



CITY OF BEVERLY HILLS
DEPARTMENT OF COMMUNITY DEVELOPMENT
INTEROFFICE COMMUNICATION

NOVEMBER 6, 2008

TO: Design Review Commission
FROM: Michele McGrath, Senior Planner *M.M.*
SUBJECT: Single Family Residential Design Awards

Attached is a draft proposal for the 2008 Single Family Design Awards. The inaugural awards presentation, introduced at the January 28, 2007 City Council meeting, was a success and staff proposes to conduct the 2008 awards program in the same way. The awards would be presented at the City Council's second meeting in January.

Attached for your information is a copy of the agenda report from the January 28, 2008 City Council meeting. Staff will be providing the Commission with a list of awards candidates prior to or at the November 6, 2008 meeting and these addresses will be included on the bus tour prior to the meeting.

Staff anticipates the final selection of honorees at the December 4, 2008 Design Review Commission meeting.

Michele McGrath

Single Family Residential Design Awards – 2008

Proposed Presentation Date: January 2009 City Council Meeting

Projects Eligible for Awards:

2007-2008

Projects preceding design review
Projects reviewed by staff
Projects reviewed by DRC

Proposed 2008

Projects preceding design review
Projects reviewed by DRC

Types of Awards:

Proposed in 2007-2008

- New House
- Façade Remodel
- Second Story Addition
- Best use of Small Lot
- Best Use of Large Lot
- Landscape:
 - New landscape plan
 - Incorporation of mature landscape
 - Water wise
 - Complimentary landscape for specific style of home
- Most Street-Friendly Design
- Quality Materials

Awarded in 2008

new 2-story house on a smaller lot
2nd story addition on a smaller lot
a new house on a larger lot
a façade remodel on a larger lot

Participants:

Proposed to remain the same for 2008

- Homeowner
- Designer
- Architect
- Landscape Architect

Possible forms of Recognition:

2007-2008 (all items below were accomplished)

- Awards ceremony at City Council Meeting (Powerpoint presentation)
- Televise awards ceremony on local cable (similar to AC awards)
- Photo montage board displayed at ceremony and at City Hall and/or Library
- Framed Certificate
- Plaque(optional purchase for those who are recognized)

Publicity/Education:

2007-2008 (all items below accomplished except the local cable show; proposed to do the same publicity in 2008)

- Press Release
- BH Courier and (photos, names, etc.)
- Beverly Hills web page
- Photo montage board displayed at City Hall and/or Library
- Prepare a brief local cable segment that includes highlights of the awards ceremony and Powerpoint presentation



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: January 29, 2008
To: Honorable Mayor & City Council
From: Vincent P. Bertoni, AICP, Director of Community Development
Michele McGrath, Senior Planner
Subject: Single Family Residential Design Awards

INTRODUCTION

This report introduces the City's first annual Single Family Residential Design Awards. The City Council adopted ordinances establishing single family residential design review ("Design Review") in January and March 2004 in the Central Area of the City south of Santa Monica Boulevard. Design Review was expanded to the Central Area north of Santa Monica Boulevard in May 2005, essentially covering those areas of the City not in the hillside or Trousdale. Design Review was established to assist in the retention of neighborhood character by addressing the issue of massive and bulky homes through the encouragement of high quality residential architecture. This is accomplished through a process whereby proposed new single family homes, additions and remodels are reviewed by staff and the Design Review Commission. The five-member Design Review Commission includes members with professional expertise in architecture and design as well as resident lay members. The current Commissioners are:

Marilyn Weiss (Chair)
Howard Szabo (Vice Chair)
Hamid Gabbay
Gary Gilbar
Susan Strauss.

With Design Review in place for almost four years, the Design Review Commission determined enough homes have been reviewed through the process to introduce an annual awards program similar to the City's Architectural Awards Program honoring commercial and multi-family project design. The new Single Family Residential Design Awards ("Design Awards") recognize merit in completed new residential projects reviewed through the City's design review process as well as existing exceptional homes that represent the best in single-family design in Beverly Hills.

The purpose of the Beverly Hills Single-Family Residential Design Award is to inspire other owners and potential architects/designers in the City to strive for excellence in the design of new homes, additions, remodels and landscaping including promoting respect for the rich architectural history of the City. In choosing the award recipients, the Design Review Commission was guided by the following criteria adopted by the City Council for review of single family residential projects:

1. The proposed development's design exhibits an internally compatible design scheme;
2. 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;
3. The proposed development will enhance the appearance of the neighborhood;
4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and,
5. 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 four projects selected by the Commission to receive the first annual award represent different types of projects in different parts of the City. The 2007-2008 Single Family Residential Design Award projects are as follows:

Second-story addition (South Peck Drive)

Owners: Kim and John Miller
Exterior Design: Avilarchitects

This house was reviewed through the City's design review process and involves an addition to an existing Spanish revival style home. The addition is faithful to the original, charming style of the home and appears to be part of the original home. The second-floor addition maintains the existing first-floor courtyard open area at the second floor resulting in greater building modulation than provided by most second floor additions. Roof tiles, wall finishes and decorative elements have all been matched to the original house resulting in a successfully integrated design.

New two-story house (North Stanley Drive)

Owner: Yossi Attia
Exterior Design: Amit Apel Design Inc.

This house was reviewed through the City's then-new design review process and completed last year. The house is described as a Spanish-revival style evoking design of the Andalusia area of Spain which combines Castilian and Moorish traditions. This home is only a few square feet smaller than the maximum size allowed by Code (4,100 square feet) on this 50-foot wide lot yet gracefully integrates into the existing neighborhood because of the appropriate façade modulation, interesting and varied sloped roof lines, the attention to design details and high quality materials.

New house on a corner lot (North Rexford Drive)

Owners: Kharlene and Chuck Boxenbaum
Exterior Design: Steven Ehrlich Architects
Landscape Design: Nancy Goslee Power & Associates

This is the only home receiving an award that was not reviewed through the City's design review process. The Design Review Commission decided to present an award annually to an existing home in the City that embodies the goals of Design Review in the City. The Commission intentionally chose a contemporary design to show that a variety of styles can be executed successfully in the City. While this home is surrounded by more traditional designs, its scale and massing is such that it respects the other houses in the area. This home was also chosen for its exceptional landscape design which is an integral part of the overall design and creates a nice transition between the two street-front exteriors.

Façade remodel (North Roxbury Drive)

Owner: Diane Keaton
Exterior Design: Studio Tim Campbell

This home was reviewed through the City's design review process and is honored because the façade remodel respects the City's rich architectural history. The home, a Spanish Mission revival style, had been remodeled previously in such a way as to have lost some of its original character. The City is justifiably famous for its single-family neighborhoods and this remodel is an excellent example of the value in reviving existing notable homes. The Design Review Commission also commended this home for the restrained low wall in front of the property that maintains the traditional openness that has characterized properties in this section of Beverly Hills.

The City congratulates all of the 2007-2008 Single Family Residential Design Award recipients.

Vincent P. Bertoni, AICP
Approved By