



# Design Review Commission Report

**Meeting Date:** Thursday, November 6, 2014

**Subject:** **613 Alpine Drive (PL1429397)**

A request for an R-1 Design Review Permit to allow the construction of a façade 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.

**Project Applicant:** Peter (Choon J) Byun

**Recommendation:** Conduct public hearing and provide the applicant with design guidance.

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## REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The proposed style is identified by the applicant as Modern Contemporary; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

## URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed remodel simplifies façade but results in a confused design. It retains some elements from the original design such as the bay windows while introducing very contemporary features including the glass railing. The contemporary design lacks scale, proportion, and overall artful composition and lacks cohesiveness. Staff has not included project-specific conditions of approval related to these comments but the Commission may wish to consider these comments during their review and analysis of the project.

## ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

## ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. Since the property

### Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

### Report Author and Contact Information:

Georgana Millican, Associate Planner  
(310) 285-1121  
gmillican@beverlyhills.org



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has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

### **PUBLIC OUTREACH AND NOTIFICATION**

The project requires mailed public notice within 100 feet of the subject property, along with the block face, be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, October 24, 2014; the site was posted on Thursday, October 23, 2014. To date staff has not received comments in regards to the submitted project.



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### **Attachment A**

Detailed Design Description  
and Materials (applicant prepared)

**SECTION 1 – AUTHORIZATION & APPLICANT TEAM**

**A Property Information**

Project Address: 613 N. ALPINE DR. BEVERLY HILLS, CA. 90210  
Adjacent Streets: CAMELITA AVE.

**B Property Owner Information<sup>1</sup>**

Name(s): YOUNG KWON & JANICE Y. CHUNG  
Address: 613 N. ALPINE DR.  
City: BEVERLY HILLS State & Zip Code: CA 90210  
Phone: 213) 369-2590 Fax:  
E-Mail youngkwon@msm.com

**C Applicant Information [individual(s) or entity benefiting from the entitlement]**

Name(s): PETER (CHOON J) BYUN  
Address: 4382 RAFAEL ST.  
City: IRVINE State & Zip Code: CA 92604  
Phone: 949) 812-1208 Fax:  
E-Mail choonjae.byun@gmail.com

**D Architect / Designer Information [Employed or hired by Applicant]**

Name(s): BYUNG K. SONG Registered Architect? Yes  No   
Address: 8433 DARBY AVE.  
City: NORTHRIDGE, State & Zip Code: CA 91325  
Phone: 213) 835-8931 Fax:  
E-Mail bks@bsa-architect.com

**E Landscape Designer Information [Employed or hired by Applicant]**

Name(s):  
Address:  
City: State & Zip Code:  
Phone: Fax:  
E-Mail

**F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.**

Name(s):  
Address:  
City: State & Zip Code:  
Phone: Fax:  
E-Mail

**G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.<sup>2</sup>**

\_\_\_\_\_  
Property Owner's Signature & Date

\_\_\_\_\_  
Print Property Owner's Name & Date

<sup>1</sup> If the owner is a corporate entity, signatures from two corporate officers are required from each of the following Groups:  
Group A – chairperson or president of the board; Group B – board secretary or chief financial officer.

<sup>2</sup> A signed and dated authorization letter from the property owner is also acceptable.

**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application:**

- Track 1 Application (Administrative Review)
- Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at:  
<http://www.beverlyhills.org/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
  - Plans must be prepared and stamped by an architect licensed in the State of California.
  - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
- Eight (8) sets of plans required (see Section 6 for plan size requirements).
  - Public Notice materials required (see Section 5 for public notice requirements).

**B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):**

This is a modern contemporary style on the facade to match with the interior which is also a modern contemporary style.  
 Material used will consist of western cedar panel and stucco finish for exterior wall and parapet.

**C Identify the Project Zoning** (City Zoning Map available online at <http://gis.beverlyhills.org/>)

- |                                      |                               |                              |
|--------------------------------------|-------------------------------|------------------------------|
| <input checked="" type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input type="radio"/> R-1X           | <input type="radio"/> R-1.6X  |                              |
| <input type="radio"/> R-1.5X         | <input type="radio"/> R-1.7X  |                              |

**D Site & Area Characteristics**

Lot Dimensions: 185.43' x 80' Lot Area (square feet): 14,377 SF  
 Adjacent Streets: \_\_\_\_\_

**E Lot is currently developed with (check all that apply):**

- |   |   |
|---|---|
| <input type="checkbox"/> Single-Story Residence | <input checked="" type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House            | <input type="checkbox"/> Accessory Structure(s)         |
| <input type="checkbox"/> Vacant                 | <input type="checkbox"/> Other: _____                   |

**F Are any protected trees located on the property?** (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes  No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____		
Native:	_____		
Urban Grove:	_____		

**G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey?** (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

Yes  No  If yes , please list Architect’s name: \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)**

**A Describe your public outreach efforts to adjacent neighbors and property owners:**

None

**B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:**

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	28'-0"	27'-4"	28'-0"
Roof Plate Height:	28'-0"	27'-4"	27'-4"
Floor Area:	Existing condition		
Rear Setbacks:	Existing condition		
Side Setbacks:	S/E Existing	S/E Existing	S/E Existing
	N/W Existing	N/W Existing	N/W Existing
Parking Spaces:			

**C List the specific materials and finishes for all the architectural features of the project (Be Specific):**

**FAÇADE** (List all material for all portions visible from the street)

Material: Stucco, Cedar plank panel, Stainless framed glass guardrail  
 Texture /Finish: Stucco  
 Color / Transparency: Stucco: Light Gray, Cedar panel: Dark Brown

**WINDOWS** (Include frame, trim, glass, metal, etc)

Material: Wooden framed clear glass  
 Texture /Finish: Enamel painting  
 Color / Transparency: White

**DOORS** (Include frame, trim, glass, metal, etc)

Material: N/A  
 Texture /Finish:  
 Color / Transparency:

**PEDIMENTS**

Material: N/A  
 Texture /Finish:  
 Color / Transparency:

**ROOF**

Material: N/A  
 Texture /Finish:  
 Color / Transparency:

**CORBELS**

Material: N/A  
 Texture /Finish:  
 Color / Transparency:

**CHIMNEY(S)**

Material: Existing to remain  
 Texture /Finish:  
 Color / Transparency:

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)**

**COLUMNS**

Material: Stucco  
Texture /Finish: Sand finish  
Color / Transparency: Light Gray

**BALCONIES & RAILINGS**

Material: Stainless framed/ 1/2" thk glass  
Texture /Finish: Natural  
Color / Transparency: Natural

**TRELLIS, AWNINGS, CANOPIES**

Material: N/A  
Texture /Finish:  
Color / Transparency:

**DOWNSPOUTS / GUTTERS**

Material: N/A  
Texture /Finish:  
Color / Transparency:

**EXTERIOR LIGHTING**

Material: N/A  
Texture /Finish:  
Color / Transparency:

**PAVED SURFACES**

Material: N/A  
Texture /Finish:  
Color / Transparency:

**FREESTANDING WALLS AND FENCES**

Material: N/A  
Texture /Finish:  
Color / Transparency:

**OTHER DESIGN ELEMENTS**

Material: N/A  
Texture /Finish:  
Color / Transparency:

**D Describe the proposed landscape theme. Explain how the proposed landscaping complements the proposed style of architecture:**

Existing to remain

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS**

**A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:**

**1. Describe how the proposed development's design exhibits an internally compatible design scheme.**

The proposed development's design exhibits an internally compatible design scheme of modern contemporary style.

**2. Describe how the proposed development's design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.**

The design is intended to alter the shape of the facade into a more modern contemporary style .  
The existing landscaping and fence is also modern contemporary style.  
The rest of the existing building will remain largely unchanged.

**3. Describe how the proposed development will enhance the appearance of the neighborhood.**

The proposed development will enhance appearance of the neighborhood by adding a modern contemporary flavor and cleanliness.

**4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.**

The proposed development will transform an old looking building into a more modern contemporary style.  
For the owner and the privacy of the neighbors will be unchanged and fully be respected.

**5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.**

The proposed design will not only respect the prevailing site design patterns but also enhance the characteristic of the surrounding group a homes by providing modern clean design of the facade.



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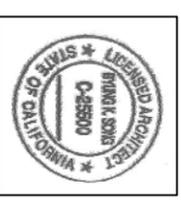
**Attachment B**  
Project Design Plans

REVISIONS	
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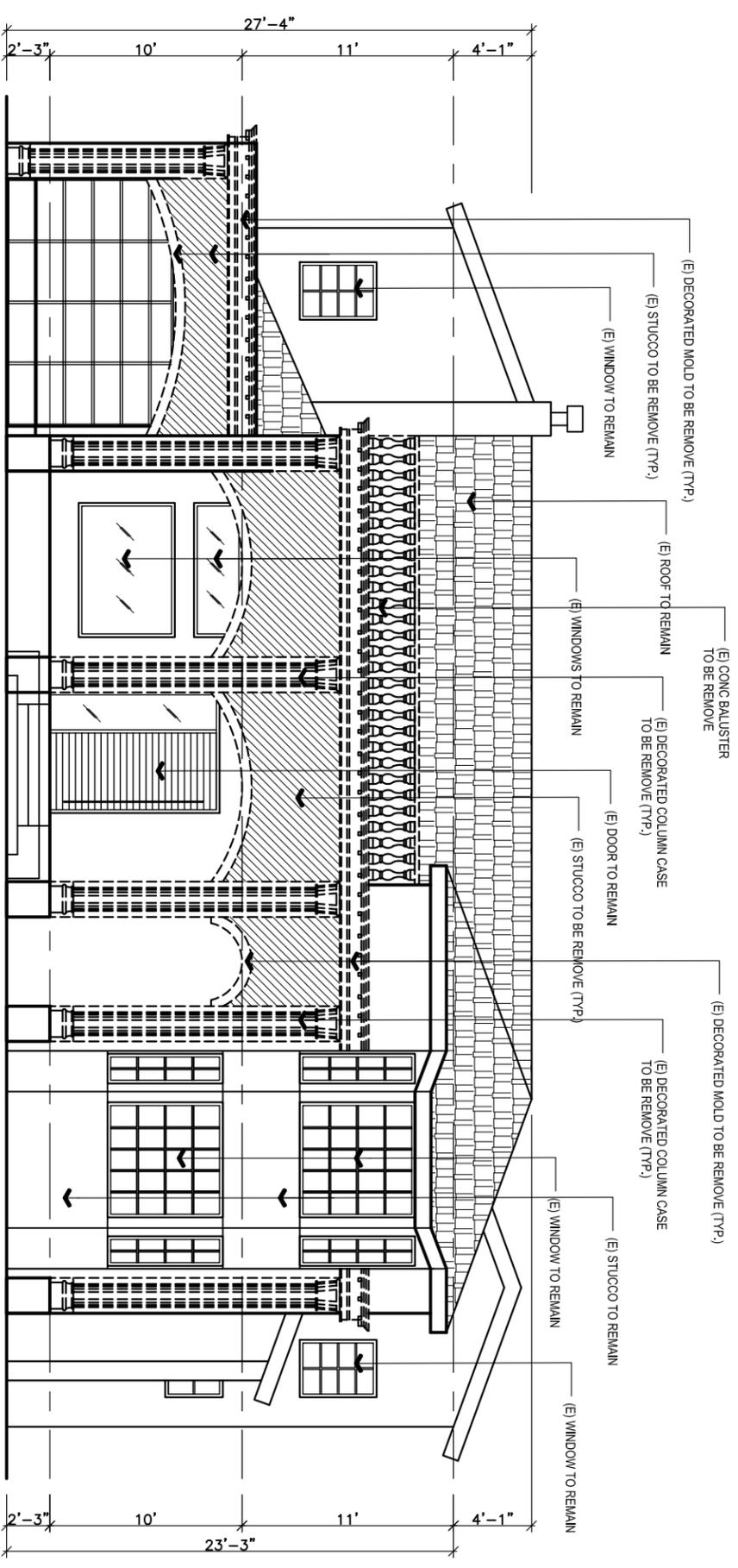
PROJECT TITLE :  
**FACADE RENNOVATION FOR MR. KWON**  
 613 N. ALPINE DR.  
 BEVERLY HILLS, CA

SHEET TITLE :

SCALE : SCALE  
 DATE : DATE  
 JOB NO. : 613KWON



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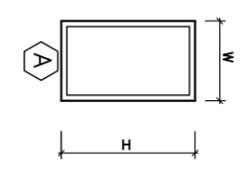


**1** FACADE DEMOLITION PLAN  
 SCALE 1/4" = 1'-0"  
**A-05**

**DEMOLITION NOTES**

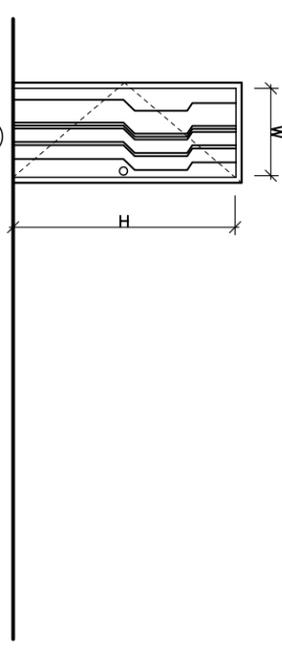
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE EXISTING PROJECT SITE, ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS AND ASCERTAIN THE EXTENT OF WORK INVOLVED IN REMOVING EXISTING EQUIPMENT AND INSTALLING NEW EQUIPMENT. DUCTWORK, AIR DISTRIBUTION DEVICES, PIPING CONTROLS, AND ALL OTHER APPURTENANCES PERTAINING TO THE ABOVE, HE SHALL PROVIDE ALL LABOR, MATERIALS, ETC. REQUIRED FOR THE COMPLETE, NEW INSTALLATION, ALTERATIONS, ETC. FOR THE COMPLETION OF THE PROJECT BY THE ACT OF SUBMITTING A BID. THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH AN EXAMINATION, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFORE IN HIS BID.
2. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK
3. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY.
4. CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY OF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE AND DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
5. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. MODIFY THE AFFECTED UTILITY COMPANY AND BUILDING MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING WORK
6. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORDED DOCUMENTS.
1. EXCEPT WHERE NOTED OTHERWISE MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
2. DEMOLISH IN AND ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS. PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
3. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
10. REMOVE & RELOCATE EXISTING SPRINKLER PIPING & HEADS AS REQUIRED.
11. PROTECT ALL EXISTING FINISHES AND ITEMS TO REMAIN WHERE CONDITIONS TO REMAIN ARE AFFECTED BY DEMOLITION, RELOCATION, NEW CONSTRUCTION, ETC. THE CONTRACTOR SHALL REPAIR PATCH, REFINISH, OR REPLACED SAID ITEMS AS REQUIRED TO MATCH EXISTING AT NO CHARGE TO THE OWNER

MARK	TYPE	WINDOW OPENING	QUANTITY	REMARKS
W		W H		
1	A	2'-0" 6'-0"	1	WHITE PAINTED WOODEN FRAMED FIXED GLAZING

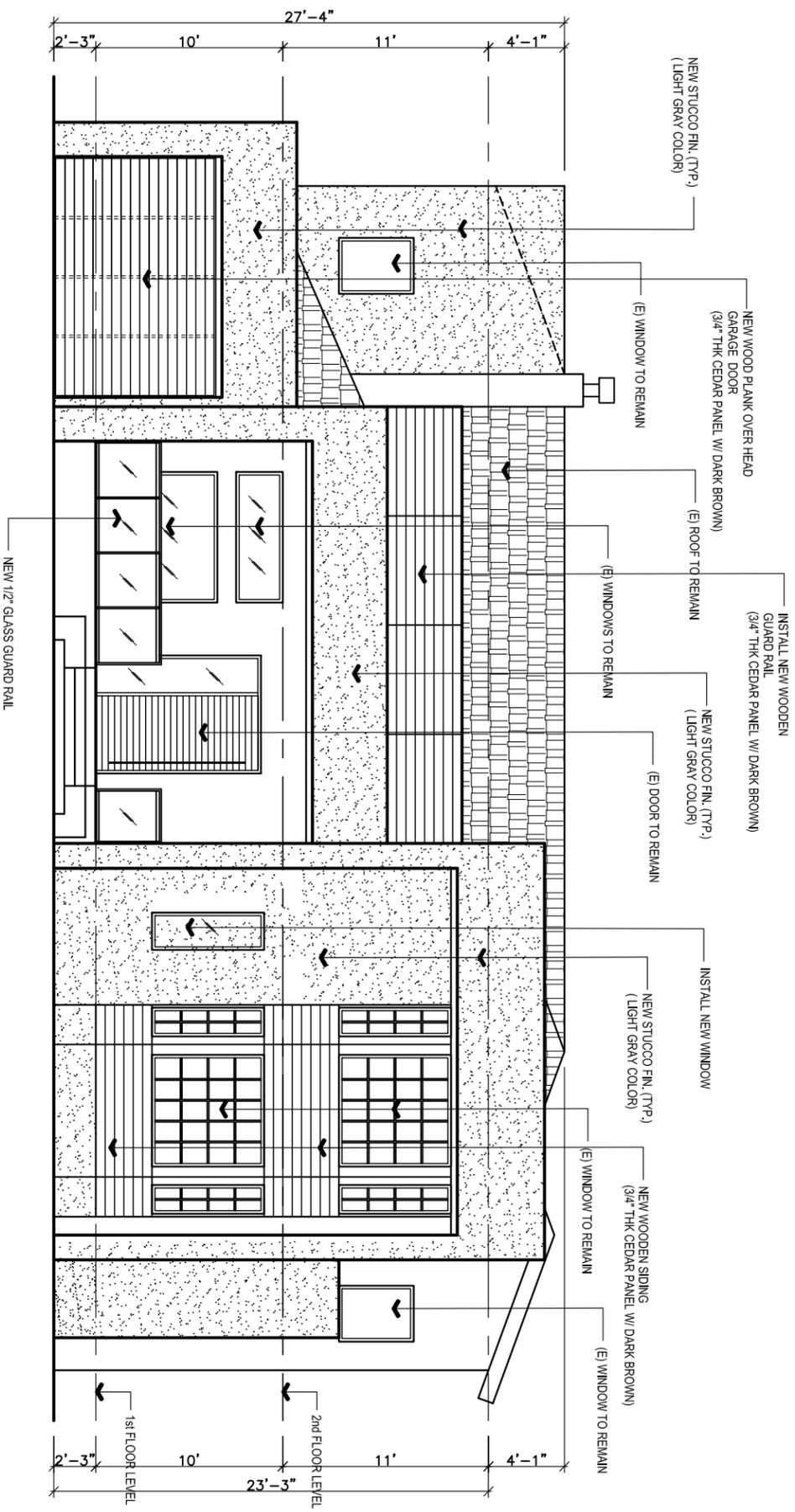


**2** NOT TO SCALE

MARK	TYPE	THK	DOOR OPENING	QUANTITY	REMARKS
D			W H		
1	A	1 3/4"	32" 6'-8"	1	SOLID CORE FLUSH TYPE WOOD DOOR



**3** NOT TO SCALE



**1** NEW EAST SIDE ELEVATION  
 SCALE 1/4" = 1'-0"

**CITY OF BEVERLY HILLS AMENDMENTS:**

- TOPSOIL SHALL BE PROTECTED OR SAVED FOR REUSED TO MIN. OF CUT AND FILL. 44106.2.3
  - a. DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION.
  - b. IDENTIFY AND DELINEATED THE CONSTRUCTION AREA BY FENCE ON THE PLAN
- PROVIDE ONE 120 VAC 20 AMP AND ONE 200/240V 40 AMP, GROUNDED AC OUTLETS OR PANEL CAPACITY FOR 120 VAC 20 AMP AND ONE 200/240V 40 AMP, GROUNDED AC OUTLET AND CONDUIT INSTALLED FOR FUTURE INSTALLATION SHOW AND CALL OUT 1" CONDUIT AT GARAGE FOR ELECTRIC VEHICLE GARAGE AND 1" CONDUIT AT ROOF FOR PHOTO VALTALIC PANEL. 4106.4
- PROVIDE ENERGY CALCULATIONS THAT EXCEED THE CALIFORNIA ENERGY CODE REQUIREMENTS BASED ON 2008 ENERGY EFFICIENCY STANDARDS BY 15%. 44203.1
- PROVIDE AND IDENTIFY MIN. 300 SQ. FT. SPACE ON THE ROOF SURFACE WITH MIN. 3'-0" CLEARANCE ALL AROUND AND PENETRATIONS THROUGH THE ROOF SURFACE FOR FUTURE SOLAR INSTALLATION ON THE ROOF. PLAN. 44211.3 & 44211.11
- PROVIDE MIN. ONE INCH CONDUIT FROM ELECTRICAL SERVICE EQUIPMENT FOR THE FUTURE INSTALLATION OF A PHOTOVOLTAIC(PV) SYSTEM. 44211.4 & 44211.11
- AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE SHALL BE WEATHER OR SOIL BASED CONTROLER AND INSTALLED AT THE TIME OF FINAL INSPECTION. 4304.1
- PIPING SHALL BE INSTALLED TO PERMIT FUTURE USE OF A FRAY WATER IRRIGATION SYSTEM SERVED BY THE CLOTHES WASHER OR OTHER FIXTURES. 44305.1
- MATERIAL DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCE OF MOISTURE. 4407.4
- 90% OF THE TOTAL AREA RECEIVING RESILIENT IN THE BUILDING INTERIOR SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOL (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM. 44504.2
- THERMAL INSTALLATION INSTALLED IN THE BUILDING SHALL MEET WITH THE VOC-EMISSION LIMITS DENIED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST. 44504.3
- CENTRAL AIR OR VENTILATIONS SYSTEM SHALL BE HAVE A FILTER RATED HIGHER THAT MERV 6. 44506.1

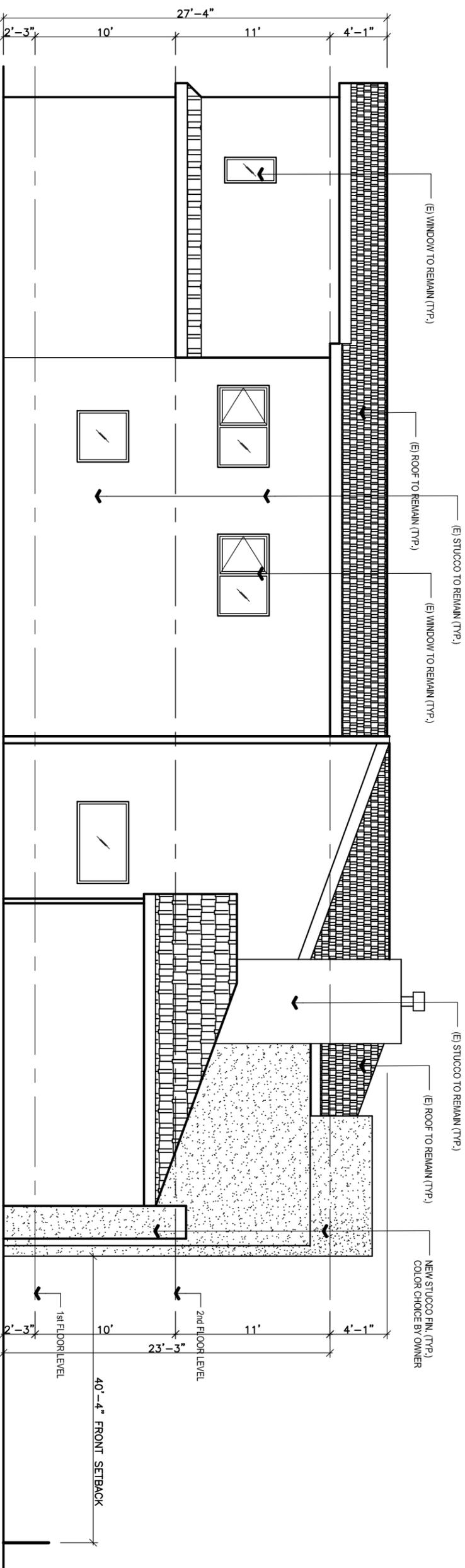


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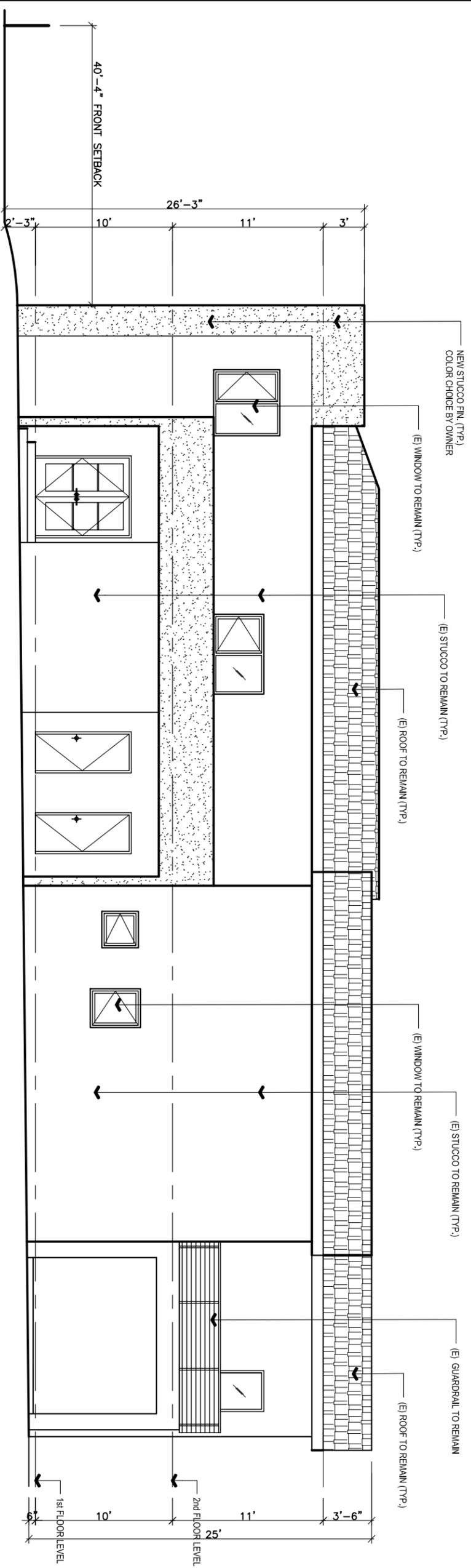
PROJECT TITLE :  
 FACADE RENNOVATION FOR  
 MR. KWON  
 613 N. ALPINE DR.  
 BEVERLY HILLS, CA

SHEET TITLE :

REVISIONS

1 **NEW SOUTH SIDE ELEVATION**  
 SCALE  $1/4" = 1'-0"$



2 **NEW NORTH SIDE ELEVATION**  
 SCALE  $1/4" = 1'-0"$

**DS architects**  
 ARCHITECTURE • PLANNING • INTERIORS  
 8433 DABRY AVENUE  
 NORBRIDGE, CA 91325  
 PHONE: (213) 719-9131  
 FAX: (213) 596-9754

REVISIONS
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SHEET NO.  
**A-09**

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1  
 G-02 SCALE  
**NEW FACADE PERSPECTIVE**  
 NTS

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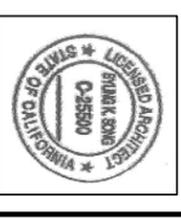
1 (E) FACADE PICTURE  
 G-03 SCALE NTS

REVISIONS	
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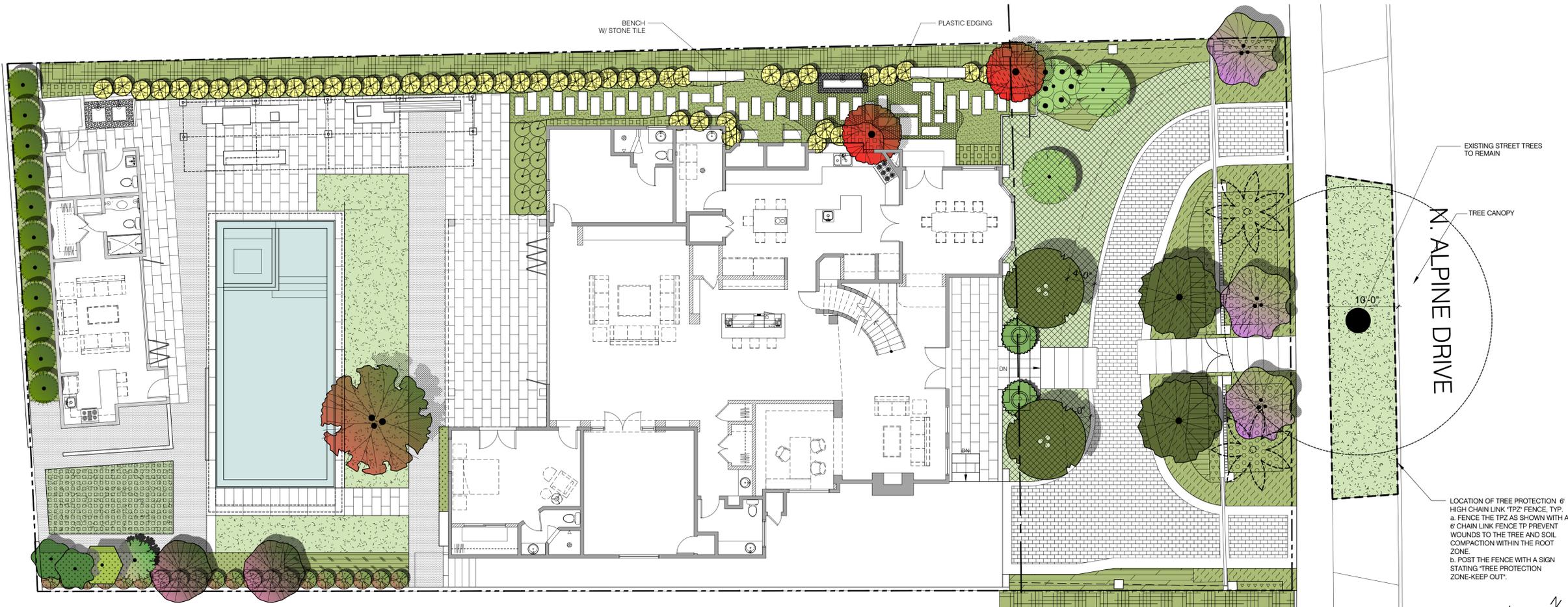
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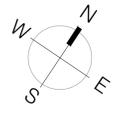
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**1 PLANTING PLAN**  
SCALE: 1/8" = 1'-0"



**PLANTING LEGEND**

TREE	SIZE/QUANTITY	WUCOLS			
HIBISCUS SYRIACUS 'MINERVA' ROSA OF SHARON	5 GAL. / 7 EA.	M		DIETES BICOLOR FORTNIGHT LILY	1 GAL. @ 18" O.C. / 106 EA.
PRUNUS 'AKEBONO' FLOWERING CHERRY	36" BOX / 3 EA.	M		LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF	1 GAL. @ 12" O.C. / 381 EA.
ERYTHRINA CORALLOIDES NAKED CORAL TREE	36" BOX / 1 EA.	L		ARMERIA MARITIMA 'COTTON TAIL' COTTON TAIL THRIFT	1 GAL. @ 12" O.C. / 514 EA.
OLEA EUROPAEA 'MEJESTIC BEAUTY' OLIVE TREE	36" BOX / 2 EA.	L		ACORUA GRAMINEUS JAPANESE SWEET FLAG	1 GAL. @ 15" O.C. / 27 EA.
OLEA EUROPAEA 'SWAN HILL' OLIVE TREE (MULTI-TRUNK)	36" BOX / 2 EA.	L		LAVANDULA AUGUSTIFOLIA ENGLISH LAVENDER	5 GAL. @ 18" O.C. / 107 EA.
LIRIODENDRON TULIPIFERA TULIP TREE	24" BOX / 3 EA.	M		MYRTUS COMMUNIS DWARF MYRTLE	5 GAL. @ 18" O.C. / 35 EA.
TABEBUIA IPE PINK TRUMPET TREE	24" BOX / 2 EA.	M		PITOSPORUM CRASSIFOLIUM 'COMPACTUM' DWARF KARO	5 GAL. @ 24" O.C. / 64 EA.
ACER PALMATUM 'BLOOD GOOD' JAPANESE MAPLE TREE	24" BOX / 2 EA.	H		IMPROVED FESCUE	SEEDED / 712 SF
PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL	15 GAL. / 20 EA.	M		OPHIOPOGON JAPONICUS MONDO GRASS	FLAT @ 6" O.C. / 13 EA.
CITRUS 'BEARSS' LIMEQUAT TREE	15 GAL. / 2 EA.	M		SAGINA SUBULATA IRISH MOSS	FLAT @ 6" O.C. / 6 EA.
BAMBUSA OLDHAMII GIANT TIMBER BAMBOO	15 GAL. / 11 EA.	M		MARATHON II	SOD. / 1,211 SF
BAMBUSA MULTIPLEX 'ALPHONSE KARR' ALPHONSE KARR BAMBOO	5 GAL. / 47 EA.	M		EXISTING HEDGE TO REMAIN	
CITRUS SINENSIS 'VALENCIA' VALENCIA ORANGE	15 GAL. / 1 EA.	M		VEGETABLE GARDEN BY OWNER	48 SF
GRAPEFRUIT TREE	15 GAL. / 1 EA.	M		EXISTING FICUS HEDGE TO REMAIN	
PERSIMMON TREE	15 GAL. / 2 EA.	M			

- VEGETABLE GARDEN BY OWNER
- EXISTING FICUS HEDGE TO REMAIN
- LANDSCAPE AREA
- LAWN AREA

Revisions	
△ 03-18-2013	△
△ 05-09-2013	△
△	△
△	△

**sqA inc.**  
Landscape Architects  
5300 MOLINO STREET, #204 Los Angeles, CA 90013  
Tel: (213) 363-1788 Fax: (213) 613-0878  
www.sqainc.com

613 N. ALPINE DR. BEVERLY HILLS, CA.

drawing title **PLANTING PLAN**  
(INTERIM LANDSCAPE PLAN)

designed	project number
drawn	21240
checked	scale
reviewed	AS SHOWN
date	drawing number
3-4-2014	LP-1

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**Design Review Commission Report**

455 North Rexford Drive

November 6, 2014

**Attachment C**

DRAFT Approval Resolution

RESOLUTION NO. DR XX-14

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A FAÇADE REMODEL TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 613 ALPINE DRIVE.

The Design Review Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Peter (Choon J) Byun, agent, on behalf of Young Kwon and Janice Y. Chung, property owners (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a façade remodel to an existing two-story single-family residence for the property located at 613 Alpine Drive which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory

structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **November 6, 2014** at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the

incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission, reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of

development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review the Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project Specific Conditions

1. No special conditions have been imposed for this project.

Standard Conditions

2. **Design Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
3. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
4. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

5. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
  
6. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
  
7. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.
  
8. **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the community development department or submit an application along with applicable fees to the development for covenant preparation and filing.
  
9. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

10. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Section 7. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 8. Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: **November 6, 2014**

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William Crouch, Commission Secretary  
Community Development Department

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John Wyka, Chairperson  
Design Review Commission

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            )     SS.  
CITY OF BEVERLY HILLS                )

I, WILLIAM CROUCH, Secretary of the Design Review Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. **DR-XX-14** duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on **November 6, 2014** and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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WILLIAM CROUCH  
Secretary to the Design Review  
Commission/Urban Designer  
City of Beverly Hills, California