

Attachment 4

**July 11, 2013 Presentation to the Planning
Commission on the Issues and Options Paper**

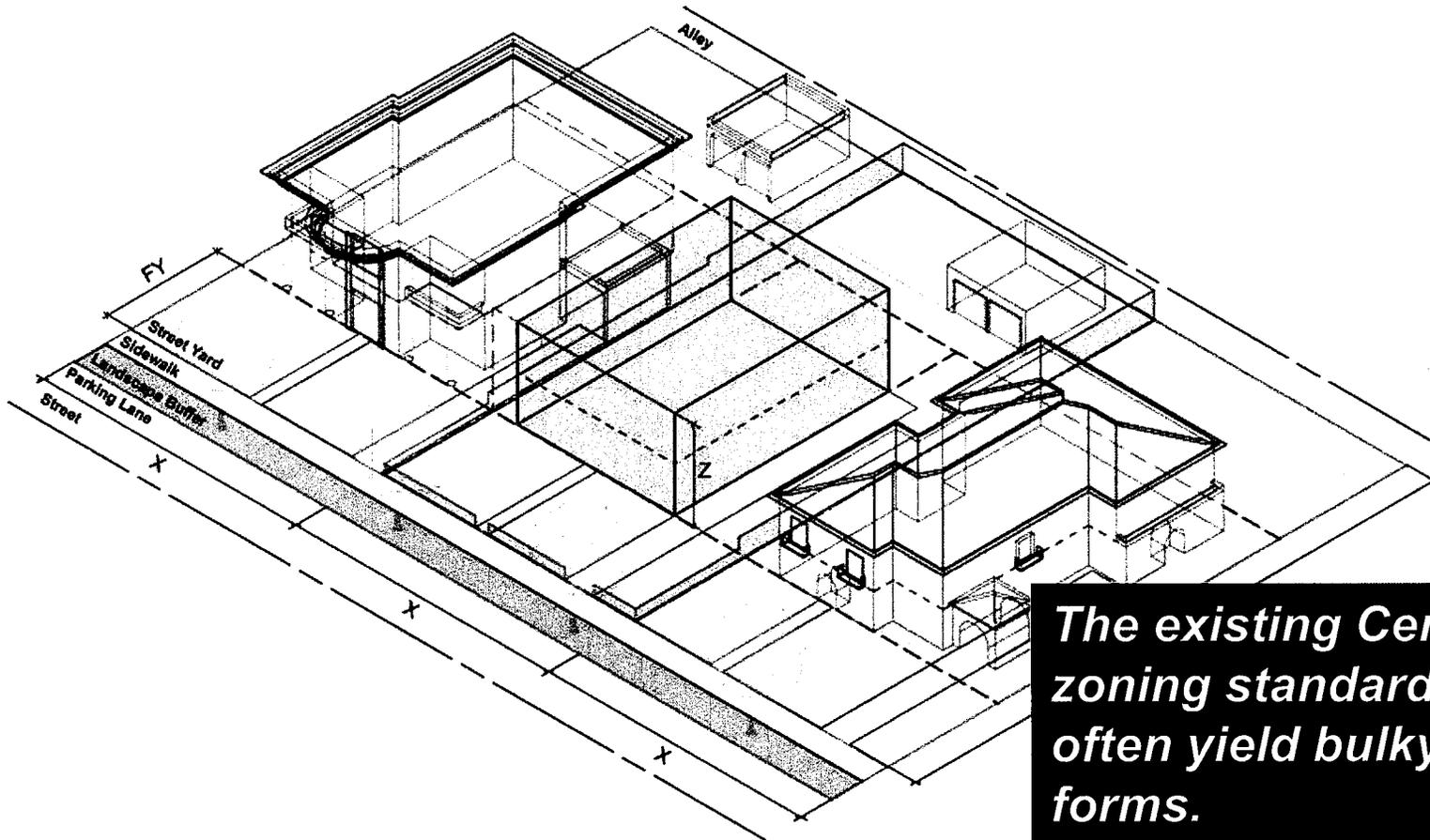
PRESENTATION OUTLINE

PRESENTATION TOPICS

1. Areas Studied And Central Area “Building Envelopes”
2. Inputs/Comments To Date
3. Options And Ideas for Consideration
4. DRAFT Directions for Consideration
5. Comments and Questions



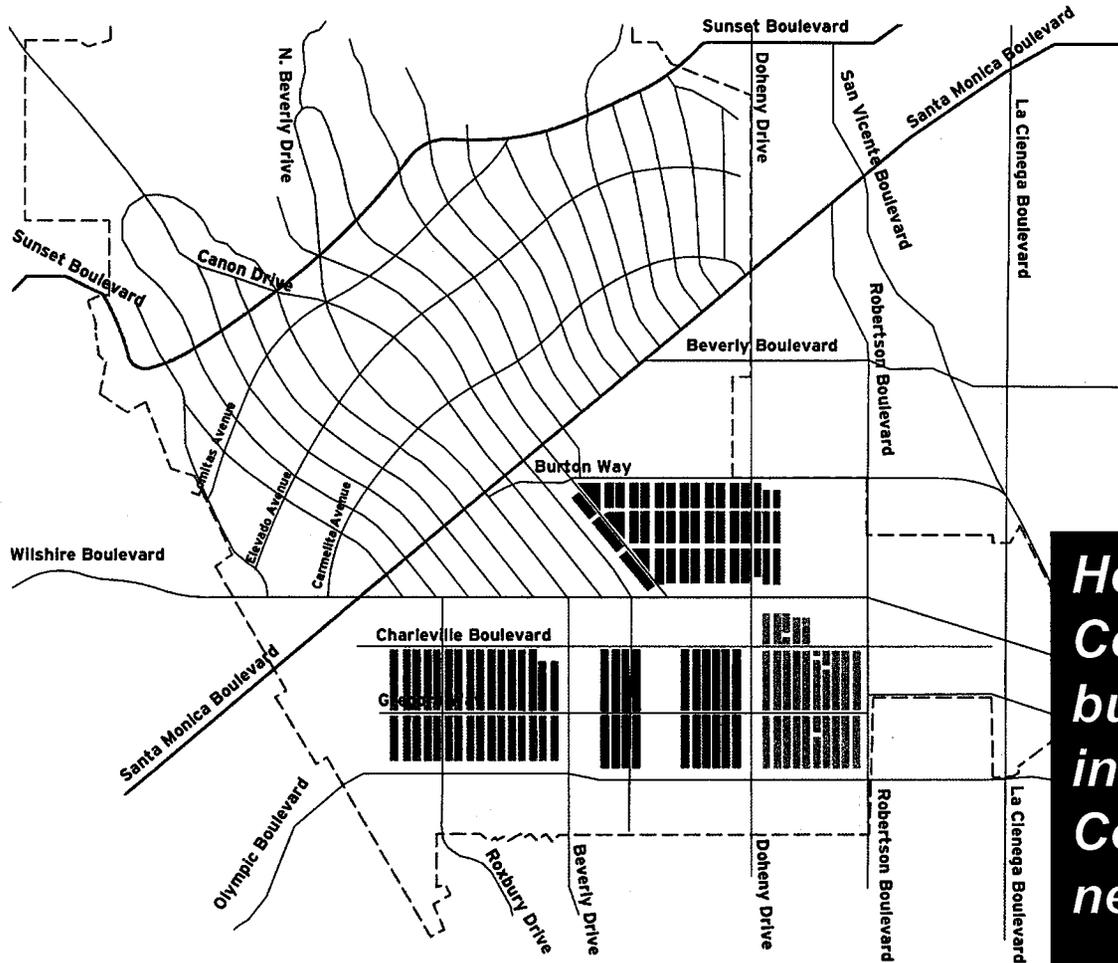
1 AREAS STUDIED AND BUILDING ENVELOPES



The existing Central Area zoning standards too often yield bulky box-like forms.

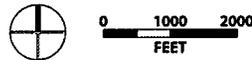


1 AREAS STUDIED AND BUILDING ENVELOPES



- R-1 One-Family Residential Zone
- R-1.X One-Family Residential Zone
-  R-1.5X One-Family Residential Zone
-  R-1.5X2 One-Family Residential Zone
-  R-1.6X One-Family Residential Zone
- R-1.7X One-Family Residential Zone
-  R-1.8X One-Family Residential Zone
- - - Beverly Hills Boundary

How will the City Zoning Code address continuing bulk and mass concerns in character-defining Central Area neighborhoods?



2 INPUTS/COMMENTS TO DATE



FAR AND DENSITY INPUTS

- Do not reduce floor area allowances for single-family homes in the Central Area.
- Consider counting a portion of basement area as residential floor area.



2 INPUTS/COMMENTS TO DATE



BULK AND MASS INPUTS

- Address the perception of bulk and mass as seen from the street.
- Distinguish bulk and mass options in the Central Area north of Sunset Boulevard from those south of Sunset Boulevard.
- Consider alternatives to building setback requirements at upper levels.



2 INPUTS/COMMENTS TO DATE



BULK AND MASS INPUTS (CONTINUED)

- Consider whether more emphasis should be placed on providing incentives for one-story elements.
- Consider incentives that encourage single-family bulk and mass that relates better to existing conditions.
- Consider incentives for one-story elements that relate to existing conditions.



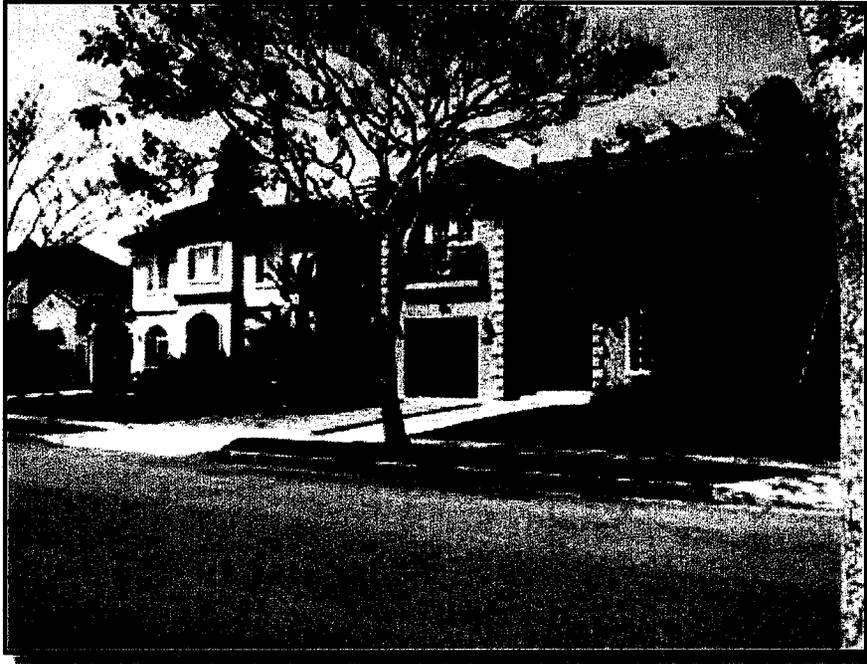
2 INPUTS/COMMENTS TO DATE



HEIGHT INPUTS

- Height is typically measured from the highest point of ground elevation.
- Height limits discourage use of pitched roofs in the flat portions of the Central Area.

2 INPUTS/COMMENTS TO DATE



FRONT, SIDE, AND REAR YARD INPUTS

- Front yard averaging requirements realize juxtapositions at front building walls with jarring offsets.
- Side yards requirements do not adequately buffer residences.
- Porte-cocheres are not adequately regulated with a sense of visual crowding between adjoining residences.

2 INPUTS/COMMENTS TO DATE



ROOF FORM INPUTS

- Sloped roof forms are not utilized or resolved at roof ridgelines, allowing for proportions, massing, and bulk that is not in keeping with the existing residential context.
- Limitations on roof overhangs contribute to perceptions of increased mass and bulk.



2 INPUTS/COMMENTS TO DATE



STYLE CATALOGUE INPUTS

- Non- “pure” styles and additional styles should be added to the
- The (e) Track I and Track II process leads to emphasis on traditional architectural styles.
- Use of Catalogue should be extended to areas north of Sunset Boulevard and not in Central Area.
- Beaux-arts style massing is not contextual with residential settings.



3 OPTIONS AND IDEAS

SEVEN DRAFT OBJECTIVES

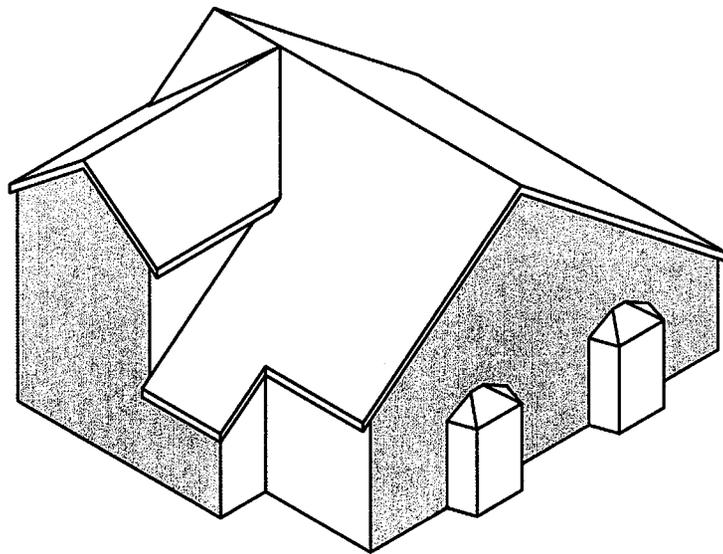


1. Modulate Street-Facing Sides.
2. Reduce Perceived Volumes.
3. Increase Sense Of Openness, Light, And Air.
4. Establish Additional Standards For Landscaping.
5. Obscure Or Reduce Visible On-site Parking
6. Count Portion Of Basement
7. Better Relate Zoning Code To Style Catalogue



3 OPTIONS AND IDEAS

1. MODULATE STREET-FACING SIDES



- Set a maximum allowable length of unbroken front façade plane allowed along the ground level.
- Set a maximum percentage of front façade area allowed in one building plane.

3 OPTIONS AND IDEAS

1. MODULATE STREET-FACING SIDES (CONTINUED)



- Set a minimum percentage of street-facing façade plane required to be horizontally or vertically offset from the building plane.
- Require all projections to be placed behind required yard setback lines.

3 OPTIONS AND IDEAS

2. REDUCE PERCEIVED VOLUME



- Adjust definition of height from highest to average ground level.
- Require all projections to site in back of setback lines.
- Define maximum percentage of second-floor to first floor area.



3 OPTIONS AND IDEAS

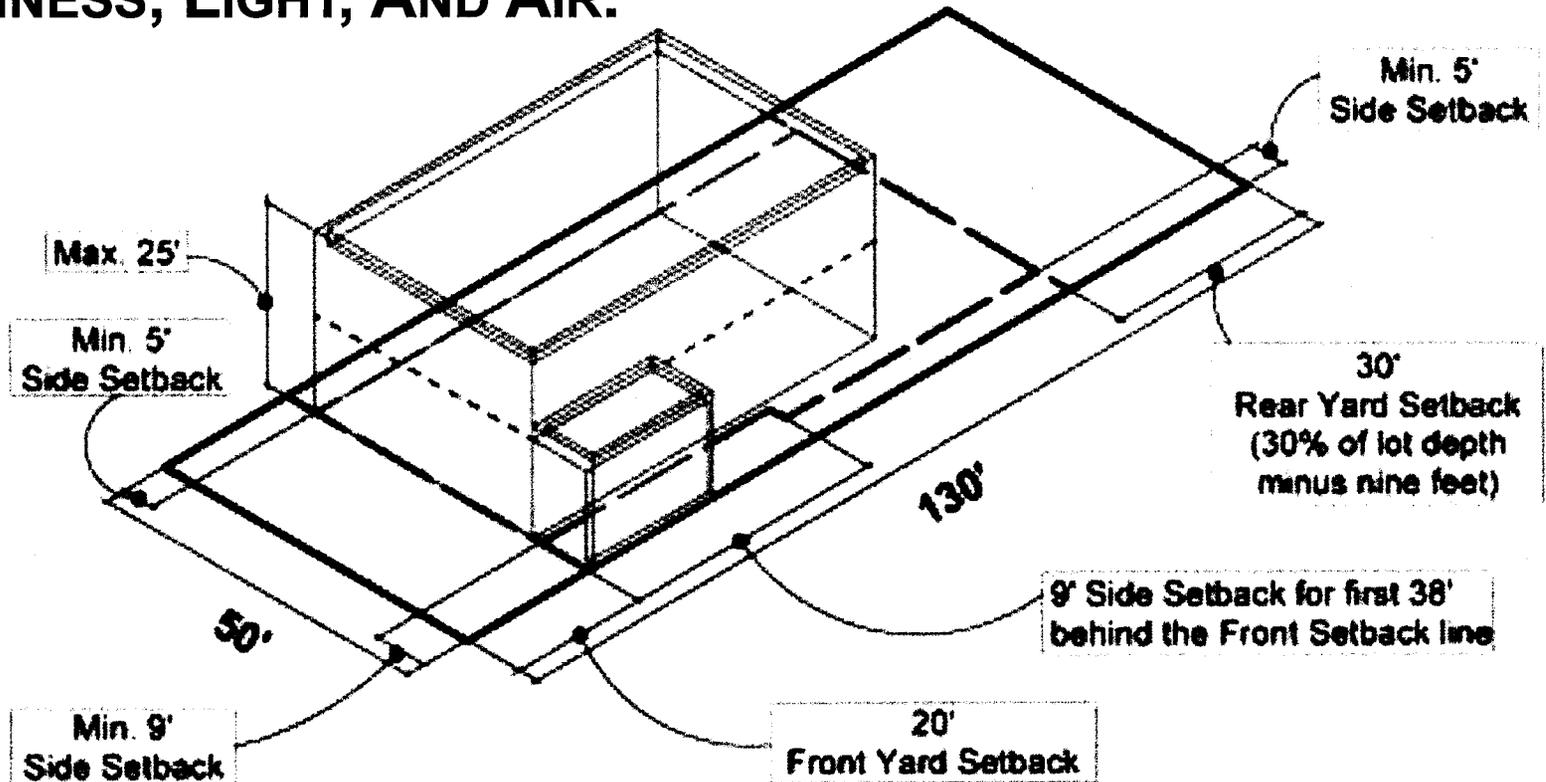
2. REDUCE PERCEIVED VOLUME (CONTINUED)



- Provide for increases in allowed basement area if bulk, mass, and modulation and/or pitched roof standards met.
- Increase setbacks from front yards for side yard projections such as porte-cocheres.

3 OPTIONS AND IDEAS

3. INCREASE SENSE OF OPENNESS, LIGHT, AND AIR.



3 OPTIONS AND IDEAS

3. INCREASE SENSE OF OPENNESS, LIGHT, AND AIR (CONTINUED)



- Provide increased side yard requirements within minimum distance of front yard setback.
- Provide an additional increment of open space at required side yards.
- Require modulation breaks in side yard building planes.

3 OPTIONS AND IDEAS

4. ESTABLISH ADDITIONAL LANDSCAPE STANDARDS



- Require min. 50% landscape at side yards.
- Require planted buffers at building components such as porte-cocheres.
- Limit light-wells to to principal building areas.

3 OPTIONS AND IDEAS

4. ESTABLISH ADDITIONAL LANDSCAPE STANDARDS (CONTINUED)



- Require vertical as well as horizontal landscape.
- Establish additional tree requirements at yards.
- Determine maximum appropriate percentage of hardscape at front yards and provide additional paving standards to ensure quality.

3 OPTIONS AND IDEAS

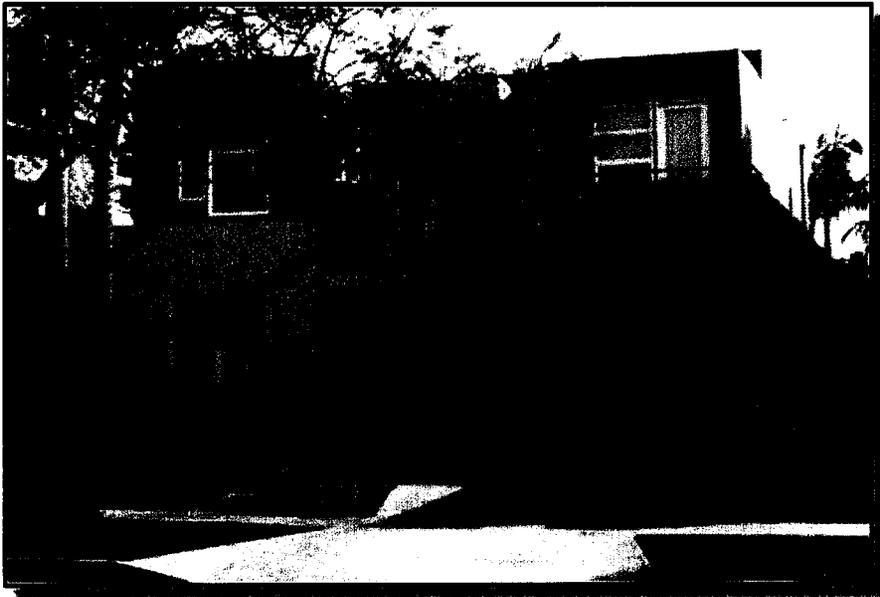
5. OBSCURE OR REDUCE VISIBLE ON-SITE PARKING



- Limit placement of garage doors facing streets.
- Increase allowance of garage area not counted towards FAR if garage faces alley.
- Count floor area of garages w/ Principal Building Areas.

3 OPTIONS AND IDEAS

5. OBSCURE OR REDUCE VISIBLE ON-SITE PARKING (CONTINUED)



- Limit ramps down to basement garages from street.
- Explore incentives such as currently allowed for basement height for parking and mechanical equipment.

3 OPTIONS AND IDEAS

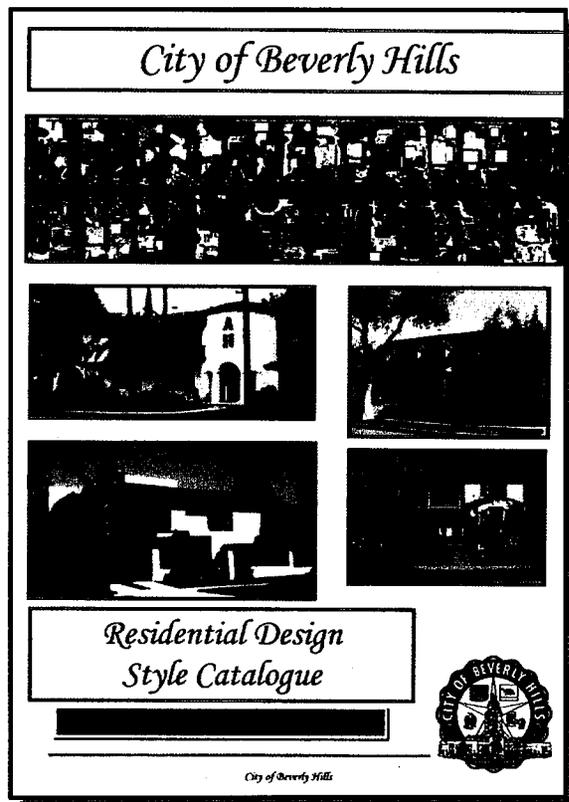
6. COUNT/INCENTIVIZE PORTION OF BASEMENT



- Count a percentage of basement as floor area and utilize optional bulk and mass modulation standards to decrease portion counted.
 - i. use of 1-story elements
 - ii. street-facing modulation
 - iii. subterranean parking w/ ramp and entrance standards

3 OPTIONS AND IDEAS

7. BETTER RELATE ZONING CODE TO STYLE CATALOGUE



- Integrate processes and procedures described in Catalogue into Zoning Code, specifically design compliance findings.
- Provide additional clarity with regard to intent, goals, and objectives for the Track II process, particularly with regard to bulk, mass, and modulation.



4

DIRECTIONS FOR CONSIDERATION

DRAFT GOALS

1. Reduce perceived mass and bulk of homes in the Central Area.
2. Revise Standards to ensure adequate, obscured parking is provided.

DRAFT GUIDING PRINCIPLES

1. Preserve the opportunity to build homes to current FARs.
2. Ensure compatible designs that enhance existing residential settings.
3. Account for basement area and relate to modulation of bulk and mass.
4. Account for parking and parking area and relate to modulation of bulk and mass.
5. Reinforce garden quality of City.



5 QUESTIONS AND COMMENTS

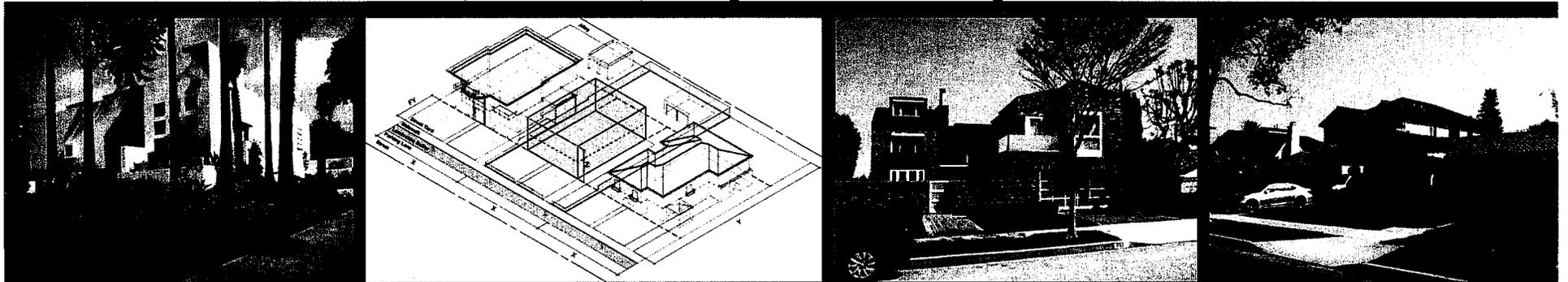


1. Are there additional Central Area bulk and mass issues that should be considered?
2. Are there additional standard and guideline opportunities for the central Area that should be explored?
3. Is the overall direction and approach to modulate Central Area bulk and mass correct?





City of Beverly Hills Draft Central Area Single-Family Issues and Options Paper



*and discussion of Objectives, Actions
and Potential Zoning Tools, & Goals
and Guiding Principles, for completing
the Bulk & Mass Study*

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July 11, 2013

