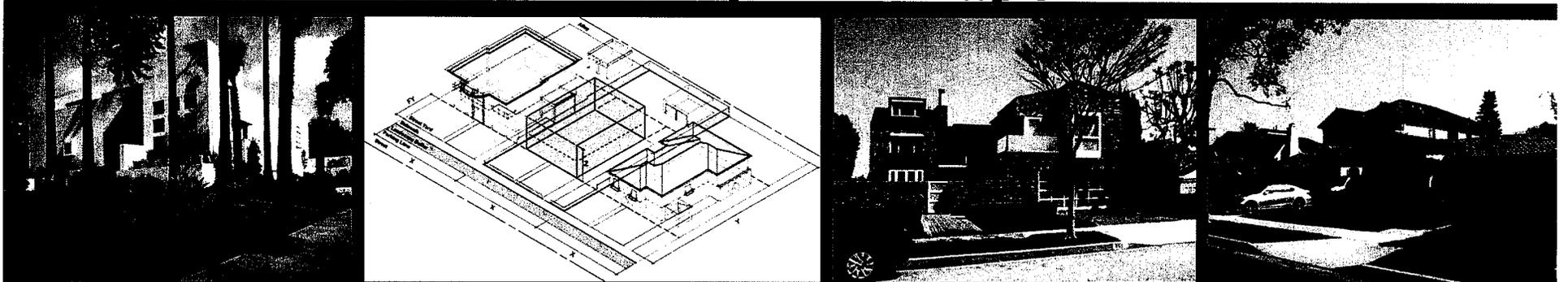


Attachment 5

July 11, 2013 Presentation to the
Planning Commission on the Zoning
Code Reorganization



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*

Prepared by John Kaliski Architects and
Dyett & Bhatia
July 11, 2013

City of Beverly Hills

Zoning Code Reorganization



Planning Commission

July 11, 2013

Our Zoning Philosophy

- Zoning should perform – it should implement the City’s planning policies and the Commission’s and Council’s direction;
- Zoning should be positive and user friendly;
- Community character, particularly in single family neighborhoods, and precedents should be respected;
- Zoning must offer real, tangible benefits for City officials, residents and business in Beverly Hills; it need not be all about “thou shalt not...”; and
- Whenever appropriate, it make sense to explore with City staff and the Planning Commission traditional assumptions about zoning, not only about what gets built and what gets protected, but also with respect to the review and approval process.

Approach to Reorganization

Meeting Beverly Hills' Needs

- This is a reorganization not a comprehensive update.
- Awareness of the needs of those who will use and be directly affected by zoning and subdivision regulations
 - *City Council, Planning Commission, Design Review Commission, Architectural Commission, Cultural Heritage Commission, builders, developers, property owners and tenants, community*
- Analysis of options for both overall organization and Phase II
 - *Pros and Cons – respect for “sacred cows,” prior City actions*
- Testing
 - *Buildable? Corrects identified problems? Too costly? No identified need for a change.*
- Consistency and clarity

Approach to Zoning

- Be orderly
- Be clear
- Be brief
- Be visual
- Be positive
- Use numbers
- Use plain language
- Use technology to facilitate access, understanding and administration of the new zoning

SIDE SETBACK REQUIREMENTS

Table 10-3-2807: Side Setback Requirements for R-3, R-4, R-4X1, and R-4X2 Zones

Minimum Setbacks (feet)	For buildings that are 3-stories or ≤ 33 feet in height	For buildings that are 4-stories or > 33 feet and ≤ 45 feet in height	For buildings that are greater than 4-stories or > 45 feet in height
① Each Side Setback	8	8	9
② Sum of Side Setbacks	17	19	23

User-Friendly Formatting

- a Page header
- b Prominent headings
- c Tables
- d Cross references
- e Graphics
- f Consistent numbering, indented paragraphs
- g Page numbers

Table of Contents

Provision 10. Rule and Section

	RZ-1.3	RZ-3	RZ-4	RZ-4	Table 10-3-2807	Table 10-3-2808	Table 10-3-2809	Table 10-3-2810	Table 10-3-2811	Table 10-3-2812	Table 10-3-2813	Table 10-3-2814	Table 10-3-2815	Table 10-3-2816	Table 10-3-2817	Table 10-3-2818	Table 10-3-2819	Table 10-3-2820	Table 10-3-2821	Table 10-3-2822	Table 10-3-2823	Table 10-3-2824	Table 10-3-2825	Table 10-3-2826	Table 10-3-2827	Table 10-3-2828	Table 10-3-2829	Table 10-3-2830	Table 10-3-2831	Table 10-3-2832	Table 10-3-2833	Table 10-3-2834	Table 10-3-2835	Table 10-3-2836	Table 10-3-2837	Table 10-3-2838	Table 10-3-2839	Table 10-3-2840	Table 10-3-2841	Table 10-3-2842	Table 10-3-2843	Table 10-3-2844	Table 10-3-2845	Table 10-3-2846	Table 10-3-2847	Table 10-3-2848	Table 10-3-2849	Table 10-3-2850	Table 10-3-2851	Table 10-3-2852	Table 10-3-2853	Table 10-3-2854	Table 10-3-2855	Table 10-3-2856	Table 10-3-2857	Table 10-3-2858	Table 10-3-2859	Table 10-3-2860	Table 10-3-2861	Table 10-3-2862	Table 10-3-2863	Table 10-3-2864	Table 10-3-2865	Table 10-3-2866	Table 10-3-2867	Table 10-3-2868	Table 10-3-2869	Table 10-3-2870	Table 10-3-2871	Table 10-3-2872	Table 10-3-2873	Table 10-3-2874	Table 10-3-2875	Table 10-3-2876	Table 10-3-2877	Table 10-3-2878	Table 10-3-2879	Table 10-3-2880	Table 10-3-2881	Table 10-3-2882	Table 10-3-2883	Table 10-3-2884	Table 10-3-2885	Table 10-3-2886	Table 10-3-2887	Table 10-3-2888	Table 10-3-2889	Table 10-3-2890	Table 10-3-2891	Table 10-3-2892	Table 10-3-2893	Table 10-3-2894	Table 10-3-2895	Table 10-3-2896	Table 10-3-2897	Table 10-3-2898	Table 10-3-2899	Table 10-3-2900	Table 10-3-2901	Table 10-3-2902	Table 10-3-2903	Table 10-3-2904	Table 10-3-2905	Table 10-3-2906	Table 10-3-2907	Table 10-3-2908	Table 10-3-2909	Table 10-3-2910	Table 10-3-2911	Table 10-3-2912	Table 10-3-2913	Table 10-3-2914	Table 10-3-2915	Table 10-3-2916	Table 10-3-2917	Table 10-3-2918	Table 10-3-2919	Table 10-3-2920	Table 10-3-2921	Table 10-3-2922	Table 10-3-2923	Table 10-3-2924	Table 10-3-2925	Table 10-3-2926	Table 10-3-2927	Table 10-3-2928	Table 10-3-2929	Table 10-3-2930	Table 10-3-2931	Table 10-3-2932	Table 10-3-2933	Table 10-3-2934	Table 10-3-2935	Table 10-3-2936	Table 10-3-2937	Table 10-3-2938	Table 10-3-2939	Table 10-3-2940	Table 10-3-2941	Table 10-3-2942	Table 10-3-2943	Table 10-3-2944	Table 10-3-2945	Table 10-3-2946	Table 10-3-2947	Table 10-3-2948	Table 10-3-2949	Table 10-3-2950	Table 10-3-2951	Table 10-3-2952	Table 10-3-2953	Table 10-3-2954	Table 10-3-2955	Table 10-3-2956	Table 10-3-2957	Table 10-3-2958	Table 10-3-2959	Table 10-3-2960	Table 10-3-2961	Table 10-3-2962	Table 10-3-2963	Table 10-3-2964	Table 10-3-2965	Table 10-3-2966	Table 10-3-2967	Table 10-3-2968	Table 10-3-2969	Table 10-3-2970	Table 10-3-2971	Table 10-3-2972	Table 10-3-2973	Table 10-3-2974	Table 10-3-2975	Table 10-3-2976	Table 10-3-2977	Table 10-3-2978	Table 10-3-2979	Table 10-3-2980	Table 10-3-2981	Table 10-3-2982	Table 10-3-2983	Table 10-3-2984	Table 10-3-2985	Table 10-3-2986	Table 10-3-2987	Table 10-3-2988	Table 10-3-2989	Table 10-3-2990	Table 10-3-2991	Table 10-3-2992	Table 10-3-2993	Table 10-3-2994	Table 10-3-2995	Table 10-3-2996	Table 10-3-2997	Table 10-3-2998	Table 10-3-2999	Table 10-3-3000
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Additional Development Standards:

A. Required Daylight Plane. No portion of a structure may extend above a daylight plane that is recessed from a point 20 feet above average existing grade of the street to street side setback line based on the highest and lowest points along the respective setback line and extending upward at a 45-degree angle.

FIGURE 10-3-2808(A) REQUIRED DAYLIGHT PLANE

Zoning Ordinance District Regulations

20.080.001 Development Regulations

Table 20.080.001 prescribes the development standards for the ELKMAX District. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Ordinance, while individual letters refer to features illustrated in Figure 20.080.001.

Height (ft)	Building Maximum	20.080.006 Height and Height Exceptions
80 (A)	120 (B)	20.080.007(B), Increased Height for Mixed-Use Buildings
25 (C)	35 (C)	
15 (D)		

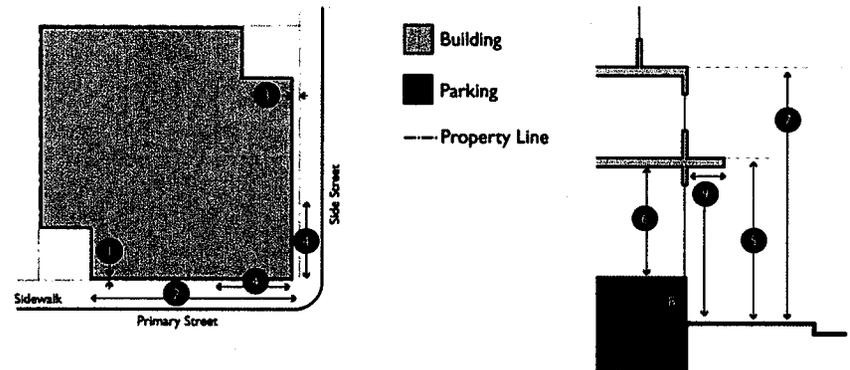
20.080.002 Supplemental Regulations

A. Building Transparency. Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 40 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. No wall may run in a continuous plane for more than 30 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep. They shall not provide views into parking or vehicle circulation areas.

FIGURE 20.080.001(A) BUILDING TRANSPARENCY

Designing a Viable Zoning Framework

- Organization, presentation, user friendly form
- Analysis of options
- Testing of standards
- Clarity & simplicity
- Graphics
- Structured to facilitate administration and amendment



Building Placement			Reference
Front Build-to Line	Property line or 12 ft. from curb (the greater)	Buildings shall be constructed at the build-to line for 80% of linear street frontage. Area between the building and property line shall be paved so that it functions as a wider public sidewalk.	1 and 2
Street-side Maximum Setback	5 ft.	Area between the building and property line shall be utilized for active outdoor uses or paved so that it functions as a wider public sidewalk.	3
Corner Lot Build Area	Within 30 ft. of corner	Buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.	4
Height			
Ground Floor Minimum			
Ground Floor Residential Uses	12 ft.	Measured from finished grade to the finish floor elevation of the second floor.	5
Ground Floor Non-residential Uses	16 ft.	Measured from finished grade to the finish floor elevation of the second floor.	5
First Floor Ceiling Height, Non-residential Uses	12 ft. clear		6
Street Wall			
Minimum	25 ft.		7
Maximum	40 ft.		7
Parking Podium	5 ft.	Maximum height of a parking podium visible from the street is 5 feet from finished grade.	8
Projections into Right-of-way			
Building Projections	3 ft.	Min. 12 feet above sidewalk grade. 10 ft. max width.	9
Awnings and Overhangs	8 ft.	Minimum 10 feet above sidewalk grade.	9

Outline for Reorganized Title 10

- 100 Series – Introductory Provisions
- 200 Series – Base Zones
- 300 Series – Overlay Zones and Planned Development
- 400 Series – Specific Plans & Development Variances Approved
- 500 Series – Regulations Applying to Some or All Zones
- 600 Series – Historic Preservation
- 700 Series – Land Divisions, Dedications and Improvements
- 800 Series – Administration and Permits
- 900 Series – General Terms

Rules for Reorganization

- In reorganization, retain parenthetical reference to original adopting ordinance and date and all subsequent amendments.
 - *(Ord. 80-O-1759, eff. 4-17-1980; amd. Ord. 83-O-1882, eff. 3-31-1983, formerly 10-3-q 1612)*
- Change references to articles, chapters, and sections, as needed, consistent with the Annotated Outline.
- Move all definitions to 900 series, but not embed rules or standards in definitions.
- Move all administrative provisions (e.g. application requirements, permitting, appeals, etc.) to 800 Series.
- Eliminate “Notwithstanding...” provisions, as duplicative and unnecessary – they can be handled in Introductory Provisions.

Rules (Continued)

- Use tables or phrases (e.g. “Minimum front setback: 5 feet”), with Rules for Measurement to establish basic procedures and common reference points, so these need not be repeated.
- Eliminate use-specific administrative remedies or statements about violations and enforcement.
 - *Clear rules in the 800 Series can govern citywide any specific instance that might arise.*
- Simplify references to numbers: spell out numbers less than ten; only use Arabic numbers for 10 or more (11, 121, 10,000, etc.).
- Strive for the active voice, so decision-makers, applicants, etc. are described as the initiator.
 - *Instead of “The number may be reduced by the Planning Commission,” say “The Commission may reduce...”*

Rules (Continued)

- Strive for consistency of expression (“... shall make findings, including:...”).
- Use only two terms to refer to land: “lots” and “sites.”
- Express time as 10 a.m. and 4 p.m.
- Refer to zones logically, “the R1 zone,” not “zone R1.”
- Avoid excessive use of “pursuant to” or consistent, duplicative references to the section number for conditional use permit permitting procedures.
- Eliminate references to out-of-date provisions, such as something that was to happen 20 years ago and may not have occurred.
- Show all edits to the code language in track changes.
 - *This rule does not apply to moving the existing language from one section to another; only to additions and deletions.*

Use Regulations (City Staff Phase II)

- Use classifications vs. use lists
 - Accommodate new and emerging technologies
- Tiering
 - Permitted uses
 - Standards for specific uses
 - Conditional uses
- Tables with clear references to additional standards can minimize need for case-by-case review
- Recognition of “protected” uses under State and Federal law

TABLE 18.05.020: LAND USE REGULATIONS—MIXED-USE DISTRICTS

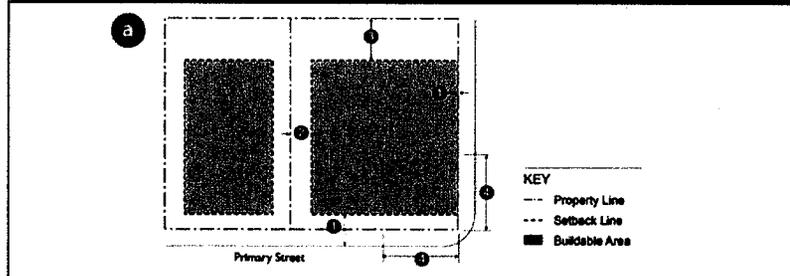
Use Classifications	MU-DC	MU-D	MU-SA	MU-SC	MU-NB MUSB	MU-N Regulations	Additional Regulations
Residential Uses							
Residential Housing Types a	See subclassifications below						
Multi-Unit Residential	P(1)	P(1)	P(2)	P	P(2)	P(3)	
Senior Citizen Residential	P(1)	P(1)	P(2)	P	P(1)	P(3)	
Elderly and Long-term Care	-	-	-	C	-	-	
Family Day Care	See subclassifications below						
Small	P	P	P	P	P	P	
Large	-	-	-	-	-	C(3)	See §18.23.090, Day Care c
Residential Care Facilities	See subclassifications below						
General	-	M(1)	-	M	-	-	See §18.23.200, Residential Care Facilities
Limited	P	P	P	P	P	P	
Senior	-	M(1)	-	M	-	-	See §18.23.200, Residential Care Facilities
Single Room Occupancy	C(1)	C(1)	C(2)	C	C(1)	C(3,14)	See §18.23.220, Single Room Occupancy Hotels

Drive-in and Drive-Through Facilities	Prohibited in MU Districts; See §18.23.100, Drive-In and Drive-Through Facilities
Nonconforming Use	Chapter 18.19, Nonconforming Uses, Structures, and Lots
Temporary Use	Chapter 18.31, Temporary Use Permits
Specific Limitations:	
1.	Not allowed on the ground floor along Laurel Street and San Carlos Avenue frontages. b
2.	Conditional Use Permit approval required to allow residential uses on the ground floor along El Camino Real frontage.
3.	Not allowed on the ground floor along Old County Road.
4.	Not allowed on Laurel Street or San Carlos Avenue.
5.	Provided that such use shall be completely enclosed in a building of soundproof construction.
6.	For properties without frontage along El Camino Real, only Retail Sales consistent with the definition of General Retail and 5,000 square feet or less.
7.	Must be within an enclosed structure.
8.	Limited to establishments with a gross floor area of 2,500 square feet or less. Limited to the ground floor of a building located on an interior lot a minimum of 500 feet from any other financial institution.
9.	Limited to establishments with a gross floor area of 5,000 square feet or less.
10.	Permitted after review and approval of a Minor Use Permit by the Zoning Administrator if less than 12 chairs.
11.	Limited to upper stories unless at least 50 percent of ground floor street frontage is occupied by food service use.
12.	Limited to upper stories.
13.	Permitted if existing. Additions to existing facilities and establishment of new facilities are subject to Section 18.23.170, Personal Services.
14.	Not allowed along East San Carlos Avenue.
15.	Limited to neighborhood groceries with less than 1,500 square feet of sales area when located along East San Carlos Avenue.
16.	The sale of alcoholic beverages is prohibited.

- a** Use Groups
- b** Limitations on permitted uses
- c** Cross-reference to other sections of the Code where additional regulations apply

Development Standards

TABLE 18.05.030-2: BUILDING PLACEMENT STANDARDS—MIXED-USE DISTRICTS

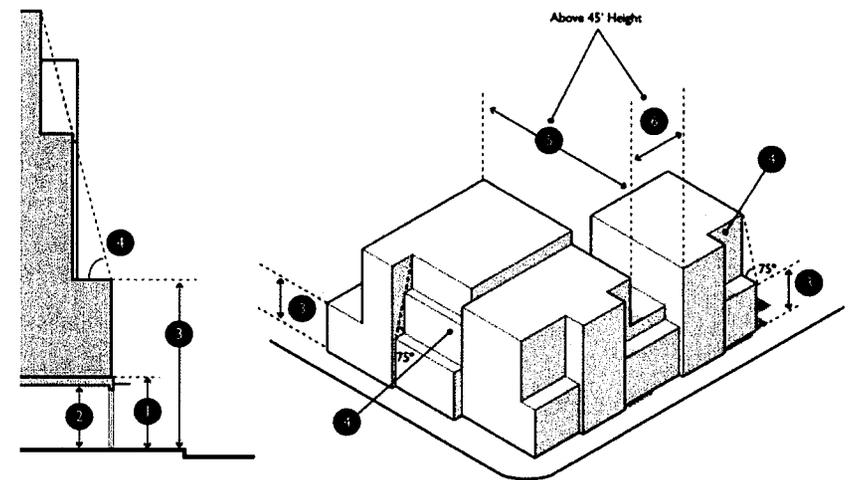


District	MU-DC	MU-D	MU-SA	MU-SC	MU-NB	MU-SB	MU-N	Additional Regulations #		
Setbacks, Residential-only Development	Subject to the setback requirements of the RM-59 District.									
Street Frontage Setbacks, Commercial and Mixed-Use Development (ft)										
Laurel Street	Property line or 15 ft from curb (the greater) for all MU Districts							(B)	1	
El Camino Real	Property line or 20 ft from curb (the greater) in MU-DC, MU-D, MU-SA, and MU-SC			15 max	5 max	5 min	15 max	(B)	1	
San Carlos Avenue	Property line or 15 ft from curb (the greater) in MU-DC, MU-D, MU-SA, and MU-SC			n/a	n/a	5 min	15 max	(B)	1	
Elm Street	0 min, 10 max	n/a	n/a	n/a	n/a	n/a	n/a		1	
All Other Street	0 min, 5 max	0 min, 5 max	0 min, 5 max	5	5 min, 15 max	0 min, 5 max	5 min, 15 max		1	
Interior Side	0 min; 10 min adjacent to RS District for all MU Districts								(C)	2
Rear	0 min; 30 min adjacent to RS District for all MU Districts								(C)	3
Corner Build Area (ft)	30; Buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.									4

B. Build-to Line. Buildings shall be constructed at the required setback for 80 percent of linear street frontage. The area between the building and property line shall be paved so that it functions as a wider public sidewalk. This requirement may be modified or waived by the Review Authority upon finding that:

- Substantial landscaping is located between the build-to line and ground floor residential units to soften visual impact of buildings;
- Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area; or
- The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street.

- a** Reference Diagram(s)
- b** All relevant standards incorporated into table
- c** Additional regulations that apply (cross reference to text)
- d** Diagram reference numbers

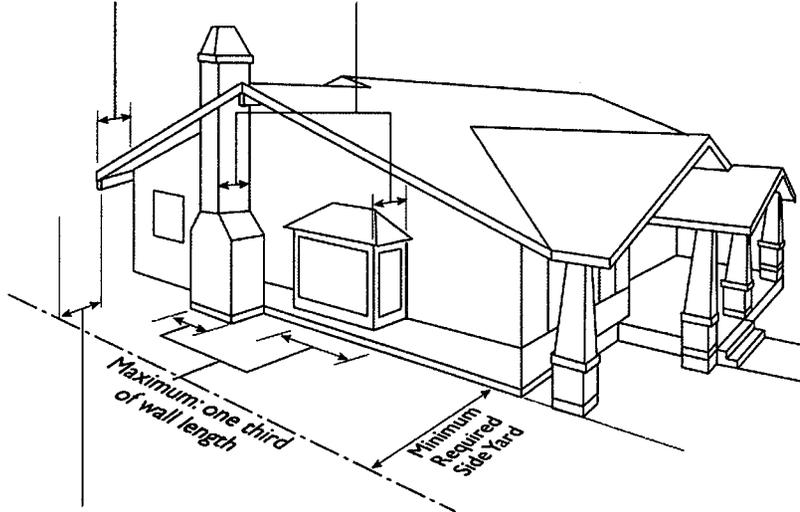


Height:			Graphic Reference
Ground Floor Minimum	16 ft.	Measured from finished grade to the finish floor elevation of the second floor.	1
First Floor Ceiling Height	12 ft. clear		2
Street Wall			
Minimum	25 ft.		3
Maximum	40 ft.		3
Building Massing			
Upper Story Stepback	50% of the street facing building frontage shall be stepped back within the area defined by a 75 degree angle from the top of the streetwall to a point 80 feet from finished grade.		4
Maximum Building Length	125 ft.	Applicable only to portion of building above 45 feet from finished grade.	5
Minimum Separation	30 ft.	Applicable only to portion of building above 45 feet from finished grade.	6

Zoning Illustrations

Eaves and other architectural projections, may project up to two feet into any yard, but no more than one-half the required yard width or depth.

Bay windows and chimney may project up to three feet into any yard. They may not, in aggregate, be longer than one third the length of the wall.



All allowed projections must be at least 3 feet from any side or rear lot line



FIGURE 19.24-B: LANDSCAPED AREA AT FRONT OF PARKING SPACE

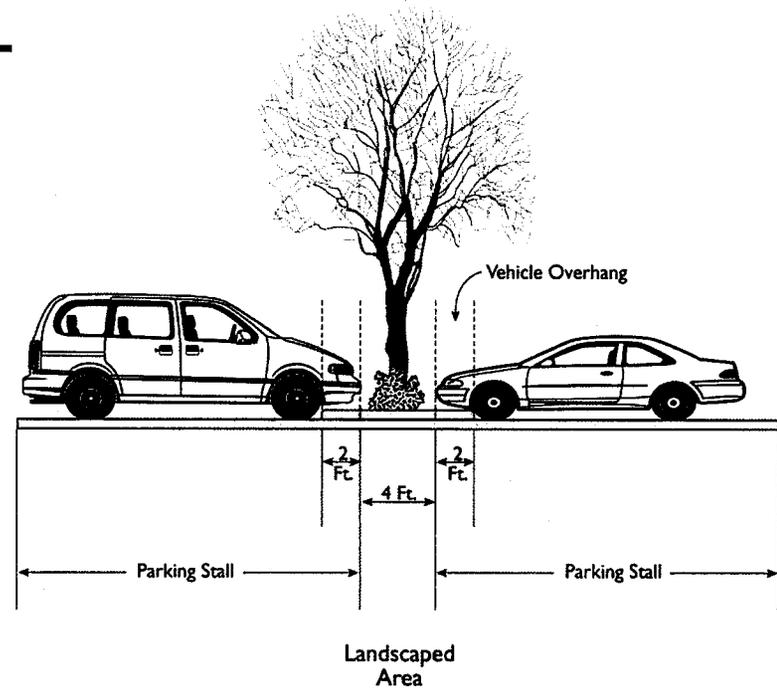
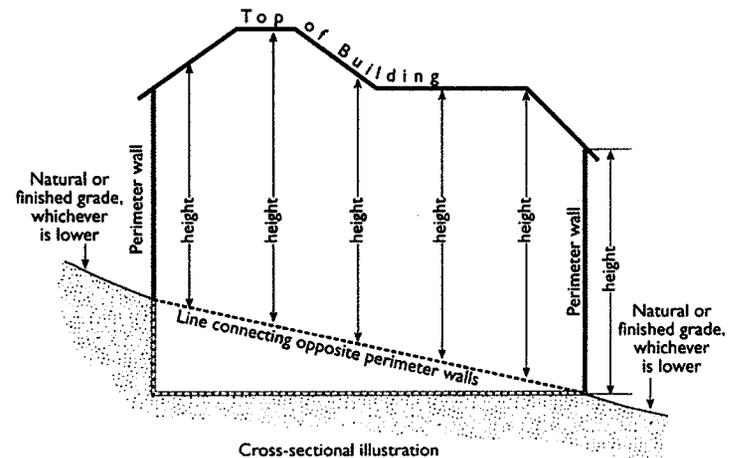


FIGURE 19.03-C: MEASURING BUILDING HEIGHTS ON SLOPED LOTS



Provide Transparent Process

Existing Standard

10-3-2406 Side Setbacks

The following side setback requirements shall govern the Central Area of the city:

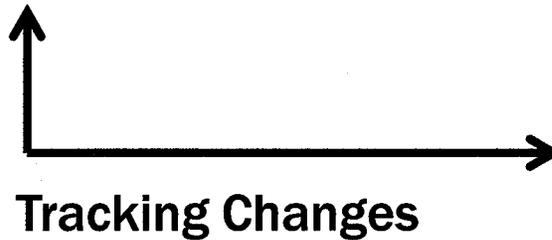
- A. North Of Santa Monica Boulevard: The sum of the side setbacks from the two (2) longest side lot lines shall be at least fifteen feet (15') plus thirty percent (30%) of the lot width in excess of seventy feet (70'). In addition, except as otherwise provided in this section, each side setback for site areas located north of Santa Monica Boulevard shall be at least seven and one-half feet (7.5').
 - 1. Exception: Site area in excess of one hundred feet (100') in width. In addition to any other side setback required, if the width of a site area exceeds one hundred feet (100'), then the side setback from the two (2) longest side lot lines shall be at least ten feet (10') plus ten percent (10%) of the width of the site area in excess of one hundred feet (100').
 - 2. Exception; Two Or More Lots: For those site areas that consist of two (2) or more lots as subdivided on July 3, 1984, the side setback shall be at least fifteen feet (15'). In addition, the sum of the side setbacks adjacent to the two (2) longest side lot lines shall be at least twelve feet (12') plus thirty percent (30%) of the lot width in excess of one hundred feet (100').

10-3-2406 Side Setbacks

The following side setback requirements shall govern the Central Area of the city:

A. For Lots Located North Of Santa Monica Boulevard:

- 1. ~~Lots less than or equal to 100 feet in width.~~ The sum of the side setbacks ~~from the two (2) longest side lot lines~~ shall be at least fifteen feet (15') plus thirty percent (30%) of the lot width in excess of seventy feet (70'). ~~In addition, except as otherwise provided in this section, each side setback for site areas located north of Santa Monica Boulevard shall be at least seven and one-half feet (7.5').~~
- 2. ~~Lots greater than 100 feet in width.~~ The sum of the side setbacks shall be at least fifteen feet (15') plus thirty percent (30%) of the lot width in excess of seventy feet (70'). ~~Each side setback~~ ~~Exception: Site area in excess of one hundred feet (100') in width. In addition to any other side setback required, if the width of a site area exceeds one hundred feet (100'), then the side setback from the two (2) longest side lot lines shall be at least ten feet (10') plus ten percent (10%) of the width of the site area in excess of one hundred feet (100').~~
- 2.3. ~~Exception: Two Or More Lots (as subdivided on July 3, 1984).~~ For those site areas that consist of two (2) or more lots as subdivided on July 3, 1984, the side setback shall be at least fifteen feet (15'). ~~In addition,~~ the sum of the side setbacks adjacent to the two (2) longest side lot lines shall be at least twelve feet (12') plus thirty percent (30%) of the lot width in excess of one hundred feet (100'). ~~Each side setback shall be at least fifteen feet (15').~~



Tracking Changes

Provide Clarity

Reorganized Standard with Graphics

10-3-2406 Side Setbacks

The following side setback requirements shall govern the Central Area of the city:

A. For Lots Located North Of Santa Monica Boulevard:

1. *Lots less than or equal to 100 feet in width.* The sum of the side setbacks shall be at least fifteen feet (15') plus thirty percent (30%) of the lot width in excess of seventy feet (70'). Each side setback shall be at least seven and one-half feet (7.5').
2. *Lots greater than 100 feet in width.* The sum of the side setbacks shall be at least fifteen feet (15') plus thirty percent (30%) of the lot width in excess of seventy feet (70'). Each side setback shall be at least ten feet (10') plus ten percent (10%) of the width of the site area in excess of one hundred feet (100').
3. *Two Or More Lots (as subdivided on July 3, 1984).* The sum of the side setbacks shall be at least twelve feet (12') plus thirty percent (30%) of the lot width in excess of one hundred feet (100'). Each side setback shall be at least fifteen feet (15').

Logical Organization

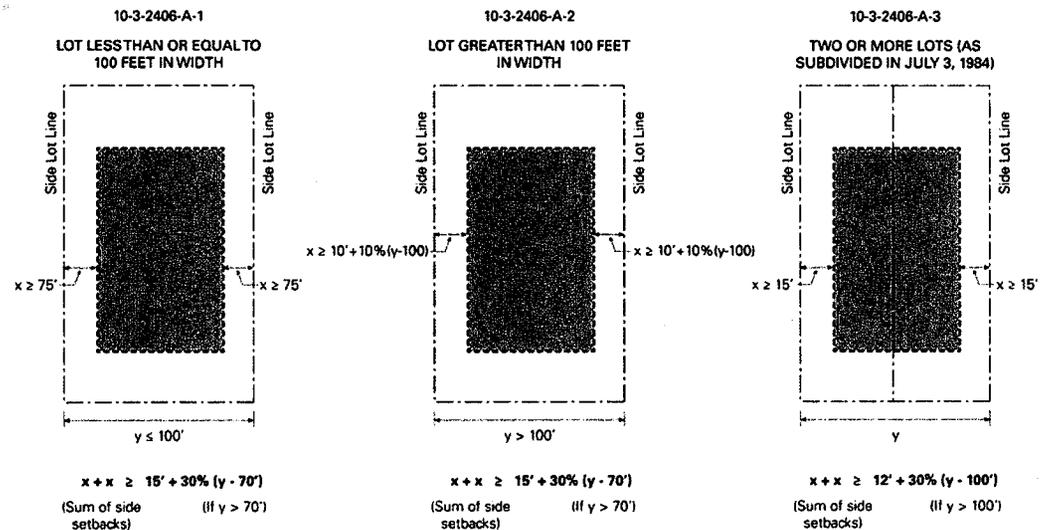
Level 1: North of Santa Monica

Level 2: Lot Size/Type

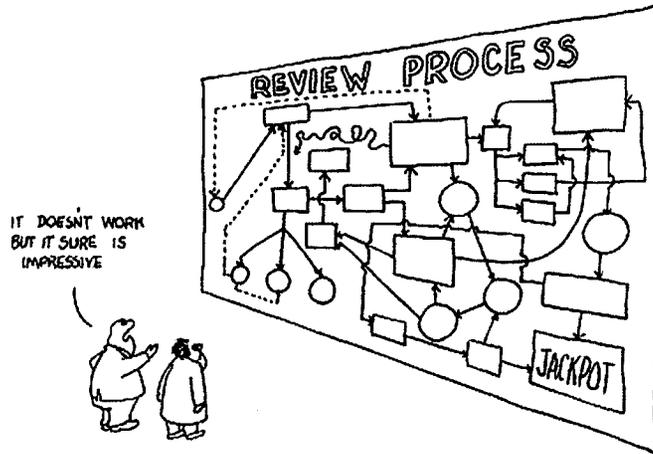
Consistency of Expression

First Standard: Sum of Side Setbacks

Second Standard: Each Side Setback

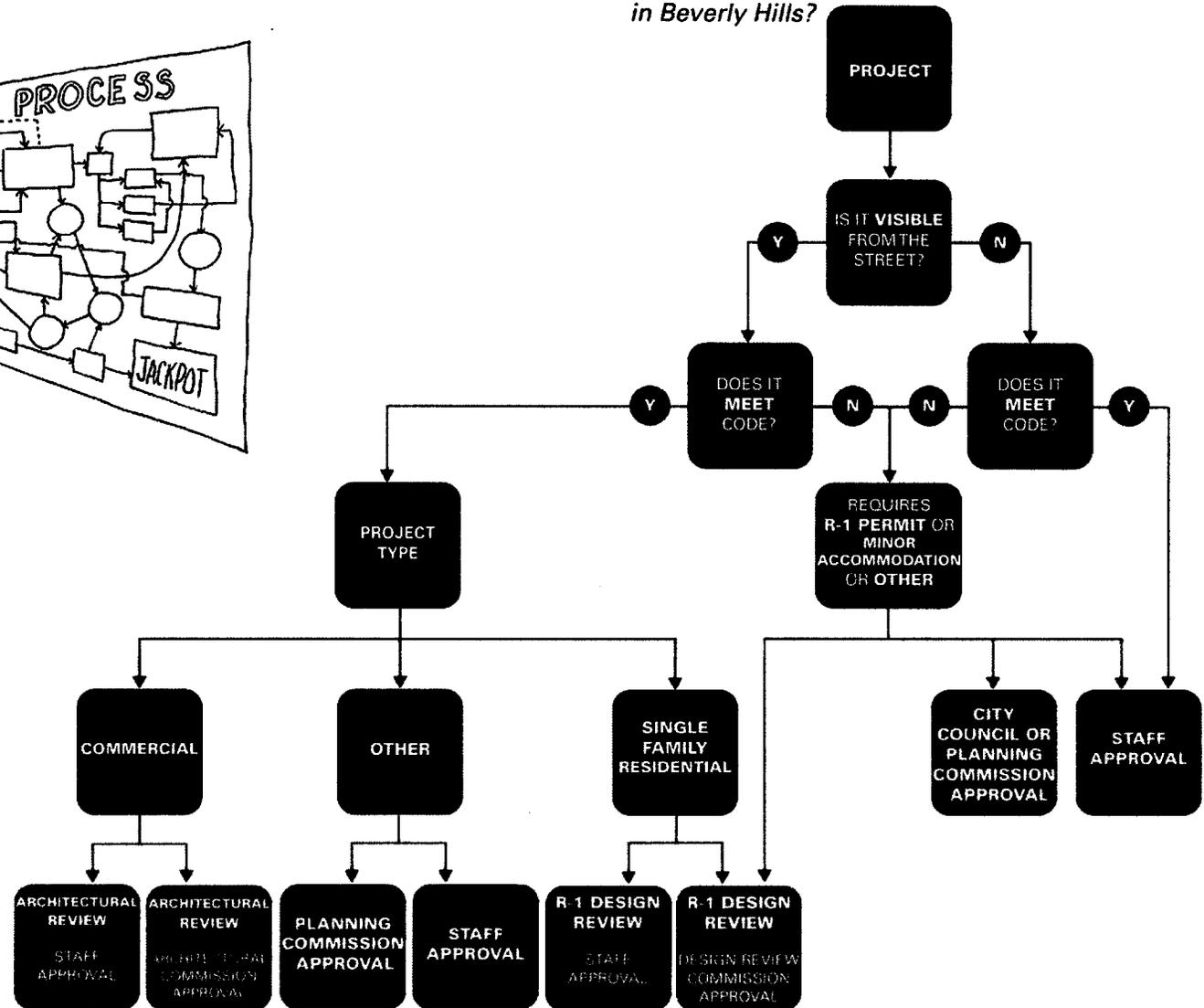


Streamlining Permitting Process



HEMMX
10 ©

What is the current process in Beverly Hills?



Consolidating Permits

- Common procedures
 - *Application and notice requirements; cover in one section*
 - *Conduct of Hearings; Findings Required*
 - *Effective dates; expiration and extension; modification*
- Consolidating permits for a streamlined review process
 - *Minor Use Permit: R4 Permit; Minor Accommodation; Notice of Overnight Stay; Second Unit Permit*
 - *Development Plan Review: Central R1 Permit; Hillside R1 Permit; Trousdale R1 Permit; Extended Hours Permit; Planned Development Review*
- Architectural design and environmental review
- Enforcement; Revocation of Permits; Other Remedies

Reorganization Can Make a Difference

- Provide clear rules and standards to increase certainty and residents' confidence in the process;
- Eliminate unnecessary provisions to reduce Staff & development costs and makes the City an easier place to do business;
- Reduce case-by-case review by reaching agreement on necessary standards and requirements now and streamline the process;
- Incorporate flexibility, where appropriate, so the City can say yes to new housing and other development it wants to see built;
- Support keeping the City vibrant and attractive for residents, visitors, real estate investors and businesses; and
- Implement sound planning and proven regulatory concepts

Development Guide (Optional)

CITY OF BEVERLY HILLS ZONING CODE REORGANIZATION & SINGLE FAMILY MASS & BULK STUDY

DEVELOPMENT STANDARDS

Zone	EBD 1				Community Recreation Center, Residential and/or office with local serving Retail	Municipal Service Yard, Municipal Office, Utility
Use Designations	Mixed Use (residential and/or Office above Ground Floor Retail)	Office or Entertainment Industry Related	Office or Mixed Use	Automobile Sales & Service		
Height	60 ft	60 ft	60-75 ft	60 ft	60-75 ft	40 ft
Civic Center Drive	30 ft for first 15 ft of depth 40 ft for second 15 ft of depth	30 ft for first 15 ft of depth 40 ft for second 15 ft of depth				
Melrose Ave		45 ft				
Maple Drive		45 ft for first 100 ft				
Setbacks						
Civic Center Drive	0	0				
	15 feet max for outdoor uses 5 foot max for landscape	15 feet max for outdoor uses 5 foot max for landscape				
Third Street		5 ft min	5 ft min			
Alden Drive		10 ft min		10		
Foothill Road			20 ft min	20		
Maple Drive		25 ft min				
Public Open Space	5% of bldg sq. footage as calculated for FAR plus required street setbacks	5% of bldg sq. footage as calculated for FAR plus required street setbacks	5% of bldg sq. footage as calculated for FAR plus required street setbacks	5% of bldg sq. footage as calculated for FAR plus required street setbacks		
Civic Center Drive	outdoor used within 15 ft max setback can be counted towards overall public open space req	outdoor used within 15 ft max setback can be counted towards overall public open space req				
Private Open Space						
residential uses	200 sq. ft per unit		200 sq. ft per unit			



CITY OF BEVERLY HILLS

Design Review

Staff

The following is a list of review guidelines that are used when considering applications at the public counter:

Exempt
 Paint building the same color
 Replacement of similar materials (windows, doors, roofing materials)
 Materials: Applicant submits sample (of color, material, etc)
 Fee: No fee

Pre-Application Review
 Applicants must submit a set of plans and a color & materials board so that a planner can determine whether or not the application will be reviewed by Staff or by the Design Review Commission
 Materials: Applicant submits one set of plans & a color & materials board
 Fee: Pre-Application Design Review Fee and Environmental Categorical Exempt Fee

Staff Review - Tract 1
 Construction of a new home or addition to an existing home
 Applications that can be reviewed by staff must meet the following:
 1. Design adheres to a pure architectural style
 2. Plans are stamped by a licensed architect
 Materials: See application
 Fee: Design Review (Staff Level) Fee and Public Notice Fee

Architectural Commission Review - Tract 2
 Construction of a new home or addition to an existing home
 Applications reviewed by Commission:
 3. Design does not adhere to a pure architectural style
 4. Plans are not stamped by a licensed architect
 Materials: See application
 Fee: Design Review (Commission Level) Fee and Public Notice Fee

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Pure Architectural style?
 Get a copy of the Single Family Design Review Catalog.

Comments or Questions
