



## Design Review Commission Report

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**Meeting Date:** Thursday, October 6, 2011  
(Continued from the DRC meeting on September 13, 2011)

**Subject:** **612 North Palm Drive**  
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 at **612 North Palm Drive.**

**Project applicant:** Charles Hefner, AIA – project architect

**Recommendation:** Conduct public hearing and take final action on the project.

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### REPORT SUMMARY

The applicant requests approval to construct a new two-story single-family residence located in the Central Area of the City. This project was previously reviewed by the Commission at its meetings earlier this year held on June 2, August 4 and September 13. Please see the attached documents which include the project design description, materials and plans, draft resolutions of approval and denial for the Commission's consideration and the staff reports from the previous Commission meetings.

### 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. 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 be mailed ten (10) days prior to the hearing. The public notice for this project was mailed Tuesday, September 27, 2011. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

- A. Applicant's response to DRC comments at the September 13, 2011 meeting
- B. Staff Reports/Renderings from the September 13, August 4 and June 2, 2011 meetings
- C. Detailed Design Description and Materials (Applicant Prepared)
- D. DRAFT Approval Resolution
- E. DRAFT Denial Resolution
- F. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:

Shena Rojemann, Associate Planner  
(310) 285-1192

[srojemann@beverlyhills.org](mailto:srojemann@beverlyhills.org)



**Design Review Commission Report**

445 North Rexford Drive

September 13, 2011

**Attached A:**

Applicant's response to DRC comments  
at the September 13, 2011 meeting

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**Design Review Commission Report**

445 North Rexford Drive

September 13, 2011

<b>Design Review Commission Comments September 13, 2011 Meeting</b>	<b>Applicant's Response</b>
1. The windows at the second floor along the south half of the front elevation feel contemporary, not Italian/Tuscan. As such the windows should be redesigned. Consider arching the windows.	1. The one large window has been redesigned into three smaller arched windows.
2. The central element is taller and increases the mass of the residence.	2. The height of the central element has not been modified.
3. Massing of the residence is still out of scale with other projects in the neighborhood – further refinement is necessary.	3. The applicant has further details of the project.
4. Consider setting the residence back further on the lot.	4. The residence has not been moved back.
5. The three windows above the entry are out of scale.	5. The applicant slightly reduced the scale of the three windows.
6. The landscape plans needs to be 'beefed up'.	6. The applicant has increased the sizes of many of the landscape materials proposed.
7. The treatment of the columns along the terrace is unclear – provide details.	7. The applicant has provided more detail on the building elevation.
8. Windows at the first floor along the north half of the elevation should be lowered on the façade.	8. The windows have been slightly reduced in height.
9. The terrace is not deep enough and should be deeper and functional.	9. The applicant has increased the depth of the terrace which now projects 5'-5" from the building façade (sheet A.03)
10. The doors at the terrace should be shorter.	10. The terrace doors have been reduced.
11. Consider moving the northern plane of the residence back further so that the terrace cantilevers further over the first story.	11. The second story plane of the residence has been pushed further back, however the ground floor plane below the terrace has not been relocated.
12. Consider widening the entry and narrowing the southern portion of the façade.	12. The entry has not been redesigned.
13. Consider decreasing the size of the ground floor doors to 6'-8".	13. The ground floor doors have not been modified.
14. The window/door moldings are not necessary since the doors and windows are deeply inset.	14. The window and door moldings remain.
15. Raising the roof over the central entry element is not necessary.	15. The roof over the entry has not been modified.
16. The front yard fence is not desirable – the fence should reflect the architectural style of the residence	16. The applicant has modified the design of the fence and the wrought iron details (sheet A.07). The wrought iron along the balcony has also been modified (sheet A.04).



**Design Review Commission Report**

445 North Rexford Drive

September 13, 2011

**Attached B:**

Staff Reports/Renderings from the September 13,  
August 4 and June 2, 2011 meetings



Design Review  
Commission

October 6, 2011

# 612 North Palm Drive



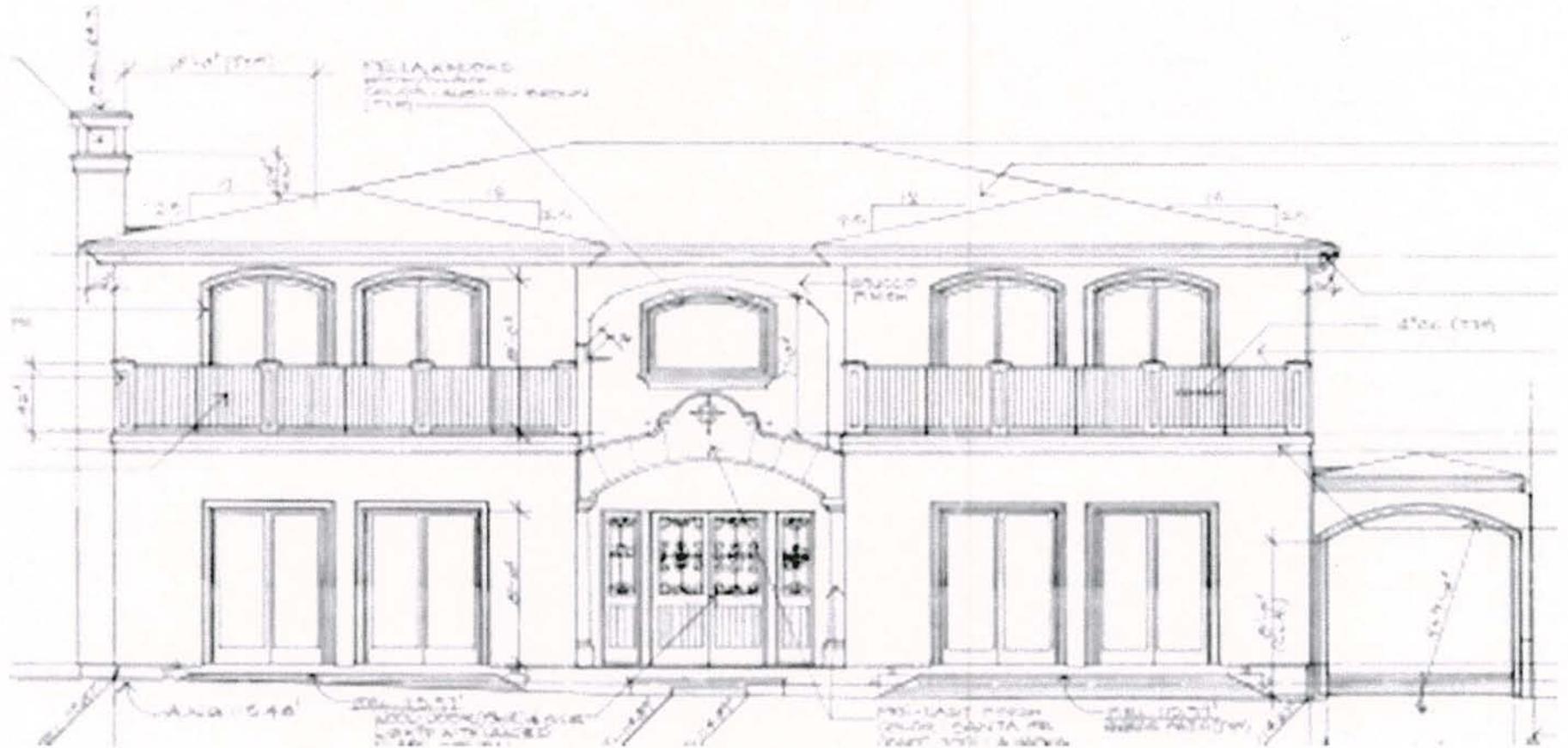
Existing



Design Review  
Commission

October 6, 2011

# 612 North Palm Drive



Proposed Elevation – June 2, 2011



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Design Review Commission**  
**Meeting of June 2, 2011**

**TO:** Design Review Commission

**FROM:** Shena Rojemann, Associate Planner

**SUBJECT:** 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 at **612 North Palm Drive (PL 110 7578)**

**EXECUTIVE SUMMARY**

Eduardo De La Torre, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new two-story single-family residence with basement at **612 North Palm Drive**.

Reason for Review by the Commission

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, no single-family residence located in the Central R-1 zone shall be erected, constructed, altered or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission shall be the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style or if the project has not been prepared by a licensed architect.

The proposed project was not prepared by a licensed architect nor does the proposed residence conform to a single, pure architectural style, therefore, the proposal is brought before the Design Review Commission for review as a Track 2 application.

Adherence to Zoning Code

The project meets all required zoning standards such as height, setbacks, parking, and floor area requirements.

<b>GENERAL INFORMATION</b>	
<b>Applicant</b>	Eduardo De La Torre
<b>Project Owner</b>	Faramarz B. Broman
<b>Zoning District</b>	Central R-1 Area – North of Santa Monica Boulevard
<b>Parcel Size</b>	12,729 square feet
<b>Listed in City's Historic Survey</b>	No

## **SITE AND AREA CHARACTERISTICS**

The project site is approximately 81-feet wide by 156-feet long (lot average width and length), located on the east side of the 600 block of North Clark Drive between Elevado Avenue and Carmelita Avenue. The lot is currently developed with a two-story residence and detached guest house and garage. The existing primary residence and detached guest house would be demolished and replaced by a new two-story residence. Surrounding development consists of one- and two-story single-family homes.

## **PROJECT DESCRIPTION**

### **Building Envelope/Modulation**

The proposed project is located on a 12,729 square foot lot and would contain 6,507 square feet of floor area, under the maximum permitted by the Beverly Hills Municipal Code (6,591 square feet maximum permitted). As proposed, the total height of the primary residence would be 28 feet to the highest point of the roof (28 feet maximum permitted by BHMC). The project designer has described the project as contained architectural elements sometimes found in the Italian Renaissance Revival style of architecture and the Tuscan Villa Palladian style of architecture. The main façade is mostly flat with some modulation found in the balconies along the first and second floors and the recessed entry. The remainder of the façade flat with some architectural detail embellishments.

### **Parking**

Three parking spaces have been provided within the driveway along the southern side of the residence, which meets the number of parking spaces required by the BHMC.

### **Design**

The project designer has described the project as contained architectural elements sometimes found in the Italian Renaissance Revival style of architecture and the Tuscan Villa Palladian style of architecture.

### **Materials**

The materials proposed for the new structure are as follows:

- Wood windows and doors
- Smooth stucco façade (La Habra Stucco – X-542 Alamo)
- Custom wrought iron railings
- Clay tile roof
- Precast concrete window trims
- Precast concrete horizontal trim ribbon along the façade
- Copper gutters and downspouts

### **Paving:**

Per the BHMC §10-3-2422, the total amount of paving permitted within the front yard of the subject site is 33% of the area of the front yard in addition to one walkway that does not exceed the area equal to five feet (5') in width multiplied by the front yard setback. For the subject property, the maximum area of paving permitted is 1262.60 square feet. The proposed paving area is 1261 square feet, which complies with the BHMC.

Landscape Design:

The applicant has submitted a landscape plan, which proposes to maintain some existing mature trees and proposes new plant species. The plant species proposed include Lemon trees, Italian Cypress trees, Fern pine trees, Japanese boxwood, English lavender, and bougainvillea plants.

**PUBLIC NOTICE AND COMMENTS**

Notice of the proposed project and public hearing was mailed on May 24, 2011 to all property owners and residential tenants within a 100-foot radius from the exterior boundaries of the property as required by Code. As of the date this report was prepared, staff had not received any comments.

**ENVIRONMENTAL DETERMINATION**

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines, and the project is eligible for a Categorical Exemption of Class 2 (replacement of structures).

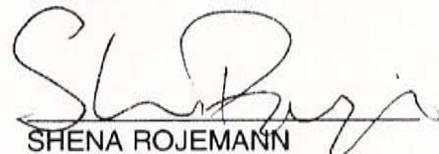
**CRITERIA FOR REVIEW**

Pursuant to BHMC Section 10-3.4415, the Design Review Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after considering whether the proposed development complies with the required five criteria. As presented, staff does not feel that the project meets the five required criteria (attached as Exhibit A). Staff has concerns with entry configuration/design as well as the overall refinement of the design. The Commission may wish to discuss the mass and scale of the design.

If the Commission chooses to approve the design, the findings found in Exhibit A must be made verbally at the meeting.

**RECOMMENDATION**

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.

  
SHENA ROJEMANN  
Associate Planner

Attachment:

Exhibit A – DRC Findings  
Exhibit B - Standard Conditions of Approval



Design Review  
Commission

October 6, 2011

612 North Palm Drive



Proposed Elevation – Aug. 4, 2011



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Design Review Commission  
Meeting of August 4, 2011**

**TO:** Design Review Commission

**FROM:** Shena Rojemann, Associate Planner

**SUBJECT:** 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 at **612 North Palm Drive (PL 110 7578)**

*Continued from the meeting of June 2, 2011.*

**EXECUTIVE SUMMARY**

Eduardo De La Torre, on behalf of the property owner, has filed an application for Track 2 design review to allow the construction of a new two-story single-family residence with basement at **612 North Palm Drive**.

This item was reviewed by the Commission at its June 2, 2011 meeting. At that meeting, the Commission stated the following comments:

<b>Design Review Commission Requests June 2, 2011 Meeting</b>	<b>Applicant's Response</b>
1. The roof does not appear very substantial – consider increasing the pitch of the roof.	1. The applicant has increased the pitch of the roof so that the roof appears to be in better proportion.
2. The central entry design does not appear to be appropriately proportioned. The entry door is excessive in size and the window above is out of proportion. Redesign the entry.	2. The applicant has redesigned the central entry element; reducing the size of the entry door and the window above.
3. The railings should be simplified (niches are excessive) and the gold detailing removed.	3. The applicant is proposing a simplified railing design and has removed the gold detailing (see the façade elevation).
4. The landscaping needs to be more substantial.	4. The applicant has increased the amount of landscaping as well as the sizes of the proposed landscape materials.
5. The 'Italianate' trend of architecture has inundated the City – consider a different style of architecture.	5. The applicant has not changed the overall style of architecture.
6. The proposed fence/walls appear to close of the building from the street. Consider removing these elements.	6. The applicant has maintained the fence/walls, however has simplified the wrought iron design.
7. The project lacks overall design and a hierarchy of elements.	7. The applicant has revised the façade elements including the wrought iron, the entry and the windows/doors in an effort to create a hierarchy of elements.
8. The moldings lack functionality and appear to be just surface décor.	8. The applicant has simplified much of the molding details.

**PUBLIC NOTICE AND COMMENTS**

The Commission may recall, at the June 2, 2011 meeting, the neighboring property owner to the south attended the public hearing and expressed concerns regarding the projects impact to her property's light and air, in addition to privacy concerns. On June 12, 2011, staff met with the concerned property owner and the project applicant team (designer and property owner) to further discuss the concerns of the neighbor as well as discuss solutions to mitigate the concerns. As a result of the meeting's discussions, the applicant team has agreed to increase the landscaping along the southern rear property line. The revised landscaping includes five (5) Italian Cypress trees (24" boxes), as well as providing two 24" diameter potted plants at the second floor terrace.

**RECOMMENDATION**

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.

  
SHENA ROJEMANN  
Associate Planner

**Attachment:**

- Exhibit A – June 2, 2011 DRC Staff Report
- Exhibit B – DRC Findings
- Exhibit C – Recommended Conditions of Approval
- Exhibit D – Draft Resolution of Approval



Design Review  
Commission

October 6, 2011

612 North Palm Drive



Proposed Elevation – September 13, 2011



**STAFF REPORT**  
**CITY OF BEVERLY HILLS**

**For the Design Review Commission  
Meeting of September 13, 2011**

**TO:** Design Review Commission

**FROM:** Shena Rojemann, Associate Planner

**SUBJECT:** 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 at **612 North Palm Drive (PL 110 7578)**

*Continued from the meeting of August 4, 2011.*

**EXECUTIVE SUMMARY**

This item was previously reviewed by the Design Review Commission at its meetings on June 2, 2011 and August 4, 2011. At those meetings, the project was presented by the designer, Eduardo De La Torre. Since those meetings, the applicant has hired an architect, Charles Hefner, AIA to take over the project. The new architect has redesigned the project to address the Commission's comments from the August 4, 2011 meeting as follows:

*Continued on the next page.*

<b>Design Review Commission Requests August 4, 2011 Meeting</b>	<b>Applicant's Response</b>
1. The design is not internally compatible – the design elements do not gel together nor contribute to a greater overall design. The design appears to be a large box with appliqué façade.	1. The applicant has redesigned the project details and the proportions of the project details so that they better complement one another.
2. The design does not reduce mass and scale – the design appears vertical in orientation.	2. The applicant has incorporated more planes of modulation and simplified details to reduce the scale and mass. The applicant has also had some details that have a horizontal orientation to break up the verticality of the façade. These details included windows and a colonnade style balcony at the second floor.
3. The design does not enhance the neighborhood – various existing residences have multiple functional planes of modulation or are an appropriate use of an architectural style. This residence does not contain either.	3. The applicant has redesigned the façade in an effort to incorporate functional planes of modulation and an appropriate style of architect.
4. The design does not provide harmony between the older residences and the new design. The design appears too prominent and lacks grace and style.	4. The applicant has redesigned the residence in an effort to provide harmony between old and new.
5. The terraces are not functional and do not serve a purpose. The design does not contain smooth movements between planes of the façade.	5. The applicant has and removed one terrace and has redesigned the remaining terrace so that it is functional. The applicant has also modified the planes of the façade so there is a smoother movement between them.
6. Spacing should be provided between the top of the second floor windows/doors and the roofline above.	6. The applicant has provided spacing between the tops of the windows and doors and the rooflines above.
7. The roof overhangs do not line up. The roof element along the left appears to be an addition.	7. The applicant has made modifications to the roof overhangs.
8. The three front doors are awkward in terms of proportions. The 8'-0" high ground floor doors create a lack of hierarchy in the design.	8. The applicant has modified the front entry door. It is now a double door composed mostly of wood with narrow sections of glass and iron. The applicant has modified the other openings along the ground floor to create the hierarchy of design.
9. A different style of architecture with consistent details and appropriate mass and scale should be chosen.	9. The applicant is now proposing a modified Italianate/Tuscan style of architecture.

A material board will be presented at the meeting.

**PUBLIC NOTICE AND COMMENTS**

The Commission may recall, at the June 2, 2011 meeting, the neighboring property owner to the south attended the public hearing and expressed concerns regarding the projects impact to her property's light and air, in addition to privacy concerns. On June 12, 2011, staff met with the concerned property owner and the project applicant team (designer and property owner) to further discuss the concerns of the neighbor as well as discuss solutions to mitigate the concerns. Because of the discussions during the meeting, the applicant team has agreed to increase the landscaping along the southern rear property line. A revised landscape plan was presented to the Commission at the August 4, 2011 meeting. The revised landscaping included five (5) Italian Cypress trees (24" boxes), as well as providing two 24" diameter potted plants at the second floor terrace. There have been no changes the landscape plan since the August 4, 2011 meeting.

**RECOMMENDATION**

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Design Review Commission deliberations, the Commission may approve the project as presented, approve the project subject to conditions, return the project for restudy or deny the project.



SHENA ROJEMANN  
Associate Planner

**Attachment:**

- Exhibit A – June 2, 2011 DRC Staff Report
- Exhibit B – August 2, 2011 DRC Staff Report
- Exhibit C – Draft Resolution of Approval
- Exhibit D – DRC Findings
- Exhibit E – Recommended Conditions of Approval



**Design Review Commission Report**

445 North Rexford Drive

September 13, 2011

**Attached C:**

Detailed Design Description  
and Materials (applicant prepared)

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**SECTION 1 – AUTHORIZATION & APPLICANT TEAM**

**A Property Information**  
 Project Address: 612 N. Palm Drive  
 Legal Description: Lot 6 OG Beverly Hills tract as per map recorded in Book 85 pgs. 86-92

**B Property Owner Information<sup>1</sup>**  
 Name(s): Mr. Faramarz Broman  
 Address: 612 N. Palm Drive  
 City: Beverly Hills State & Zip Code: CA. 90210  
 Phone: 310-849-3044 Fax:  
 E-Mail benny.broman@yahoo.com

**C Applicant Information [individual(s) or entity benefiting from the entitlement]**  
 Name(s): Faramarz Broman  
 Address: 612 N. Palm Drive  
 City: Beverly Hills State & Zip Code: CA 90210  
 Phone: 310-849-3044 Fax:  
 E-Mail benny.broman@yahoo.com

**D Architect / Designer Information [Employed or hired by Applicant]**  
 Name(s): Charles David Hefner Registered Architect? Yes  No   
 Address: 28378 Roadside Dr.  
 City: Agoura Hills State & Zip Code: 91301  
 Phone: 818-230-7440 Fax: 818-292-8138  
 E-Mail pturbo@earthlink.net

**E Landscape Designer Information [Employed or hired by Applicant]**  
 Name(s): sqLAinc. Landscape Architects  
 Address: 530 Molino Street #204  
 City: Los Angeles State & Zip Code: CA. 90013  
 Phone: 213-383-1788 Fax: 213-613-0878  
 E-Mail la@sqlainc.com

**F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.**  
 Name(s): Charles Hefner Architect  
 Address: 28378 Roadside Dr.  
 City: Agoura Hills State & Zip Code: CA. 91301  
 Phone: 818-230-7440 Fax: 818-292-8138  
 E-Mail pturbo@earthlink.net

**G I hereby certify that I am the owner of the subject property, that the information provided is accurate to the best of my knowledge and the Agent is authorize to make decisions on my behalf<sup>2</sup>**

Faramarz Broman  
 Property Owner's Name (PRINT)

Property Owner's Signature & 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/civica/filebank/blobdload.asp?BlobID=3435>.
  - 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):**

Italian/ Tuscan style  
 Using precast trim around openings, exposed and carved rafter tails, light weight conc. tiles for the roofs, Wood balcony detailing with columns, smooth stucco finish.

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

- |                                       |                               |                              |
|---------------------------------------|-------------------------------|------------------------------|
| <input type="radio"/> R-1             | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input checked="" 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: 80.0' x 157.06' approx. Lot Area (square feet): 12,728.79  
 Adjacent Streets: Carmelita Ave. and Elevado Ave.

**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/services/planning\\_division/advance\\_planning/default.asp](http://www.beverlyhills.org/services/planning_division/advance_planning/default.asp) )**

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:**  
 \_\_\_\_\_  
 \_\_\_\_\_

**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		28
Roof Plate Height:	9'		
Floor Area:	6507 sq. ft.		
Rear Setbacks:	37.88'		
Side Setbacks:	S/E 7.5'	S/E 11.5'	S/E
	N/W	N/W	N/W
Parking Spaces:	3 spaces req'd./provided		

**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  
 Texture /Finish: smooth  
 Color / Transparency: La Habra Stucco x- 524 Alamo

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

Material: wood window frame, glass panels with 4 horizontal muntins (typ.)  
 Texture /Finish: primed and stained as req'd by Owner  
 Color / Transparency: Auburn Brown Natural wood finish by "Pella".

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

Material: Wood, Glass and Wrought Iron  
 Texture /Finish: Smooth sanded  
 Color / Transparency: Dark wood stain

**PEDIMENTS**

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

**ROOF**

Material: Redland Clay tile 2 pc. system  
 Texture /Finish: Clay tile texture, natural  
 Color / Transparency: Peach, Terra Cotta & Cafe Antigua Blend

**CORBELS**

Material: Wood  
 Texture /Finish: smooth sanded and painted  
 Color / Transparency: White / Gloss

**CHIMNEY(S)**

Material: Stucco  
 Texture /Finish: Smooth finish  
 Color / Transparency: X-524 Alamo color

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

**COLUMNS**

*Material:* Precast  
*Texture /Finish:* Sandy, natural finish  
*Color / Transparency:* White color

**BALCONIES & RAILINGS**

*Material:* Wood/ Wrought Iron  
*Texture /Finish:* Smooth  
*Color / Transparency:* Dark color finish for W. I.

**TRELLIS, AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

*Material:* Copper  
*Texture /Finish:* smooth copper metal  
*Color / Transparency:* Copper

**EXTERIOR LIGHTING**

*Material:* Wrought Iron/ glass Pendant / wall light fixtures  
*Texture /Finish:* smooth  
*Color / Transparency:* Dark, anodized .

**PAVED SURFACES**

*Material:* Conc. paver "Mega Bergerac" by " Belgard  
*Texture /Finish:* Sandy finish  
*Color / Transparency:* Grey/redish Charcoal

**FREESTANDING WALLS AND FENCES**

*Material:* Smooth Stucco  
*Texture /Finish:* Smooth  
*Color / Transparency:* X-524 Alamo

**OTHER DESIGN ELEMENTS**

*Material:*  
*Texture /Finish:*  
*Color / Transparency:*

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

The concept is to enhance and frame out the new residential design with the hedges along the sides with giving the circular driveway a softening effect. Adding color with the flower bedding as a final touch.

**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.**

By placement of 3 main spaces in the front of the residence w/ some french doors opening into flat grass patios surrounded by hedges for privacy. The entry area is pronounced giving a strong presence and softened by setting the entry roof at midheight. The upper floor area is slightly pulled back to soften the scale on both sides of the elevation.

**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.**

By placing the balcony element on the left side slightly cantilevered thereby reducing the scale of the residence. Also, by carrying over the roof element at floor level all the way across from the entry to the port-o- cochere on the right hand side. The landscaping is then wrapped around the openings in the front to the residence thereby softening the transition of the residence to the site.

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

It is modernizing the neighborhood with a newer look to an older style of Architecture.

**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 italian/tuscan design is desired by the Owner with a rear deck off of the Master Bedroom with a series of Planting elements on the side and upper deck to screen the neighbor from the Owners property thereby mitigating a concern by the neighbor.

**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 new project with the use of gently sloping roof lines soften the transition of the neighbor's residences to the new proposed project along with the required setbacks specially on the left side where the imposing structure of the neighbor is a bit overwhelming. The balcony element on that side reduces the large scale massing to a more human scale on our project.



**Design Review Commission Report**

445 North Rexford Drive

September 13, 2011

**Attached D:**  
Draft Approval Resolution

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DRAFT RESOLUTION NO. DR \_\_\_\_

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 612 NORTH PALM DRIVE

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

Section 1. Charles Hefner AIA, applicant on behalf of the property owners, Faramarz Broman (Collectively the "Applicant"), has applied for a R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 612 North Palm Drive, and 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 October 6, 2011 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:

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.** 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.
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.

Special Conditions

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

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 6, 2011

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Shena Rojemann, Commission Secretary  
Community Development Department

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Howard Szabo, Chairperson  
Design Review Commission

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

I, SHENA ROJEMANN, Secretary of the Design Review Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. \_\_\_\_ duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on October 6, 2011 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:

---

SHENA ROJEMANN  
Secretary to the Design Review  
Commission/Associate Planner  
City of Beverly Hills, California



**Design Review Commission Report**

445 North Rexford Drive

September 13, 2011

**Attached E:**

Draft Denial Resolution

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DRAFT RESOLUTION NO. DR \_\_\_\_

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF  
BEVERLY HILLS DENYING A R-1 DESIGN REVIEW PERMIT FOR  
CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT  
THE PROPERTY LOCATED AT 612 NORTH PALM DRIVE

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

Section 1. Charles Hefner AIA, applicant on behalf of the property owners, Faramarz Broman (Collectively the "Applicant"), has applied for a R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 612 North Palm Drive, and 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 October 6, 2011, 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 does not exhibit an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are not representative of the architectural style and design scheme chosen for the building.

B. The proposed development's design does not appropriately minimize the appearance of scale and mass and does not enhance the garden like quality of the city and does not appropriately maximize the use of required open space within the proposed architectural style. Specifically, the project is overly boxy, lacks necessary articulation, and appears massive. The proposed design magnifies the overall scale and mass of the building with its lack of proportionality and out of scale design features. The existing or proposed landscape plan is inadequately sized or does not sufficiently complement the architectural design theme. Accordingly, the project does not minimize mass and scale and fails to respect the garden like quality of the city.

C. The proposed development will not enhance the appearance of the neighborhood in that its design does not provide internal compatibility or is not consistent with the prevailing pattern of development in the area and, more specifically, does not provide adequate transitions in scale to adjacent structure(s). The design theme is incongruent with and would detract from the appearance of the neighborhood.

D. The proposed development is not designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. Specifically, the project includes design features that do not provide a reasonable measure of privacy to adjacent properties. The placement of windows, entries or other open areas unreasonably impacts the neighbor's privacy with unimpeded visual access to private rooms or outdoor areas on the neighbor's property. The impact to privacy cannot be ameliorated with conditions and would require redesign.

E. The proposed development does not respect prevailing site design patterns, does not carefully analyze the characteristics of the surrounding group of homes, and does not integrate appropriate features that will ensure harmony between old and new. Specifically, the project does not represent an internally compatible architectural theme and does not incorporate elements that would provide an appropriate transition in scale or character to the adjacent properties. Moreover, the scale, lack of appropriate design proportionality and other design features, inappropriately draw attention to this building to the detriment of the surrounding neighborhood. As opposed to creating harmony between new and old, the proposed design adversely dominates the streetscape creating disharmony between it and existing homes. 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 denies the request defined in this resolution.

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 6, 2011

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Shena Rojemann, Commission Secretary  
Community Development Department

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Howard Szabo, Chairperson  
Design Review Commission



**Design Review Commission Report**

445 North Rexford Drive

September 13, 2011

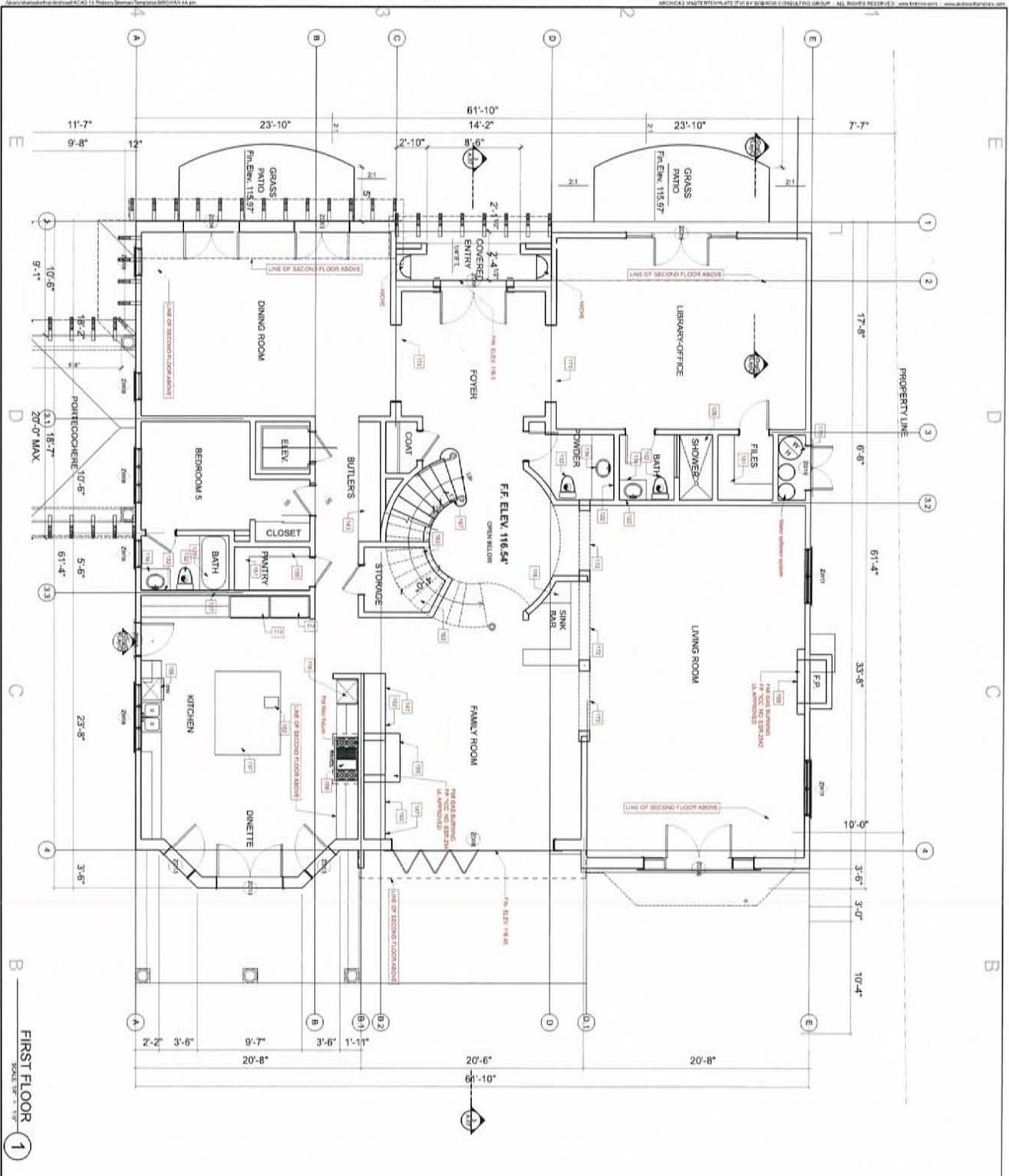
**Attached F:**

Design plans, cut sheets  
and supporting elements

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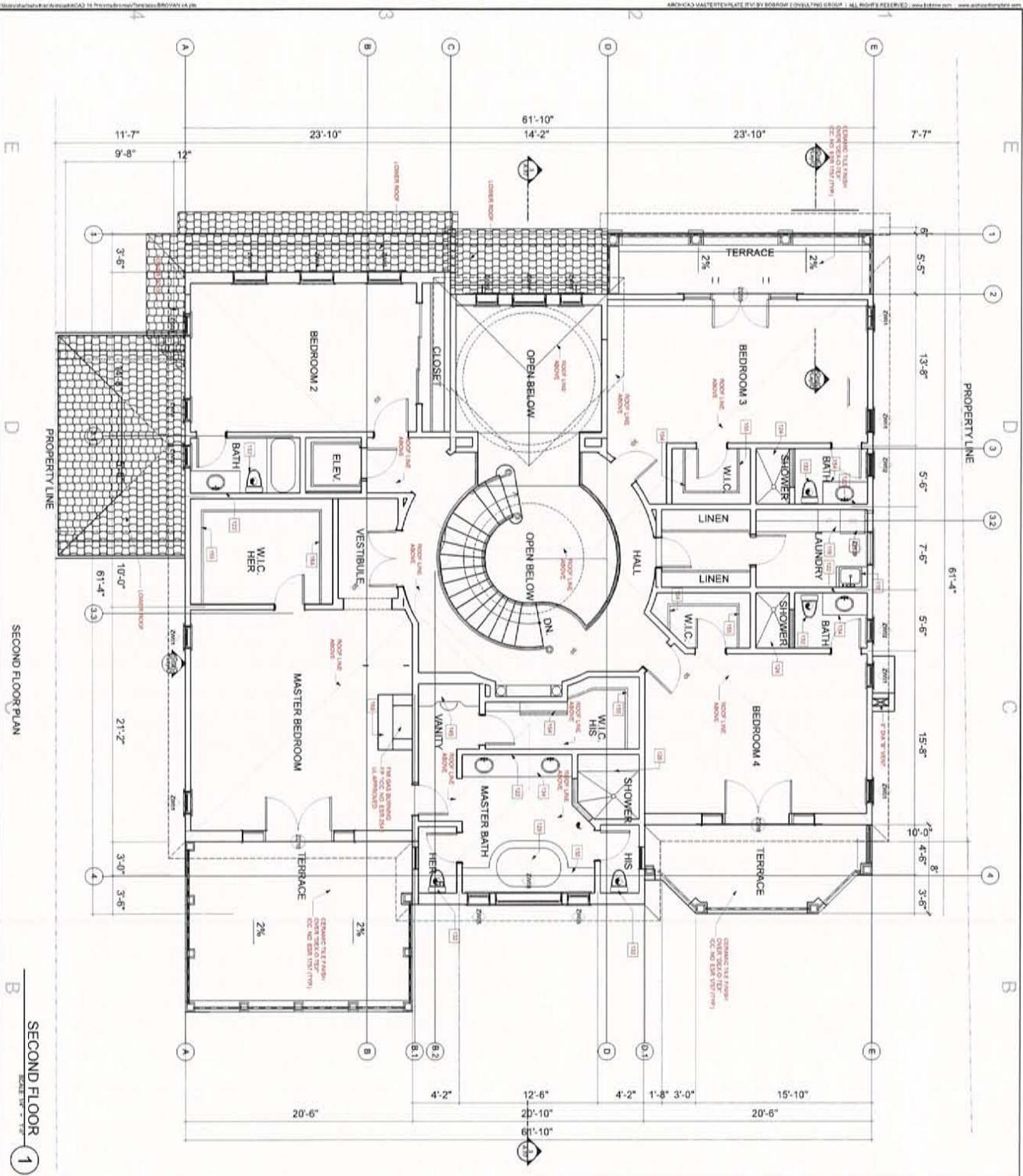
FIRST FLOOR  
SCALE: 1/8" = 1'-0"

Floor Plan Notes  
2

1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
2. FINISHES ARE AS NOTED OR SEE SPECIFICATIONS.
3. SEE ARCHITECT'S NOTES FOR MATERIALS AND FINISHES.
4. SEE ELECTRICAL AND MECHANICAL SCHEDULES.
5. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.
6. SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPE REQUIREMENTS.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR ALL CIVIL REQUIREMENTS.
8. SEE ENVIRONMENTAL ENGINEER'S DRAWINGS FOR ALL ENVIRONMENTAL REQUIREMENTS.
9. SEE HISTORIC PRESERVATION COMMISSION'S DRAWINGS FOR ALL HISTORIC REQUIREMENTS.
10. SEE ALL APPLICABLE CODES AND REGULATIONS.
11. SEE ALL APPLICABLE ORDINANCES.
12. SEE ALL APPLICABLE ZONING REGULATIONS.
13. SEE ALL APPLICABLE DEEDS AND EASEMENTS.
14. SEE ALL APPLICABLE TITLE RECORDS.
15. SEE ALL APPLICABLE SURVEYING RECORDS.
16. SEE ALL APPLICABLE ENGINEERING RECORDS.
17. SEE ALL APPLICABLE ARCHITECTURAL RECORDS.
18. SEE ALL APPLICABLE INTERIOR DESIGN RECORDS.
19. SEE ALL APPLICABLE LANDSCAPE ARCHITECTURE RECORDS.
20. SEE ALL APPLICABLE CIVIL ENGINEERING RECORDS.
21. SEE ALL APPLICABLE ENVIRONMENTAL ENGINEERING RECORDS.
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31. SEE ALL APPLICABLE INTERIOR DESIGN RECORDS.
32. SEE ALL APPLICABLE LANDSCAPE ARCHITECTURE RECORDS.
33. SEE ALL APPLICABLE CIVIL ENGINEERING RECORDS.
34. SEE ALL APPLICABLE ENVIRONMENTAL ENGINEERING RECORDS.
35. SEE ALL APPLICABLE HISTORIC PRESERVATION RECORDS.

<p><b>A.02</b></p> <p>DATE: 02/21/11</p> <p>SCALE: AS NOTED</p> <p>DRAWN: [Name]</p> <p>CHECKED: [Name]</p>	<p><b>BROMAN RESIDENCE</b></p> <p><b>MR. &amp; MRS. FARAMARZ BROMAN</b></p> <p><b>612 NORTH PALM DR.</b></p> <p><b>BEVERLY HILLS, CA. 91210</b></p>			<p><b>Charles Hefner Architect</b></p> <p>Architecture Renderings</p> <p>2878 Rowland Dr. Alhambra, CA 91801 Tel: (626) 278-7440 Fax: (626) 278-4116</p>
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

SECOND FLOOR 1

Floor Plan Notes

1. GENERAL NOTES
2. FOUNDATION NOTES
3. CONCRETE NOTES
4. STRUCTURAL NOTES
5. ROOFING NOTES
6. EXTERIOR FINISHES
7. INTERIOR FINISHES
8. MECHANICAL NOTES
9. ELECTRICAL NOTES
10. PLUMBING NOTES
11. PAINT NOTES
12. FLOORING NOTES
13. STAIRS NOTES
14. ELEVATOR NOTES
15. GLASS NOTES
16. IRONING NOTES
17. SCHEDULING NOTES
18. FINISH SCHEDULE
19. MATERIAL SCHEDULE
20. EQUIPMENT SCHEDULE
21. FINISHES
22. MATERIALS
23. EQUIPMENT
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45. FINISHES
46. MATERIALS
47. EQUIPMENT
48. FINISHES
49. MATERIALS
50. EQUIPMENT

**A.03**

DATE: 10/21/11  
 SCALE: AS NOTED  
 DRAWN: ANTHONY  
 CHECK: CHAD

**BROMAN RESIDENCE**  
**MR. & MRS. FARAMARZ BROMAN**  
 612 NORTH PALM DR.  
 BEVERLY HILLS, CA.  
 91210



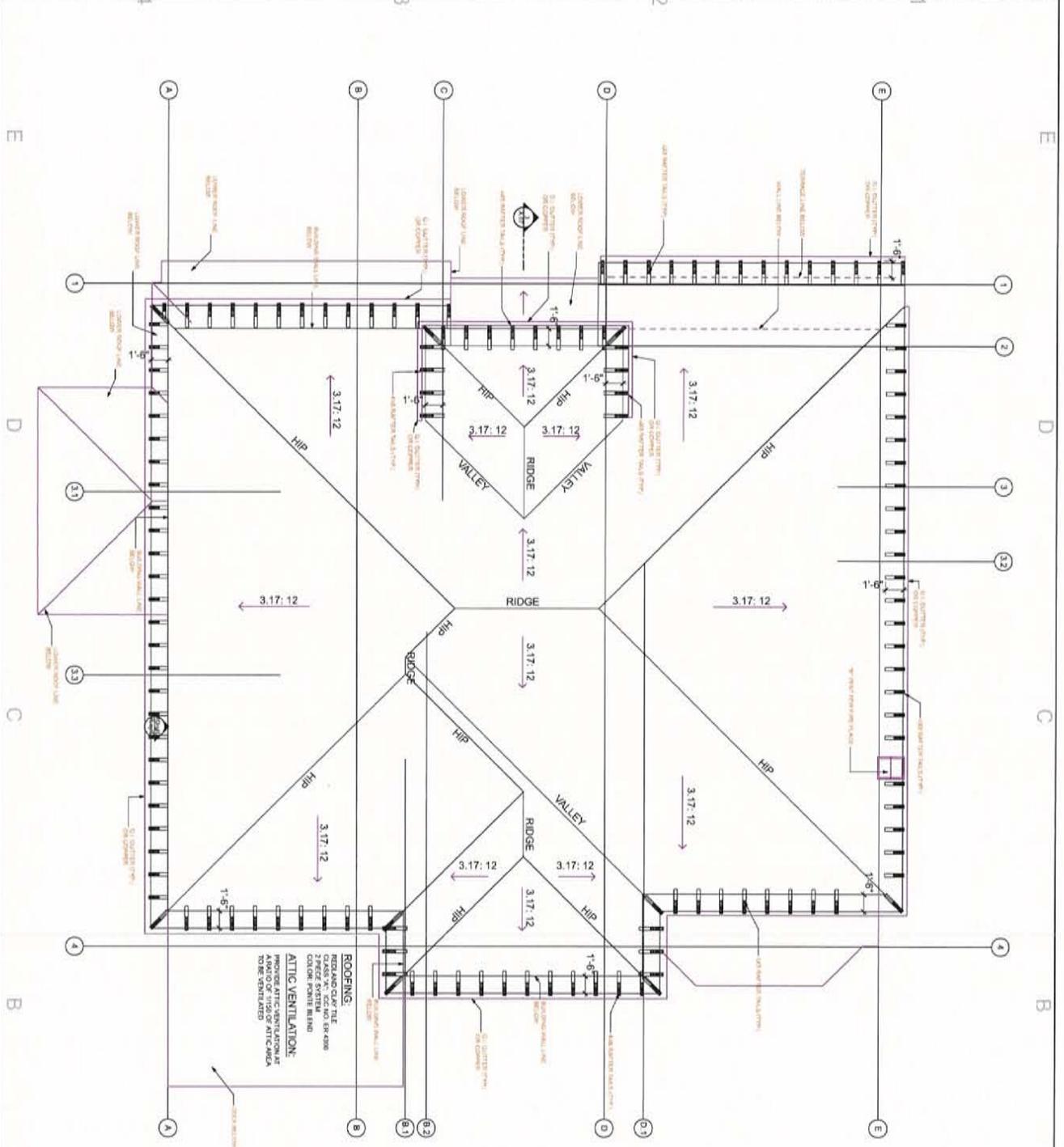
**Charles Hefner Architect**  
 Architecture, Renderings

34374 Rambaldi Dr  
 Agoura Hills, CA, 91301  
 Tel: 818.220.1340  
 Fax: 818.292.4134

SECOND FLOOR PLAN







ROOF PLAN 1  
 SCALE: 1/8" = 1'-0"

<b>BROMAN RESIDENCE</b> <b>MR. &amp; MRS. FARAMARZ BROMAN</b> 612 NORTH PALM DR. BEVERLY HILLS, CA. 91240				<b>Charles Hefner Architect</b> Architecture Renderings 24774 Roadside Dr. Agoura Hills CA 91301 Tel: (818) 316-7446 Fax: (818) 316-4134
DATE: 05/20/11 SCALE: AS SHOWN DRAWN: K.S. INDISED CHECKED: K.S. INDISED BY: K.S. INDISED	PROJECT: BROMAN RESIDENCE SHEET: ROOF PLAN 1 TOTAL SHEETS: 1			













610 N. PALM DRIVE



614 N. PALM DRIVE









