

ATTACHMENT 10

Height Standards

Beverly Hills Central Area: Current Height Standards

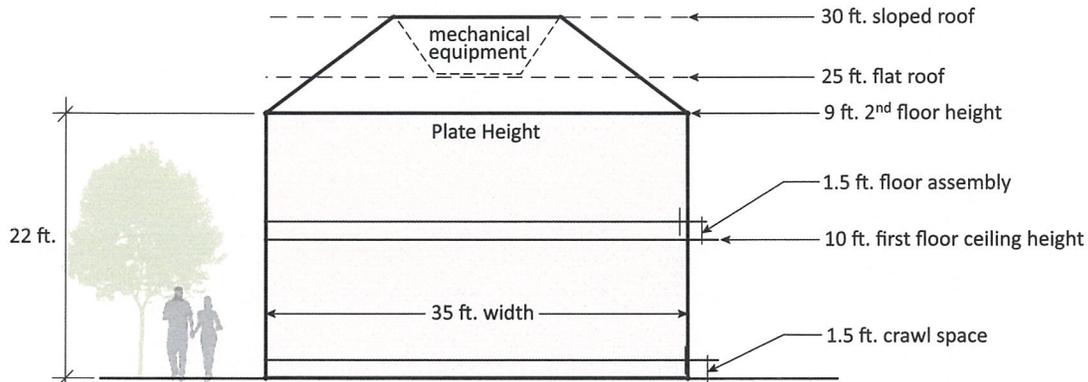
| Building Height Standards North of Santa Monica | |
|--|---|
| Definition of "Height of Building" | See definition above |
| Maximum Building Height - By Right | For all roof types = 28-foot max height |
| Maximum Plate Height – By Right | None |
| Exceptions | If each side yard equals or exceeds ten feet (10'); maximum building height = 32 feet |
| With Discretionary Review | <p>Minor Accommodation: Structures subject to a maximum height of 28' may establish a maximum structure height of up to 32' and a maximum average roof height of up to 28' if certain criteria are met</p> <p>Minor Accommodation: Structures subject to a maximum height of 32' may establish a maximum structure height of up to 34' and a maximum average roof height of up to 30' if certain criteria are met</p> |

| Building Height Standards South of Santa Monica Boulevard | |
|--|--|
| Definition of "Height of Building" | See definition above |
| Maximum Building Height - By Right | Flat Roof = 25-foot max height Sloped Roof = 30-foot max height |
| Maximum Plate Height – By Right | 22 feet |
| Exceptions | None |
| Extra Height With Discretionary Review | None |

Current Code

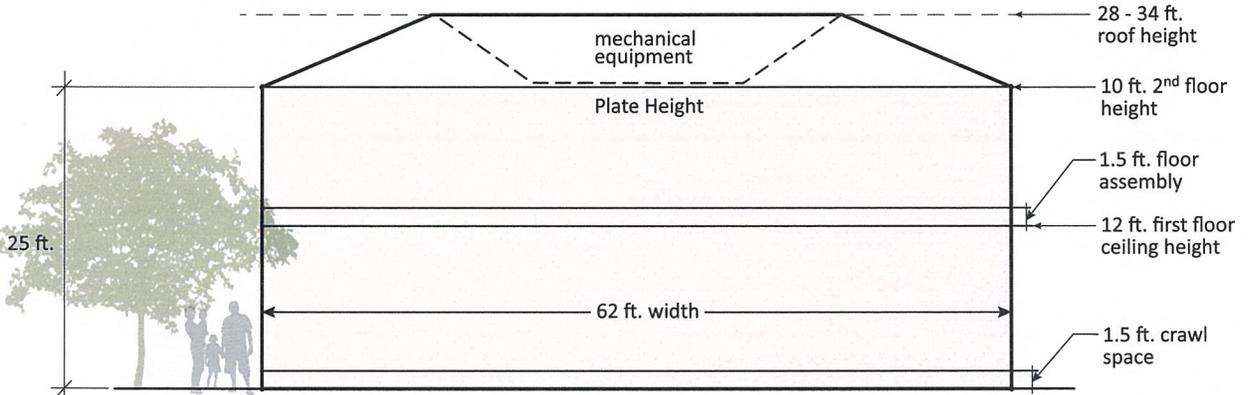
Height for Single Family Sites in the Central Area

South of Santa Monica

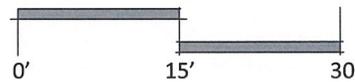


For 50 ft. wide lot
 Current Maximum Plate Height = 22 ft.
 Maximum Total Height
 Flat Roof = 25 ft.
 Sloped Roof = 30 ft.

North of Santa Monica



For 80 ft. wide lot
 No Current Maximum Plate Height in Code
 Typical Maximum Plate Height = 25 ft.
 Maximum Total Height = 28 ft.



*Maximum height depends on the depth of the side setbacks provided and if proved through a discretionary review process (Minor Accommodation)

Proposed Height Regulations – North of Santa Monica Boulevard

| Roof Type | Plate Height | | Total Maximum Height | |
|--|--|--|---|--|
| | ("height to the topmost element of the structural support of a building's roof framing members") | | ("distance between the highest element of a building or structure and the highest point of ground level at the perimeter of the building or structure") | |
| | With minimum front setback provided | With additional front setback provided (1' added plate height granted for each additional 2.5' of front setback provided)* | With side setbacks as required by code but less than 10' on each side | With minimum 10' side setbacks provided on each side |
| Flat Roof (more than 5% of the roof area has a slope of less than 10%) | 22' | +2.5' front setback = 23' plate height | 28' | 30' |
| | | +5' front setback = 24' plate height | | |
| | | +7.5' front setback = 25' plate height | | |
| Sloped Roof (no ridge line) Typical example is mansard-style roof) | 22' | Same as Above | 28' | 32' |
| Sloped Roof with ridge line | 22' | Same as Above | 32' with average roof height of 28' | 34' |

*Front setback averaging as currently allowed by Code could be used in conjunction with the additional front setback but portions of the structure may encroach beyond the new front setback line only as far as the original setback line.

Proposed Height Regulations – South of Santa Monica Boulevard

| Roof Type | Plate Height ("height to the topmost element of the structural support of a building's roof framing members") | Total Maximum Height ("distance between the highest element of a building or structure and the highest point of ground level at the perimeter of the building or structure") |
|--|--|---|
| Flat Roof (more than 5% of the roof area has a slope of less than 10%) | 22' | 25' |
| Sloped Roof (no ridge line) (typical example is mansard-style roof) | 22' | 28' |
| Sloped Roof with ridge line | 22' | 32' |

HEIGHT STANDARDS

Current Code

DEFINITION - HEIGHT OF BUILDING:

C. Single-Family Residential Zones In The Central Area Of The City: Except as otherwise provided for walls and fences, in single-family residential zones located in the Central Area of the city, "height" shall mean the distance between the highest element of a building or structure and the highest point of ground level at the perimeter of the building or structure. Such ground level shall be established by survey or grading plan prior to any demolition, grading, or other alteration of the lot or parcel to accommodate the building or structure to be erected. However, if more than fifty percent (50%) of the perimeter of the building or structure is below the highest point of such ground level, then the height shall be measured from the average of such ground level at the perimeter of the building or structure. The following structures shall not be subject to the height limits set forth in this subsection:

1. The extension of chimneys and vent pipes to the extent permitted by [title 9](#) of this code.
2. Antennas, other than satellite dish antennas, that do not exceed fifteen feet (15') in height as measured from the surface on which the antennas are mounted and do not exceed fifteen feet (15') above the applicable zoning height limit unless a minor accommodation permit and a building permit are obtained in accordance with the provisions of section 10-3-4506 of this chapter. If an antenna is mounted on a legally nonconforming structure that exceeds the applicable zoning height limit, then the antenna may also exceed the applicable zoning height limit, to a maximum of fifteen feet (15') above the height of that nonconforming structure.
3. Satellite dish antennas that do not exceed twelve feet (12') in height as measured from the surface on which they are mounted unless a minor accommodation permit and a building permit are obtained in accordance with the provisions of sections 10-3-4506 and 10-3-4504, respectively, of this chap