



## Design Review Commission Report

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**Meeting Date:** Thursday, October 1, 2015  
(continued from September 3, 2015)

**Subject:** **608 Alpine Drive (PL1510400)**  
A request for an R-1 Design Review Permit to allow the construction of a new 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:** 608 Alpine Drive LLC – Property Owner

**Recommendation:** Conduct public hearing and provide the applicant with an approval.

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### REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The proposed style was originally identified by the applicant as Italianate California Style and has been revised to French Provincial; however, since the project does not adhere to a pure architectural style, the project came before the Commission for review.

The project was previously reviewed by the Design Review Commission at its meeting on Thursday, August 6, 2015 (Attachment A). At that meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to the building being too boxy and needing some modulation, too many lights, and fence not adding to the design, and the house needs a complete redesign.

As a result of the Commission's comments, the applicant has made the following changes to the design:

1. Revised the design from Italianate to a French style;
2. Added modulation to the façade;
3. Reduced the number of doors by changing them to windows;
4. Added detail and refinement to the façade;
5. Revised the fence design;
6. Reduced the number of exterior lights by 50%.

An applicant-prepared *Response to Comments* is included in Attachment B of this report.

Attachment(s):

- A. August 6, 2015 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:

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



### **URBAN DESIGN ANALYSIS**

Based on a review conducted by the Urban Design Team, the proposed design appears to respond to the Commission's comments on the project. Staff feels that the current design is an improvement over the first design. There appears to be a mistake in the rendering as it does not show the lintels above the second floor windows which are shown on the elevation. In addition, the brick is called out as a brick veneer and the Commission may wish to consider whether real brick would be more appropriate than a veneer. 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.

It should be noted that the house is setback an additional 2'-6" as required by code as the Applicant has chosen to raise the plate height from 22 feet to 23 feet. The resulting required front yard setback is 42'-6" rather than 40 feet.

### **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 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**

As the project was continued to a date certain, no additional mailing notices are required. The posted notice at the site has been updated as to the continued hearing date of October 1, 2015.



**Design Review Commission Report**

455 North Rexford Drive

October 1, 2015

**Attachment A**

August 6, 2015 DRC Staff Report and Previously Proposed Plans



# Design Review Commission Report

**Meeting Date:** Thursday, August 6, 2015

**Subject:** **608 Alpine Drive (PL1510400)**

A request for an R-1 Design Review Permit to allow the construction of a new 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:** 608 Alpine Drive LLC – Property Owner

**Recommendation:** Conduct public hearing and provide the applicant with an approval.

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## REPORT SUMMARY

The applicant is requesting approval of a new 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 Italianate California Style; 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 design presents a coherent architectural theme that is a well-articulated. The proposed project is internally compatible in its configuration and use of forms and materials; however the window treatments should be extended to the side elevations as the fenestration on the sides is lacking detail. 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.

It should be noted that the house is setback an additional 2'-6" as required by code as the Applicant has chosen to raise the plate height from 22 feet to 23 feet. The resulting required front yard setback is 42'-6" rather than 40 feet.

## 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.

### 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



## **Design Review Commission Report**

455 North Rexford Drive

August 6, 2015

### **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 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, July 24, 2015; the site was posted on Thursday, July 23, 2015. To date, staff has not received any comments in writing in regards to the submitted project.



VIEW FROM RIGHT PERSPECTIVE

REVISIONS:

SIGN & SEAL

Date: 07/02/15  
Project Name:  
Coordinator: J.D.  
Drawn By: IR  
Checked By:  
Sheet Number:



VIEW FROM FRONT (ACROSS STREET)

REVISIONS:

SIGN & SEAL

Date: 07/02/15  
Project Name:  
Coordinator: J.D.  
Drawn By: IR  
Checked By:  
Sheet Number:



VIEW FROM LEFT PERSPECTIVE

REVISIONS:

SIGN & SEAL

Date: 07/02/15  
Project Name:  
Coordinator: J.D.  
Drawn By: IR  
Checked By:  
Sheet Number:



REVISIONS:

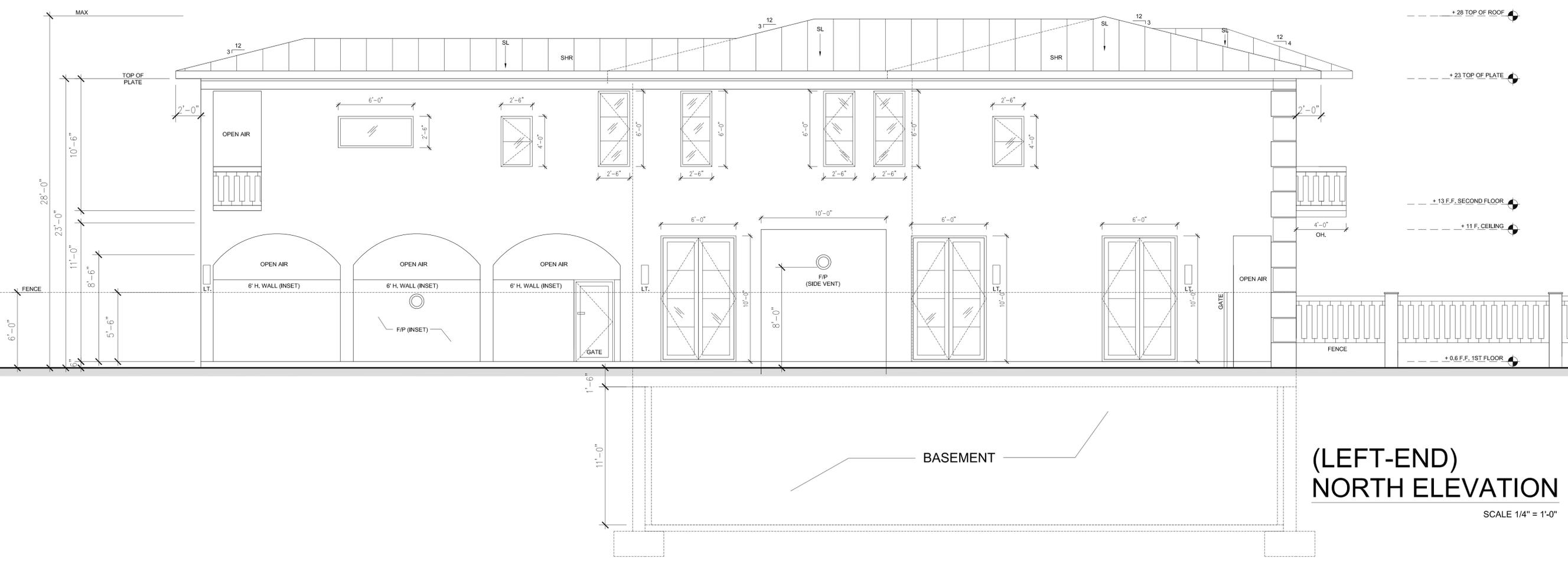

SIGN & SEAL

Date: 07/10/15  
Project Name:  
Coordinator: J.D.  
Drawn By: IR  
Checked By:  
Sheet Number:



**(FRONT)  
WEST ELEVATION**

SCALE 1/4" = 1'-0"



**(LEFT-END)  
NORTH ELEVATION**

SCALE 1/4" = 1'-0"

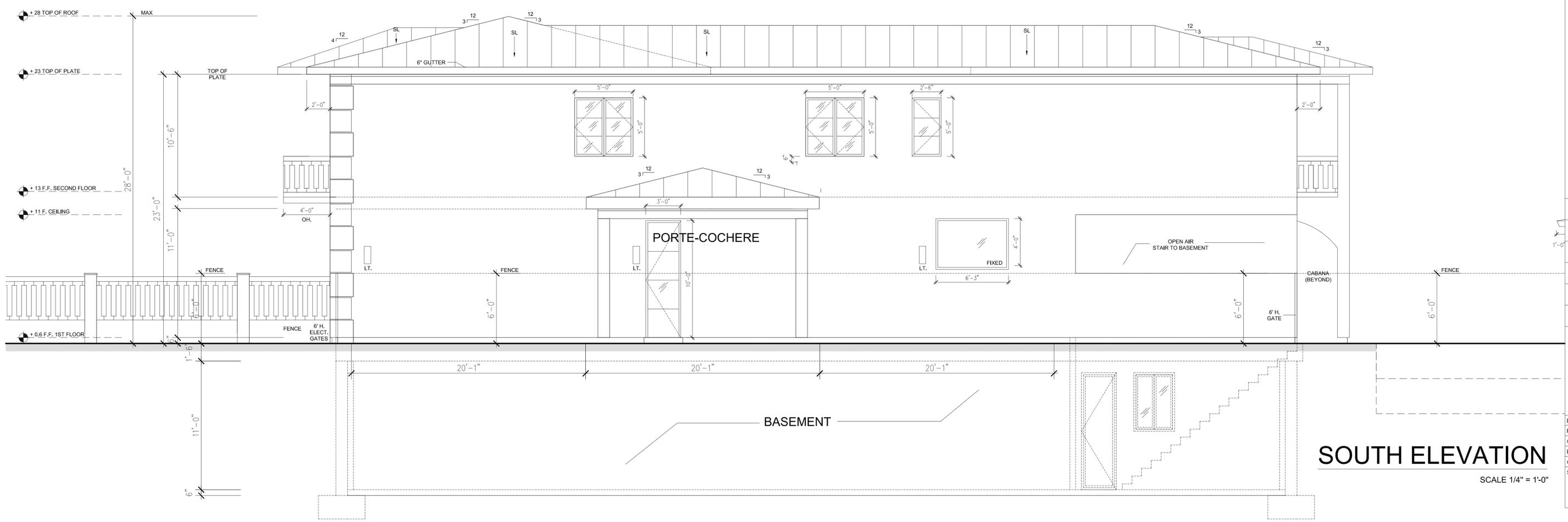
NO.	REVISIONS:

Date: 07/09/15  
Project Name:  
Coordinator: J.D.  
Drawn By: IR  
Checked By:  
Sheet Number:



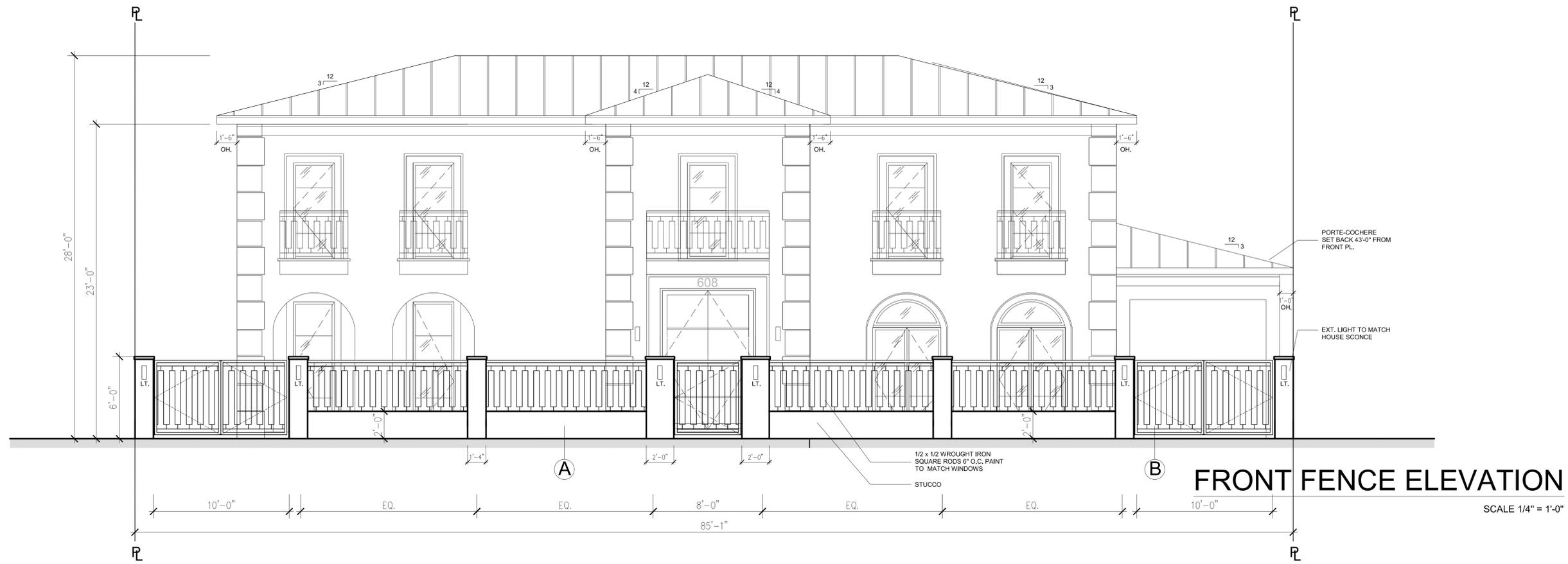
**EAST ELEVATION**

SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**

SCALE 1/4" = 1'-0"



**FRONT FENCE ELEVATION**

SCALE 1/4" = 1'-0"

**SAVOY HOUSE LIGHTING**  
Savoy House Lighting  
3130 North Berkeley Lake Road NW, Duluth, 30096, Georgia, United States  
Email: savoyhouselighting@yahoo.com

URL: <http://www.savoyhouse.com/Dunmore-Wall-Mount-Lantern-5-3452-BK.html>

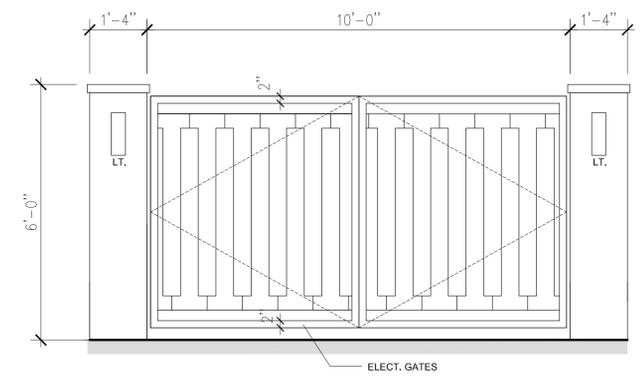
**Dunmore Wall Mount Lantern**

**Details**

SKU	5-3452-BK
Weight	8.58 lbs
Family	Dunmore
Style	Transitional
Finish	Black
Width	8
Height	18
Bulb Wattage (MAX)	100
Glass	Clear Seeded
Number of Bulbs	1
Candle Covers	Black Metal
Type of Bulb	E
Extends Length	9.5
Backplate Width	5
Backplate Height	8
Safety Rating	UL, CUL
UL Wet/Damp Location	UL Damp Location
Voltage	120
UPC	822920233302

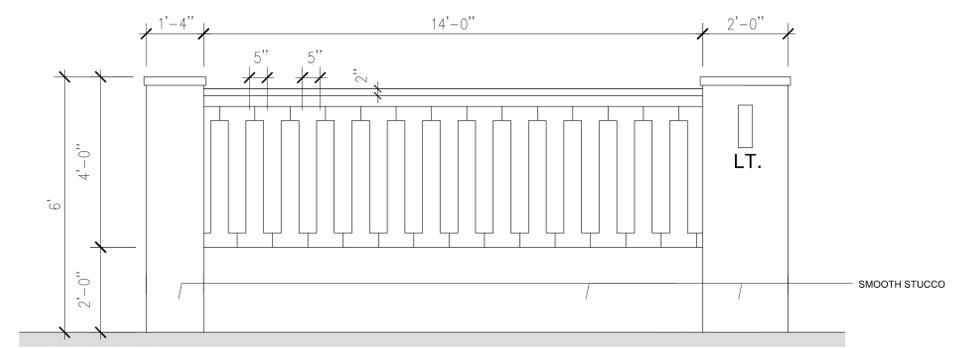
**Description**

Dunmore has classic American styling with clean lines, a Black finish and rustic Seeded glass.



**B. GATE DETAIL**

SCALE 1/2" = 1'-0"



**A. PARTIAL FENCE ELEVATION**

SCALE 1/2" = 1'-0"

REVISIONS:


SIGN & SEAL

Date: 07/03/15  
Project Name:  
Coordinator: J.D.  
Drawn By: IR  
Checked By:  
Sheet Number:



**Design Review Commission Report**

455 North Rexford Drive

October 1, 2015

**Attachment B**

Applicant's Written Response to Commissioner's Comments

# Responses to Comments

Date 9.14.15

## **Re: 608 Alpine Drive, Beverly Hills, Ca.**

1. 

**C. Redo the Façade Design. Façade is too “Boxy”- Flat Front. Looks like a developer home trying to maximize every square inch. Come back with a new design.**

**R. The New Design articulates the Massing of the façade creating scale and reducing the bulkiness and Flatness of the Front and Rear Elevations. I have also changed the style of home to be French Provincial. This style lends itself to more modulation (Push and Pull of volumes) and detail.**
2. 

**C. The Front Façade has All Doors on both the 1<sup>st</sup> and 2<sup>nd</sup> levels. Incorporate more windows to help break down and create scale.**

**R. The New Design incorporates windows on both levels with the use of Shutters that are part of the French Provincial style. This style is also known to have a “tall 2<sup>nd</sup> story window, often arched on top, that break through the cornice and rise above the eaves.” This notable unusual window design has also been incorporated.**
3. 

**C. The Façade has No Refinements or Detail. Please add this to the design.**

**R. Detail and refinement has been incorporated into this new design.**

  1. **The Entry Door is surrounded with ornate details and stonework as well as the detailing around the “projecting” arched window on the 2nd floor. Detailing around the adjoining windows and doors, plus adding shutters, give this new design scale and proportion that was lacking before. I have also incorporated brick as an accent to the “main mid-section” of the front facade. This provides visual and physical texture drawing one into the Entry. (The combination of Brick and Stucco is typical of the French Provential style) Added use of Quoins on the building corners and detailed cornice work at the eaves and a detailed horizontal band at the 2<sup>nd</sup> floor line gives this new design refinement, scale and detail. The Windows and Doors are inset per the details on Sheet A7.**

4.
  - C. The board does not like the modern iron fence detailing –revise.
  - R. The New wrought iron fence has been redesigned taking inspiration from several original French Provincial homes. The lower portion is solid to reinforce the horizontality of the house design contrasting with the lightness and transparency of the vertical iron pickets so not to create a barrier to the street. Please see Sheet A15- 8 of 16 homes his particular block on Alpine Drive have a Front-yard fence enclosure.  
**Note: By right- Front yard enclosures are allowed. Sect. 10-3-2420.**  
C. “ The maximum allowable height of a wall, fence, or hedge located within the front yard at a distance from the front lot line of more than twenty percent (20%) of the front setback shall be six feet (6’); provided, however, any portion of such wall, fence, or hedge which exceeds three feet (3’) in height shall be open to public view.”  
**Our condition: 20% x 42.5’= 8.5’ setback from the front property line. This entire 8.5’ will be an additional “Green Belt” fully landscaped and maintained. (See sheets L-1 thru L-4)**
  
5.
  - C. To much Exterior Lighting.
  - R. I have reduced the amount 50% especially minimizing the side-yard lighting. The main lighting is designed as an “entry procession” highlighting the New Olive Trees (fruitless) and ample plantings drawing the focus from the sidewalk to the Entry Doors.
  
6.
  - C. Redesign the Front Side-yards possibly adding hedges and foliage to create a green transition between properties.
  - R. Upon further analysis at the property... I discovered that both adjoining neighbors neighbor have green buffers that already help this issue. On the right-front the neighbor has mature hedges, on his side of the property line, as well as his iron fence that is relatively new and in good shape so this will remain “as- is” intact. The left- side has been planted with a tree and foliage that looks nice. On this left-side I am proposing an additional continuous low hedge that will add greenery to this side as well as diffuse the iron fence making it virtually transparent. See attached photos of the existing condition.



**Design Review Commission Report**

455 North Rexford Drive

October 1, 2015

**Attachment C**  
Project Design Plans



VIEW FROM FRONT

REVISIONS:

SIGN & SEAL

Date: 09/09/15  
Project Name:  
Coordinator: J.D.  
Drawn By: IR  
Checked By:  
Sheet Number:



VIEW FROM FRONT WITHOUT NEW TREES

REVISIONS:

SIGN & SEAL

Date: 09/09/15  
Project Name:  
Coordinator: J.D.  
Drawn By: IR  
Checked By:  
Sheet Number:



VIEW FROM LEFT PERSPECTIVE

REVISIONS:

SIGN & SEAL

Date: 09/09/15  
Project Name:  
Coordinator: J.D.  
Drawn By: IR  
Checked By:  
Sheet Number:



VIEW FROM RIGHT PERSPECTIVE

REVISIONS:

SIGN & SEAL

Date: 09/09/15

Project Name:

Coordinator: J.D.

Drawn By: IR

Checked By:

Sheet Number:



VIEW FROM ARIEL PERSPECTIVE

REVISIONS:

SIGN & SEAL

Date: 09/09/15

Project Name:

Coordinator: J.D.

Drawn By: IR

Checked By:

Sheet Number:



**(FRONT)  
WEST ELEVATION**

SCALE 1/4" = 1'-0"



**(LEFT-END)  
NORTH ELEVATION**

SCALE 1/4" = 1'-0"

REVISIONS:


SIGN & SEAL

Date: 09/09/15  
Project Name:  
Coordinator: J.D.  
Drawn By: IR  
Checked By:  
Sheet Number:





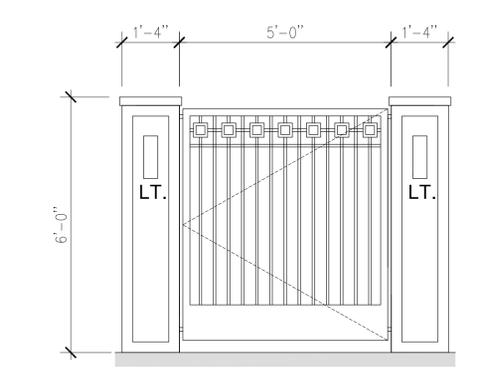
**FRONT FENCE ELEVATION**

SCALE 1/4" = 1'-0"

REVISIONS:

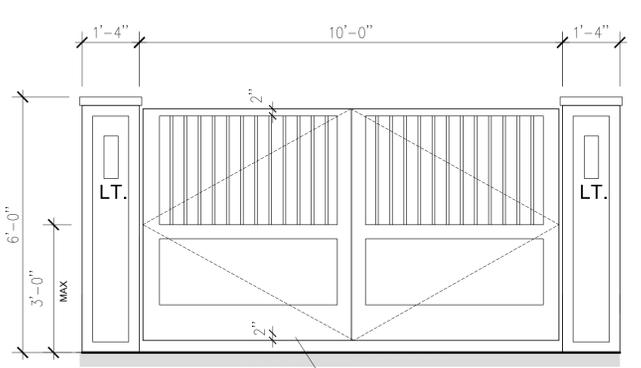
SIGN & SEAL

Date: 09/14/15  
Project Name:  
Coordinator: J.D.  
Drawn By: IR  
Checked By:  
Sheet Number:



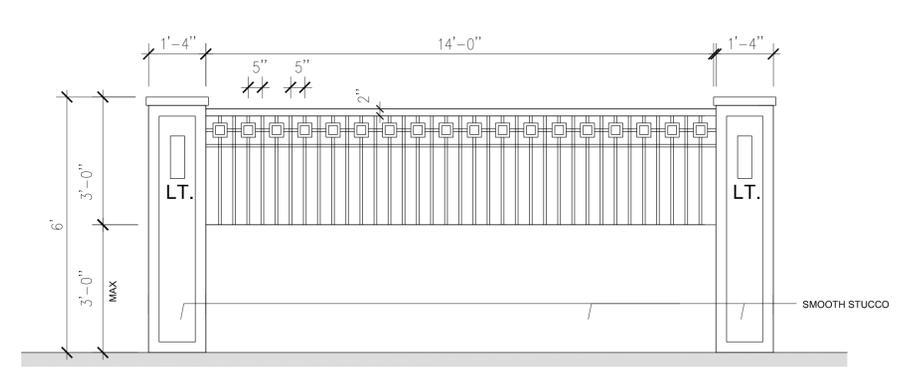
**C. PEDESTRIAN GATE**

SCALE 1/2" = 1'-0"



**B. GATE DETAIL**

SCALE 1/2" = 1'-0"



**A. PARTIAL FENCE ELEVATION**

SCALE 1/2" = 1'-0"

**Savoy House Lighting**  
3130 North Berkeley Lake Road NW, Duluth, 30096, Georgia, United States  
Email: savoyhouselighting@yahoo.com

URL: <http://www.savoyhouse.com/Dunmore-Wall-Mount-Lantern-5-3452-BK.html>

**Dunmore Wall Mount Lantern**

<b>Details</b>	
SKU	5-3452-BK
Weight	8.59 lbs
Family	Dunmore
Style	Transitional
Finish	Black
Width	8
Height	18
Bulb Wattage (MAX)	100
Glass	Clear Seeded
Number of Bulbs	1
Candle Covers	Black Metal
Type of Bulb	E
Extends Length	9.5
Backplate Width	5
Backplate Height	8
Safety Rating	UL, CUL
UL Wet/Damp Location	UL Damp Location
Voltage	120
UPC	822820233302

**Description**

Dunmore has classic American styling with clean lines, a Black finish and rustic Seeded glass.



**Design Review Commission Report**

455 North Rexford Drive

October 1, 2015

**Attachment D**

DRAFT Approval Resolution

RESOLUTION NO. DR XX-15

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 608 ALPINE DRIVE (PL1510400).

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

Section 1. Johnathen Day, agent, on behalf of 608 Alpine LLC, property owner (Collectively the “Applicant”), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 608 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. Since the property 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on **August 6, 2015 and October 1, 2015** 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

No project specific conditions.

Standard Conditions

1. **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.
2. **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.

3. **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.
4. **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.
5. **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.
6. **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.
7. **Covenant Recording.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development within 60 days of the Planning

Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

8. **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.
9. **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: **October 1, 2015**

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Ryan Gohlich, Commission Secretary  
Community Development Department

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Arline Pepp, Chairperson  
Design Review Commission