



**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**

September 7, 2023  
1:30 PM

**MEETING CALLED TO ORDER**

Date/Time: September 7, 2023 / 1:30 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Spann, Bernstein, Vice Chair Peck  
Commissioners Absent: Commissioner Pressman, 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 August 3, 2023.

Motion: MOVED by Commissioner Spann, SECONDED by Commissioner Bernstein to adopt the minutes as presented (3-0-2).

AYES: Commissioners Spann, Bernstein, Vice Chair Peck

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NOES: None  
ABSENT: Commissioner Pressman, Chair Smooke

CARRIED

**REPORTS FROM PRIORITY AGENCIES**

None

**CONTINUED BUSINESS**

**2. 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 August 3, 2023 Design Review Commission regular meeting.*

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 Spann, SECONDED by Commissioner Bernstein to adopt the resolution as amended (3-0-2).

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

CARRIED

**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 August 3, 2023 Design Review Commission regular meeting.*

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 adopt the resolution as amended (2-1-2).

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AYES: Commissioner Bernstein, Vice Chair Peck  
NOES: Commissioner Spann  
ABSENT: Commissioner Pressman, Chair Smooke

CARRIED

**4. 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 August 3, 2023 Design Review Commission regular meeting, to be continued to the October 5, 2023 Design Review Commission meeting.*

Absent objection from the Commission, this item was continued to the October 5, 2023 Design Review Commission regular meeting.

**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. *Continued from the August 3, 2023 Design Review Commission regular meeting, to be continued to the October 5, 2023 Design Review Commission meeting.*

Absent objection from the Commission, this item was continued to the October 5, 2023 Design Review Commission regular meeting.

**NEW BUSINESS**

None

**STUDY SESSION**

None

**COMMUNICATIONS FROM THE COMMISSION**

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

**COMMUNICATIONS FROM STAFF**

- **Urban Designer Updates**
  - Urban Designer Mark Odell advised the Commission of the following:

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- After the current meeting adjourns, staff and the Ad Hoc Committee for the project at 527 North Arden Drive will meet with the applicant team to discuss revisions to the project. After the Ad Hoc Committee's review, the project will come back to the full Commission for consideration.
- Approximately ten projects are tentatively scheduled to be reviewed by the Architectural Commission at its September 20 meeting.

**6. 2023 Meeting Schedule**

- Received and filed

**ADJOURNMENT**

Date / Time: September 7, 2023 / 2:20 PM

PASSED AND APPROVED THIS 5<sup>TH</sup> DAY OF OCTOBER, 2023



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Terri Smooke, Chair