



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

In-Person / Telephonic / Video Conference Meeting

**DESIGN REVIEW COMMISSION REGULAR MEETING**

**MINUTES**

July 6, 2023  
1:30 PM

**MEETING CALLED TO ORDER**

Date/Time: July 6, 2023 / 1:31 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Pressman, Spann, Bernstein, Vice Chair Peck  
Commissioners Absent: Chair Smooke  
Staff Present: Mark Odell, Jason Caraveo, 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 and absent objection from the Commission, the agenda was approved as presented.

**CONSENT CALENDAR**

**1. CONSIDERATION OF MINUTES**

Consideration of Minutes of the Design Review Commission regular meeting of June 1, 2023.

Motion: MOVED by Commissioner Pressman, SECONDED by  
Commissioner Spann to adopt the minutes as presented (4-0-1).

AYES: Commissioners Pressman, Spann, Bernstein, Vice Chair Peck  
NOES: None

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ABSENT: Chair Smooke

CARRIED

**REPORTS FROM PRIORITY AGENCIES**

None

**CONTINUED BUSINESS**

**2. 503 NORTH ELM DRIVE (PL2300132)**

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence with basement and porte cochere located in the Central Area of the City, north of Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Design Review Commission will also consider finding the project exempt from further review under CEQA. *Continued from the May 4, 2023 Design Review Commission regular meeting, to be continued to the August 3, 2023 Design Review Commission meeting.*

Absent objection from the Commission, this item was continued to the August 3, 2023 Design Review Commission regular meeting.

**NEW BUSINESS**

**3. 305 SOUTH CAÑON DRIVE (PL2300241)**

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence with basement and porte cochere located in the Central Area of the City, south of Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Design Review Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Jason Caraveo, Assistant Planner  
Project Applicant: Bashi Legacy Partner, LLC, Property Owner  
Project Representative: Hamid Gabbay (Gabbay Architects), Architect  
Public Input: Christine Skirmuntt

Motion: MOVED by Commissioner Spann, SECONDED by Commissioner Pressman to adopt the resolution as amended, with final approval to be granted by an Ad Hoc Committee comprised of Commissioners Spann and Bernstein (4-0-1).

AYES: Commissioners Pressman, Spann, Bernstein, Vice Chair Peck  
NOES: None  
ABSENT: Chair Smooke

CARRIED

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**4. 140 SOUTH WETHERLY DRIVE (PL2300261)**

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence with basement and porte cochere located in the Central Area of the City, south of Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Design Review Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Jason Caraveo, Assistant Planner  
Project Applicant: Shahram Khazan, Property Owner  
Project Representative: Hamid Gabbay (Gabbay Architects), Architect  
Public Input: None

Motion: MOVED by Commissioner Bernstein, SECONDED by Vice Chair Peck to continue the item to the August 3, 2023 Design Review Commission regular meeting (4-0-1).

AYES: Commissioners Pressman, Spann, Bernstein, Vice Chair Peck  
NOES: None  
ABSENT: Chair Smooke

CARRIED

**5. 507 NORTH FOOTHILL ROAD (PL2300253)**

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence with porte cochere located in the Central Area of the City, north of Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Design Review Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Jason Caraveo, Assistant Planner  
Project Applicant: Generation-Skipping X Trust, Property Owner  
Project Representative: Kami Rezai (Hi Tech Design), Designer  
Public Input: David Gingold, Neal Baseman

Motion: MOVED by Commissioner Spann, SECONDED by Commissioner Bernstein to adopt the resolution as amended (4-0-1).

AYES: Commissioners Pressman, Spann, Bernstein, Vice Chair Peck  
NOES: None  
ABSENT: Chair Smooke

CARRIED

*The Commission took a recess at 3:07 PM*

*The Commission reconvened at 3:14 PM.*

**6. 145 NORTH STANLEY DRIVE (PL2300256)**

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence with porte cochere located in the Central Area of the City, south of Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality

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Act (CEQA), the Design Review Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Jason Caraveo, Assistant Planner  
Project Applicant: 145 Stanley, LLC, Property Owner  
Project Representative: Seyoung Choi, Agent  
Public Input: None

Motion: MOVED by Commissioner Bernstein, SECONDED by Commissioner Spann to continue the item to the August 3, 2023 Design Review Commission regular meeting (4-0-1).

AYES: Commissioners Pressman, Spann, Bernstein, Vice Chair Peck  
NOES: None  
ABSENT: Chair Smooke

CARRIED

**7. 509 NORTH LINDEN DRIVE (PL2300259)**

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence with basement, located in the Central Area of the City, north of Santa Monica Boulevard. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Design Review Commission will also consider finding the project exempt from further review under CEQA.

Project Planner: Jason Caraveo, Assistant Planner  
Project Applicant: Golden Western, LLC, Property Owner  
Project Representative: LMM Architects, Architect  
Public Input: None

Motion: MOVED by Commissioner Bernstein, SECONDED by Commissioner Pressman to adopt the resolution as amended (4-0-1).

AYES: Commissioners Pressman, Spann, Bernstein, Vice Chair Peck  
NOES: None  
ABSENT: Chair Smooke

CARRIED

**STUDY SESSION**

None

**COMMUNICATIONS FROM THE COMMISSION**

- **Mayor's Cabinet Meeting**
  - This item was not discussed; meeting video is available online.

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## COMMUNICATIONS FROM STAFF

- **Urban Designer Updates**

- Urban Designer Mark Odell advised the Commission of the following:
  - At its upcoming meeting on Wednesday, July 12, the Cultural Heritage Commission will be reviewing several items, including new potential nominees for the Golden Shield Cultural Recognition Plaque and a review of the progress thus far on the City's Multifamily Historic Districts survey.
  - The Architectural Commission will be reviewing a number of projects at its upcoming meeting on Wednesday, July 19.

## 8. 2023 Meeting Schedule

- Received and filed

## ADJOURNMENT

Date / Time: July 6, 2023 / 4:10 PM

PASSED AND APPROVED THIS 3<sup>RD</sup> DAY OF AUGUST, 2023



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Terri Smooke, Chair