



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: February 5, 2008

To: Honorable Mayor & City Council

From: Vincent P. Bertoni, AICP, Director of Community Development
Michele McGrath, Senior Planner *M.M.*

Subject: Proposed Resolution Amending the Residential Design Style Catalogue

Attachments: Exhibits:
Map Showing Residential Areas;
Current City Council Resolution No. 04-R-11630
Amending the Style Catalogue;
Beaux Arts Section of Style Catalogue

INTRODUCTION

The City Council adopted an urgency ordinance establishing a design review requirement for single family residences south of Santa Monica Boulevard on January 27, 2004. A resolution adopting a Residential Design Style Catalogue ("Style Catalogue") was adopted March 2, 2004. A permanent ordinance establishing Design Review was adopted by the City Council on April 20, 2004 along with a resolution adopting amendments to the Style Catalogue reflecting the differences between the original Catalogue and the permanent ordinance. The City Council expanded design review to the Central Area of the City north of Santa Monica on May 17, 2005 and amended the design review process but the Style Catalogue was not amended accordingly. As a result, some text in the Style Catalogue is now inconsistent with the approved design review process. The main inconsistency is the Style Catalogue refers to the old "Three Track" design review process which has been amended to a "Two-Track" process.

The Style Catalogue is intended as a guide for applicants designing single family homes in the City and for staff to review projects to determine whether a design represents a pure architectural style; however, many applicants appear to rely on the Catalogue to choose a style they believe the City will approve. As a result, it is more likely that a style in the Catalogue will be selected by an applicant.

A particular architectural style in the Style Catalogue that is often selected is the Beaux Arts style. The Design Review Commission has come to the conclusion, based on the review of many projects, that the Beaux Arts style is a particularly difficult style to

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execute successfully in Beverly Hills given the size of the lots and the existing architectural character of the City.

The Design Review Commission is proposing to correct the inconsistencies in the Style Catalogue resulting from the changes to the design review process and to amend the Catalogue to remove the Beaux Arts style as a "Principal Subtype" under the category of "Period Revival" style. This proposal was presented to the Planning Commission on January 10, 2008 and the Planning Commission unanimously voted to recommend the Style Catalogue revisions to the City Council.

The proposed City Council action would be in the form of a resolution amending the Style Catalogue, pursuant to Section 10-3-4408 of the Beverly Hills Municipal Code.

DISCUSSION

The Beaux Arts style is a lavish, heavily ornamented classical style whose name comes from L'Ecole des Beaux Arts, (the School of Fine Arts), in Paris in the 19th century. The style was popularized during the 1893 Columbian Exposition in Chicago in 1893 and became popular in the United States for civic buildings and mansions on large estates at the turn of the century. The style is characterized by the following features:

- Large and grandiose compositions
- Exuberance of detail and variety of stone finishes
- Projecting facades or pavilions
- Paired colossal columns
- Windows: framed by freestanding columns, sills with balustrades, pedimented entablature on top
- Pronounced cornices and enriched entablatures topped with a tall parapet, balustrade, or attic story.

Applicants may propose any design style, whether or not the style is included in the Style Catalogue; however, the inclusion of particular styles in the Catalogue appears to give the impression these styles are recommended by the City. The Design Review Commission has consistently found that projects designed in the Beaux Arts style have difficulty meeting the criteria for project approval, particularly the criteria addressing scale and mass of the design as well as harmony with the existing neighborhood. The Commission came to the conclusion that it is a disservice to applicants to include a design style in the Style Catalogue that is difficult to approve based on the Code-required findings the Commission must make to approve a project.

FISCAL IMPACT

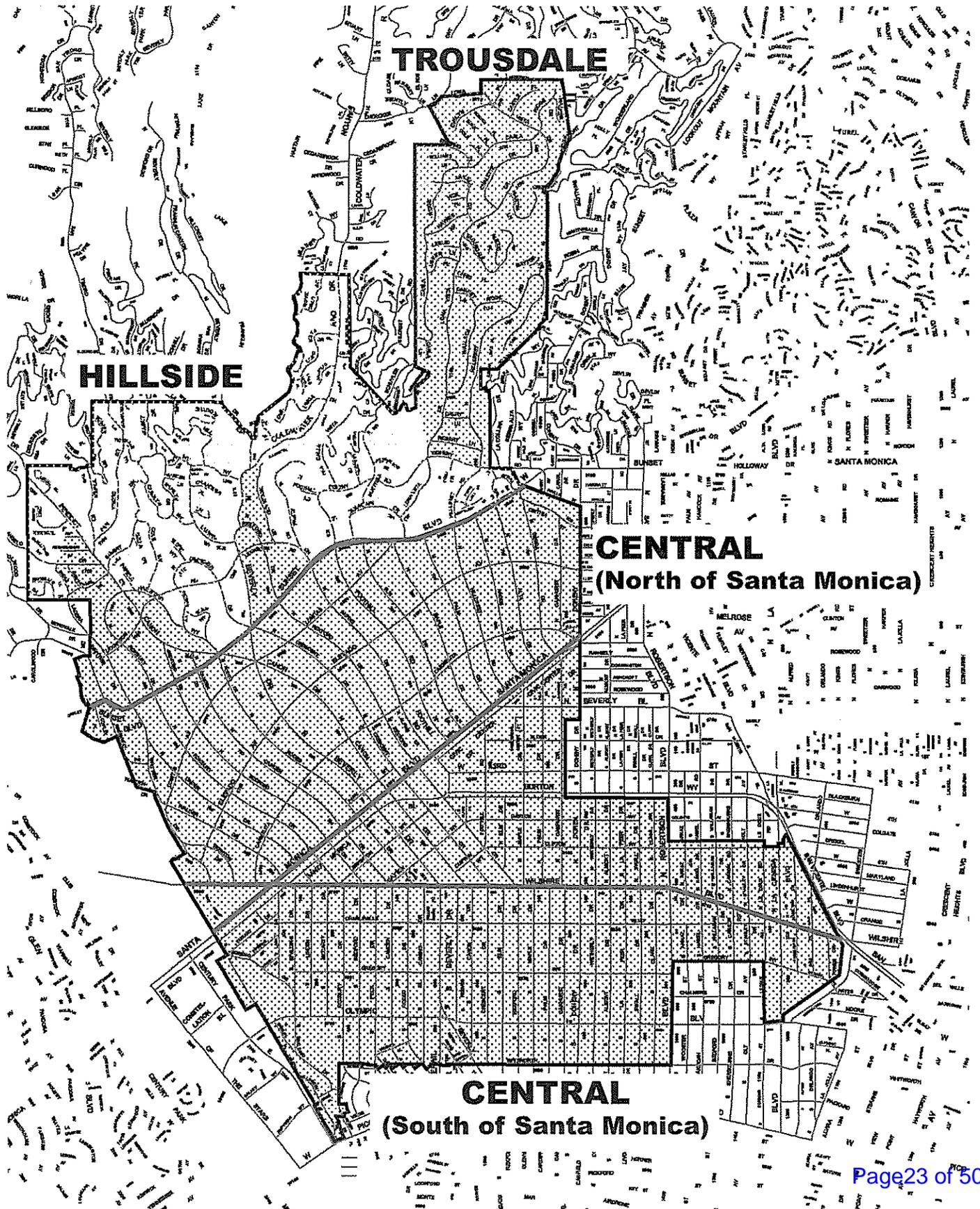
The proposed revisions to the Style Catalogue would have no fiscal impact to the City.

RECOMMENDATION

Staff recommends the City Council direct staff to prepare a resolution amending the Residential Design Style Catalogue for formal approval at the February 19, 2008 or February 26, 2008 City Council meeting.

 Vincent P. Bertoni, AICP
Approved By

CITY OF BEVERLY HILLS



RESOLUTION NO. 04-R-11630

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE RESIDENTIAL DESIGN STYLE CATALOGUE IN CONNECTION WITH DESIGN REVIEW OF SINGLE-FAMILY RESIDENCES SOUTH OF SANTA MONICA BOULEVARD

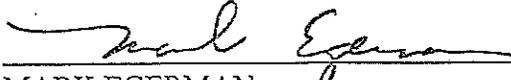
The Council of the City of Beverly Hills resolves as follows:

Section 1. The City Council has, concurrently herewith, adopted Ordinance No. 04-O-2444 establishing design review criteria and procedures for single-family residences, establishing a design review commission, and amending the Beverly Hills Municipal Code. Ordinance No. 04-O-2444 adds new Article 46 to Chapter 3 of Title 10. Section 10-3.4612 of said Article 46 authorizes the City Council to adopt by resolution a Residential Design Style Catalogue and an Incentive/Reward Based Design Guide to be used in connection with design review of single-family residences south of Santa Monica Boulevard.

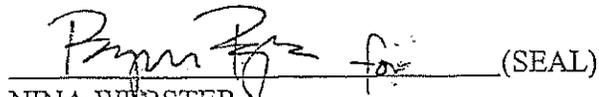
Section 2. That certain Residential Design Style Catalogue (the "Amended Style Catalogue"), dated April 20, 2004, a copy of which is on file in the Office of the City Clerk and in the Department of Community Development, is hereby approved. The Amended Style Catalogue supercedes that certain Residential Design Style Catalogue (the "Style Catalogue"), dated March 2, 2004, adopted by the City Council pursuant to Resolution No. 04-R-11593.

Section 3. The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and her certification to be entered in the Book of Resolutions of the Council of the City.

Adopted: April 20, 2004


MARK EGERMAN
Mayor of the City of Beverly Hills,
California

ATTEST:


NINA WEBSTER (SEAL)
City Clerk

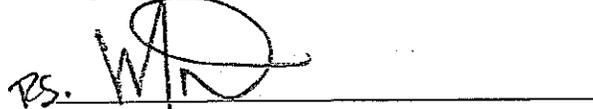
APPROVED AS TO FORM:


LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT


RODERICK J. WOOD
City Manager

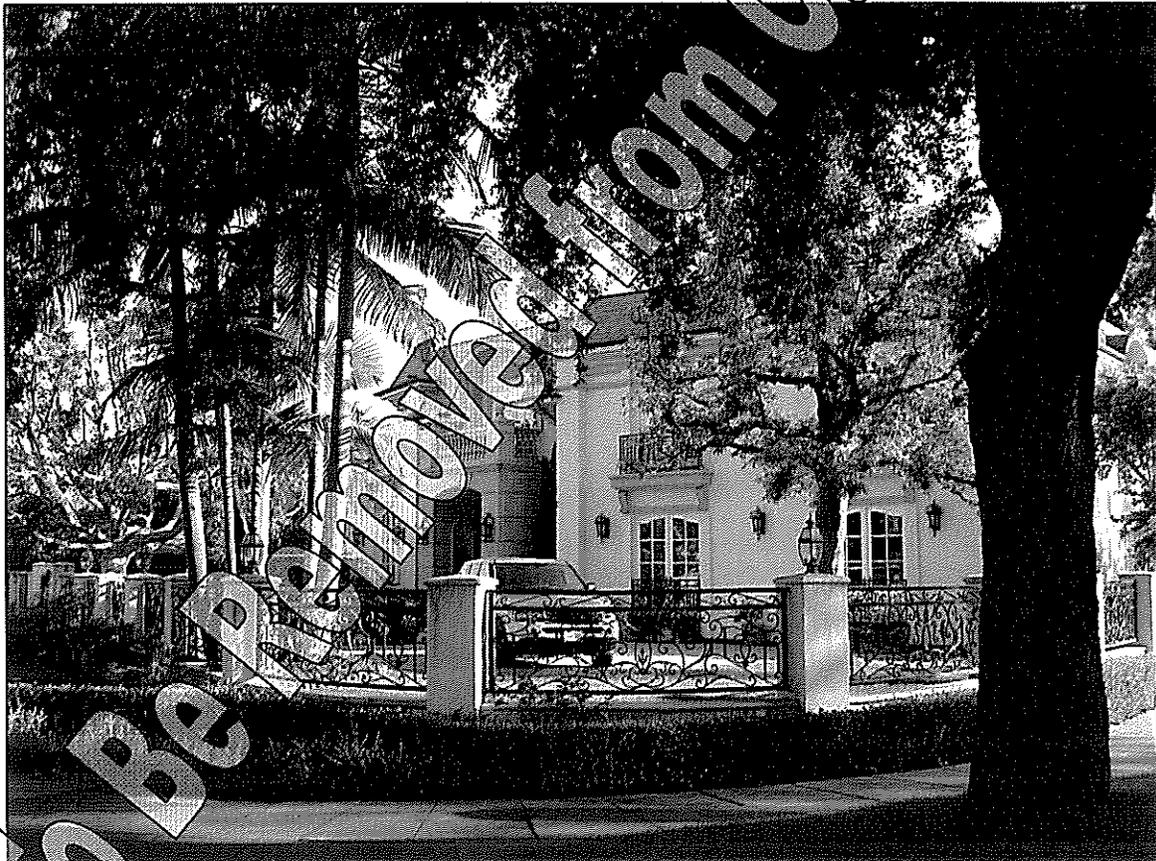

DAVID LIGHTNER
Deputy City Manager/Development


MAHDI ALUZRI
Director of Community Development

Principal Subtype:

Beaux Arts

(Not appropriate for lots smaller than 60 feet in width)

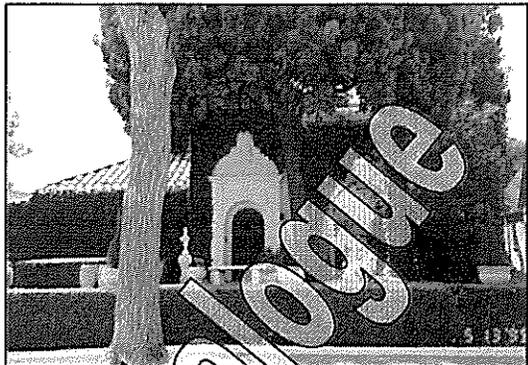


Photograph illustrates typical proportions, details, and materials associated with the style. Residence pictured is located on a corner lot.

BEAUX ARTS:

Character defining features:

- ◆ One or two stories.
- ◆ Flat or very low pitched roof with cornice.
- ◆ Width of the front façade at least twice the height.
- ◆ Roof overhangs, cornices, columns, window and door sizes shall adhere to the proportions illustrated in the photographs and renderings.
- ◆ Articulation of building mass with axial formality in plan.
- ◆ Every façade element symmetrical.
- ◆ Strong horizontal elements define modulation.
- ◆ Façade decorated with classical pilaster, or columns usually paired and with Ionic or Corinthian capitals.
- ◆ Human scale openings, predominantly rectangular, interspersed with arched windows and doorways.
- ◆ Large windowpanes, large chimney.
- ◆ Porte cochere.

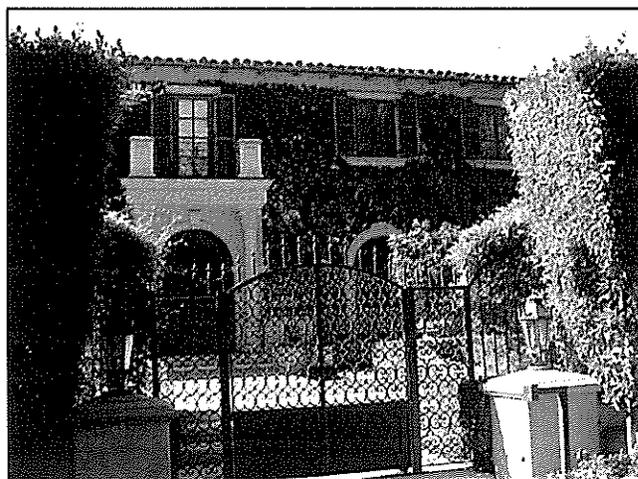


Note: Some examples of Beaux Arts style do not necessarily contain pilasters, columns or heavy cornices. However, they are identified as pure from their windows shape and the distinctive front door architraves embellished with plaster cartouches.

◆ *Note: Changes to the proportionality of the key style defining features, such as width to height ratio, windows, front entries, and roof lines, will jeopardize the pure architectural nature of the design and would require Track 3 Design Review.*

Typical materials and details:

- ◆ Masonry walls, (usually light colored stone), or smooth stucco with pale colored paint.
- ◆ Roof of barrel or rounded stone tiles when visible.
- ◆ Window frames and doors of heavy quality wood.
- ◆ Decorative elements, floral patterns, or shields, in plaster.
- ◆ Front door architrave embellished with architecturally molded plaster cartouches.
- ◆ Lawn, foundation and perimeter plantings, use of European type tree species. Topiary, espalier, and greenery climbing walls common. (Beaux Art style popularized in Paris)



Photograph illustrates typical proportions, details, and materials associated with the style. Residence pictured is located on a property approximately 100 feet in width.

◆ *For more information see Appendix*

