regular Meeting of July 2, 2015.**

Motion: Motion by Chair Pepp, Second by Commissioner Strauss to approve the minutes as presented (4-0).  
Action: **The minutes were approved as presented.**

## CONTINUED BUSINESS

### 2. 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 will be continued to the Design Review Commission regular meeting on September 3, 2015.)*

### 3. 211 SOUTH LE DOUX DRIVE (PL1502482)

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 July 2, 2015.)*

Planner: Cindy Gordon, Associate Planner  
Georgana Millican, Associate Planner  
Applicant: Angel Vila, Vila Design Group  
Public Input: None

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

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

### 4. 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 July 2, 2015.)*

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

*The Commission took a recess at 2:23 pm.*

*The Commission reconvened at 2:31 pm. The project was temporarily tabled.*

**5. 312 SOUTH LA PEER DRIVE (PL1507933)**

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 July 2, 2015.*

Planner: Cindy Gordon, Associate Planner  
Georgana Millican, Associate Planner  
Applicant: 312 South La Peer Drive, LLC  
Public Input: None

Motion: Motion by Commissioner Strauss, Second by Commissioner Wyka to adopt the resolution as amended (4-0).

**Action: The resolution was adopted as amended.**

**6. 439 SOUTH CLARK DRIVE (PL1507920)**

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 July 2, 2015.)*

Planner: Cindy Gordon, Associate Planner  
Georgana Millican, Associate Planner  
Applicant: 439 South Clark Drive, LLC  
Public Input: None

Motion: Motion by Vice Chair Nathan, Second by Commissioner Strauss to return the project for restudy to the September 3, 2015 Design Review Commission meeting (4-0).

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

**4. 711 HILLCREST ROAD (PL1507304), item re-opened**

Motion: Motion by Chair Pepp, Second by Vice Chair Wyka to return the project for restudy to the September 3, 2015 Design Review Commission meeting (4-0).

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

**7. 140 NORTH STANLEY DRIVE (PL1508721)**

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 July 2, 2015.)*

Planner: Cindy Gordon, Associate Planner  
Georgana Millican, Associate Planner  
Applicant: Daniel Shakibkhou  
Public Input: None

Motion: Motion by Commissioner Wyka, Second by Commissioner Strauss to adopt the resolution as amended (4-0).

**Action: The resolution was adopted as amended.**

*The Commission took a recess at 3:24 pm.*

*The Commission reconvened at 3:33 pm.*

**NEW BUSINESS**

**8. 608 ALPINE DRIVE (PL1510400)**

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  
Georgana Millican, Associate Planner  
Applicant: 608 Alpine Drive LLC  
Public Input: None

Motion: Motion by Chair Pepp, Second by Commissioner Wyka to return the project for restudy to the September 3, 2015 Design Review Commission meeting (4-0).

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

**9. 506 NORTH CRESCENT DRIVE (PL1510565)**

A request for an R-1 Design Review Permit to allow a façade remodel of 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.

Planner: Cindy Gordon, Associate Planner  
Georgana Millican, Associate Planner  
Applicant: Beverly Capital LLC  
Public Input: None

Motion: Motion by Chair Pepp, Second by Commissioner Strauss to return the project for restudy to the September 3, 2015 Design Review Commission meeting (4-0).

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

**10. 455 BEVERWIL DRIVE (PL1510573)**

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 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  
Georgana Millican, Associate Planner  
Applicant: Ramin Dardashti  
Public Input: None

*Commissioner Wyka left the meeting at 4:30 pm.*

Motion: Motion by Commissioner Strauss, Second by Vice Chair Nathan to adopt the resolution as amended, with final project approval to be granted by an Ad Hoc Committee consisting of Chair Pepp and Commissioner Strauss (3-0-1, Wyka absent).

Action: **The resolution was adopted as amended, with final project approval to be granted by an Ad Hoc Committee of Chair Pepp and Commissioner Strauss.**

**DISCUSSION**

**COMMUNICATIONS FROM THE COMMISSION**

- Mayor's Cabinet Meeting

**COMMUNICATIONS FROM THE CITY PLANNER**

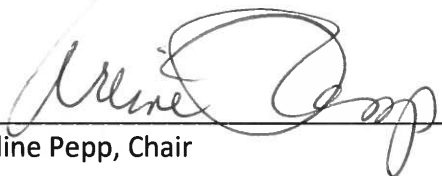
- City Planner Ryan Gohlich provided an update on the development of a draft Ordinance permitting artificial turf in residential front yards, as well as an update on the status of the proposed dog park.

*Commissioner Wyka returned to the meeting at 5:04 pm.*

**MEETING ADJOURNED**

Date / Time: August 6, 2015 / 5:06 PM

PASSED AND APPROVED THIS 3<sup>RD</sup> DAY OF SEPTEMBER, 2015

  
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Arline Pepp, Chair