



CITY OF BEVERLY HILLS
Room 280A
455 North Rexford Drive
Beverly Hills, CA 90210

DESIGN REVIEW COMMISSION REGULAR MEETING

MINUTES

March 2, 2017
1:30 PM

MEETING CALLED TO ORDER

Date/Time: March 2, 2017 / 1:32 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Bernstein, Sherman, Wyka, Vice Chair Sharifi,
Chair Nathan
Commissioners Absent: None
Staff Present: Mark Odell, Georgana Millican, Fernando Solis, Karen Myron

COMMUNICATIONS FROM THE AUDIENCE

Members of the public may address the Commission regarding any items not on the Agenda that are within the subject matter jurisdiction of the Commission. By State law, the Commission may not discuss or vote on items not on the Agenda.

Speakers: None

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as presented.

CONSENT CALENDAR

1. Consideration of Minutes

Consideration of Minutes of the Design Review Commission regular meeting of February 2, 2017.

By Order of the Chair and absent objection from the Commission, the minutes were approved as presented.

REPORTS FROM PRIORITY AGENCIES

- **Water Conservation Update**

Water Conservation Administrator Debby Figoni provided a presentation and update of the City's recent water conservation progress.

CONTINUED BUSINESS

2. **158 North Hamel Drive (PL1700522)**

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. *(Continued from the February 2, 2017 Design Review Commission meeting)*

Project Planner: Georgana Millican, Associate Planner
Project Applicant: Amit Apel Design Inc.
Public Input: None

Motion: MOVED by Vice Chair Sharifi, SECONDED by Commissioner Bernstein to adopt the resolution as amended (5-0).

AYES: Commissioners Bernstein, Sherman, Wyka, Vice Chair Sharifi, Chair Nathan

NOES: None

CARRIED

3. **628 North Maple Drive (PL1700588)**

A request for an R-1 Design Review Permit to allow an addition and 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. *(Continued from the February 2, 2017 Design Review Commission meeting)*

Project Planner: Georgana Millican, Associate Planner
Project Applicant: Sam Monfared, Designer
Public Input: None

Motion: MOVED by Chair Nathan, SECONDED by Commissioner Bernstein to adopt the resolution as amended, with final approval to be granted by an Ad Hoc Commission comprised of Commissioner Bernstein and Vice Chair Sharifi (5-0).

AYES: Commissioners Bernstein, Sherman, Wyka, Vice Chair Sharifi, Chair Nathan

NOES: None

The Commission took a recess at 2:25 PM.

The Commission reconvened at 2:31 PM.

NEW BUSINESS

4. 614 North Canon Drive (PL1702061)

A request for an R-1 Design Review Permit to allow for an addition and 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.

Ex Parte Communications: Chair Nathan disclosed that she had met with the applicant, City staff, and Cultural Heritage Commission Vice Chair Noah Furie to review the project prior to today's meeting.

Project Planner: Georgana Millican, Associate Planner
Project Applicant: Skylar Streit, agent on behalf of property owners
Public Input: None

Motion: MOVED by Commissioner Wyka, SECONDED by Vice Chair Sharifi to adopt the resolution as amended (5-0).

AYES: Commissioners Bernstein, Sherman, Wyka, Vice Chair Sharifi, Chair Nathan

NOES: None

CARRIED

5. 132 North Willaman Drive (PL1701036)

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.

Project Planner: Georgana Millican, Associate Planner
Project Applicant: Maggy Antikyan, agent on behalf of property owners
Public Input: None

Motion: MOVED by Vice Chair Sharifi, SECONDED by Commissioner Wyka to continue the project to the April 6, 2017 Design Review Commission regular meeting (5-0).

AYES: Commissioners Bernstein, Sherman, Wyka, Vice Chair Sharifi, Chair Nathan

NOES: None

CARRIED

6. 700 North Linden Drive (PL1702050)

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.

Chair Nathan disclosed that she lives on the opposite end of the same street, but can remain objective in reviewing the project.

Project Planner: Georgana Millican, Associate Planner
Project Applicant: Hamid Gabbay, agent on behalf of property owners
Public Input: None

Motion: MOVED by Commissioner Wyka, SECONDED by Chair Nathan to continue the item to the April 6, 2017 Design Review Commission regular meeting (2-3).

AYES: Commissioner Wyka, Chair Nathan
NOES: Commissioners Bernstein, Sherman, Vice Chair Sharifi

FAILED

Motion: MOVED by Vice Chair Sharifi to adopt the resolution as amended, with the project being reviewed by a subcommittee and returning to the full Commission at its April 6, 2017 meeting.

Motion was not seconded and was subsequently withdrawn. Staff clarified that the consensus of the Commission at this time was not to adopt a resolution, but for the project to come back to the full Commission after meeting with a subcommittee.

After extensive Commission discussion, staff advised the Commission of the available options of which they could choose when taking action on the project.

Motion: MOVED by Commissioner Bernstein, SECONDED by Vice Chair Sharifi to adopt the resolution as amended (3-2).

AYES: Commissioners Bernstein, Sherman, Vice Chair Sharifi
NOES: Commissioner Wyka, Chair Nathan

CARRIED

The Commission took a recess at 4:45 PM.

The Commission reconvened at 4:53 PM.

7. 204 South Clark Drive (PL1702035)

A request for an R-1 Design Review Permit to allow 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.

Project Planner: Georgana Millican, Associate Planner
Project Applicant: David Hedvat, agent on behalf of property owners
Public Input: None

Motion: MOVED by Chair Nathan, SECONDED BY Commissioner Wyka to adopt the resolution as amended (5-0).

AYES: Commissioners Bernstein, Sherman, Wyka, Vice Chair Sharifi, Chair Nathan

NOES: None

CARRIED

STUDY SESSION

No items

COMMUNICATIONS FROM THE COMMISSION

8. Mayor's Cabinet Meeting

- Received and filed
- Commissioner Sherman noted recent actions by the Los Angeles City Council regarding mansionization.

COMMUNICATIONS FROM STAFF

● Urban Designer Updates

- Urban Designer Mark Odell provided an update from recent Ad Hoc Committee meetings regarding the projects at 524 North Beverly Drive and 315 South Canon Drive, respectively.
- The Architectural Commission will be reviewing several projects at its upcoming meeting on March 15, 2017, including the project at 9900 Wilshire Boulevard.

9. 2017 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: March 2, 2017 / 5:27 PM

PASSED AND APPROVED THIS 6TH DAY of APRIL, 2017



Ilche Nathan, Chair