



**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**

October 5, 2023  
1:30 PM

**MEETING CALLED TO ORDER**

Date/Time: October 5, 2023 / 1:30 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Pressman, Spann, Vice Chair Bernstein, Chair Smooke  
Commissioners Absent: None  
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 September 7, 2023.

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

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

CARRIED

**REPORTS FROM PRIORITY AGENCIES**

None

**CONTINUED BUSINESS**

**2. 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 September 7, 2023 Design Review Commission regular meeting.*

Project Planner: Jason Caraveo, Assistant Planner  
Project Applicant: Mehran Khorsandi, Property Owner  
Project Representative: Pouya Payan, Representative  
Public Input: None

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

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

CARRIED

**3. 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 September 7, 2023 Design Review Commission regular meeting.*

Project Planner: Jason Caraveo, Assistant Planner  
Project Applicant: Mr. & Mrs. John Raanan (Elm Street Investment Group LLC), Property Owner  
Project Representative: Jila Kohan, Representative  
Public Input: None

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

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

**FAILED**

Motion: MOVED by Commissioner Pressman, SECONDED by Commissioner Spann to continue the item to the November 2, 2023 Design Review Commission regular meeting, with the comments read by staff incorporated as part of the continued project (2-2).

Prior to a vote, Chair Smooke allowed the property owner to address the Commission regarding the their direction on the project.

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

**FAILED**

Motion: MOVED by Chair Smooke, SECONDED by Vice Chair Bernstein to adopt the resolution as amended (4-0).

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

**CARRIED**

**NEW BUSINESS**

None

**STUDY SESSION**

None

**COMMUNICATIONS FROM THE COMMISSION**

- Chair Smooke thanked Commissioners Pressman, Spann, and Bernstein for continuing to serve on the Commission as the transition to a combined Design Review/Architectural Commission continues to evolve.
- Former Commissioner Marshall Peck has resigned from the Commission, as he has moved out of the City of Beverly Hills and is no longer eligible to serve on 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 Mark Odell advised the Commission of the following:
  - At its meeting on Tuesday, October 3, the City Council formally designated the Church of the Good Shepherd as Local Landmark No. 45.
  - The project at 618 North Elm Drive remains pending; staff will update the Commission as appropriate on the progress of revisions to the project.
  - At its upcoming meeting on Wednesday, October 11, the Cultural Heritage Commission will discuss several items, including new Golden Shield Nominees, potential modifications to the Historic Preservation Ordinance, and a proposed rehabilitation of the Anderton Court building at 332 North Rodeo Drive.

#### **4. 2023 Meeting Schedule**

- Received and filed

#### **ADJOURNMENT**

Date / Time: October 5, 2023 / 3:05 PM

PASSED AND APPROVED THIS 4<sup>TH</sup> DAY OF JANUARY, 2024



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Terri Smooke, Chair