



**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).
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Action:	<b>The project was returned for restudy to the December 3, 2015 Design Review Commission regular meeting.</b>
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### 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 Commissioner 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*

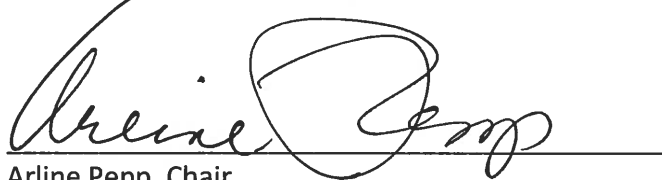
#### **13. 2016 Draft Meeting Schedule**

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 3<sup>RD</sup> DAY OF DECEMBER, 2015



Arline Pepp, Chair