



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

August 3, 2023
1:30 PM

MEETING CALLED TO ORDER

Date/Time: August 3, 2023 / 1:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Pressman, Spann, Bernstein, Vice Chair Peck,
Chair Smooke
Commissioners Absent: None
Staff Present: Mark Odell, Jason Caraveo, Zuzanna Sinai

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 July 6, 2023.

Motion: MOVED by Commissioner Bernstein, SECONDED by Vice Chair Peck to adopt the minutes as presented (5-0).

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

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 September 7, 2023 Design Review Commission meeting.*

Absent objection from the Commission, this item was continued to the September 7, 2023 Design Review Commission regular meeting.

3. 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. *Continued from the July 6, 2023 Design Review Commission regular meeting, to be continued to the September 7, 2023 Design Review Commission meeting.*

Absent objection from the Commission, this item was continued to the September 7, 2023 Design Review Commission regular meeting.

4. 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 Act (CEQA), the Design Review Commission will also consider finding the project exempt from further review under CEQA. *Continued from the July 6, 2023 Design Review Commission regular meeting, to be continued to the September 7, 2023 Design Review Commission meeting.*

Absent objection from the Commission, this item was continued to the September 7, 2023 Design Review Commission regular meeting.

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NEW BUSINESS

5. 527 NORTH ARDEN DRIVE (PL2300306)

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: Mehran Khorsandi, Property Owner
Project Representative: Pouya Payan, Representative
Public Input: None

Motion: MOVED by Chair Smooke, SECONDED by Vice Chair Peck to continue the item to the September 7, 2023 Design Review Commission regular meeting, and for the applicant to work with an Ad Hoc Committee comprised of Commissioners Spann and Bernstein to discuss project modifications and refinements before returning to the full Commission (5-0).

AYES: Commissioners Pressman, Spann, Bernstein, Vice Chair Peck, Chair Smooke

NOES: None

CARRIED

6. 621 NORTH BEDFORD DRIVE (PL2300307)

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence with basement and detached garage, 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: Omid & Debora Shayan, Property Owners
Project Representative: Wil Carson – 64North, Architect
Public Input: None

The Commission took a recess at 2:37 PM.

The Commission reconvened at 2:45 PM.

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

AYES: Commissioners Pressman, Spann, Bernstein, Vice Chair Peck, Chair Smooke

NOES: None

CARRIED

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Citing residency less than 500 feet from the project site, Chair Smooke recused from item #7 and left the meeting room at 3:15 PM.

Commissioner Pressman advised that she has a financial interest in property more than 500 feet but less than 1000 feet from the project site and has considered whether the proposed project would change the development potential; income producing potential; highest and best use; character by substantially altering traffic levels, intensity of use, parking, view, privacy, noise levels, or air quality; or market value of the real property in which she has a financial interest. Based on the nature of the proposed project, she found that it would not change any of the stated factors, and she will participate in the consideration of the matter.

7. 803 NORTH BEDFORD DRIVE (PL2300308)

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.

Project Planner:	Jason Caraveo, Assistant Planner
Project Applicant:	MST Trust c/o Mehryar Taban and Shirin Massachi, Property Owner
Project Representative:	Ignacio Rodriguez – IR Architects, Architect
Public Input:	None

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
RECUSED:	Chair Smooke

CARRIED

Chair Smooke returned to the meeting at 3:39 PM.

STUDY SESSION

None

COMMUNICATIONS FROM THE COMMISSION

- **Mayor's Cabinet Meeting**
 - Chair Smooke shared information from the Mayor's Cabinet meeting regarding the proposed combining of the Design Review and Architectural Commissions; meeting video is available online.

COMMUNICATIONS FROM STAFF

- **Urban Designer Updates**

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- Urban Designer Mark Odell advised the Commission of the following:
 - In response to a question from Commissioner Bernstein, the date on which the Design Review and Architectural Commissions will merge remains to be determined.
 - Staff welcomes new Chair Smooke and Vice Chair Peck to their roles.
 - Several projects that have been assigned to Ad Hoc Committees are still in the review process.
 - The Architectural Commission is expected to review nine projects at its upcoming meeting on Wednesday, August 16.
 - Management Assistant Zuzanna Sinai was thanked for the assistance she provided at today's meeting.

8. 2023 Meeting Schedule

- Received and filed; Chair Smooke will not be present at the September 7 meeting and Commissioner Pressman may not be in attendance at the October 5 meeting.

ADJOURNMENT

Date / Time: August 3, 2023 / 3:45 PM

PASSED AND APPROVED THIS 7TH DAY OF SEPTEMBER, 2023



Marshall Peck, Vice Chair