



AGENDA REPORT

Meeting Date: April 19, 2016

Item Number: E-2

To: Honorable Mayor & City Council

From: Ryan Gohlich, AICP
Assistant Director of Community Development / City Planner

Subject: A REQUEST FOR A HILLSIDE R-1 PERMIT AND MINOR ACCOMMODATION FOR FLOOR AREA, EXPORT OF EARTH MATERIAL, GAME COURT LOCATION, HEIGHT OF AN ACCESSORY STRUCTURE, AND HEIGHT OF WALLS, FENCES, AND GAME COURT LIGHTING TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE, ACCESSORY STRUCTURES, TENNIS COURT, AND ASSOCIATED WALLS AND FENCES ON THE PROPERTY LOCATED IN THE HILLSIDE AREA OF THE CITY AT 625 MOUNTAIN DRIVE.

Attachments:

1. Required Findings
2. Notice of Public Hearing
3. Notice of View Preservation Analysis (story poles)
4. Story Pole Plan with certification of installation
5. Architectural Plans

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing on the proposed project and requested entitlements and direct staff to prepare a resolution memorializing the Council's findings. Alternatively, the City Council may direct staff to present the proposed project to the Planning Commission for input on the requested entitlements before the project returns to the City Council for consideration.

INTRODUCTION

The applicant seeks to construct a new, two-story residence with basement, accessory structures, tennis court, and associated walls and fences on the single-family property located at 625 Mountain Drive. If all discretionary permit requests are approved as presented, the proposed project would consist of 19,376 square feet of cumulative floor area (including

basements). The primary residence would be situated on the northern half of the subject property. A detached garage 14' in height above an approximately 6' retaining wall would be located near the western property line, and a pool house would be located at the northern edge of the property. Grading and excavation on the site would result in export of approximately 4,300 cubic yards of earth material. The tennis court would be located on the southern portion of the site, between the house and the front setback, and partially within the required front yard. The retaining wall and fence surrounding the tennis court would be a maximum of 6' in height in the front yard and 12' in height in the side and rear yards. Lighting standards for the tennis court would be a maximum of 22' in height. Finally, a sliding gate across the driveway would be located in the required front yard.

Pursuant to the Municipal Code, a Hillside R-1 Permit for a game court and game court fence located in a front yard (and/or between a primary residence and the front setback) always requires City Council review and approval.¹ As a result, the Municipal Code requires that the other Hillside R-1 Permit requests and the Minor Accommodation request associated with the project must also be reviewed by the City Council.² Although final review authority rests with the City Council, the City Council may wish to seek feedback and a recommendation from the Planning Commission on the matter prior to taking action, as the Planning Commission is generally responsible for advising the City Council on land use issues.

BACKGROUND

Applicant Information

Property Owner:	Ezra & Lauren Kest
Project Representative / Lobbyist:	Stephen P. Webb
Project Architect:	Ruard Veltman Architecture Incorporated

Project Description

The subject property is located on the west side of Mountain Drive, north of Sunset Boulevard in the Hillside Area of the City. The surrounding neighborhood is entirely single-family residences.

¹ Beverly Hills Municipal Code (BHMC) §10-3-2517A: "No game court or game court fence shall be located on a through lot, within a front yard, between a principal residence and a front setback line, or over or on top of any building or structure unless the city council finds, after notice and a hearing pursuant to the procedures set forth in article 25.5 of this chapter, that such court or fence will not have a substantial adverse visual impact on the surrounding neighborhood, will not create an unusual noise impact, and will not have an adverse impact on the public safety."

² BHMC §10-3-2551: "The reviewing authority for a Hillside R-1 permit application shall be the planning commission unless the application accompanies a separate application for a discretionary approval from the city council with regard to the same site area. In that case, the city council shall be the reviewing authority for the Hillside R-1 permit application." and BHMC §10-3-3601B: "If the application for a minor accommodation pursuant to subsection 10-3-3600C of this chapter accompanies an application for any other type of discretionary approval from the city council for the same project site, the city council shall be the reviewing authority for the application for the minor accommodation and shall conduct a noticed public hearing regarding the requested minor accommodation."



625 Mountain Drive outlined, with previous residence still on site. Image from Bing Maps.

The project site consists of one parcel of land totaling 53,360 square feet, or 1.225 acres. The basic site conditions are as follows:

SITE CONDITIONS	EXISTING CONDITIONS	PROPOSED PROJECT	NOTES
Average Lot Width	321.6'	No change	Average north-south dimension
Average Lot Depth	172.26'	No change	Average east-west dimension
Site Area	53,360 SF	No change	
Level Pad Area (<5% slope)	29,410 SF	45,067 SF	Existing Condition figures are an estimate of level pad and slope before demolition of the previous house. Proposed Project figures reflect the level pad and slope after grading.
Sloped Area (>5% slope)	23,950 SF	8,293 SF	

Only a small portion of the site in the southeast corner (approximately 120') fronts on Mountain Drive. This 120' segment of property line is considered the front property line. The required front setback is 50', therefore the required front yard is approximately 120' wide (north-south) and 50' deep (east-west) in the southeast corner of the site. The rear property line is on the west. All other property lines are considered sides of the property.

The southeast corner is the lowest elevation on the property, and the site slopes uphill to the north. The total difference in elevation from lowest point to highest point is approximately 37'.

The former single-family residence on the site was demolished in late 2014. The original residence was located approximately in the middle of the site. A garage and shed that still exist on the site would be demolished as part of the proposed project.



View of the subject site from Mountain Drive (looking northwest), before previous residence was demolished. Image from Google Street View, February 2014.

The project consists of the following elements:

- New single-family residence
 - Located primarily on the northern half of the site.
 - Two stories plus basement, maximum height of 30'.
 - Includes guest house that faces the tennis court. The guest house is considered part of the primary residence because it is connected via a porte cochere and basement.
 - 12,282 square feet of above-grade floor area, including the attached guest house.

- New tennis court and associated walls, fences, and lighting standards
 - Located in the southern portion of the site, cut into the hill. This area was previously a large circular driveway and motor court.
 - Located more than 33' from the front property line and six feet (6') or more from the south (side) and west (rear) property lines. Encroaches approximately 16'-8" into the required front yard (requires Hillside R-1 Permit reviewed by City Council).
 - Maximum 6' height of tennis court wall, fence, and surrounding hedge in the front yard (requires Hillside R-1 Permit).

- Plantings, driveway, and low wall (less than 3' in height) in the front yard separate the tennis court from the street.
- Maximum 12' height of tennis court wall and fence in the side and rear yards³ (requires Hillside R-1 Permit). Fence is tallest in the far southwest corner of the property. Along much of the south side of the tennis court, the hedge and wall are 7' or less. Fence has a maximum 10'-9" height from the tennis court surface.
- Maximum 22' height of the five (5) tennis court lighting standards located in the side and rear yards, as measured from the tennis court surface, or no more than 21' tall from the immediately surrounding site elevations (requires Hillside R-1 Permit).
- New detached garage
 - Located 5' from the rear property line, on the west side of the site (complies with required setback for accessory structures).
 - Faces a motor court that is located between the tennis court and the primary residence.
 - The garage is a one story structure that will appear to be 14' in height. However, because the garage will be located within ten feet (10') of a retaining wall and will be built over fill, the six-foot (6') height of the adjacent retaining wall must also be accounted for (Beverly Hills Municipal Code (BHMC) §10-3-2503C). Therefore, portions of the garage within ten feet (10') of the retaining wall would technically be a maximum of 21'-6" tall.
- New detached pool house and pool
 - Located 5' from the north side property line (complies with required setback for accessory structures).
 - Ten feet (10') tall.
 - Pool is located north of the primary residence, between the residence and the pool house.
 - Fully code compliant and requires no discretionary approvals.
- Site work & landscaping
 - Total landform alteration (cut + fill) of 8,040 cubic yards.
 - Total export of earth material of 4,300 cubic yards (requires Hillside R-1 Permit).
 - A number of retaining walls, all code-compliant at maximum 7' in height, will be constructed on the site. Some existing retaining walls, in particular near the north, east, and south property lines, will remain.
 - A driveway gate that is open to public view and a maximum of 6' in height will be located more than 3' but less than 10' from the front property line (requires Minor Accommodation).

³ Height of the tennis court wall and fence is measured on the side of the fence closest to the property line and, when the wall/fence is built over fill, includes the height of any retaining wall for that fill if such retaining wall is located within 10' of the tennis court wall/fence (BHMC §10-3-100: "Height of wall, fence or hedge" definition, and §10-3-2517G)

Zoning Table

A summary of the allowed development standards and the proposed project follows:

REGULATIONS	ALLOWED / REQUIRED BY RIGHT (without Hillside R-1 Permit)	PROPOSED PROJECT	NOTES
Floor Area (all structures, above-grade only)	14,799 SF	12,918 SF	
Cumulative Floor Area (all structures, including basements)	15,000 SF	19,376 SF	Requires Hillside R-1 Permit
Building Height	14', or up to 30' if no substantial disruption to view of LA basin	30' for main residence, 21'-6" for garage	No substantial disruption to view of LA basin
Front Setback (East, Mountain Dr.)	50'	50' for structures, 33'-4" for tennis court	Tennis court location requires Hillside R-1 Permit with City Council review
Rear Setback (West)	25'-10" for main residence, 5' for 14' tall accessory structure	25'-10" for main residence, 5' for garage	21'-6" tall garage with 5' setback requires Hillside R-1 Permit
Side Setback (East)	38'-7"	38'-7"	
Side Setback (South)	38'-7"	approx. 75'	
Side Setback (North)	38'-7" for main residence, 5' for accessory structure	38'-7" for main residence, 5' for pool house	
Bedrooms	No limit	8	
Parking	4	4+	
Landform Alteration	30,011 cubic yards	8,040 cubic yards	
Import / Export of Earth Material	3,000 cubic yards	4,300 cubic yards (net export)	Requires Hillside R-1 Permit

A summary of the regulations and proposed conditions for the walls, fences, and game court lighting standards is as follows:

REGULATIONS	MAXIMUM ALLOWED HEIGHT	PROPOSED PROJECT	NOTES
Walls / Fences not in the Front Yard	7'	7'	Excluding game court walls & fences
Front Yard Fence (between 3' and 10' from Front Property Line)	3' by right 6' with Minor Accommodation	6' for proposed driveway gate	Must be open to public view
Front Yard Wall / Fence / Hedge (more than 10' from Front Property Line)	3' by right 6' with Hillside R-1 Permit	6' max. game court wall + fence and hedge	
Game Court Wall / Fence in Side & Rear Yards	7' by right 12' with Hillside R-1 Permit	12' max.	See footnote 3 for information on measuring height
Game Court Lighting Standards in Side & Rear Yards	7' by right 22' with Hillside R-1 Permit	22'	Measured from the tennis court surface

Required Entitlements

The Project requires the following discretionary approvals from the City Council in order to be developed as proposed:

1. Hillside R-1 Permit including:
 - a. To locate a game court and game court fence within a front yard (BHMC §10-3-2517A);
 - b. To establish the height of game court fencing and lighting standards in required side and rear yards (BHMC §10-3-2550D);
 - c. To allow a wall (the tennis court wall & fence & hedge) of no more than six feet (6') in height to encroach into a front yard (BHMC §10-3-2550J);
 - d. To allow the cumulative floor area of the project to exceed 15,000 square feet (BHMC §10-3-2550E);
 - e. To allow the import and export of earth material in excess of 3,000 cubic yards (BHMC §10-3-2550A);
 - f. To allow an accessory structure (garage) to exceed fourteen feet (14') in height outside the principal building area (BHMC §10-3-2550H);
2. Minor Accommodation:
 - a. To allow a driveway gate of six feet (6') in height that is open to public view to be located in a front yard, at least three feet (3') from the front property line (BHMC §10-3-3600M).

Planning Commission Review

The proposed project includes a game court and game court fence located in a front yard, which must be reviewed by the City Council. In addition, pursuant to BHMC §10-3-2551 and §10-3-3601B, when the City Council is the reviewing authority for one portion of a project the City Council shall also be the reviewing authority for the other Hillside R-1 and Minor Accommodation requests. Therefore, the Planning Commission has not reviewed this project.

However, the City Council may wish to direct staff to present the proposed project to the Planning Commission at a duly noticed public hearing to receive the Commission's input on the requested entitlements. After such hearing, staff would return to the City Council with a resolution prepared based on the Planning Commission's recommendations.

General Plan⁴ Policies

The General Plan includes numerous goals and policies intended to guide development in the City. Some of the goals and policies relevant to the City Council's review of the Project, include:

Policy LU 2.3 Hillside Development. Maintain the natural landforms that define the City and require that development on hillsides and in canyon areas be located, designed, and scaled to respect the natural topography and landscape.

Policy LU 2.4 Architectural and Site Design. Require that new construction and renovation of existing buildings and properties exhibit a high level of excellence in site planning, architectural design, building materials, use of sustainable design and construction practices, landscaping, and amenities that contribute to the City's distinctive image and complement existing development.

Policy LU 5.1 Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of the City's residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life.

Policy LU 6.2 Housing Character and Design. Require that new, renovated, and additions to housing be located and designed to maintain the distinguishing characteristics and qualities of the neighborhoods in which they are located, including prevailing lot sizes, building form, scale, massing, relationship to street frontages, architectural design, landscaping, property setbacks, and other comparable elements.

Policy CIR 3.1 Neighborhood Traffic Control Measures. Incorporate traffic control measures in residential neighborhoods as part of proposed roadway improvement or development projects to mitigate traffic impacts to residents and reduce the negative impacts of motor vehicle traffic on quality of life. Require development projects to mitigate traffic impacts to residents and reduce the negative impacts of motor vehicle traffic on residential roadways.

⁴ Available online at <http://www.beverlyhills.org/business/constructionlanduse/generalplan/generalplandocument/>

ENVIRONMENTAL ASSESSMENT

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The project qualifies for a Class 3 Categorical Exemption (§15303 of the Guidelines) which applies to projects that consist of the construction of “one single-family residence in a residential zone” and “accessory (appurtenant structures including garages, carports, patios, swimming pools, and fences.” The project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

ANALYSIS

The following section focuses on key information and issues relevant to the project, and serves to assist the City Council in its assessment of the project and required findings.

Neighboring Properties – Integrity of Surrounding Area, Privacy, Access to Light and Air.

The surrounding neighborhood is composed of single-family properties just north of Sunset Boulevard, in the lower elevations of the Hillside Area of the City. The majority of homes in the area are two stories, and many have accessory structures and swimming pools. Some have tennis courts. Mature landscaping is prominent, creating a very green neighborhood with properties that are well-screened from each other.

The primary residence is proposed to be two stories with a pitched roof and a maximum height of 30'. It complies with all required setbacks, thus it would be located at least 50' from the front property line (on Mountain Drive), 25'-10" from the west (rear) property line, and 38'-7" from all other (side) property lines.

The owner of 630 Doheny Drive, the property immediately north of the subject property, responded to the public notice and invited staff to visit his property to view the story poles that were erected to outline the roof of the proposed residence (see additional discussion of story poles in View Preservation section, below). The northernmost wing of the proposed residence would have a roof ridgeline running east to west at 30' above finished grade. As viewed from 630 Doheny Drive, the height and mass of the structure would be substantial. In addition, many of the second-floor, north-facing windows would be visible above the existing vegetation, and could pose a potential privacy impact.

The proposed swimming pool and pool house would be located to the north of the primary residence. The pool house would be 10' tall and located 5' from the north (side) property line, therefore it would comply with the by-right requirements for accessory structures.

The proposed garage is located along the west (rear) property line. Because the garage would be built over fill and would be located only 5' from the pertinent retaining wall, the code-defined height of the garage would be 21'-6". Therefore it requires a Hillside R-1 Permit for height over 14' of an accessory structure in a required rear yard. However, the garage would be a maximum of 14' tall as measured from the adjacent finished grade. The closest building on a neighboring property would be an accessory structure at the rear of the property at 910 Foothill Road, approximately 20' away.

The allowed above-ground floor area is 14,799 square feet based on the size of the site and proposed level pad. The proposed above-ground floor area is less than the maximum allowed, at 12,918 square feet. The project's cumulative floor area, which includes basements in floor area calculations, is 19,376 square feet. The proposed cumulative floor area exceeds the 15,000-square-foot cumulative floor area threshold that requires approval of a Hillside R-1 Permit.

The proposed tennis court would be located in the southwest portion of the site. The two properties to the south (631 Mountain Drive) and southwest (9521 Sunset Boulevard) have tennis courts located in their northern corners. Thus the proposed site configuration at 625 Mountain Drive would place the new tennis court adjacent to these two existing tennis courts as well as a sloping, landscaped portion of the property at 910 Foothill Road. The requested maximum height for the game court fence in the side and rear yard is 12', where a 7' wall or fence would otherwise be allowed by right. The requested height for the lighting standards is 22'. One lighting standard in the southwest corner would be approximately 8' from the south side property line, which is adjacent to one of the other tennis courts. All other lighting standards would be at least 20' from the nearest property line. Landscaping is proposed between the tennis court wall/fencing and all property lines.

In general, the proposed configuration of the site places the development away from structures on neighboring properties and places the tennis court near existing game courts on adjacent properties. However, the story poles illustrate that the proposed residence would nonetheless be prominent when viewed from 630 Doheny Road (the property immediately to the north) and many of the second-floor, north-facing windows would be visible.

Neighboring Properties – View Preservation.

In accordance with BHMC §10-3-2522, structures that exceed 14' in height in the Hillside Area are subject to the City's view preservation ordinance. The Municipal Code allows a structure taller than 14' if the additional height would not substantially disrupt a view of the Los Angeles area basin from the level pad which contains the primary residential building on a property within 300' of the subject property.

Staff requested story poles (poles with flags strung between them) be installed on the subject property to assist in visualizing the height and shape of the proposed residence's roofline. Upon installation of the story poles, staff sent notices to owners and occupants of the eight (8) potentially affected properties. The neighbor to the north, at 630 Doheny Road, invited staff to view the story poles from his property (photo below). The existing view from 630 Doheny Road is of vegetation and sky, but does not include views of the Los Angeles area basin (buildings, city lights, the ocean/horizon). Although the proposed structure would not substantially disrupt a view of the Los Angeles area basin, it would, as noted above, have potential to impact the openness, light, and air currently enjoyed by this neighboring property.



*Story poles at 625 Mountain Drive, as viewed by looking south from 630 Doheny Road.
Photo by E.Gable, 4/12/2016.*

Public Realm – Scale and Massing of the Streetscape, Garden Quality of the City.

Due to the limited street frontage of the subject property (approximately 120' of the 322' width of the property is along the street), much of the proposed development would be minimally visible from the public right-of-way. The proposed guest house would be the building closest to the street; it would be located 50' from the front property line and approximately 85' from where the driveway enters the property. The peak of the guest house roof would be 30' above the tennis court surface, however, from the street it would appear to rise approximately 20' above the adjacent grade.

BHMC §10-3-2517 prohibits game courts and game court fences from being located in a required front yard, or between a principal residence and a front setback line, unless the City Council finds that such court or fence will not have a substantial adverse visual impact on the surrounding neighborhood, will not create an unusual noise impact, and will not have an adverse impact on the public safety (the latter two issues are addressed further below). In this case, the proposed tennis court in the southern portion of the site would be cut into the hillside and therefore would be partially shielded from view from Mountain Drive by the natural grade. The tennis court fence (a game court fence atop a retaining wall), would reach a maximum height of 6' above the adjacent natural grade in the front yard. Both the court and fence would be located more than 33' from the front property line, with landscaping, the driveway, a low wall

along the driveway, and additional plantings separating them from the street. However, both the top of the fence and the 22'-tall lighting standards (five light poles total, with three additional lights attached to the guest house) would be visible from the street.

The project proposes to retain the one existing tree in the front yard area, and will not disturb the three trees in the public right-of-way adjacent to the front property line. New landscaping would be planted in the front yard as well. Landscaping along the sides and rear of the property would either be retained or planted new depending on the location. Hedges are subject to the same height restrictions as fences and walls, and the project plans note that where plantings form hedges, they shall comply with the applicable height regulations.

The proposed project includes a sliding gate across the driveway constructed of iron bars with stucco pillars on each side. The gate and pillars would be a maximum of 6' tall. A low (2'-6" tall) stucco wall, trees, and low shrubs would complete the landscaping near the street; a fence or wall along the entire front property line is not proposed.

Noise and Public Safety.

As described above, the proposed tennis court would encroach approximately 17' into the required 50' front yard setback. It would be located directly adjacent to tennis courts on two other properties and at least 60' from the nearest primary residence on a neighboring site (9521 Sunset Boulevard). The location of the tennis court is not anticipated to generate unusual or disruptive noise. In addition, the court would be located more than 33' from the front property line. Due to this distance and the height of the surrounding fencing, the tennis court is not expected to cause an adverse impact on public safety.

Construction Hauling and Traffic.

Construction of the proposed project is anticipated to occur over approximately 24 months. Grading to excavate the basement for the residence and the tennis court area would result in approximately 6,170 cubic yards of cut. Approximately 1,870 cubic yards of that would be used as fill in other areas of the site. As a result, approximately 4,300 cubic yards of earth material would need to be exported from the site. This amount exceeds the 3,000 cubic yards of export that would be allowed by right.

The applicant predicts hauling would occur over a period of 22 days. Typical 10 cubic yard dump trucks would be used; therefore this export would require approximately 430 round trips by trucks, or an average of 20 round trips a day (average of three (3) round trips per hour). This would be an increase of 130 total round trips, or an average increase of 6 round trips per day, over what would be allowed by right (if the work was performed over the same 22-day period).

The City does not have existing traffic counts for Mountain Drive. However, based on traffic counts on surrounding streets (Schuyler Road and the southern portion of Loma Vista Drive), staff estimates that approximately 550 vehicles per day use Mountain Drive. The proposed earth material export would result in less than a 4% increase in daily trips on Mountain Drive for 22 days.

The contractor proposes construction hours of 8am to 4:30pm and hauling hours of 9am to 3:30pm. Flagmen would be staged outside the gates of the property on Mountain Drive to direct all trucks in and out and allow public traffic to safely pass. Cones and warning signs would also be placed near the construction site and along Mountain Drive.

The proposed haul route can be seen on Sheet C201 of the architectural plans (Attachment 4). The proposed route would utilize North Foothill Road to travel between Santa Monica Boulevard (a City-approved heavy haul route) and Sunset Boulevard. Although specific hauling routes would ultimately be finalized through issuance of building permits based on circumstances at the time of construction, staff's recommendation would be to utilize Sunset Boulevard (to the east) or Sunset Boulevard and North Beverly Drive (to the west) instead of North Foothill Road for hauling activities in order to provide the shortest distance out of the City on the largest roads.

North of Sunset Boulevard, the proposed route is anticipated to make a loop on Foothill Road, Doheny Road, Schuyler Road, and Mountain Drive. All of these streets north of Sunset are 30'-40' wide. This clockwise loop allows hauling trucks to make a series of right turns, to enter and exit the subject property without crossing traffic on Mountain Drive, and to utilize the traffic light at Foothill Road and Sunset Boulevard. Staff supports this portion of the proposed hauling route.

FISCAL IMPACT

No fiscal impact to the City is anticipated from a Council decision on this matter.

PUBLIC NOTICE AND COMMENTS

A public hearing notice was mailed on April 8, 2016 to all property owners and residential occupants within a 500' radius of the project site. A public hearing notice was also posted on-site on April 8, 2016. As of the writing of this report, staff has not received any written comments regarding the project. On April 12, 2016, staff received a call from the owner of 630 Doheny Road and visited that property, which is located directly north of the subject property. The neighbor expressed concern about the height, mass, and visibility of the proposed residence from his property, its effect on his view and access to light and air, and proximity to his property. Additional information regarding staff's site visit is located above in the Analysis section.

In addition, the City conducted a view preservation analysis associated with the proposed project at 625 Mountain Drive. Poles and flags were installed on the subject property identifying the outline and height of the proposed residence and detached garage. A "Notice of View Preservation Analysis" was mailed on April 8, 2016 to the owners and residential occupants of the eight (8) properties that staff determined have the potential to have protected views through the 625 Mountain Drive property. As mentioned above, staff visited 630 Doheny Drive to inspect the visibility of the story poles from that property. As of the writing of this report, staff has not received comments from any other neighbors. Based on the surrounding topography, arrangement of structures, and mature landscaping, the view diagrams provided in the attached plan set and staff's visit to 630 Doheny Road indicate that the proposed structure with a maximum height of 30' would not create a substantial disruption of a view of the Los Angeles area basin that would not otherwise be caused by a 14' structure (as viewed from the level pad which contains the primary residence for any property within 300' of the subject property).

RECOMMENDED MODIFICATIONS AND / OR CONDITIONS OF APPROVAL

In the event the City Council votes to move forward with project approval, staff recommends implementation of the following project-specific modifications/conditions in order to reduce the potential for adverse impacts:

- Revise the proposed heavy hauling route to utilize Sunset Boulevard if traveling to/from the east or Sunset Boulevard and North Beverly Drive if traveling to/from the west
- Explore options for reducing the quantity of exported earth material where practical
- Explore options to reduce the number of north-facing windows on the proposed primary residence
- Explore options to better modulate the roof ridgeline as viewed from the neighboring property to the north
- Incorporate appropriate shielding into game court lights to prevent lighting spillover
- Require all construction-related parking to be accommodated on-site (not on adjacent streets) or at an off-site location

RECOMMENDED ACTION

Staff recommends that the City Council conduct a public hearing on the proposed project and requested entitlements and direct staff to prepare a resolution memorializing the Council's findings. Alternatively, the City Council may direct staff to present the proposed project to the Planning Commission for input on the requested entitlements before the project returns to the City Council for consideration.

Susan Healy Keene, AICP
Director of Community Development


Approved By

ATTACHMENT 1

REQUIRED FINDINGS

REQUIRED FINDINGS

Hillside R-1 Permit

For the purposes of this section, a "substantial adverse impact" shall mean an adverse impact that is material and readily perceptible. The City Council may grant a Hillside R-1 Permit provided that the following findings are made:

- a. With respect to locating a game court and game court fence within a front yard (BHMC §10-3-2517A), the reviewing authority must find that the court and fence will not:
 - Have a substantial adverse visual impact on the surrounding neighborhood,
 - Create an unusual noise impact,
 - Have an adverse impact on the public safety.

- b. With respect to the height of game court fencing and lighting standards in required side and rear yards (BHMC §10-3-2550D), the reviewing authority must find that it will not have a substantial adverse impact on:
 - Access to light and air by neighboring properties,
 - The visual character of the area as viewed from streets and neighboring properties.

- c. With respect to wall height (tennis court wall & fence & hedge) in a front yard (BHMC §10-3-2550J), the reviewing authority must find that it will not have a substantial adverse impact on:
 - The scale and massing of the streetscape,
 - The garden quality of the city.

- d. With respect to cumulative floor area in excess of 15,000 square feet (BHMC §10-3-2550E), the reviewing authority must find that the development will not have a substantial adverse impact on:
 - The scale, integrity, or character of the area,
 - The privacy of neighboring properties.

- e. With respect to export of earth materials in excess of 3,000 cubic yards (BHMC §10-3-2550A), the reviewing authority must find that the export will not create a substantial adverse impact on:
 - The surrounding neighborhood.

- f. With respect to an accessory structure (garage) exceeding fourteen feet (14') in height outside the principal building area (BHMC §10-3-2550H), the reviewing authority must find that the structure will not have a substantial adverse impact on:
 - The scale or character of the area,
 - The privacy of neighboring properties,
 - The neighbors' access to light and air,
 - The streetscape.

Minor Accommodation

The City Council may grant a Minor Accommodation provided that the following findings are made:

- a. With respect to fence height in a front yard (BHMC §10-3-3600M, §10-3-2516C.2), the reviewing authority must find the fence will not have a substantial adverse impact on:
 - The scale and massing of the streetscape,
 - The garden quality of the city.

ATTACHMENT 2

NOTICE OF PUBLIC HEARING



City Clerk's Office

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the City of Beverly Hills, at its meeting to be held on **Tuesday, April 19, 2016 at 7:00 p.m.**, or as soon thereafter as the matter may be heard, in the Council Chambers of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

A REQUEST FOR A HILLSIDE R-1 PERMIT AND MINOR ACCOMMODATION FOR FLOOR AREA, EXPORT OF EARTH MATERIAL, GAME COURT LOCATION, HEIGHT OF AN ACCESSORY STRUCTURE, AND HEIGHT OF WALLS, FENCES, AND GAME COURT LIGHTING TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE, ACCESSORY STRUCTURES, TENNIS COURT, AND ASSOCIATED WALLS AND FENCES ON THE PROPERTY LOCATED IN THE HILLSIDE AREA OF THE CITY AT 625 MOUNTAIN DRIVE.

The proposed project consists of a new two-story single-family home situated on the northern half of 625 Mountain Drive with a tennis court located on the southern portion of the site, partially within the required front yard. The proposal also includes a new pool, pool house, and detached garage. If approved, the project would consist of 12,918 square feet of above-grade floor area (19,376 square feet cumulative floor area including basements) and the primary residence would reach a maximum of 30' in height. The primary residence would comply with all required setbacks and would be at least 25' from the rear (west) property line and at least 38' from all other property lines. As proposed, the project requires approval of the following discretionary permits:

- Hillside R-1 Permit including:
 - To locate a game court and game court fence within a front yard (Beverly Hills Municipal Code (BHMC) §10-3-2517A);
 - To establish the height of game court fencing and lighting standards in required side and rear yards (BHMC §10-3-2550D);
 - To allow a wall (tennis court wall & fence) of no more than six feet (6') in height to encroach into a front yard (BHMC §10-3-2550J);
 - To allow the cumulative floor area of the project to exceed 15,000 square feet (BHMC §10-3-2550E);
 - To allow the import and export of earth material in excess of 3,000 cubic yards (4,300 cubic yards export proposed) (BHMC §10-3-2550A);
 - To allow an accessory structure (garage) to exceed fourteen feet (14') in height outside the principal building area (16.5' in height proposed) (BHMC §10-3-2550H);

- **Minor Accommodation:** To allow a driveway gate of six feet (6') in height that is open to public view to be located in a front yard, at least three feet (3') from the front property line (BHMC §10-3-3600M).

The Hillside R-1 Permit for a game court and game court fence located in a front yard requires City Council review and approval. As a result, the other associated Hillside R-1 Permit requests and the Minor Accommodation request must also be reviewed by the City Council.

Please note that the City is currently conducting a view preservation analysis associated with the proposed project at 625 Mountain Drive. The analysis will be conducted in accordance with Beverly Hills Municipal Code §10-3-2522. Poles and flags have been installed at 625 Mountain Drive to show the outline and height of the proposed residence and detached garage. If staff determines there is a substantial disruption of views of the Los Angeles area basin, then the City Council will also consider the view impacts associated with the proposed project.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The project qualifies for a Class 3 Categorical Exemption (§15303 new construction or conversion of small structures) for the construction of "one single-family residence in a residential zone" and "accessory (appurtenant structures including garages, carports, patios, swimming pools, and fences," and the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

At the public hearing, the City Council will hear and consider all comments. All interested persons are invited to attend and speak on this matter. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210. The comments should be received prior to the hearing date. Please note that any communication received by the City becomes part of the public record.

Please note that if you challenge the Council's action in regards to this matter in court, you may be limited to raising only those issues you or someone else raised at a public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Emily Gable, Assistant Planner** in the Beverly Hills Community Development Department, Planning Division, at **310.285.1192**, or by email at **egable@beverlyhills.org**. Copies of the project plans and associated application materials are on file in the Community Development Department and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.



BYRON POPE, MMC
City Clerk

Mailed: April 8, 2016

ATTACHMENT 3

NOTICE OF VIEW PRESERVATION ANALYSIS



NOTICE OF VIEW PRESERVATION ANALYSIS

Location: 625 Mountain Drive

Notice Date: April 8, 2016

Subject: View preservation analysis associated with the construction of a new two-story residence on the property located at 625 Mountain Drive.

This is to give notice that the City will be conducting a view preservation analysis associated with the proposed construction of a new two-story residence on the property located at 625 Mountain Drive. The analysis will be conducted in accordance with Beverly Hills Municipal Code §10-3-2522. Poles and flags have been installed at 625 Mountain Drive to show the outline and height of the proposed residence and detached garage. A map identifying the subject property is provided on the back of this notice for your reference.

A preliminary staff analysis indicates that your property has potential to have views through the 625 Mountain Drive property. If you believe that the proposed project (which is currently outlined with poles and flags at the subject property) will disrupt views from your property, please contact the City.

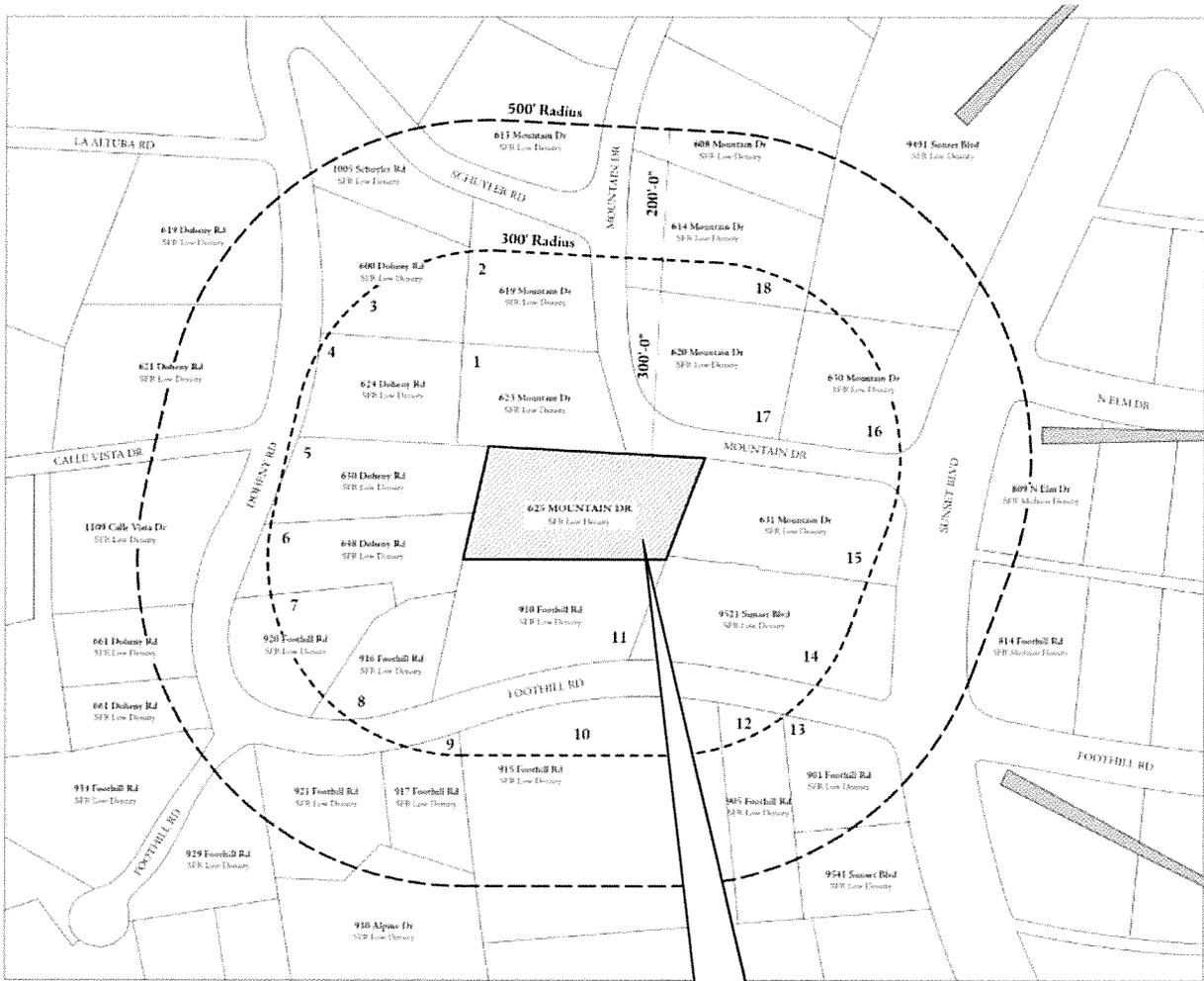
If you are interested in providing the City with access to your property for the purpose of assessing view impacts, or have any questions regarding this notice, please contact **Emily Gable, Assistant Planner** at (310) 285-1192, or by email at egable@beverlyhills.org.

Staff is currently processing an application for Hillside R-1 and Minor Accommodation Permits related to cumulative floor area, export of materials, tennis court location, and height of walls, fences, hedges, and structures. A public hearing on the project will be held at a City Council meeting in the near future. A separate public notice will be mailed to you 10 days in advance of that hearing.

Please note that you must contact this department if you are interested in having the City assess views from your property as they relate to the proposed project.

Sincerely,


Emily Gable, Assistant Planner



1 RADIUS MAP
1:4500

Project Site

ATTACHMENT 4

STORY POLE PLAN

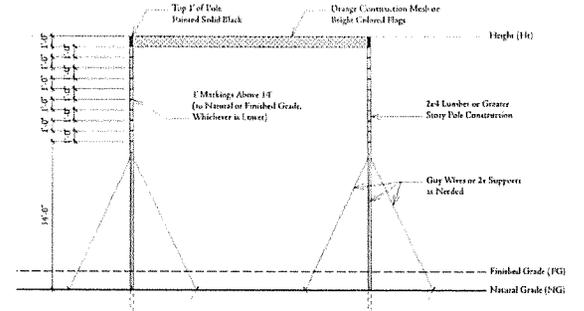
WITH CERTIFICATION OF INSTALLATION

Liability Waiver: This waiver absolves the City of Beverly Hills of any liability associated with the construction of, or damage by the story poles.

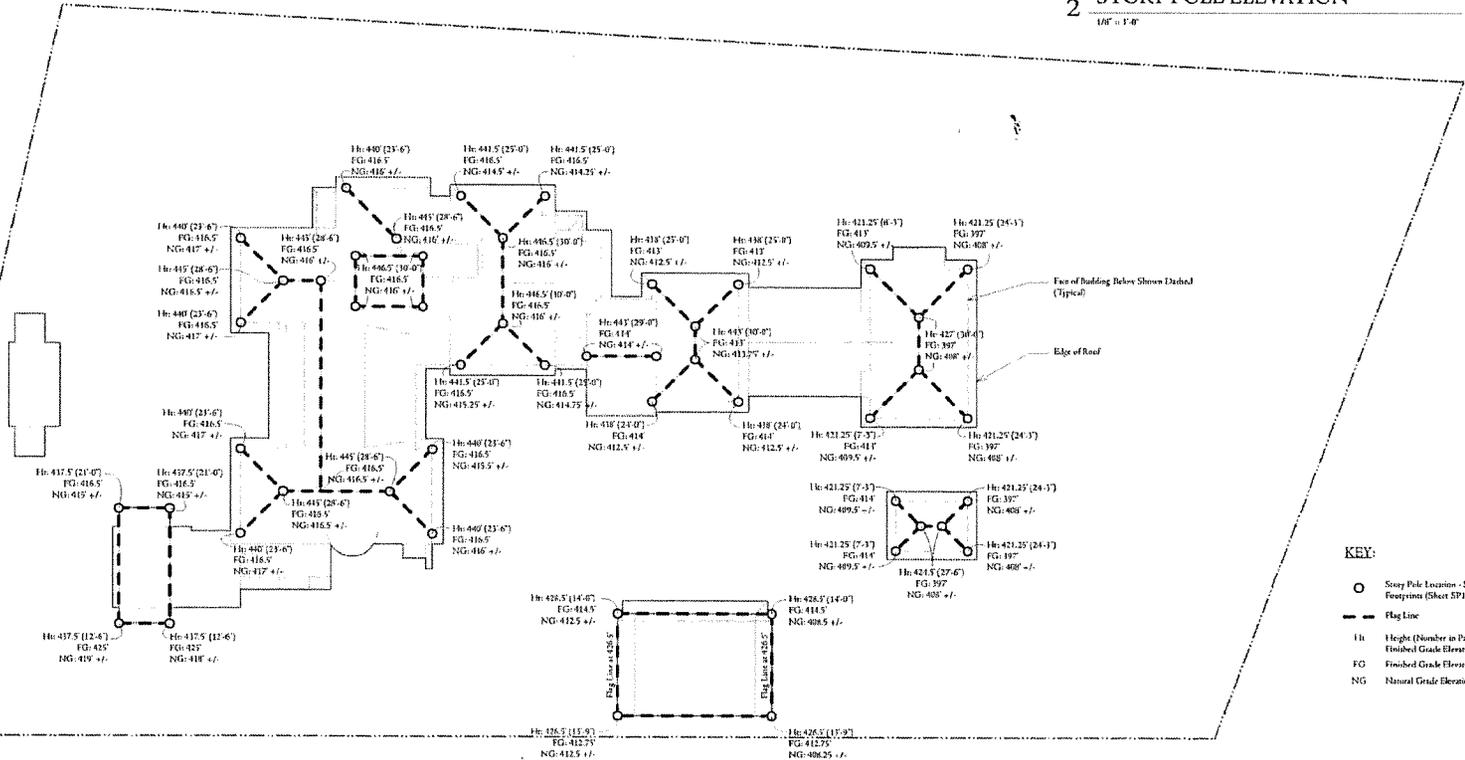
Property Owners Signatures _____ Date 03/30/16

_____ Date 03/30/16

Story Pole Installer Signature _____ Date _____



2 STORY POLE ELEVATION
1/8" = 1'-0"



KEY:
 ○ Story Pole Location - See Dimensioned Building Footprints (Sheet SP-02) for Locations
 --- Flag Line
 H Height (Number in Parenthesis is Height Above Finished Grade Elevation)
 FG Finished Grade Elevation
 NG Natural Grade Elevation (Approximate)

Notes:

1. The top one-foot (1'-0") of the story poles shall be painted with a clearly visible black paint. Markings shall also be made at 14 feet above finished or natural grade, whichever results in a lower building height, and at one (1) foot increments above 14 feet. Bright orange construction mesh approximately one (1) foot in width, or bright colored "flags" strung between poles shall be placed connecting poles to show all proposed roof and ridgelines.

2. If at any time, in the determination of the City, the story poles become unsafe, they shall be repaired and reset immediately. The story poles shall be removed immediately if determined by the City to be a public safety risk.



1 STORY POLE PLAN
NOT TO SCALE

 Luis Adrian Dreckmann
 Professional Land Surveyor No. 8919

04-03-2016
 Date of Story Pole Certification

BUARD VELTMAN ARCHITECTURE
 INCORPORATED
 184 Builders Avenue, Charleston, North Carolina 28224
 704.540.5620 F 704.540.5610
 Luis Dreckmann
 kpl
 6000 Center Drive, Suite 700, Los Angeles, California 90045
 310.665.2800 F 310.665.0075

625 MOUNTAIN DRIVE
 BEVERLY HILLS, CA 90210

Date: March 30, 2016
 Revisions:

STORY POLE PLAN

STP-1

ATTACHMENT 5

ARCHITECTURAL PLANS

MOUNTAIN

625 MOUNTAIN DRIVE

BEVERLY HILLS, CALIFORNIA

This Project is Seeking a Hillside R-1 Permit to Allow the Following:

1. To allow the cumulative floor area of this project to exceed the maximum allowed by code of 15,000 square feet.
2. To allow import and export of material in excess of 3,000 cubic yards.
3. To locate a game court within a front yard and between a principal residence and a front setback line (10-3-2517).
4. To establish the height of the fencing and lighting standards for a game court.
5. View preservation: For those sites restricted by section 10-3-2522 of this chapter regarding view preservation, the reviewing authority may issue a Hillside R-1 permit that establishes a maximum building height in excess of fourteen feet (14'), and/or establishes minimum setbacks, if the reviewing authority finds that the development under the approved standards would not substantially disrupt a view of the Los Angeles area basin from the level pad which contains the primary residential building on properties within a three hundred foot (300') radius of the subject property.
6. To allow a wall of no more than six feet (6') in height to encroach into a front yard or street side yard without otherwise complying with the requirements of subsection 10-3-2516C.
7. To allow the height of the Garage (constructed over fill) to exceed 14' in height outside the principal building area.

This Project is Seeking a Minor Accommodation Allow the Following:

1. To allow a 6' tall gate between 3' and 10' from the front property line.

SHEET INDEX	
SHEET NUMBER	DRAWING
SP100	Survey
SP101	Site Plan
SP102	Site Plan with Dimensioned Building Footprints
SP125	Site Sections
SP126	Site Sections
SP127	Site Sections
SP130	Site Plan & Survey Overlay
SP150	Radius Maps
SP175	View Diagrams & Adjacent Properties
SP176	View Diagrams & Adjacent Properties
SP177	View Diagrams & Adjacent Properties
SP200	Existing Vegetation Plan
SP201	Landscape Plan
SP300	Tennis Court
SP301	Tennis Court Elevations
SP302	Tennis Court Elevations & Specifications
SP303	Tennis Court Specifications
SP400	FAR Calculations
SP401	FAR Plans - First and Second Floor
SP402	FAR Plans - Basement and Guest House
SP403	Building Footprint and Existing Survey Overlay
SP500	Entry Gate Plan and Elevation
C100	Level Pad Analysis
C200	Cut and Fill Analysis
C201	Cut and Fill Analysis
C300	Grading and Drainage Plan
A101	Floor Plan - First Floor
A102	Floor Plan - Second Floor
A103	Floor Plan - Guest House and Tennis
A104	Floor Plan - Basement
A105	Roof Plan
A200	Elevation Key Plan
A201	Elevations / Sections
A202	Elevations / Sections
A203	Elevations / Sections
A204	Elevations / Sections
A205	Elevations / Sections
STP1	Story Pole Plan

RUARD VELTMAN ARCHITECTURE
INCORPORATED

104 baldwin avenue charlotte north carolina 28204
704.540.5620 / 704.540.5630

Civil Engineering

kpff

6080 center drive, etc. 700 los angeles california 90045
310.865.2800 / 310.665.9075

625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

Date: November 25, 2015
Revisions: 1. February 25, 2016
2. April 12, 2016

HILLSIDE R-1
PERMIT SET

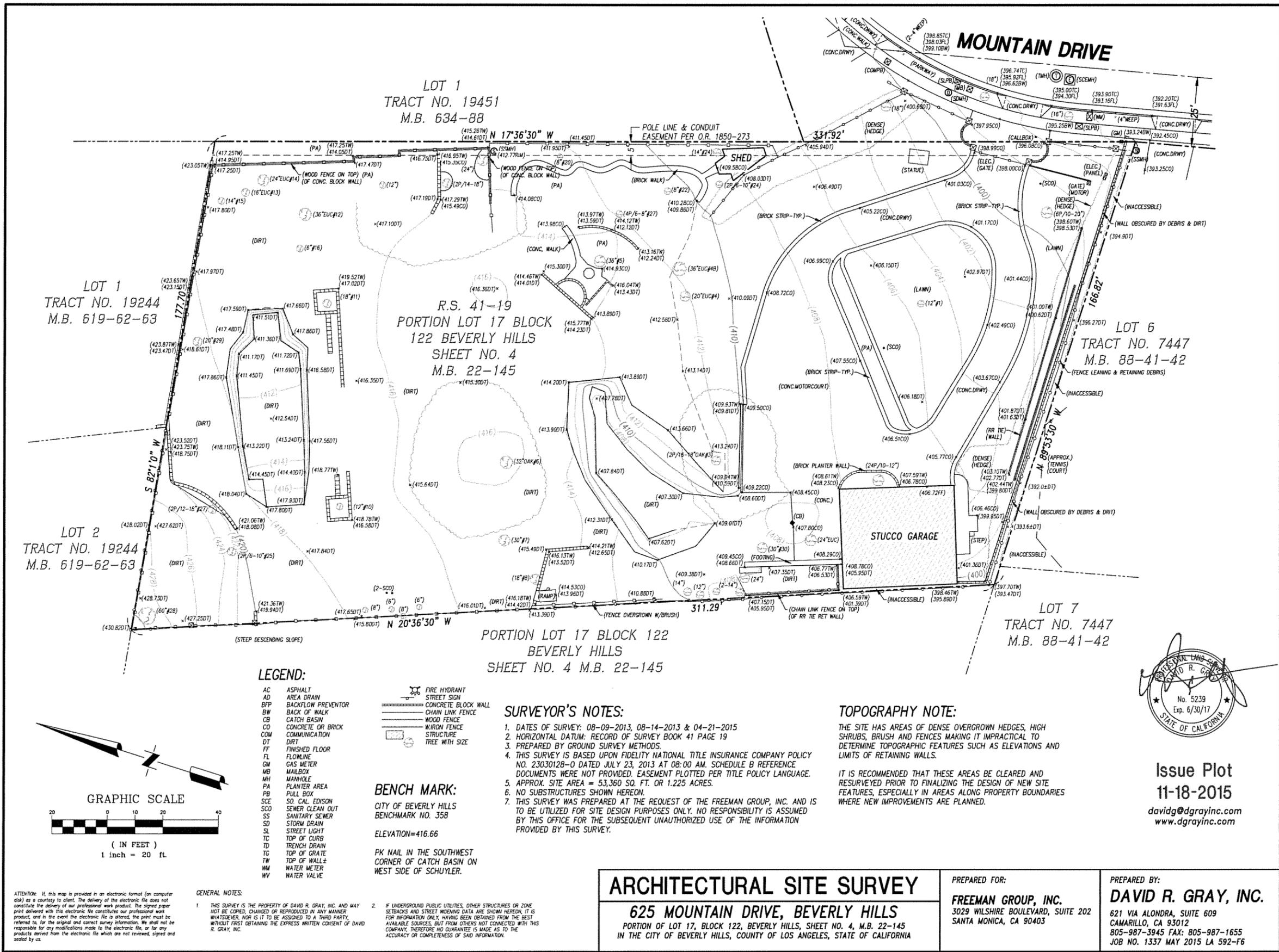
COVER

CERTIFIED SET. ALL RIGHTS RESERVED.

RUARD VELTMAN ARCHITECTURE

104 Baldwin Avenue
CHARLOTTE, NORTH CAROLINA
704-540-5620

WWW.RUARDVELTMANARCHITECTURE.COM



LOT 1
TRACT NO. 19244
M.B. 619-62-63

LOT 2
TRACT NO. 19244
M.B. 619-62-63

LOT 1
TRACT NO. 19451
M.B. 634-88

R.S. 41-19
PORTION LOT 17 BLOCK 122
BEVERLY HILLS
SHEET NO. 4
M.B. 22-145

PORTION LOT 17 BLOCK 122
BEVERLY HILLS
SHEET NO. 4 M.B. 22-145

LOT 6
TRACT NO. 7447
M.B. 88-41-42

LOT 7
TRACT NO. 7447
M.B. 88-41-42

LEGEND:

- AC ASPHALT
- AD AREA DRAIN
- BFP BACKFLOW PREVENTOR
- BW BACK OF WALK
- CB CATCH BASIN
- CO CONCRETE OR BRICK
- COM COMMUNICATION
- DT DIRT
- FF FINISHED FLOOR
- FL FLOWLINE
- GM GAS METER
- MB MAILBOX
- MH MANHOLE
- PA PLANTER AREA
- PB PULL BOX
- SCE SO. CAL. EDISON
- SCD SEWER CLEAN OUT
- SS SANITARY SEWER
- SD STORM DRAIN
- SL STREET LIGHT
- TC TOP OF CURB
- TD TRENCH DRAIN
- TC TOP OF GRATE
- TW TOP OF WALL
- WM WATER METER
- WV WATER VALVE

BENCH MARK:

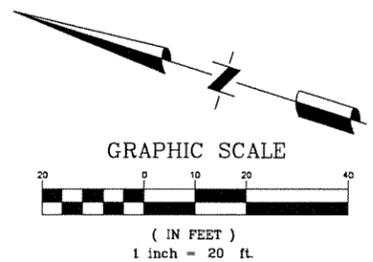
CITY OF BEVERLY HILLS
BENCHMARK NO. 358
ELEVATION=416.66
PK NAIL IN THE SOUTHWEST
CORNER OF CATCH BASIN ON
WEST SIDE OF SCHUYLER.

SURVEYOR'S NOTES:

1. DATES OF SURVEY: 08-09-2013, 08-14-2013 & 04-21-2015
2. HORIZONTAL DATUM: RECORD OF SURVEY BOOK 41 PAGE 19
3. PREPARED BY GROUND SURVEY METHODS.
4. THIS SURVEY IS BASED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO. 23030128-0 DATED JULY 23, 2013 AT 08:00 AM. SCHEDULE B REFERENCE DOCUMENTS WERE NOT PROVIDED. EASEMENT PLOTTED PER TITLE POLICY LANGUAGE.
5. APPROX. SITE AREA = 53,360 SQ. FT. OR 1.225 ACRES.
6. NO SUBSTRUCTURES SHOWN HEREON.
7. THIS SURVEY WAS PREPARED AT THE REQUEST OF THE FREEMAN GROUP, INC. AND IS TO BE UTILIZED FOR SITE DESIGN PURPOSES ONLY. NO RESPONSIBILITY IS ASSUMED BY THIS OFFICE FOR THE SUBSEQUENT UNAUTHORIZED USE OF THE INFORMATION PROVIDED BY THIS SURVEY.

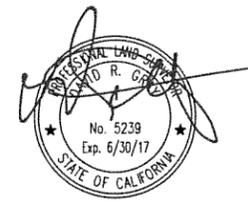
TOPOGRAPHY NOTE:

THE SITE HAS AREAS OF DENSE OVERGROWN HEDGES, HIGH SHRUBS, BRUSH AND FENCES MAKING IT IMPRACTICAL TO DETERMINE TOPOGRAPHIC FEATURES SUCH AS ELEVATIONS AND LIMITS OF RETAINING WALLS.
IT IS RECOMMENDED THAT THESE AREAS BE CLEARED AND RESURVEYED PRIOR TO FINALIZING THE DESIGN OF NEW SITE FEATURES, ESPECIALLY IN AREAS ALONG PROPERTY BOUNDARIES WHERE NEW IMPROVEMENTS ARE PLANNED.



ATTENTION: If this map is provided in an electronic format (on computer disk) as a courtesy to client. The delivery of the electronic file does not constitute the delivery of our professional work product. The signed paper print delivered with this electronic file constitutes our professional work product, and in the event the electronic file is altered, the print must be referred to, for the original and correct survey information. We shall not be responsible for any modifications made to the electronic file, or for any products derived from the electronic file which are not reviewed, signed and sealed by us.

GENERAL NOTES:
1. THIS SURVEY IS THE PROPERTY OF DAVID R. GRAY, INC. AND MAY NOT BE COPIED, CHANGED OR REPRODUCED IN ANY MANNER WHATSOEVER, NOR IS IT TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF DAVID R. GRAY, INC.
2. IF UNDERGROUND PUBLIC UTILITIES, OTHER STRUCTURES OR ZONE SETBACKS AND STREET WIDTHING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

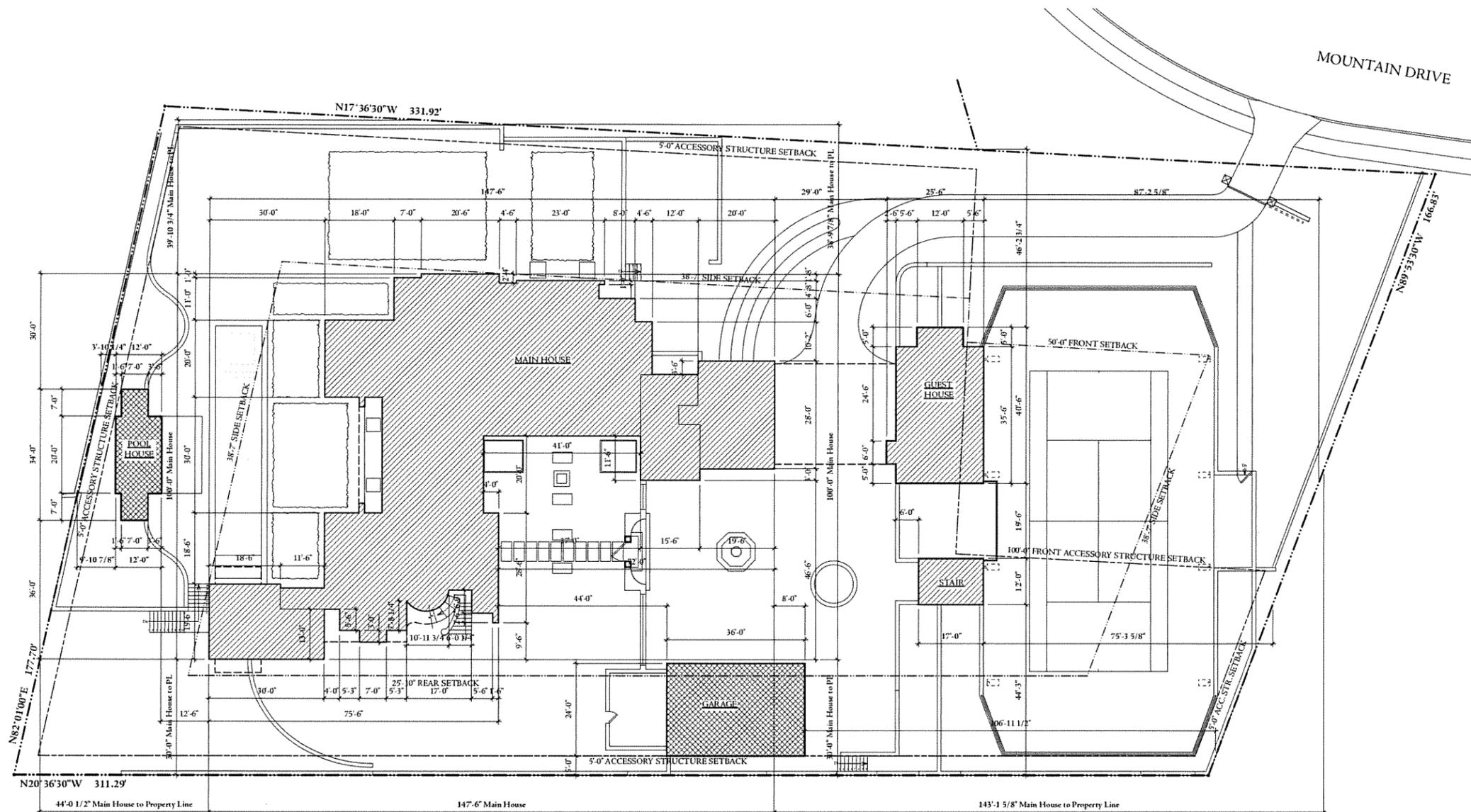


Issue Plot
11-18-2015
davidg@dgrayinc.com
www.dgrayinc.com

ARCHITECTURAL SITE SURVEY
625 MOUNTAIN DRIVE, BEVERLY HILLS
PORTION OF LOT 17, BLOCK 122, BEVERLY HILLS, SHEET NO. 4, M.B. 22-145
IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED FOR:
FREEMAN GROUP, INC.
3029 WILSHIRE BOULEVARD, SUITE 202
SANTA MONICA, CA 90403

PREPARED BY:
DAVID R. GRAY, INC.
621 VIA ALONDRA, SUITE 609
CAMARILLO, CA 93012
805-987-3945 FAX: 805-987-1655
JOB NO. 1337 MAY 2015 LA 592-F6



1 SITE PLAN with DIMENSIONED BUILDING FOOTPRINTS
 1" = 20'ft

PRINCIPAL & ACCESSORY STRUCTURE CLARIFICATION

 The "MAIN HOUSE", "GUEST HOUSE", and "STAIR" Structures Labeled on this Site Plan are all Connected (by Porte Cochere above and by Basement Connection Below - See Floor Plan Sheets A101-A104) and Therefore are All Considered as a Part of the Principal Structure.

 The "POOL HOUSE", and "GARAGE" are Considered Accessory Structures.

RUARD VELTMAN ARCHITECTURE
 INCORPORATED
 104 baldwin avenue chatham north carolina 28204
 704.540.9620 F 704.540.5630

Civil Engineering
 kpff
 6080 center drive st. c. 700 los angeles california 90045
 310.665.2800 F 310.665.9075

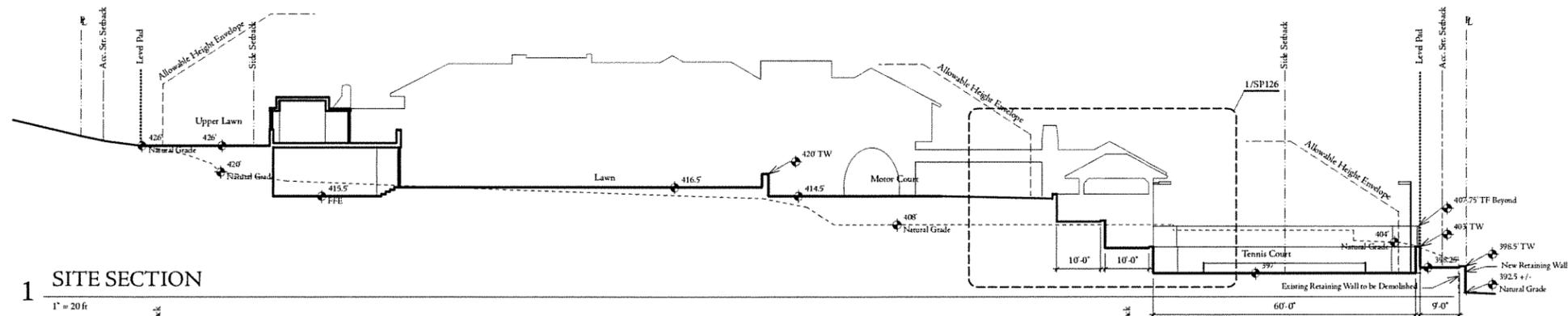
625 MOUNTAIN DRIVE
 BEVERLY HILLS, CA 90210

Date: November 25, 2015
 Revision: 1 February 23, 2016
 2 April 12, 2016

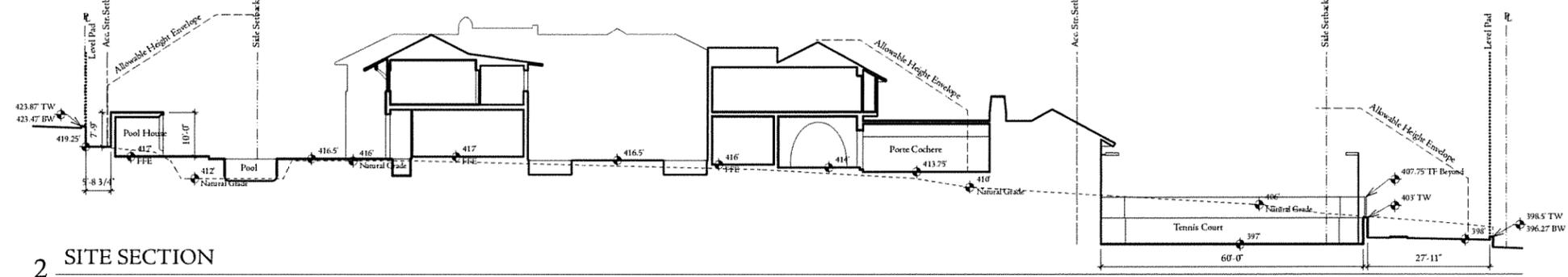
SITE PLAN
 DIMENSIONED BUILDING FOOTPRINTS

SP102

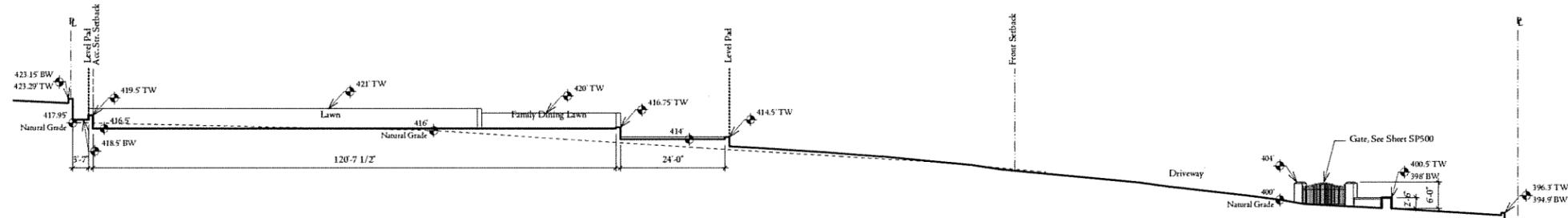
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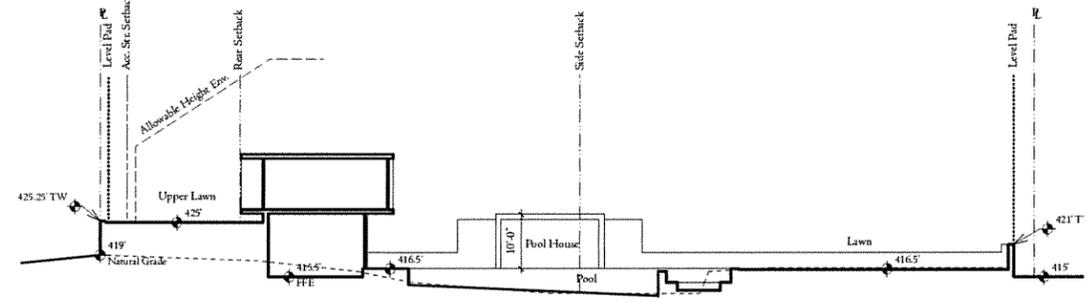
1 SITE SECTION
1" = 20 ft



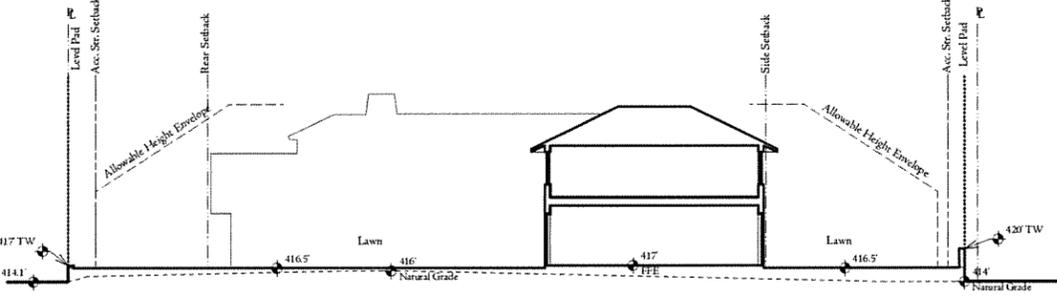
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1" = 20 ft



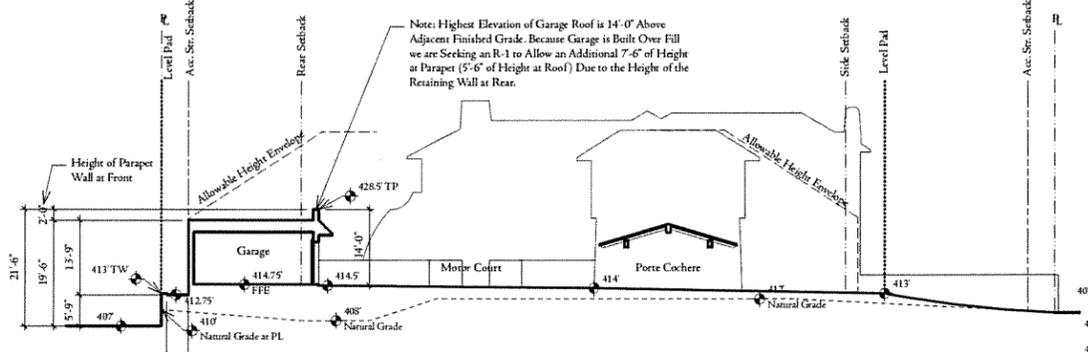
3 SITE SECTION
1" = 20 ft



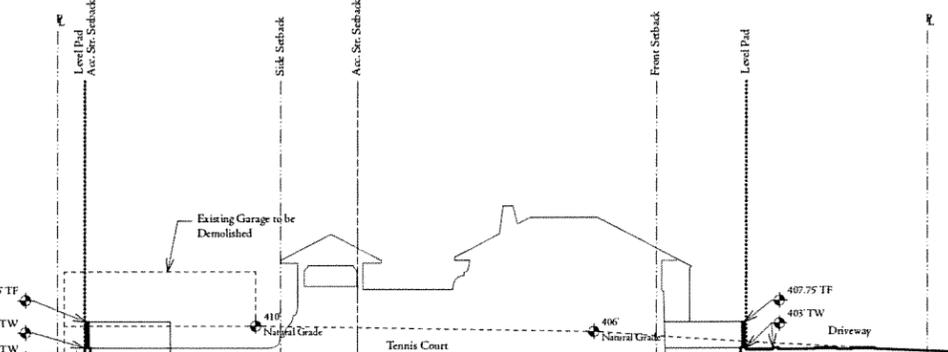
4 SITE SECTION
1" = 20 ft



5 SITE SECTION
1" = 20 ft



6 SITE SECTION
1" = 20 ft



7 SITE SECTION
1" = 20 ft

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6080 center drive ste. 700 Los Angeles California 90045
310.265.2800 / 310.665.9075

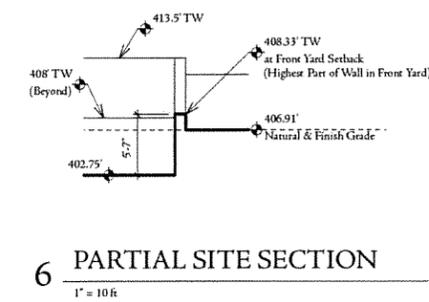
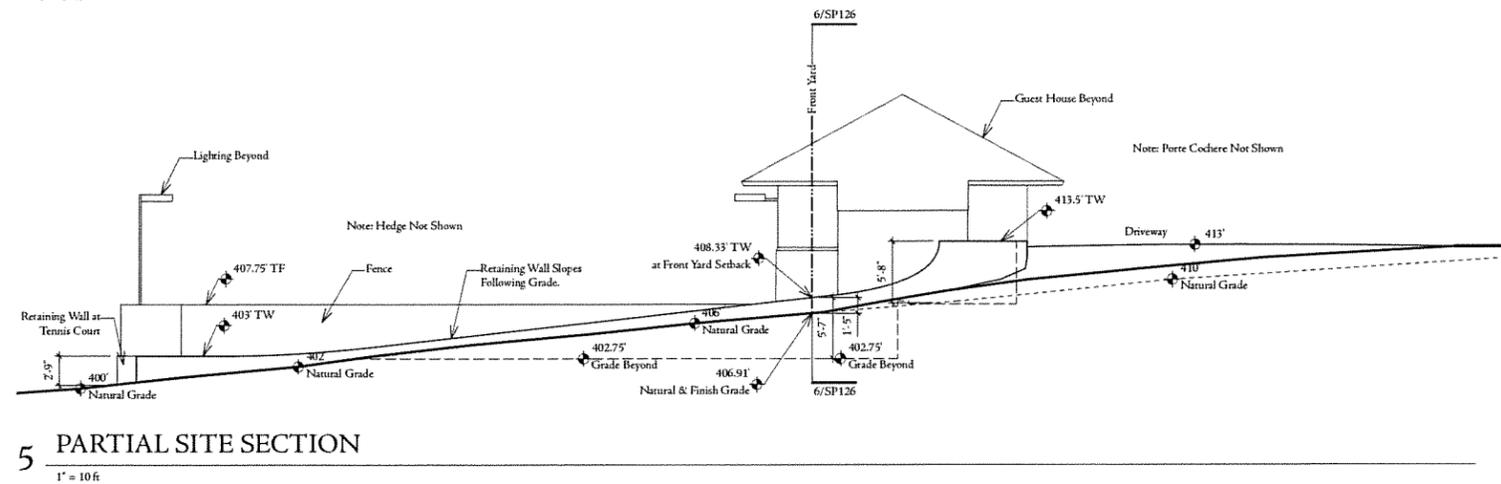
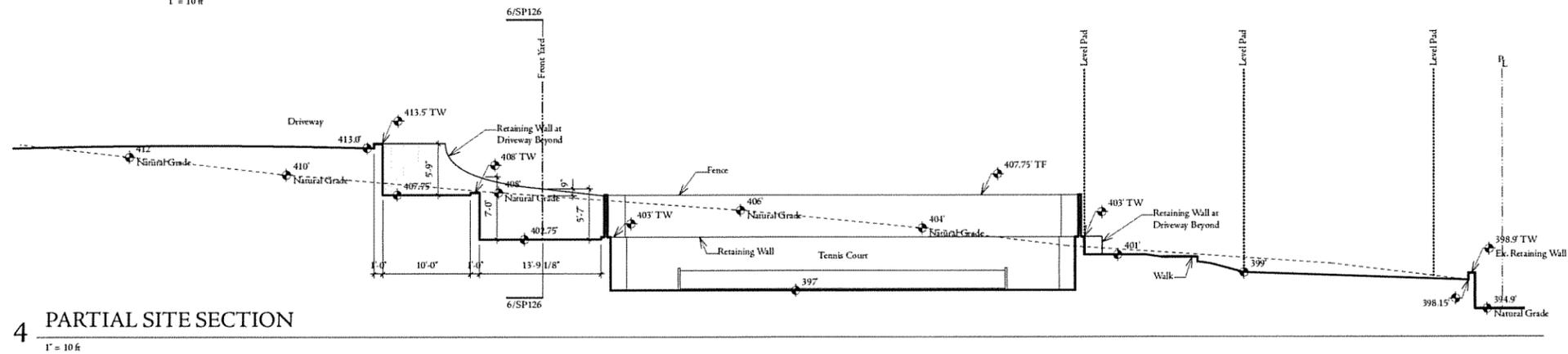
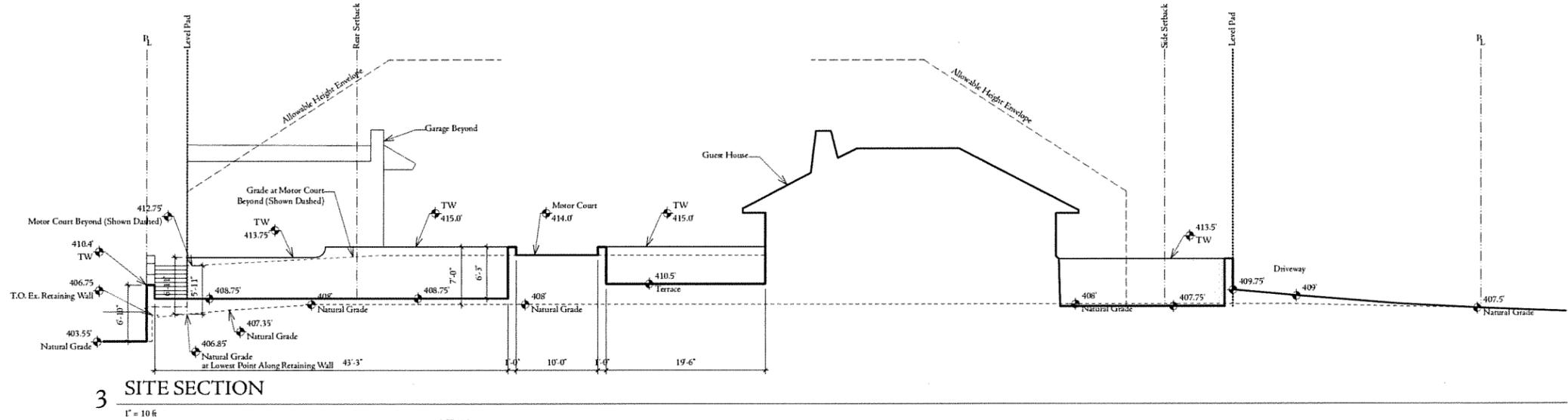
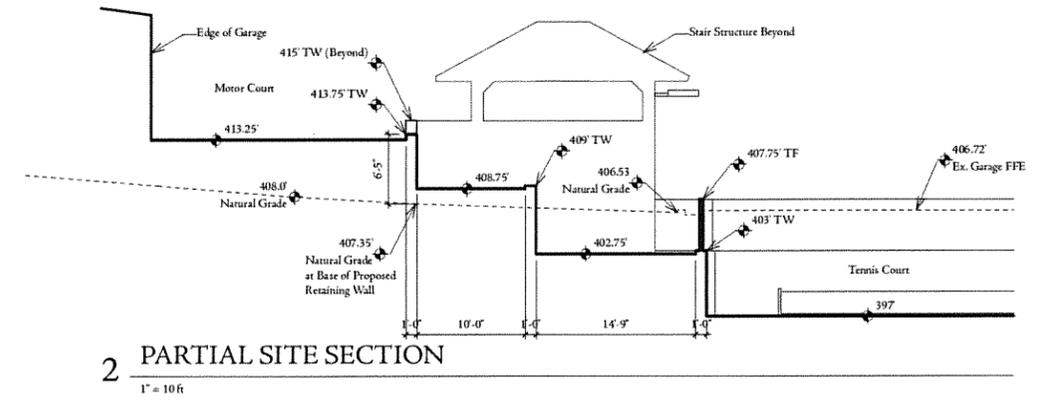
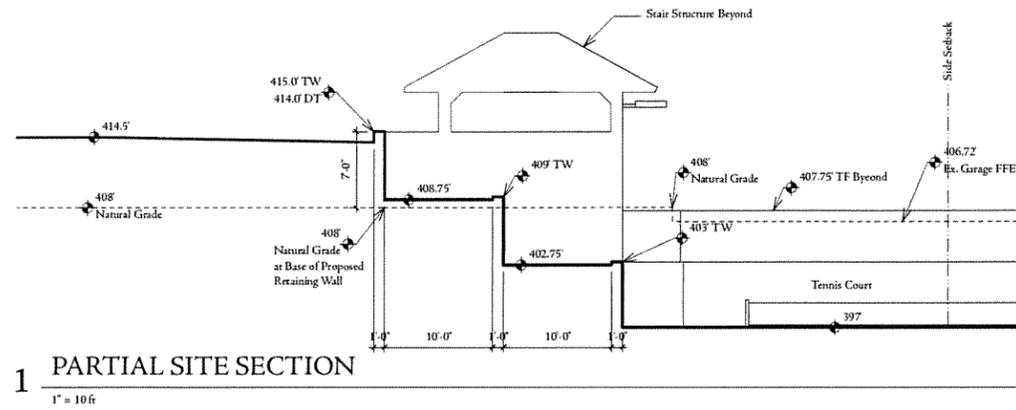
625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

Date: November 25, 2015
Revisions: 1. February 23, 2016
2. April 12, 2016

SITE SECTIONS

SP125

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6080 center drive ste. 700 los angeles california 90045
310.665.2800 F 310.665.9075

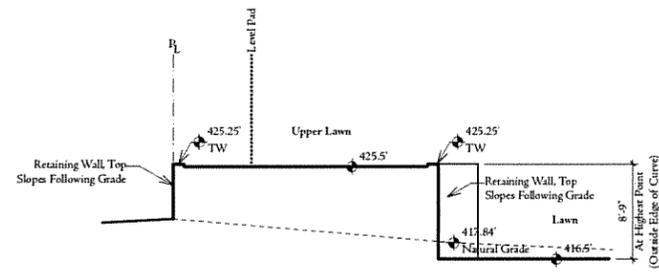
625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

Date: November 25, 2015
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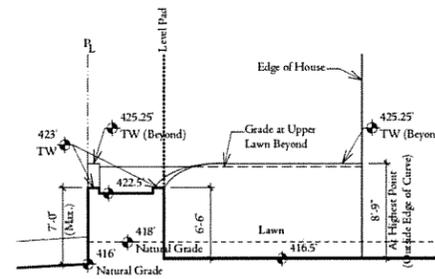
SITE SECTIONS

SP126

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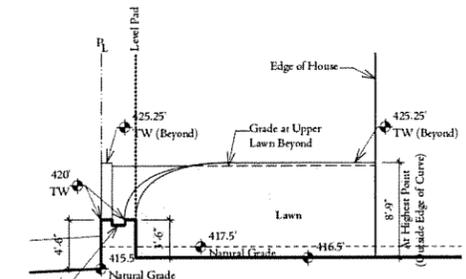


1 PARTIAL SITE SECTION
1" = 10 ft



Note: Top of Retaining Walls Slope at Same Rate to Follow Grade Maintaining a Maximum 7'-0" Tall Wall at Property Line

2 PARTIAL SITE SECTION
1" = 10 ft



Note: Top of Retaining Walls Slope at Same Rate to Follow Grade Maintaining a Maximum 7'-0" Tall Wall at Property Line

3 PARTIAL SITE SECTION
1" = 10 ft

RUARD VELTMAN ARCHITECTURE
INCORPORATED
104 baldwin avenue charlotte north carolina 28204
704 540 5630 f 704 540 5630

Civil Engineering
kpf
6080 center drive ste. 700 los angeles california 90045
310.665.2800 f 310.665.9075

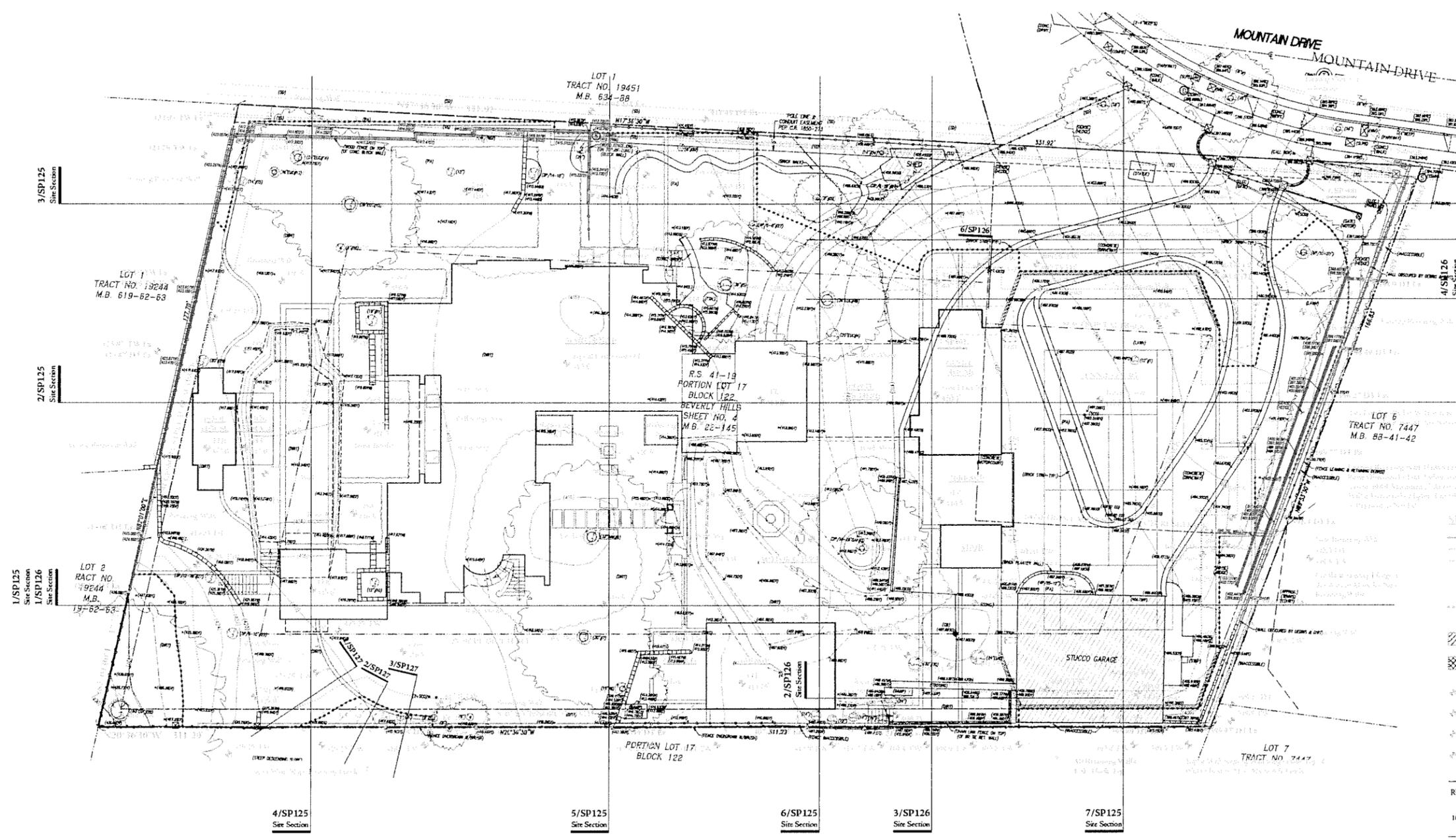
625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

Date: November 25, 2015
Revision: 1, February 23, 2016
2, April 12, 2016

SITE SECTIONS

SP127

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SITE PLAN LEGEND

[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking
[Symbol]	Proposed Driveway
[Symbol]	Proposed Easement
[Symbol]	Proposed Utility
[Symbol]	Proposed Fencing
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Retaining Wall
[Symbol]	Proposed Storm Drain
[Symbol]	Proposed Fire Lane
[Symbol]	Proposed Accessible Path
[Symbol]	Proposed Accessible Ramp
[Symbol]	Proposed Accessible Parking
[Symbol]	Proposed Accessible Signage
[Symbol]	Proposed Accessible Wayfinding
[Symbol]	Proposed Accessible Restroom
[Symbol]	Proposed Accessible Drinking Fountain
[Symbol]	Proposed Accessible Water Fountain
[Symbol]	Proposed Accessible Seating
[Symbol]	Proposed Accessible Shelter
[Symbol]	Proposed Accessible Signage
[Symbol]	Proposed Accessible Wayfinding
[Symbol]	Proposed Accessible Restroom
[Symbol]	Proposed Accessible Drinking Fountain
[Symbol]	Proposed Accessible Water Fountain
[Symbol]	Proposed Accessible Seating
[Symbol]	Proposed Accessible Shelter



1 SITE PLAN with EXISTING SITE SURVEY OVERLAY

1" = 20'

RUARD VELTMAN ARCHITECTURE INCORPORATED
 104 Eddowes Avenue, Chatsworth, CA 91311
 704.540.8620 F 704.540.5630

Civil Engineering
kpff
 6080 Center Drive, Suite 700, Los Angeles, California 90045
 310.665.2800 F 310.665.9075

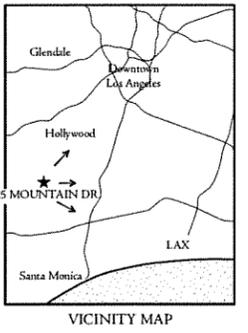
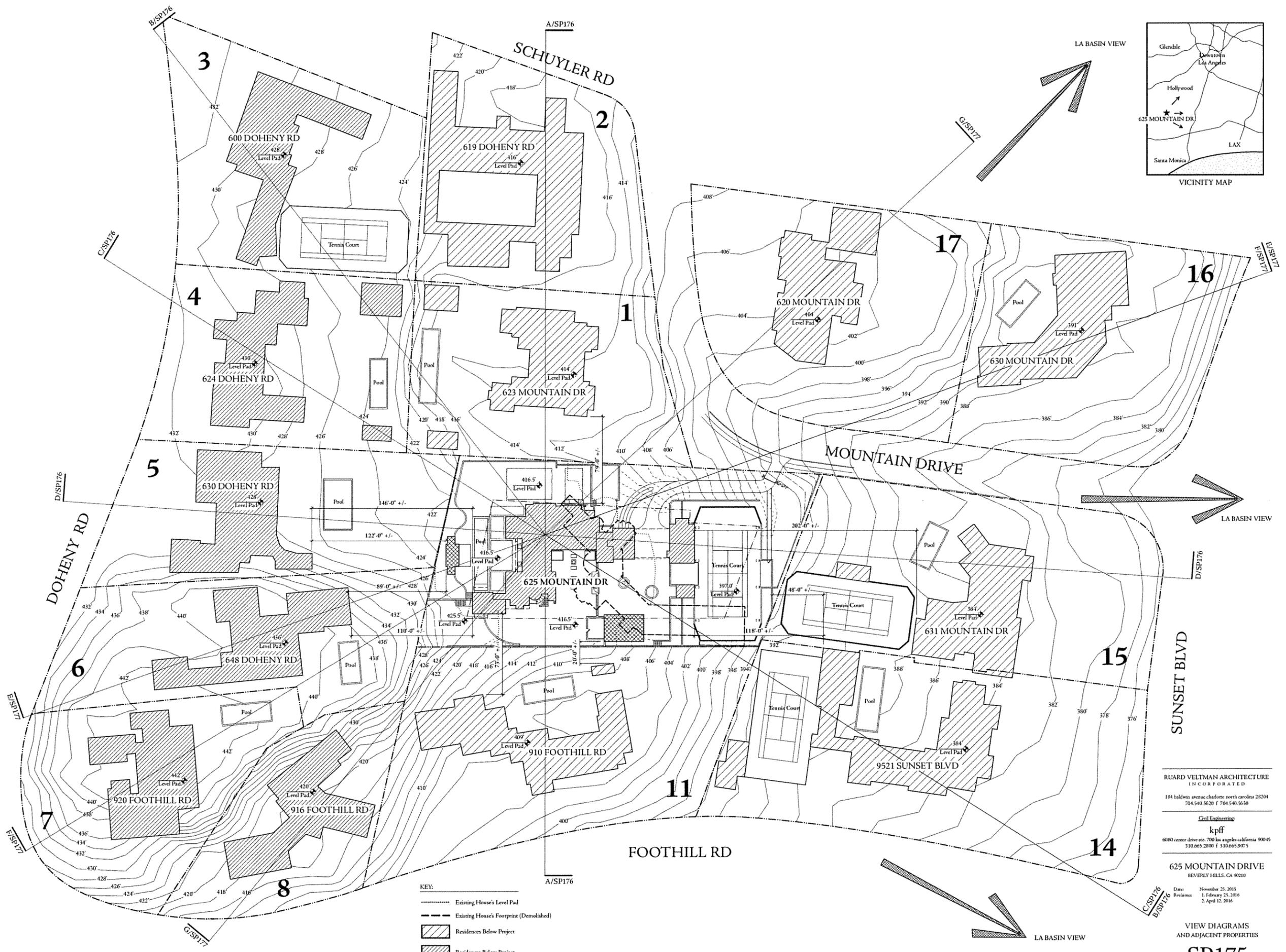
625 MOUNTAIN DRIVE
 BEVERLY HILLS, CA 90210

Date: November 25, 2015
 Revisions: 1. February 23, 2016
 2. April 12, 2016

SITE PLAN & SURVEY OVERLAY

SP130

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1 ADJACENT PROPERTIES PLAN
1" = 50'

- KEY:
- Existing House's Level Pad
 - - - - - Existing House's Footprint (Demolished)
 - ▨ Residences Below Project
 - ▩ Residences Below Project

Note: All Information on Neighboring Properties (Lot Configuration, Building Footprints, Topography, Tennis Court and Pool Locations) have been Obtained from City of Beverly Hills Website GIS Data

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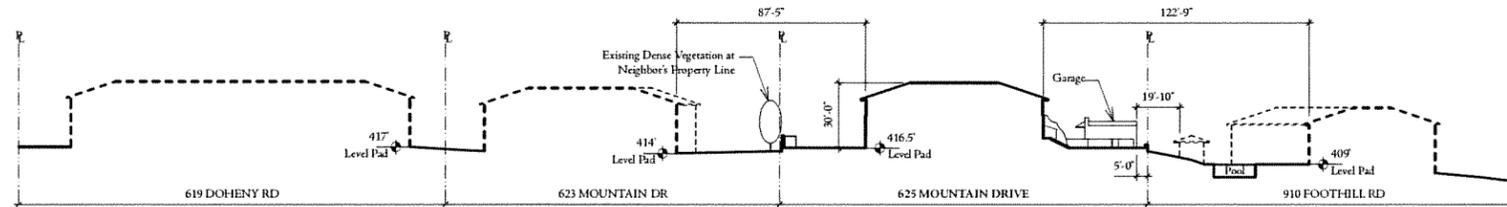
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kpf
6080 center drive ste. 700 los angeles california 90045
310.665.2800 F 310.665.9075

625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

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2. April 12, 2016

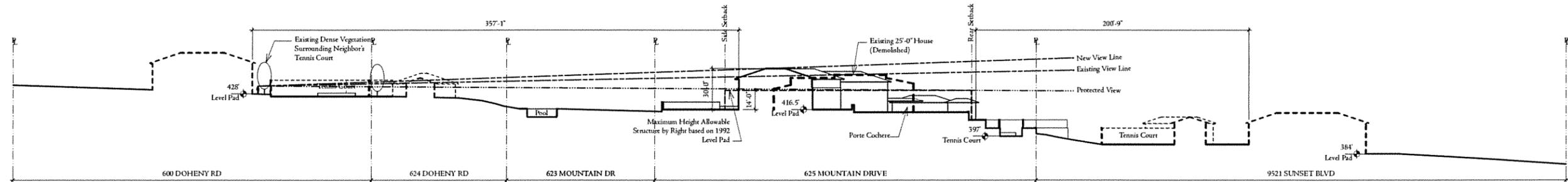
VIEW DIAGRAMS
AND ADJACENT PROPERTIES
SP175

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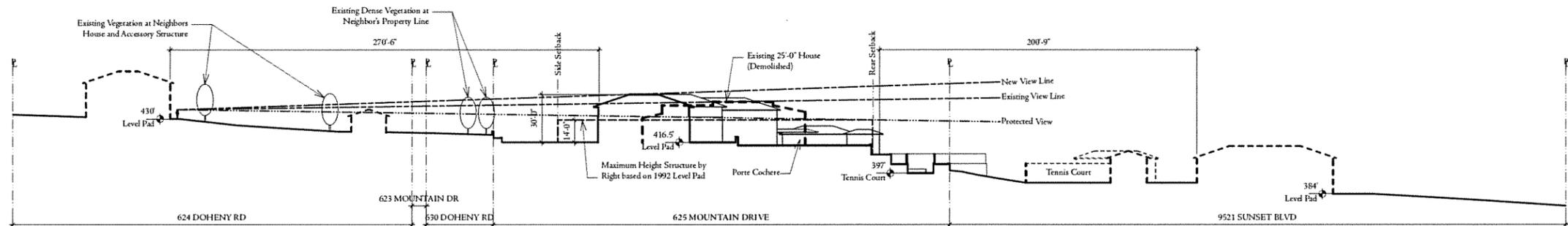
A PROPERTY SECTION
1" = 50 ft

Notes:
 1. All Information on Neighboring Properties (Lot Configuration, Building Footprints, Topography, Tennis Court and Pool Locations) have been Obtained from City of Beverly Hills Website GIS Data
 2. All Neighboring Houses are Shown (Dashed) at the Maximum Allowable 30'-0" Height.
 3. Scale Figure Shown is 6'-0" Tall.



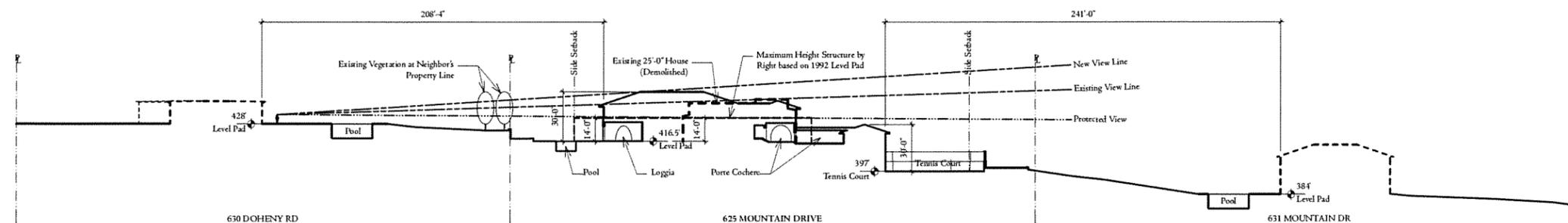
B PROPERTY SECTION
1" = 50 ft

Note: Existing (1992) Level Pad is 416.8'



C PROPERTY SECTION
1" = 50 ft

Note: Existing (1992) Level Pad is 416.8'



D PROPERTY SECTION
1" = 50 ft

Note: Existing (1992) Level Pad is 416.8'

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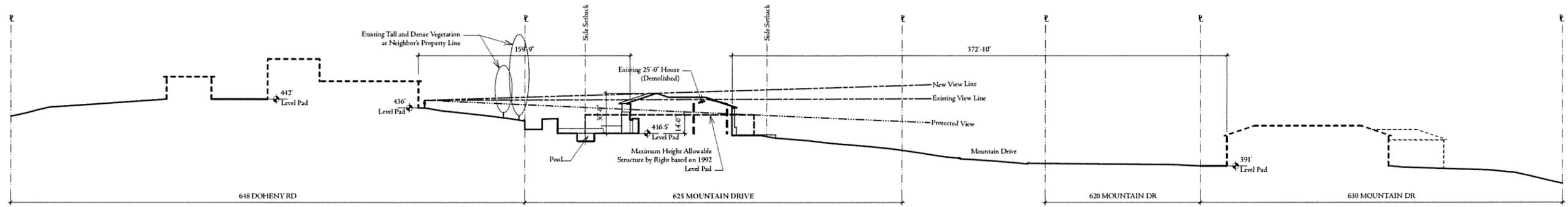
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VIEW DIAGRAMS
AND ADJACENT PROPERTIES

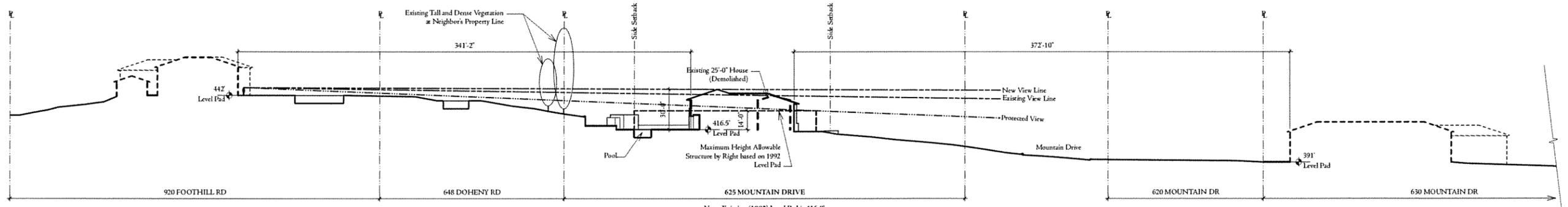
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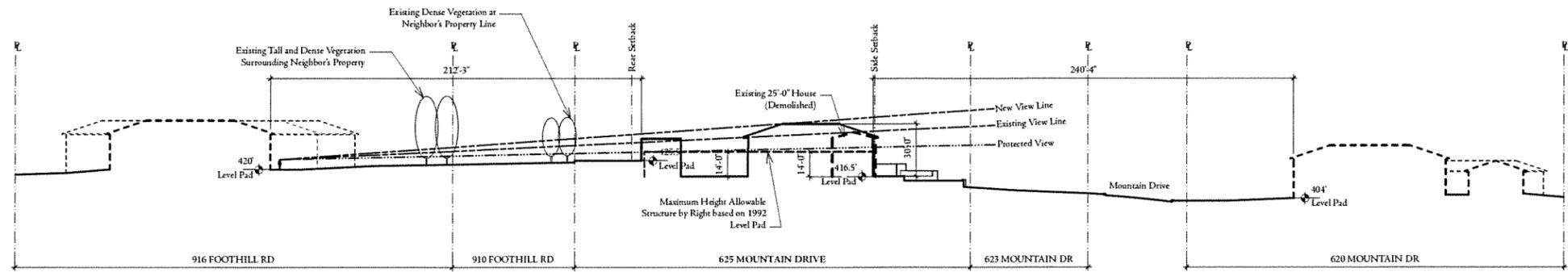
Notes:
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 2. All Neighboring Houses are Shown (Dashed) at the Maximum Allowable 30'-0" Height.
 3. Scale Figure Shown is 6'-0" Tall.



E PROPERTY SECTION
 1" = 50 ft



F PROPERTY SECTION
 1" = 50 ft



G PROPERTY SECTION
 1" = 50 ft

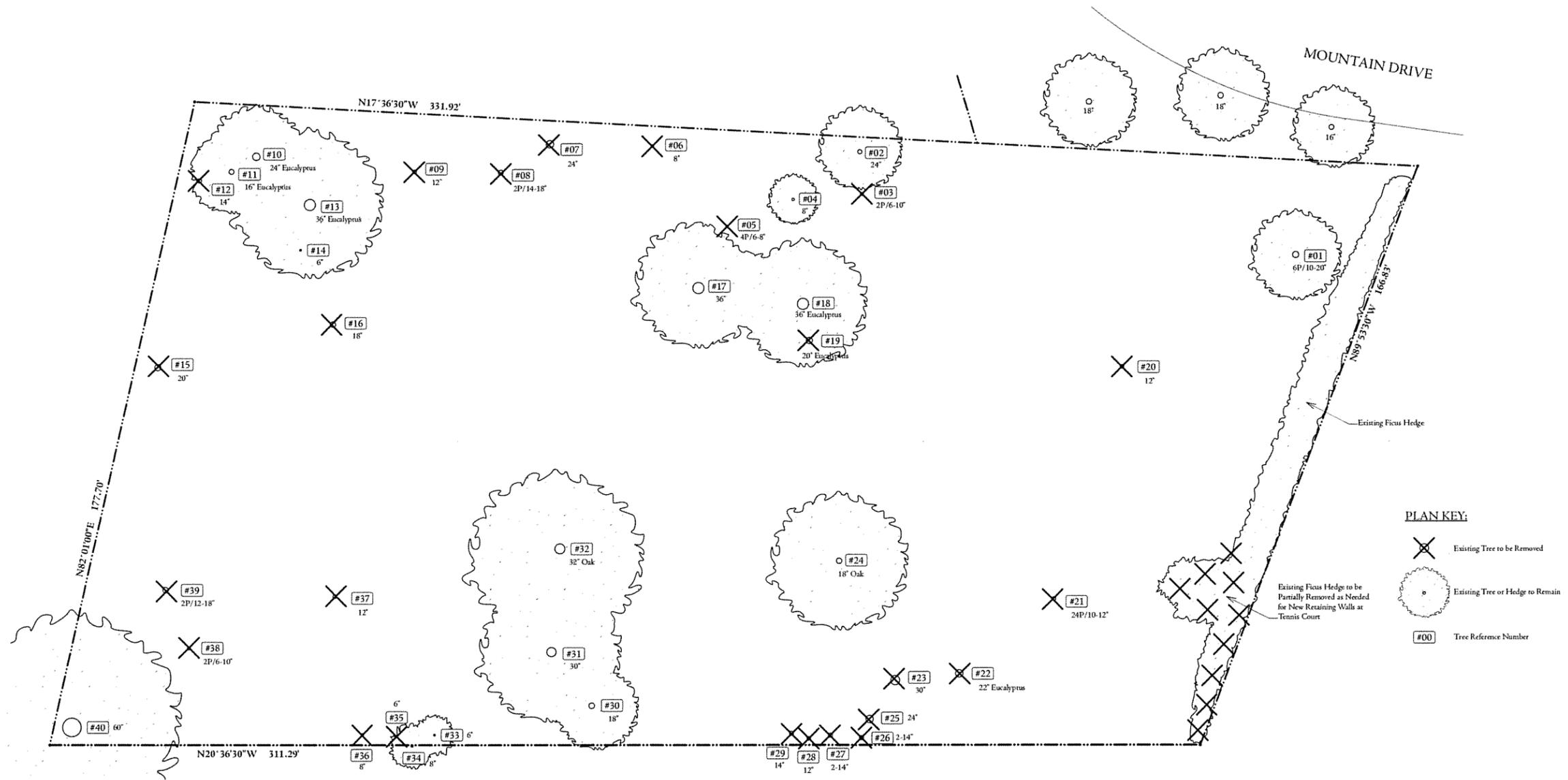
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Note: Tree Sizes and Species Noted have been Provided by Surveyor. Sizes given are Diameter (in inches) as Measured Approximately 4'-0" Above Grade. A Certified Arborist will be Hired to Determine Species and take Official Circumference Measurements at 4'-6" Above Grade before Final R-1 Submittal.

1 EXISTING VEGETATION PLAN
1" = 20' ft

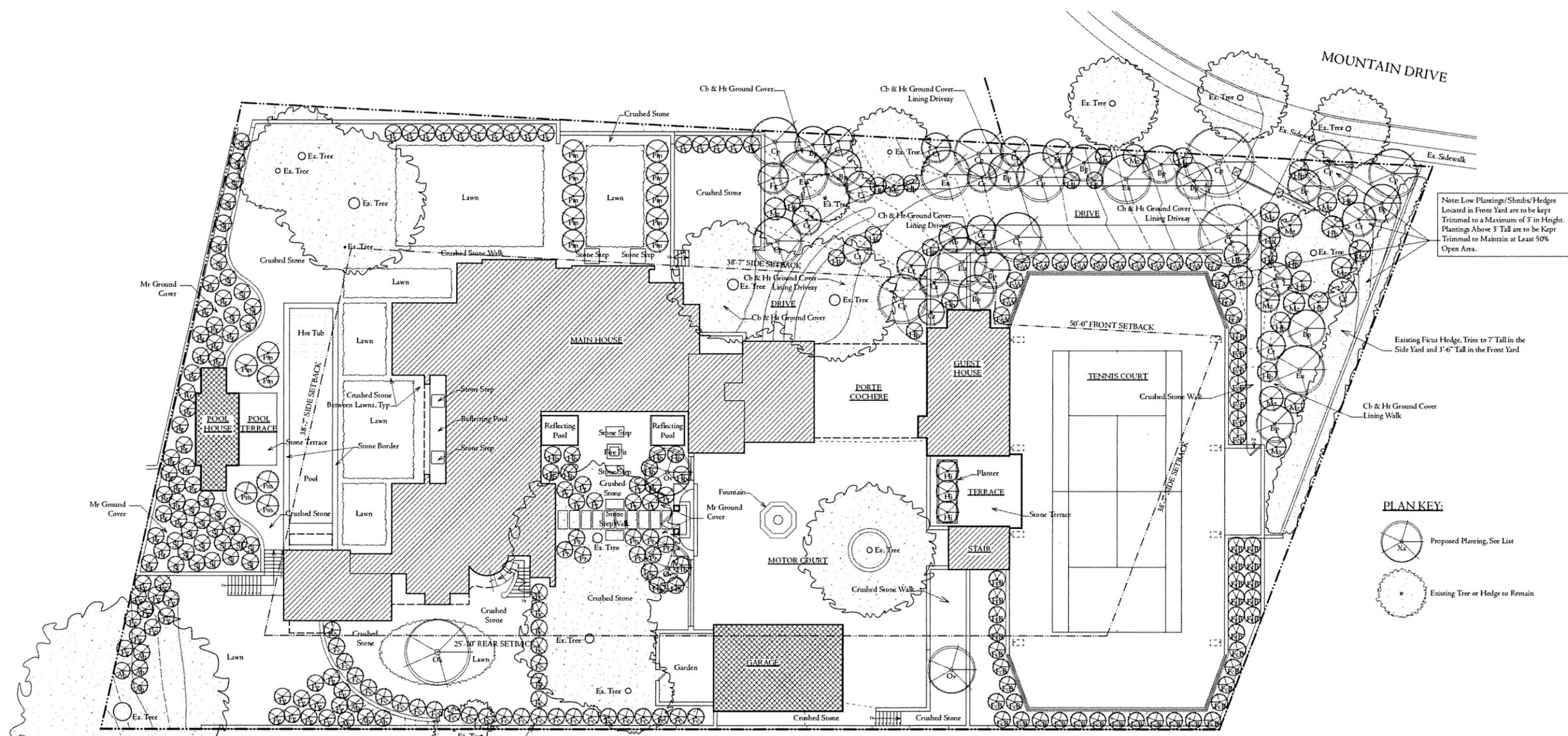
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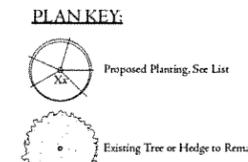
625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

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EXISTING VEGETATION
SP200
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Note: Low Plantings/Shrubs/Hedges Located in Front Yard are to be kept Trimmed to a Maximum of 3' in Height. Plantings Above 3' Tall are to be Kept Trimmed to Maintain at Least 50% Open Area.



All Plantings at Property Lines Must be Trimmed to a Height No More than 7' Above Neighbor's Adjacent Grade, Top.

1 LANDSCAPE PLAN
1" = 20'ft

Abbreviation	Quantity	Botanical Name	Common Name	Size	Root	Species Height at Maturity	Species Width at Maturity	Remarks
FcA	17	Ficus benjamina	Ficus Hedge	Varies (6'-0" Max)	cont.	40-50'	25-35'	clip to hedge at 407.75 (Elev)
FcB	52	Ficus benjamina	Ficus Hedge	Varies (7'-0" Max)	cont.	40-50'	25-35'	clip to hedge at 405.25 (Elev)
Fc	37	Ficus benjamina	Ficus Hedge	7'	cont.	40-50'	25-35'	clip to hedge at 7'
Hj	3	Juniperus chinensis torulosa	Hollywood Juniper	8'	b+b	10-15'	10-15'	matching
Ov	3	Olea europaea	Olive Tree	2 1/2'	b+b	15-20'	15-20'	single trunk
Ok	1	Quercus virginiana	Live Oak	6'	b+b	80'	100'	specimen
Pm	16	Prunus mume	Japanese Flowering Apricot	2 1/2'	b+b	20'	20'	matching, limbed up to 6'
Eu	5	Eucalyptus cornuta	Eucalyptus Yucca	3'	b+b	50-60'	40-50'	natural
Cp	10	Crinodendron paragua	Lilly of the Valley Tree	2'	b+b	30-40'	20-25'	natural
Bp	12	Chamaedorea seifrizii	Bamboo Palm	10 gal	cont.	10-12'	4-6'	full
Cx	12	Chamaedorea cataractarum	Car Palm	10 gal	cont.	6-7'	4-6'	full
Hb	35	Nandina domestica	Heavenly Bamboo	5 gal	cont.	4'	4'	
Mx	14	Arctostaphylos 'Howard McMin'	Manzanita	2 gal	cont.	3-4'	4-6'	
Pt	18	Pittosporum tobira 'Mojo'	Pittosporum 'Mojo'	5 gal	cont.	2-3'	2-3'	mounding
Rr	26	Cistus incanus 'J.P. Demoly'	Rockrose	3 gal	cont.	2'	3'	
Sl	30	Lavandula stoechas	Spanish Lavender	3 gal	cont.	24-30"	24-30"	full
Fg	21	Pennisetum alopecuroides 'Cassian'	Cassian Dwarf Fountain Grass	3 gal	cont.	3'	3'	
Ab	9	Abelia grandiflora 'Rose Creek'	Abelia Rose Creek	3 gal	cont.	2-3'	3-4'	full
Ch	42	Ajuga reptans	Carpet Bugle	1 gal	cont.	4"	18"	
Mz	70	Mazus reptans	Mazus	1 gal	cont.	4"	18"	white flower
Ht	35	Houttuynia cordata variegata	Houttuynia	1 gal	cont.	1'	2-3'	

Lawn: Tall Fescue

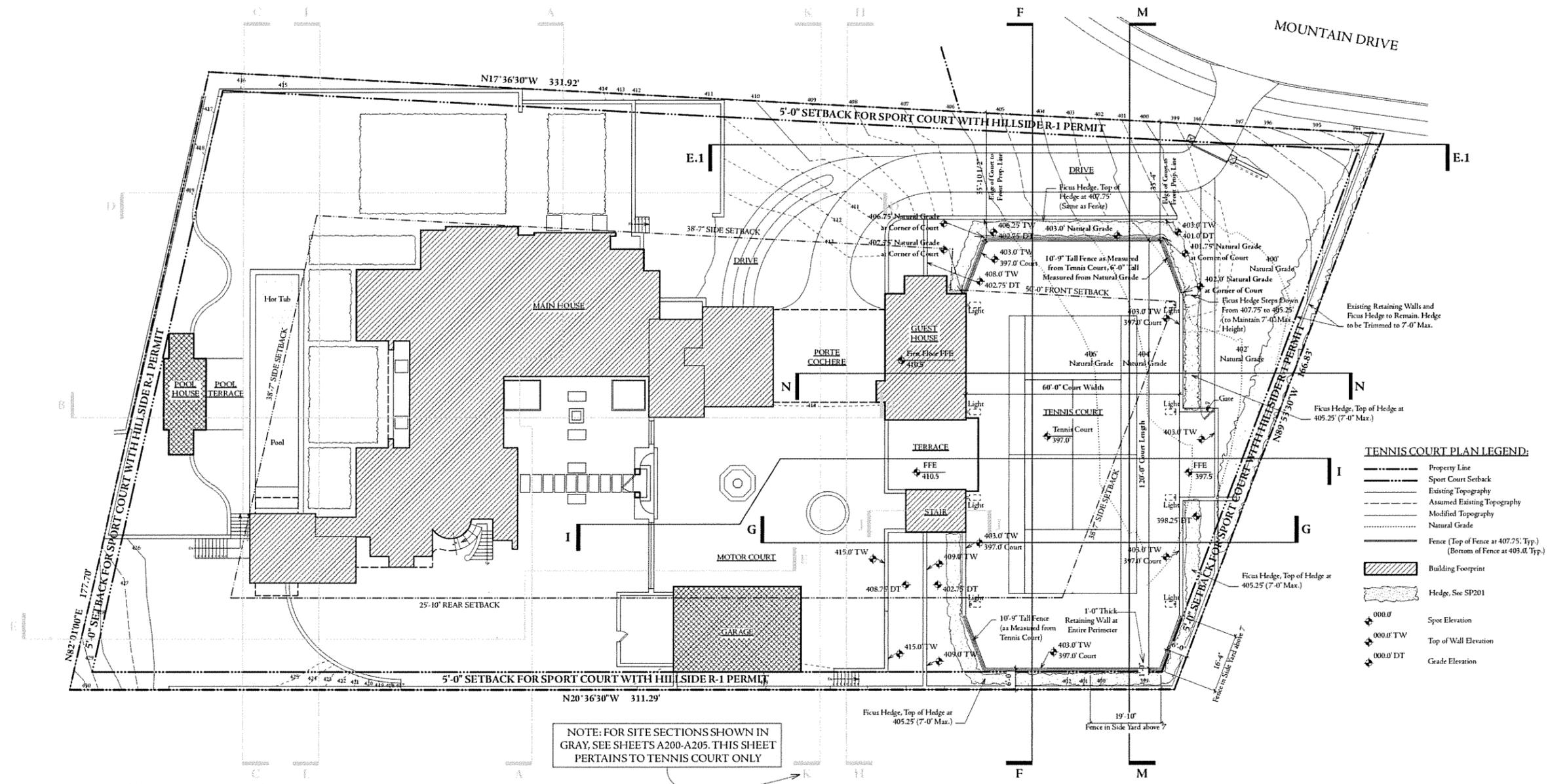
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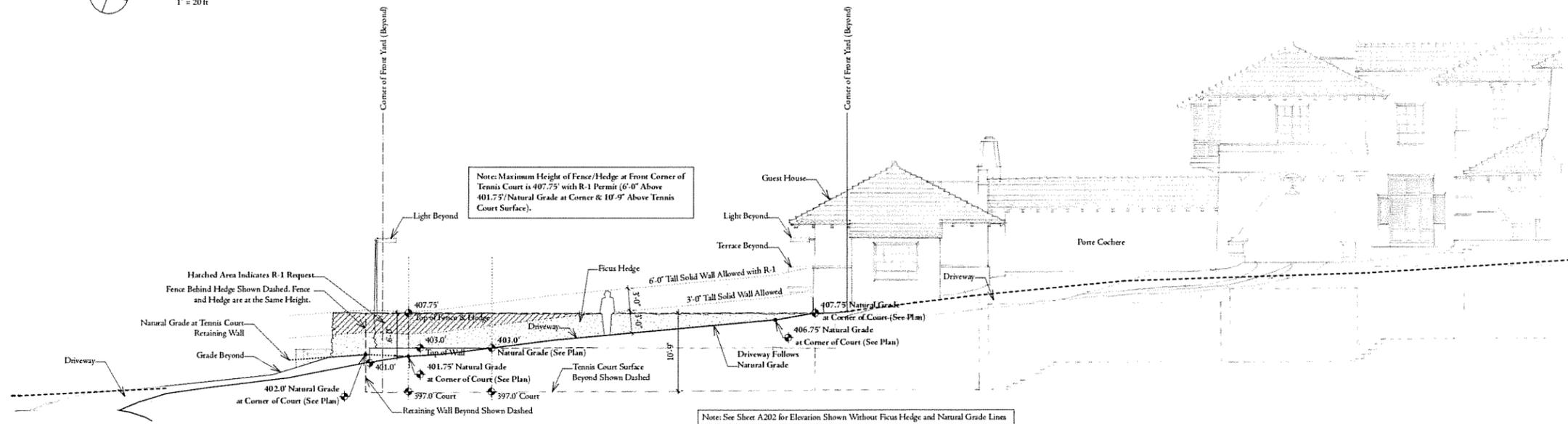
LANDSCAPE PLAN
SP201
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TENNIS COURT PLAN LEGEND:

- Property Line
- - - Sport Court Setback
- Existing Topography
- Assumed Existing Topography
- Modified Topography
- Natural Grade
- Fence (Top of Fence at 407.75' Typ.)
(Bottom of Fence at 405.0' Typ.)
- ▨ Building Footprint
- ▨ Hedge, See SP201
- Spot Elevation
- TW Top of Wall Elevation
- DT Grade Elevation

1 TENNIS COURT PLAN
1" = 20'



E.1 TENNIS COURT ELEVATION - AS SEEN FROM DRIVEWAY
3/32" = 1'-0"

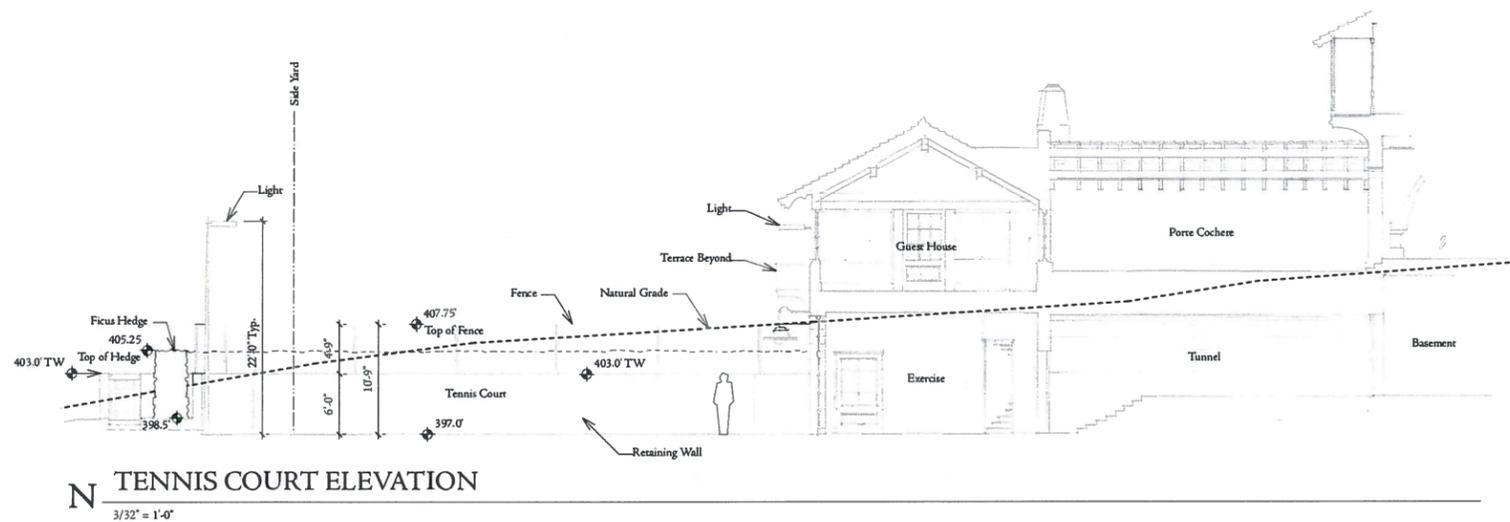
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TENNIS COURT
SP300
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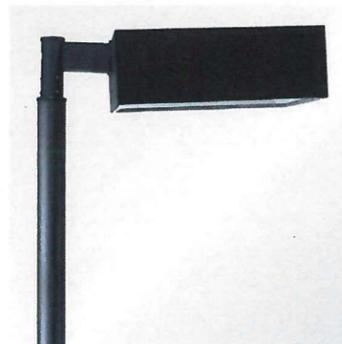


LUMINAIRE SPECIFICATION

www.ligman.com



PROJECT : _____ DATE : _____
 LOCATION : _____
 QUANTITY : _____ NOTE : _____



MS-930 -SC76 Mustang 34, 35 tennis court lighting

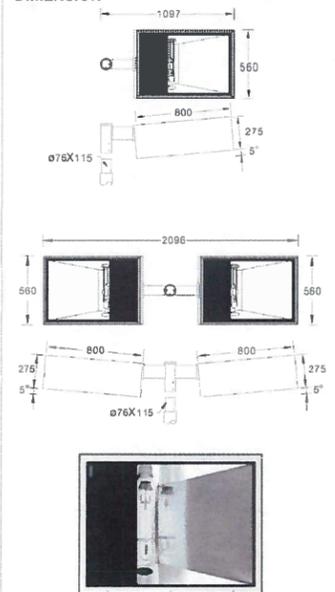
IP54 ▲/EN 60598/CLASS I Ⓢ/Ⓢ/Ⓢ/IK07

PRODUCT TYPE Tennis court Lighting

A large size rectangular shape area light for metal halide lamps high pressure sodium 1000W. A high quality reflector design creates a broad light distribution. Designed for lighting of tennis courts and sports grounds.

Aluminum frame and body. Stainless steel screws. Durable silicone rubber gasket and impact resistant toughened glass diffuser with hinged aluminum frame for in-position lamp replacement. The luminaire is treated with a chemical chromated protection before powder coating, ensuring high corrosion resistance. Integral control gear. Anodized high purity aluminum reflector.

DIMENSION



LAMP

- HIT 1000W
- HST 1000W
- HIT 2x1000W
- HST 2x1000W

Mustang 34 large single tennis court luminaire for spigot pole dia. 76mm.

Model No.	Lamp	Holder	Lumen	Weight	CCG	*ECG
<input type="checkbox"/> MS-930S1-SC76	HIT 1000w	E40	89000	34.8 kg	-	-
<input type="checkbox"/> MS-930S2-SC76	HST 1000w	E40	130000	34.8 kg	-	-

Mustang 35 large double tennis court luminaire for spigot pole dia. 76mm.

Model No.	Lamp	Holder	Lumen	Weight	CCG	*ECG
<input type="checkbox"/> MS-930D1-SC76	HIT 2x1000w	E40	89000	69.6 kg	-	-
<input type="checkbox"/> MS-930D2-SC76	HST 2x1000w	E40	130000	69.6 kg	-	-

*ECG = 1mg model can be used electronic ballast. Please note *ECG After the model no. for order with electronic ballast



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Tel : +66 2 7339140 Ext. 315-321 (International Sale)
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LUMINAIRE SPECIFICATION

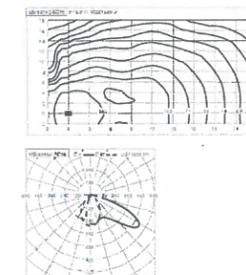
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MS-930 -SC76 Mustang 34, 35 tennis court lighting

AVAILABLE COLOUR



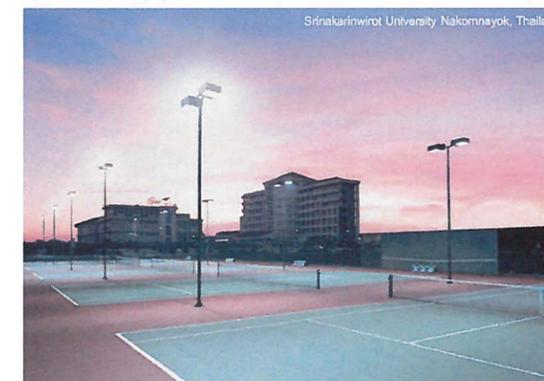
PHOTOMETRIC DATA



LIGHTING SIMULATION



PROJECT REFERENCES



LIGMAN Head Office Factory
Ligman Lighting Co.,Ltd.
17/2 Moo4 Mothong Bangnaepreaw
Chachoengsao. 24150
Thailand

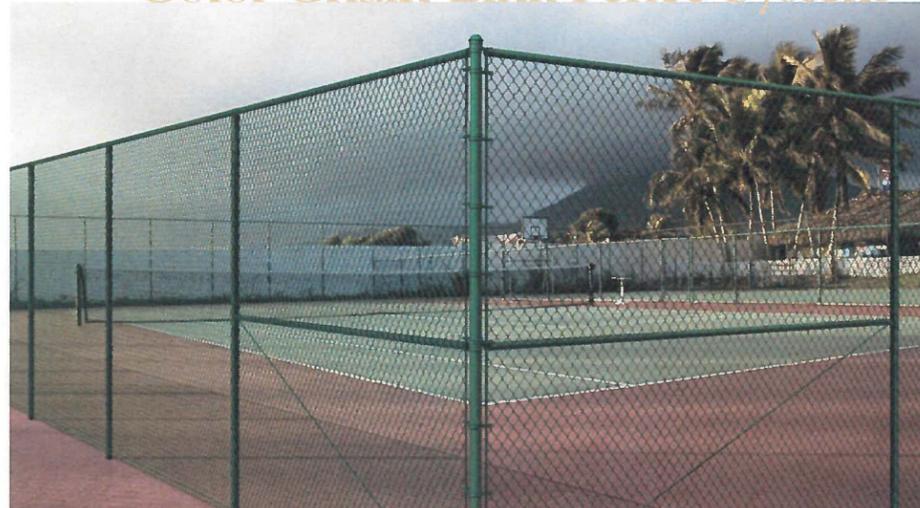
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Fax : +66 (0) 38 581415
Email : info@ligmanlighting.com
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Tel : +66 2 7339140 Ext. 315-321 (International Sale)
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Sports Complex Color Chain-Link Fence System



Master Halco, the nation's largest manufacturer and distributor of fence solutions, is proud to offer the latest generation of color chain-link systems designed specifically for sports complex applications. Our unique color-coated systems are tough and durable, providing protection against extreme weather conditions while maintaining an attractive appearance year after year.

We offer two tiers of high-quality color-systems both combining the corrosion protection of zinc with the added protection of long-lasting color coatings. Select the system that makes the most sense for your specific application.

PERMAFUSED® II Features a revolutionary polyolefin coating for superior performance and durability in highly corrosive environments. The coating's extreme flexibility reduces the chance of cracking and chipping even in changing weather conditions and it's backed by a 15-year limited warranty.

SPECTRA® Provides a cost-effective, quality solution for most applications. In addition to the corrosion protection of zinc, Spectra combines the durability of polyester-coated framework with the attractiveness of extruded polyvinyl chloride fabric all backed by a 12-year limited warranty.



TENNIS COURT FENCING SPECIFICATION:

MASTER HALCO Permafused II Heavy-Mil Coating Fused and Adhered to Zinc-Coated Steel Wire per ASTM F 668 Class 2b
Gauge: 10
Mesh Size: 1 3/4"
Color: Midnight Black

Framework:
Permafused II coating over schedule 40 hot-dipped galvanized pipe
Color: Midnight Black

Top Rail:
1 5/8" O.D. Permafused II standard weight pipe
Color: Midnight Black

Line Posts:
2 3/8" O.D. Permafused II standard weight pipe
Color: Midnight Black

Terminal Posts:
2 7/8" O.D. Permafused II standard weight pipe
Color: Midnight Black

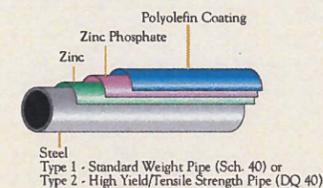
Fittings (Tension and Brace Bands, Caps, Eeye Tops, Rail Ends, Sleeves, and Tie Wires):
Permafused II Coating, 6 Mills Minimum, over hot-dipped galvanized steel
Color: Midnight Black



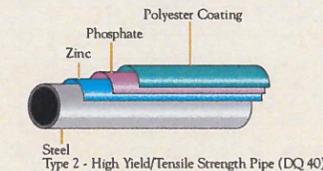
Perfect surrounding for tennis courts, swimming pools, baseball fields, playgrounds, and golf courses.

Coatings

Permafused II



Spectra



Colors

Permafused II



Spectra



Note: Due to manufacturing variances and limitations in the production process, colors may vary from this brochure. Contact Master Halco for actual color samples.

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- Chain-link
- Ornamental fence (steel and aluminum)
- Welded wire
- Wood
- PVC
- Composite

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625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

Date: November 25, 2015
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TENNIS COURT
SPECIFICATIONS

SP303

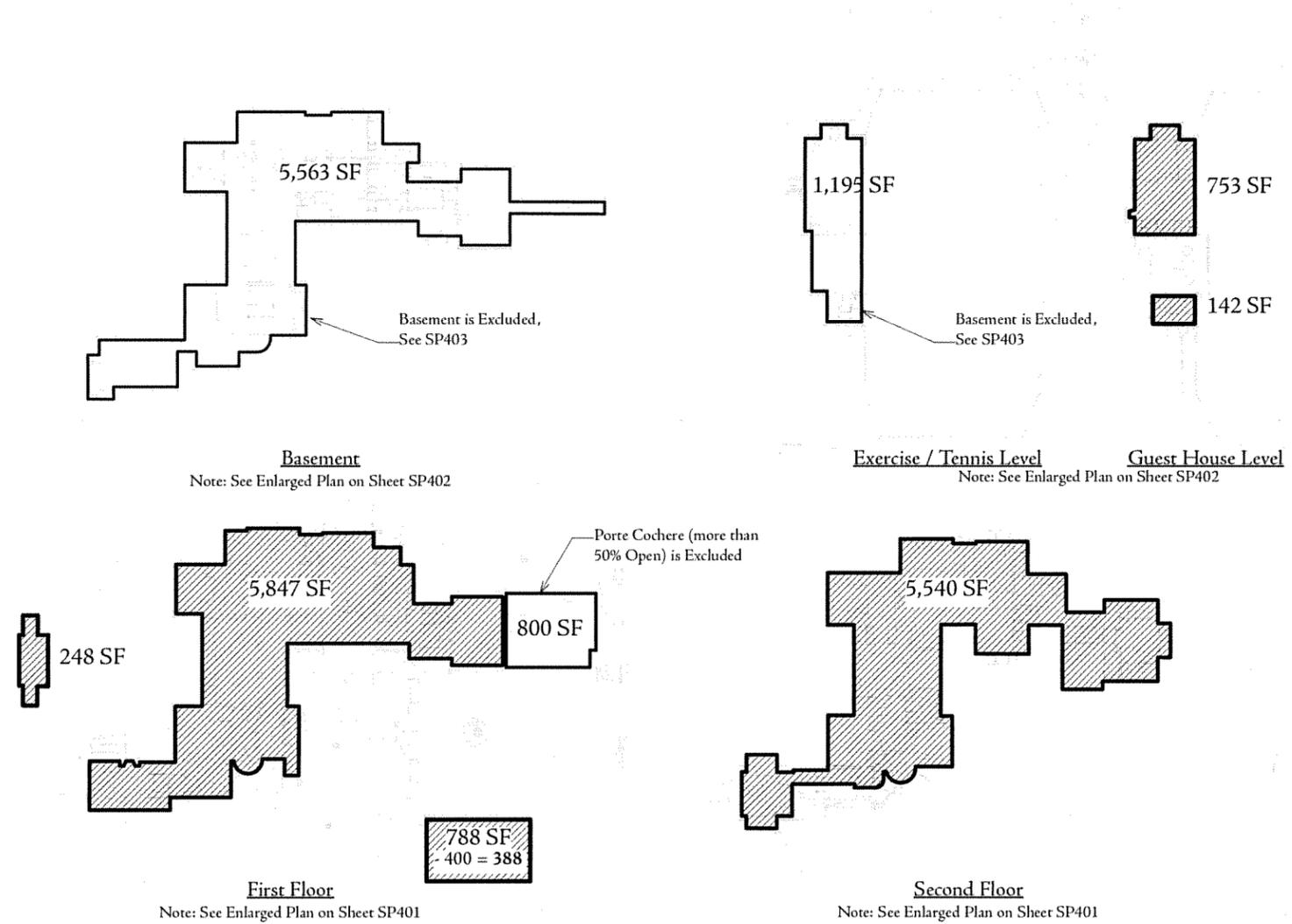
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ALLOWABLE FAR AREA CALCULATION

The Site Area is Greater than 30,000 SF, so the Maximum FAR = 31% of the Area of the Level Pad + 10% of the Area of the Slope

Site Area: 53,360 SF
 Level Pad Area = 45,067 SF (See C100 for Diagram)
 Slope Area = 8,293 SF (See C100 for Diagram)

$(0.31 * 45,067) + (0.10 * 8,293) = (13,970) + (829) = 14,799 \text{ SF Max FAR}$



Total Areas included in FAR Calculation:
 $5,847 + 248 + 388 + 5,540 + 142 + 753 = 12,918$
Total FAR Area: 12,918 SF
Allowable: 14,799 SF

Basement: 5,563 SF + 1,195 SF = 6,758 SF
 Porte Cochere: 800 SF

Cumulative Area:
 $12,918 \text{ SF} + 6,758 \text{ SF (Basement)} - 300 \text{ SF Mechanical Exemption in Basement} = 19,376 \text{ SF}$

KEY:

- Areas Included in FAR Calculation
- Areas Not Included in FAR Calculation

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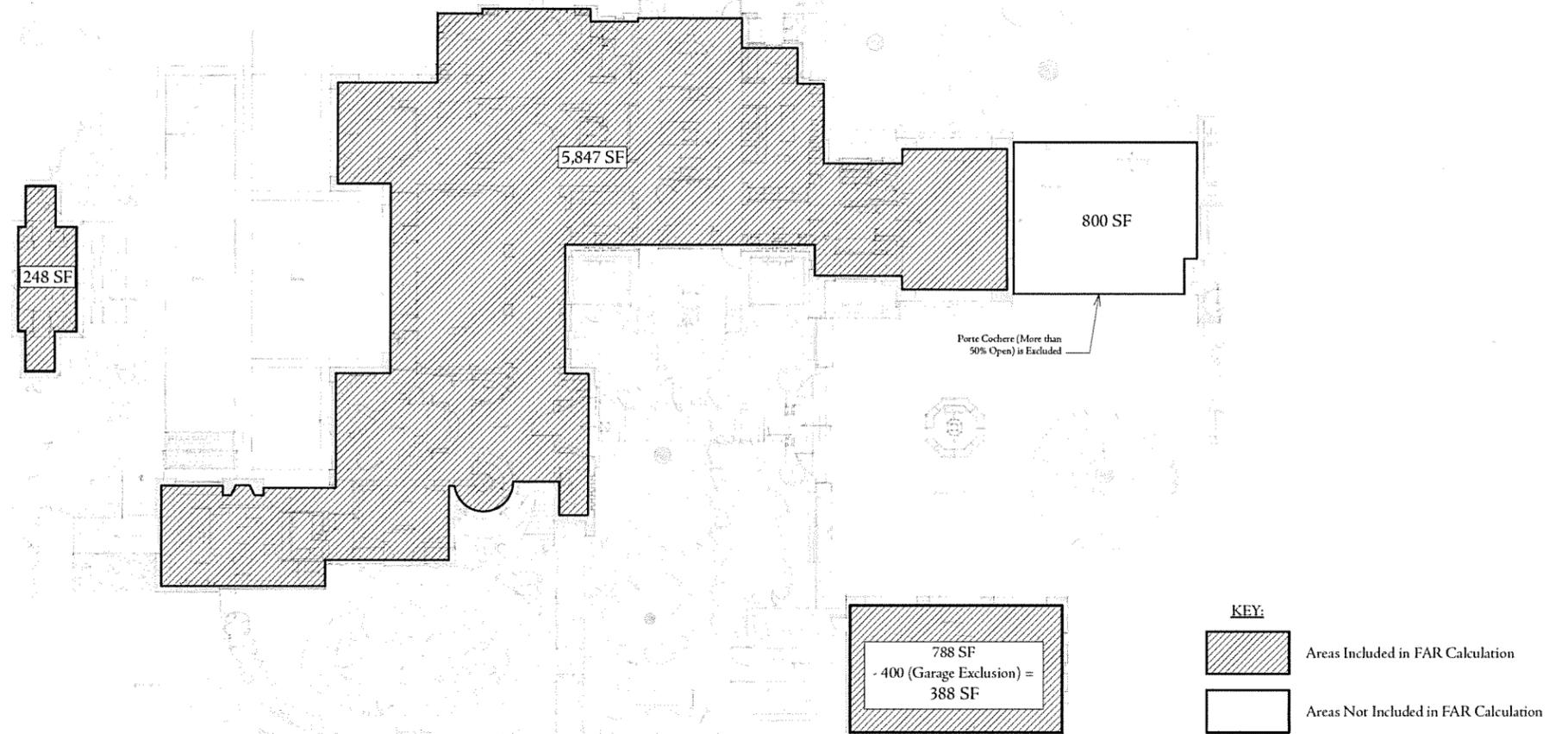
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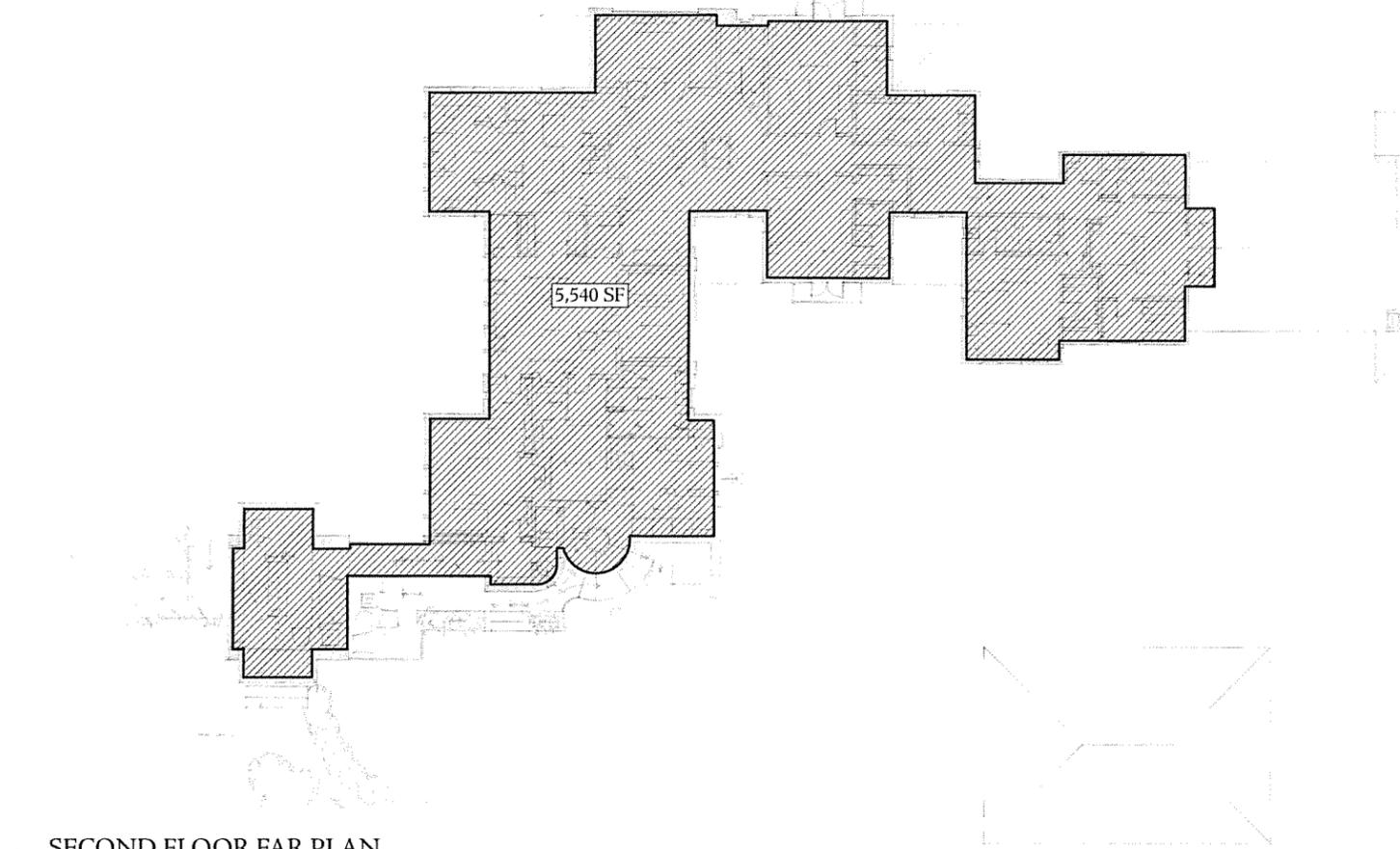
FAR AREA
 SUMMARY

SP400

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1 FIRST FLOOR FAR PLAN
1/16" = 1'-0"



2 SECOND FLOOR FAR PLAN
1/16" = 1'-0"

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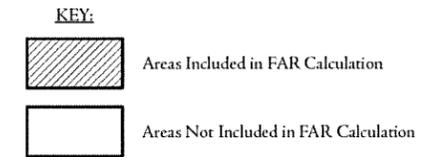
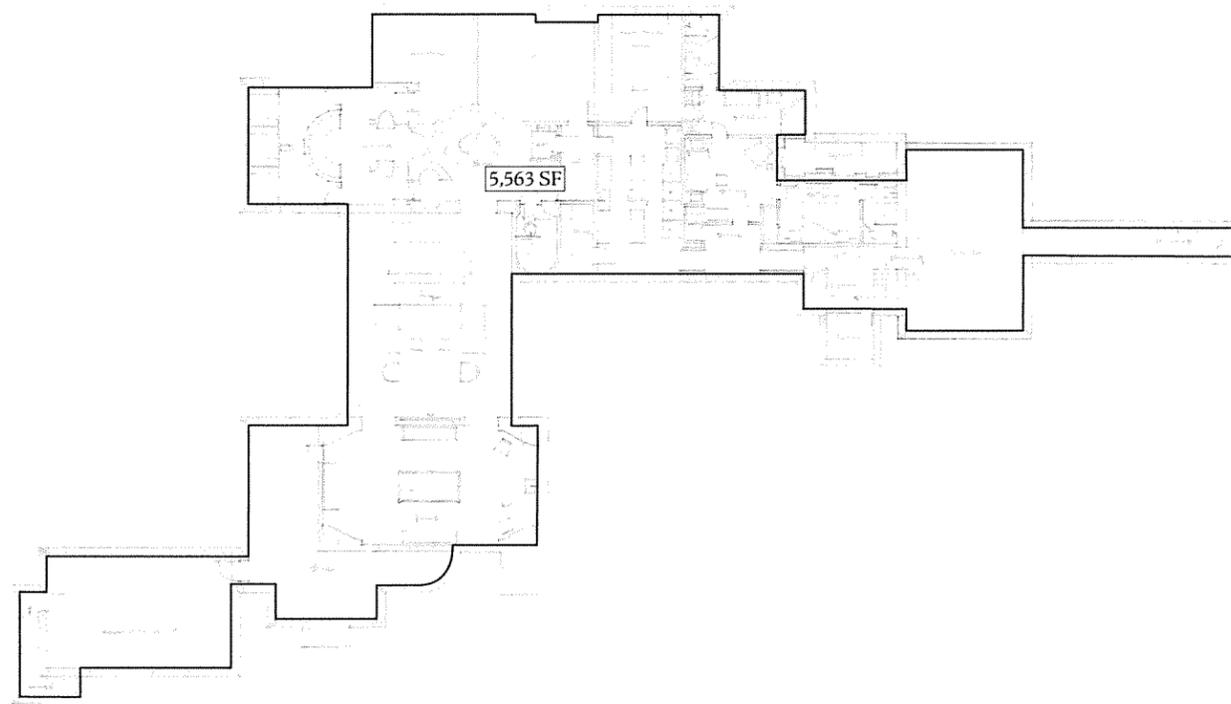
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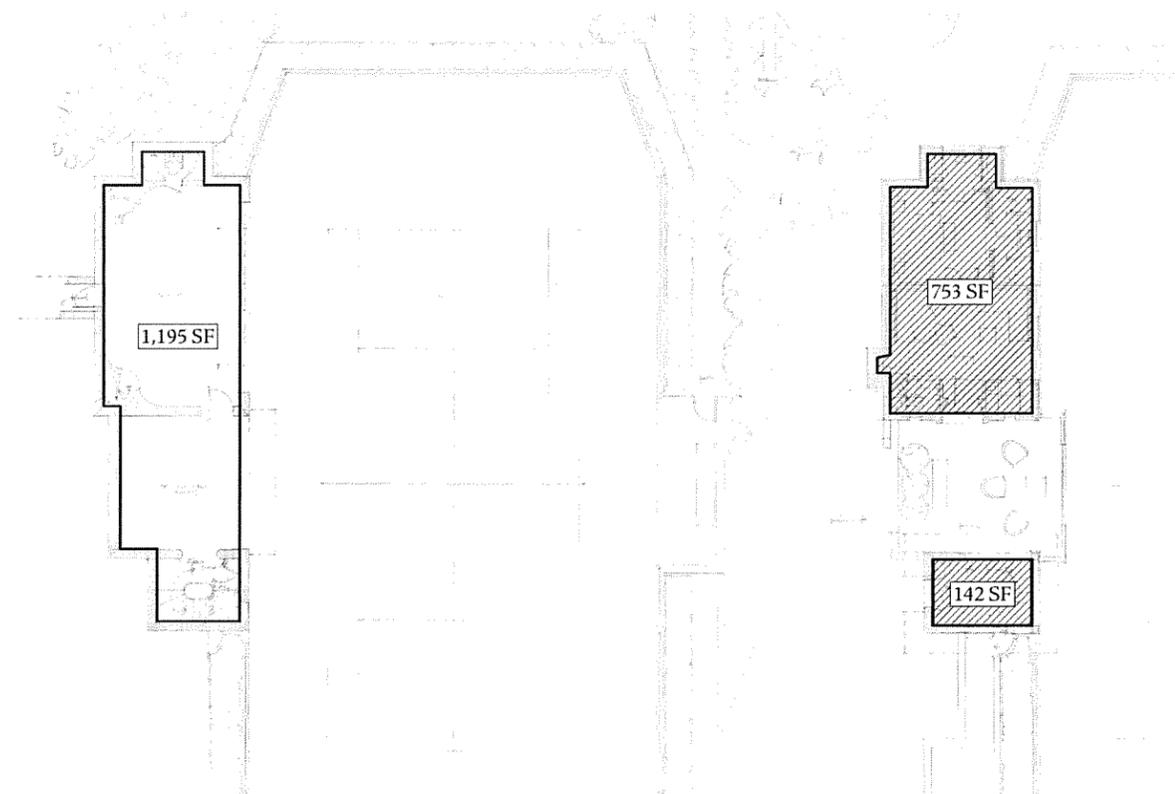
FAR AREA
FIRST & SECOND FLOOR

SP401

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1 BASEMENT FAR PLAN
1/16" = 1'-0"



2 EXERCISE / TENNIS LEVEL (BASEMENT) FAR PLAN
1/16" = 1'-0"

3 GUEST HOUSE LEVEL FAR PLAN
1/16" = 1'-0"

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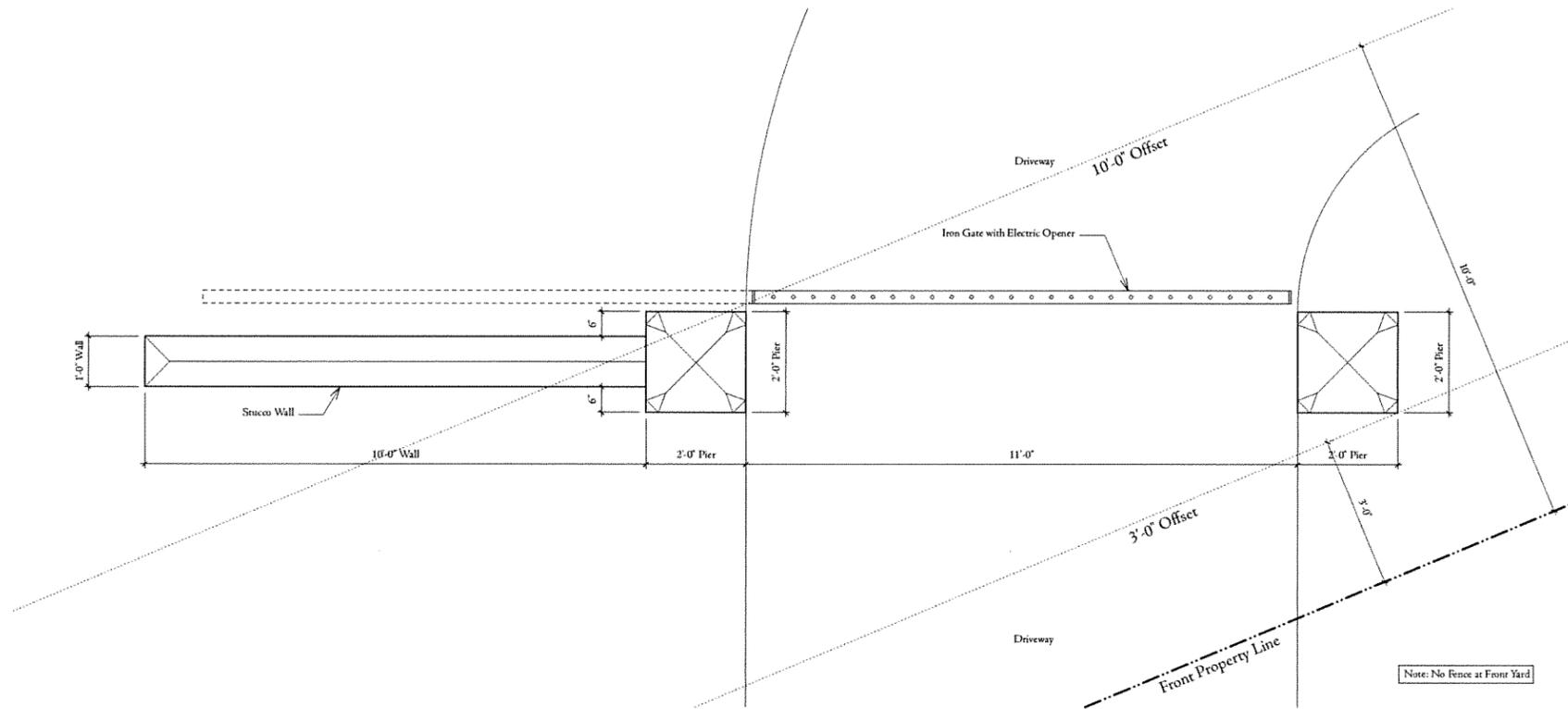
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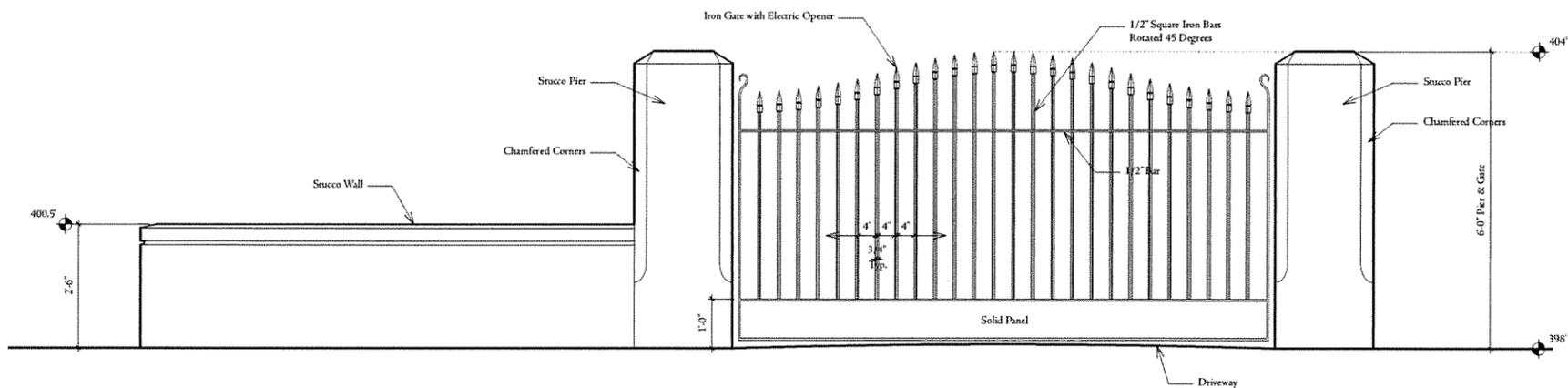
FAR AREA
BASEMENT AND GUEST HOUSE

SP402

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1 ENTRY GATE PLAN
1/2" = 1'-0"



2 ENTRY GATE ELEVATION
1/2" = 1'-0"

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INCORPORATED
104 baldwin avenue chatham north carolina 28704
704.540.5620 f 704.540.5630

Civil Engineering
kplf
6080 center drive n.e. 700 los angeles california 90045
310.667.2800 f 310.667.9075

625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

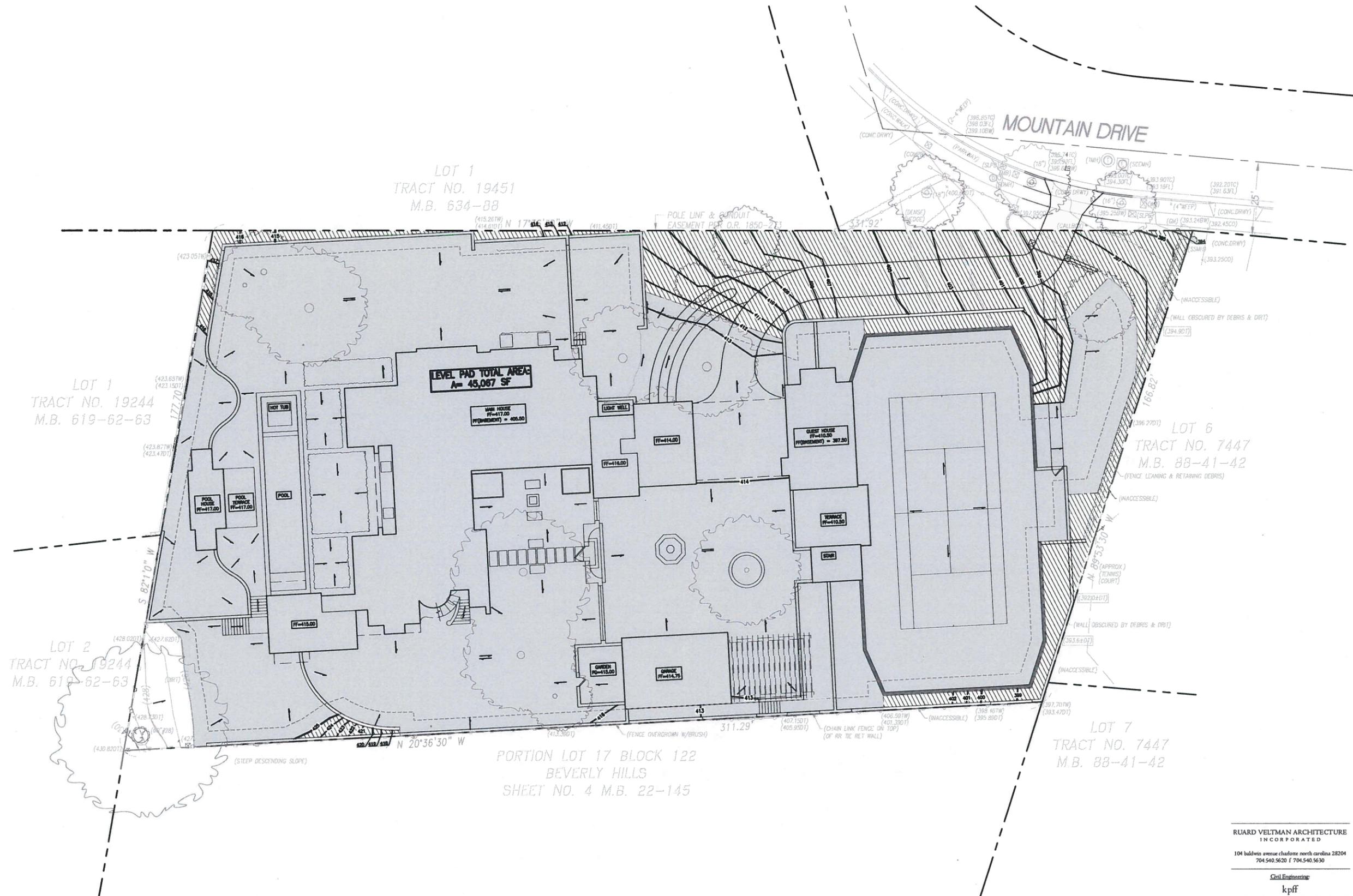
Date: November 25, 2015
Revisions: 1. February 23, 2016
2. April 11, 2016

FRONT GATE

SP500

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LOT 1
TRACT NO. 19451
M.B. 634-88

LOT 1
TRACT NO. 19244
M.B. 619-62-63

LOT 2
TRACT NO. 19244
M.B. 619-62-63

LOT 6
TRACT NO. 7447
M.B. 88-41-42

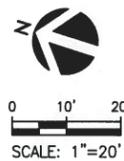
LOT 7
TRACT NO. 7447
M.B. 88-41-42

PORTION LOT 17 BLOCK 122
BEVERLY HILLS
SHEET NO. 4 M.B. 22-145

LANDFORM ALTERATION 625 MOUNTAIN DR		
L=	2822.78	FT
l=	2	FT
LOT AREA=	53,360	SQ.FT
SLOPE=(1*L)/LOT AREA=	0.11	
(((4-10*S)^4)/162)+0.1)*LOT AREA	30,011	CY
CUT/FILL	30,011	CY

LEVEL PAD ANALYSIS	
AREA>5%=	8,293 SF
AREA<5%=	45,067 SF

 AREAS GREATER THAN 5% SLOPE
 AREAS 5% SLOPE OR LESS



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625 MOUNTAIN DRIVE
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LEVEL PAD ANALYSIS

C100

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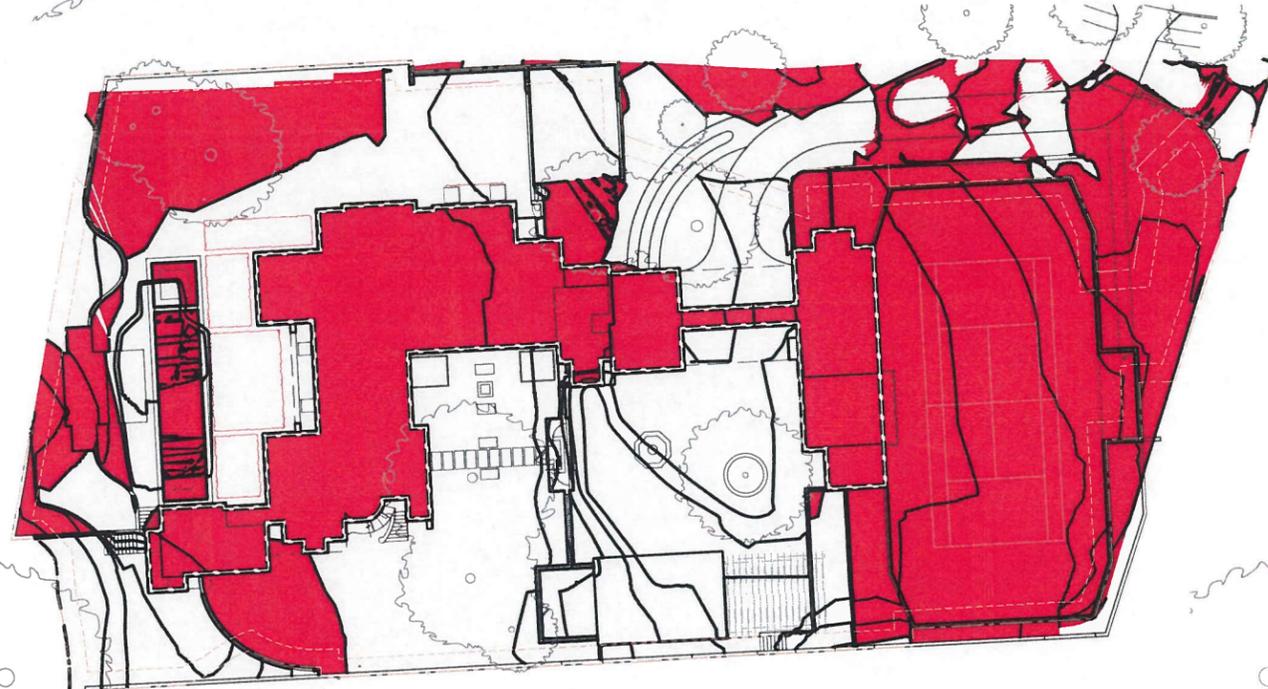


CUT AND FILL

SCALE: 1"=30'

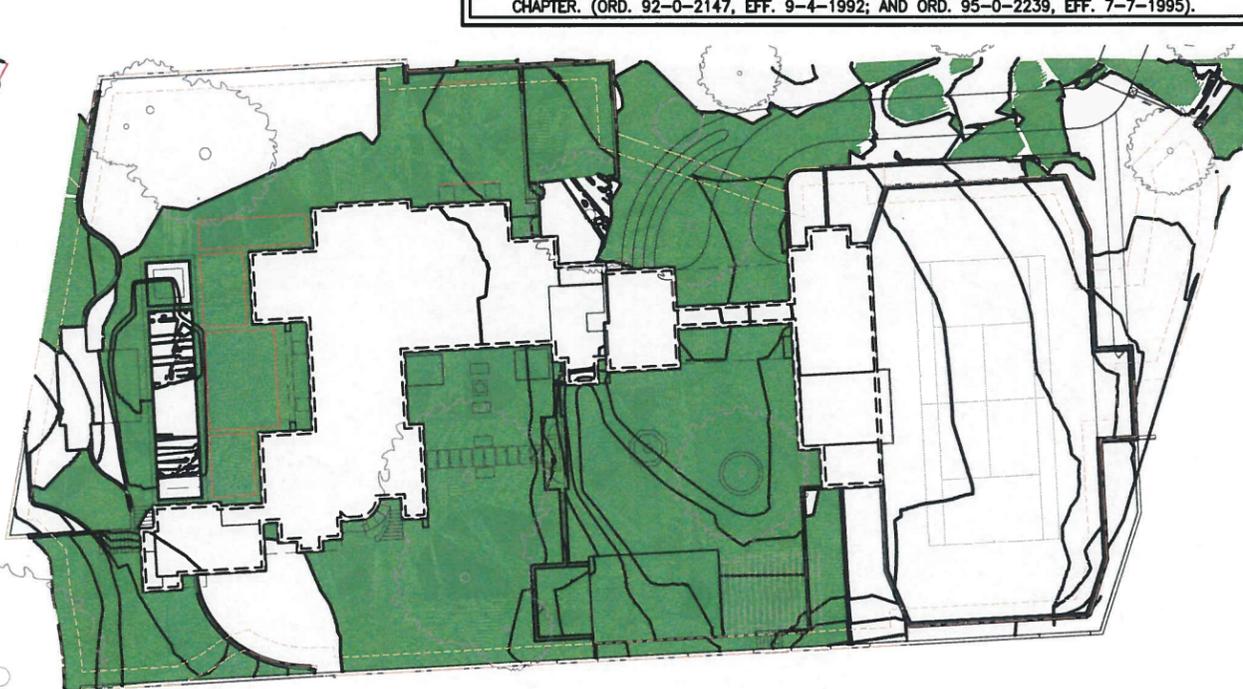
LEGEND:

- AREA CUT
- AREA FILL



CUT

SCALE: 1"=30'



FILL

SCALE: 1"=30'

ESTIMATED EARTHWORK QUANTITIES	
BUILDING FOOTPRINT CUT:	3700 CUBIC YARDS
SITE CUT:	2470 CUBIC YARDS
TOTAL CUT:	6170 CUBIC YARDS
BUILDING FOOTPRINT FILL:	0 CUBIC YARDS
SITE FILL:	1870 CUBIC YARDS
TOTAL FILL:	1870 CUBIC YARDS
TOTAL CUT+TOTAL FILL = TOTAL PROPOSED LANDFORM ALTERATION:	8040 CUBIC YARDS
ALLOWABLE TOTAL LANDFORM ALTERATION:	30,011 CUBIC YARDS
<hr/>	
NET (EXPORT):	4300 CUBIC YARDS

NOTES:

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL OR REPLACEMENT.
6. EARTHWORK QUANTITIES PROVIDED ABOVE ASSUME 18" EXCAVATION BELOW BASEMENT FINISH FLOOR ELEVATIONS AND 12" EXCAVATION BELOW SITE FINISH SURFACE/GRADE ELEVATIONS.

THE MAXIMUM ALLOWABLE IMPORT/EXPORT TO/FROM THE SITE PER CITY OF BEVERLY HILLS CODE ARTICLE 10-3-2321 IS 3000 CU.YD. THE LIMITATIONS SET FORTH IN THIS SECTION MAY BE MODIFIED BY A HILLSIDE R-1 PERMIT ISSUED PURSUANT TO ARTICLE 25.5 OF THIS CHAPTER. (ORD. 92-0-2147, EFF. 9-4-1992; AND ORD. 95-0-2239, EFF. 7-7-1995).

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704.540.5620 f 704.540.5630

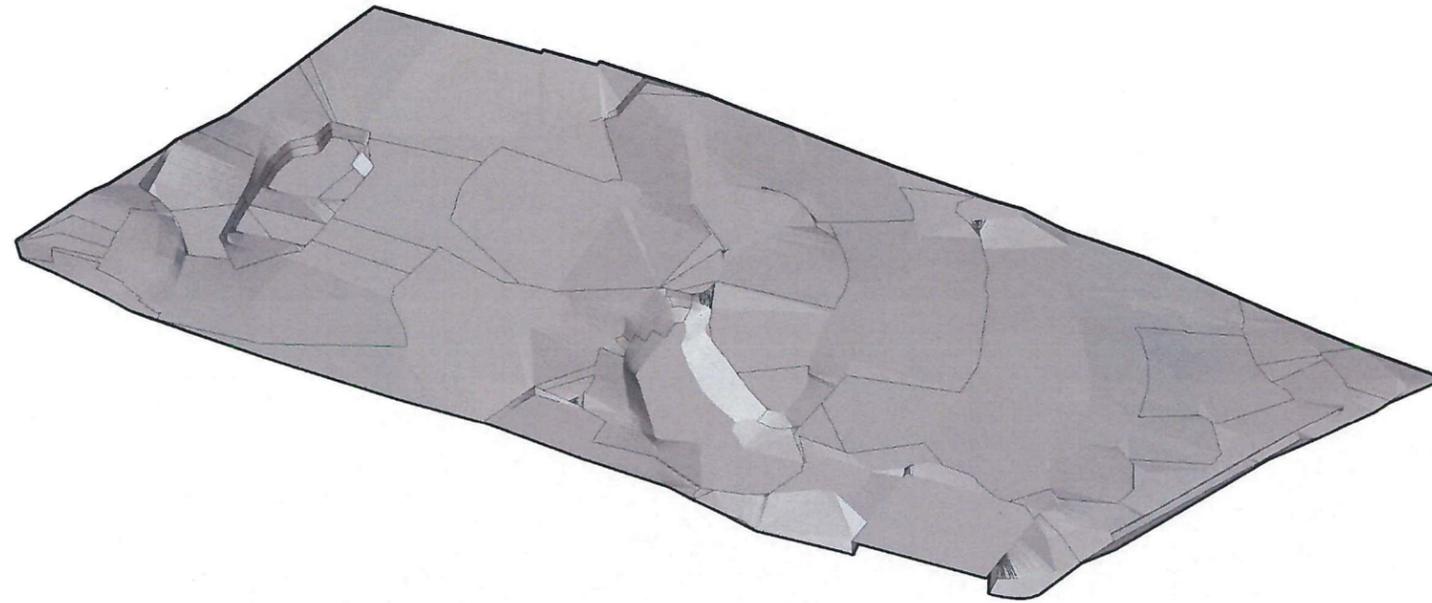
Civil Engineering:
kgff
6080 center drive ste. 700 los angeles california 900
310.665.2800 f 310.665.9075

625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210
Date: February 25, 2016
Revisions:

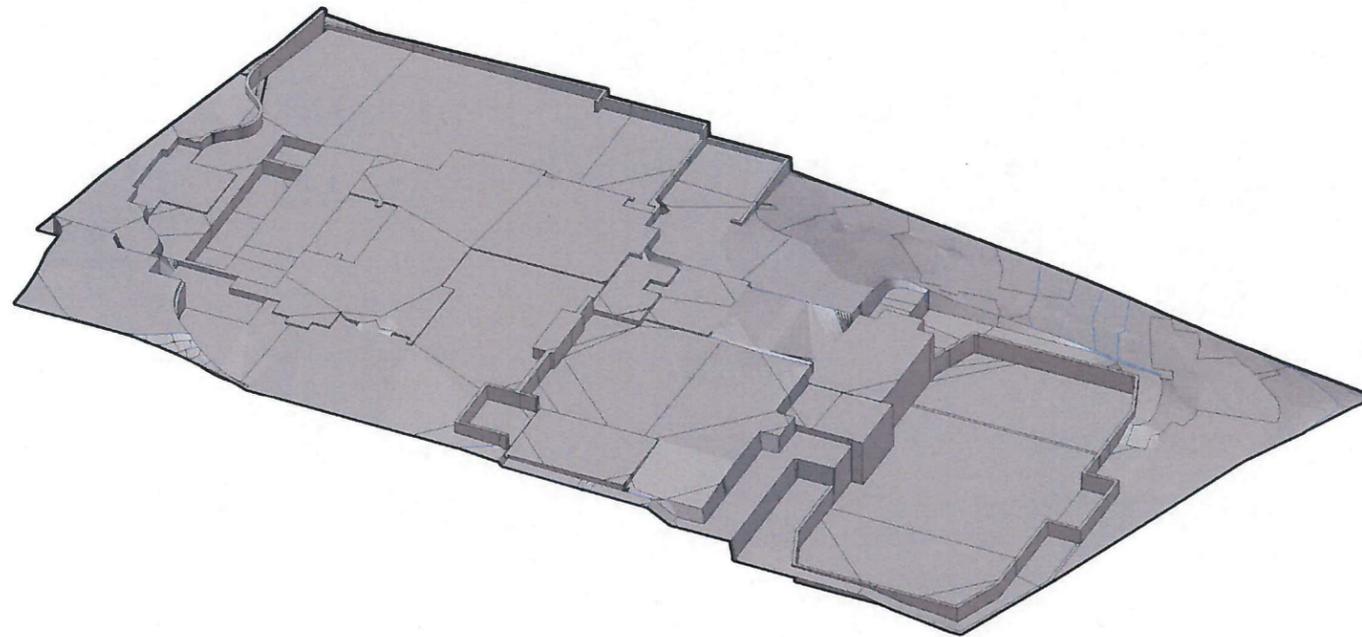
CUT AND FILL
ANALYSIS



C200
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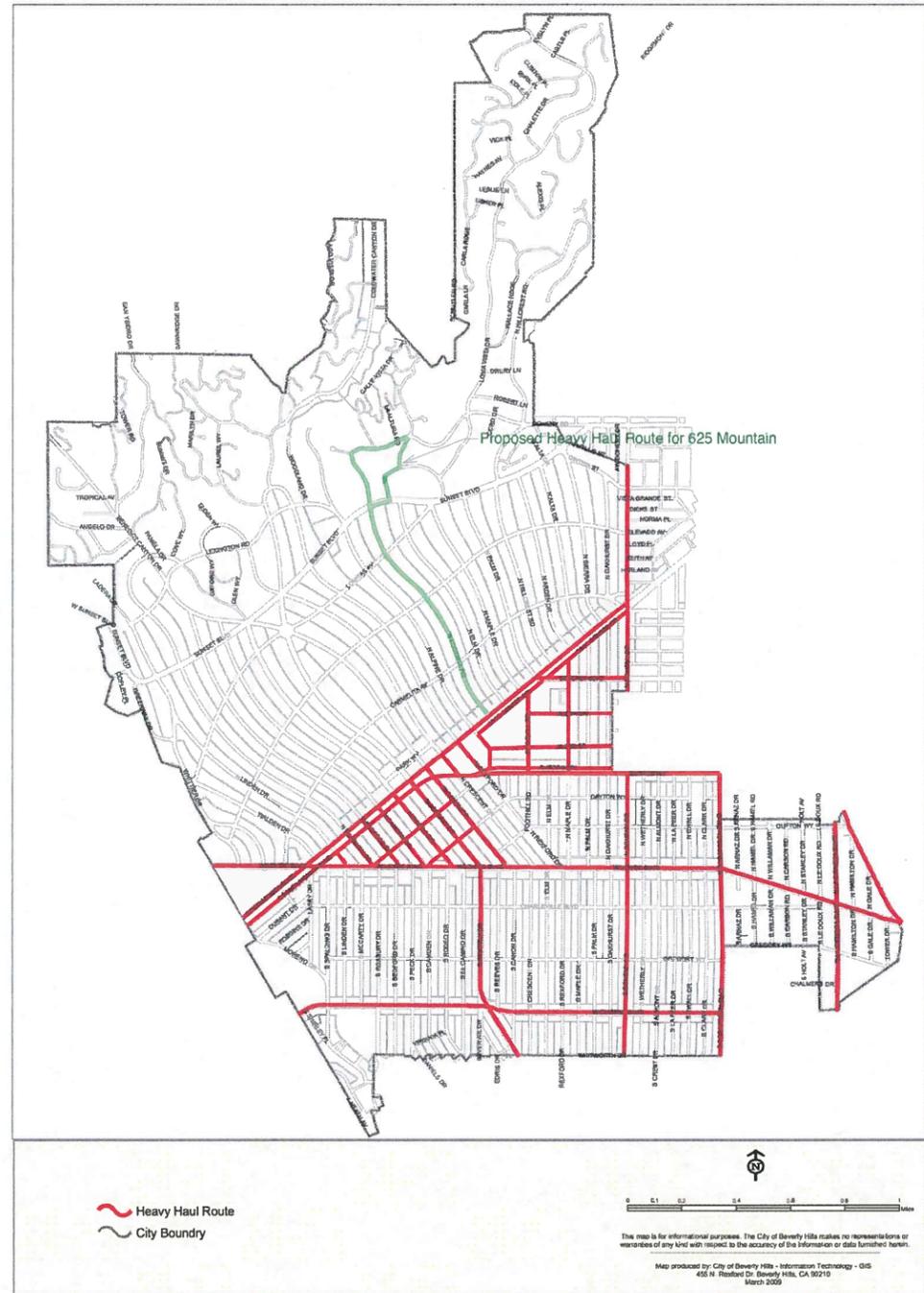
EXISTING SURFACE
SCALE: 1"=30'



PROPOSED SURFACE
SCALE: 1"=30'



Approved Heavy Haul Routes - City of Beverly Hills, California



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704.540.5620 f 704.540.5630

Civil Engineering

k p f f

6080 center drive etc. 700 los angeles california 90045
310.665.2800 f 310.665.9075

625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

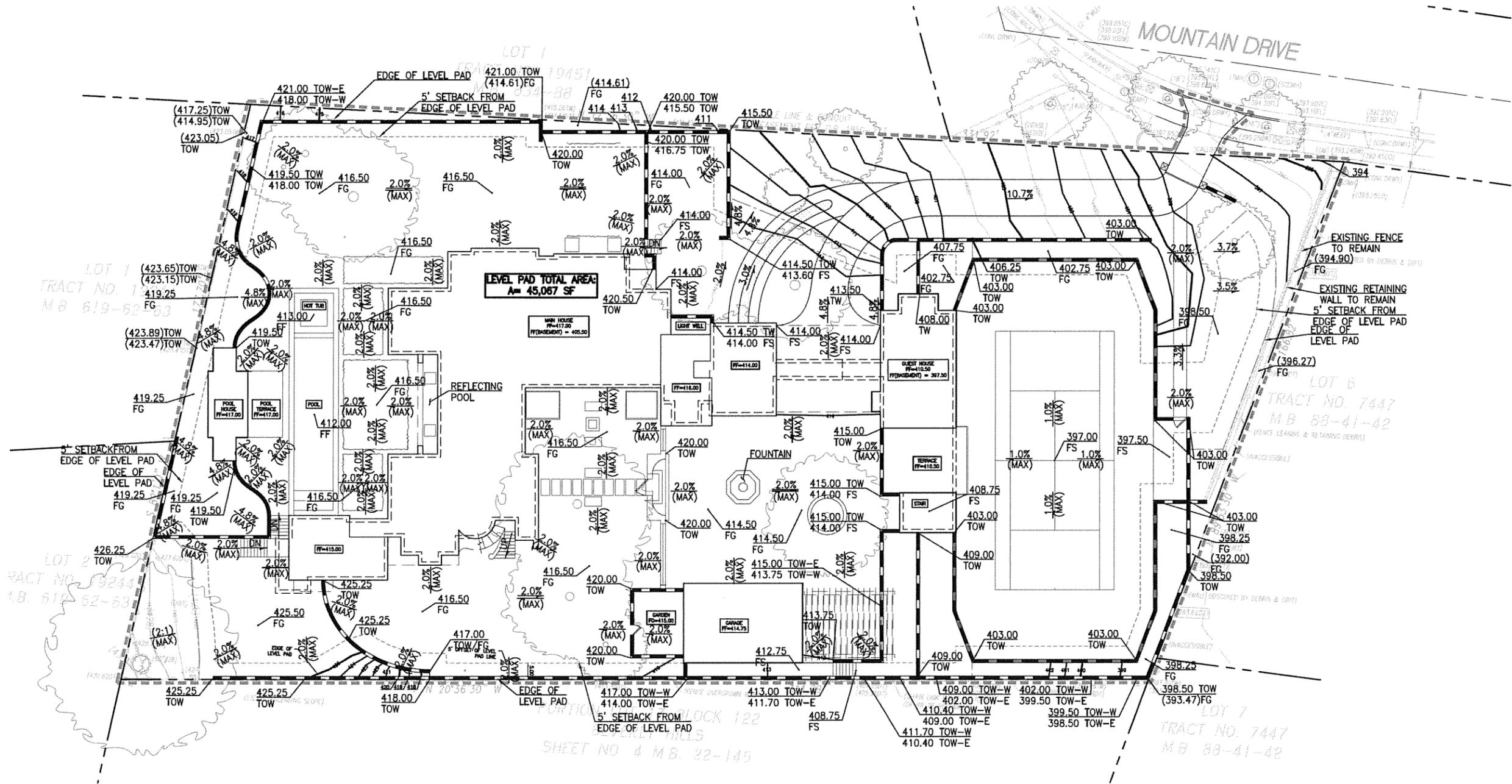
Date: November 25, 2015
Revision: 1, February 25, 2016

CUT AND FILL ANALYSIS

C201



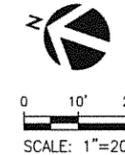
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LEGEND:

- PROPERTY LINE
- ▒▒▒▒▒▒▒ LIMIT OF WORK
- ▒▒▒▒▒▒▒ BASEMENT WALL
- ▒▒▒▒▒▒▒ PROPOSED RETAINING WALL
- ▒▒▒▒▒▒▒ EXISTING RETAINING WALL
- X—X— PROPOSED CONTOUR - MAJOR
- X—X— PROPOSED CONTOUR - MINOR
- ⋯⋯⋯ EXISTING CONTOUR
- ▒▒▒▒▒▒▒ LEVEL PAD
- ▒▒▒▒▒▒▒ 5' LEVEL PAD SET BACK

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104 Baldwin Avenue, Chatsworth, North Carolina 2804
704.540.5630 F 704.540.5630

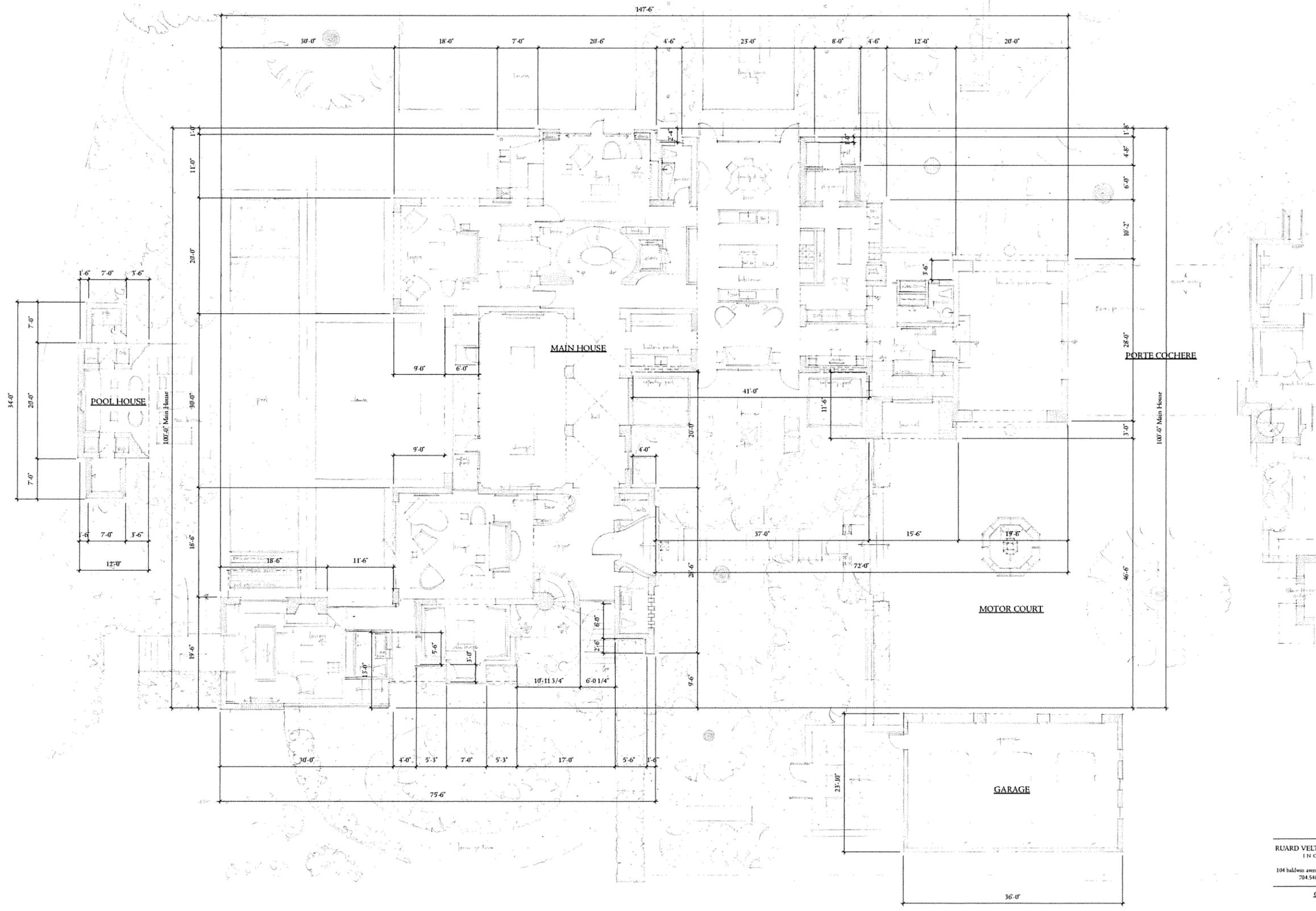
Civil Engineering
kpff
6080 Center Drive, Suite 700, Los Angeles, California 90045
310.665.2800 F 310.665.9075

625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210
Date: November 25, 2015
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GRADING AND DRAINAGE PLAN

C300

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1 FIRST FLOOR PLAN
3/32" = 1'-0"

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Civil Engineering
kpf

6080 center drive ste. 700 los angeles california 90045
310.665.2800 F 310.665.9075

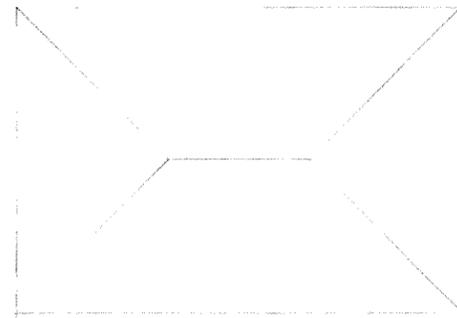
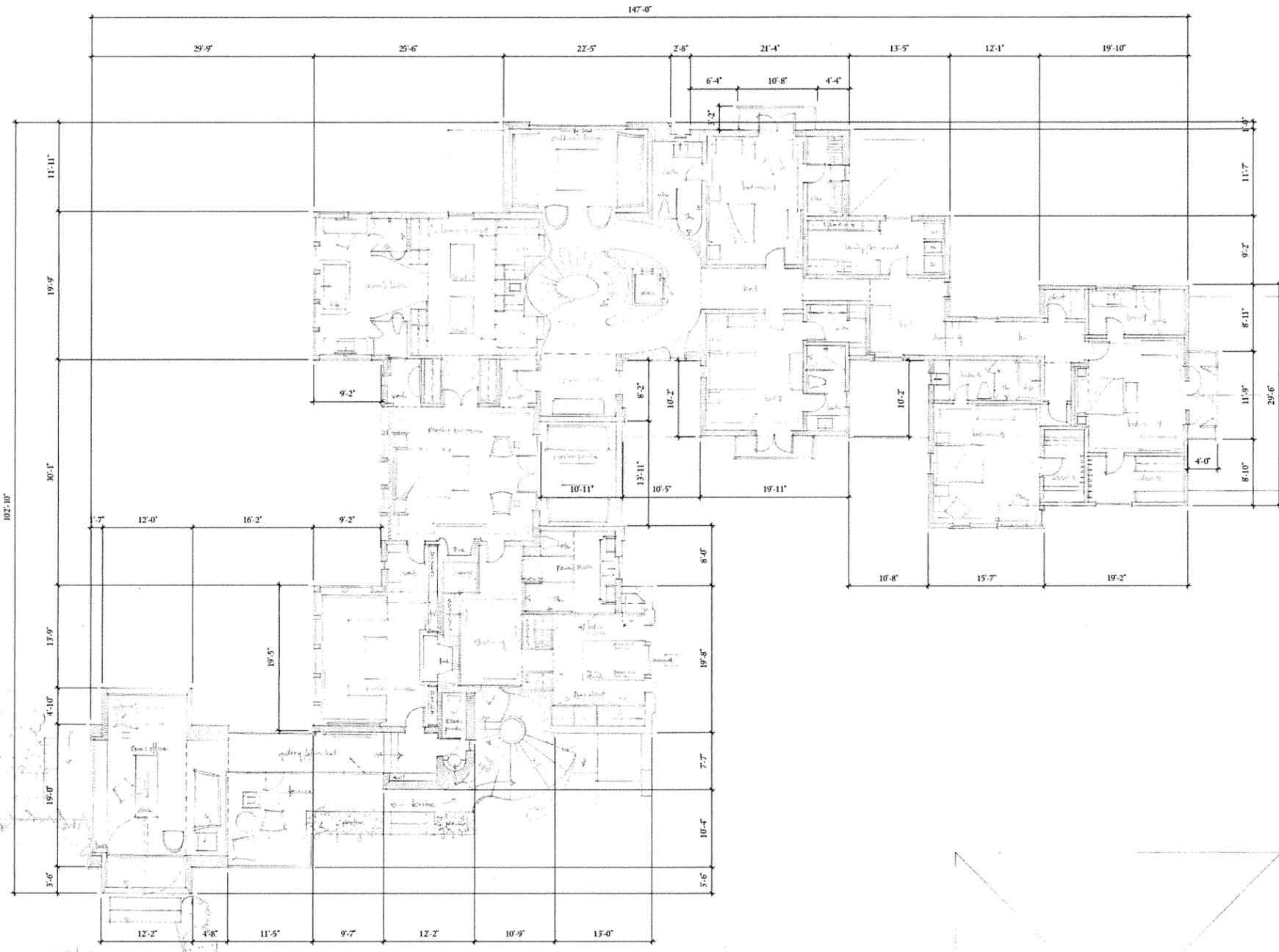
625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

Date: November 25, 2015
Revisions: 1. February 25, 2016
2. April 12, 2016

FIRST FLOOR PLAN

A101

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1 SECOND FLOOR PLAN
3/32" = 1'-0"

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kpf
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310.665.2800 f 310.665.9075

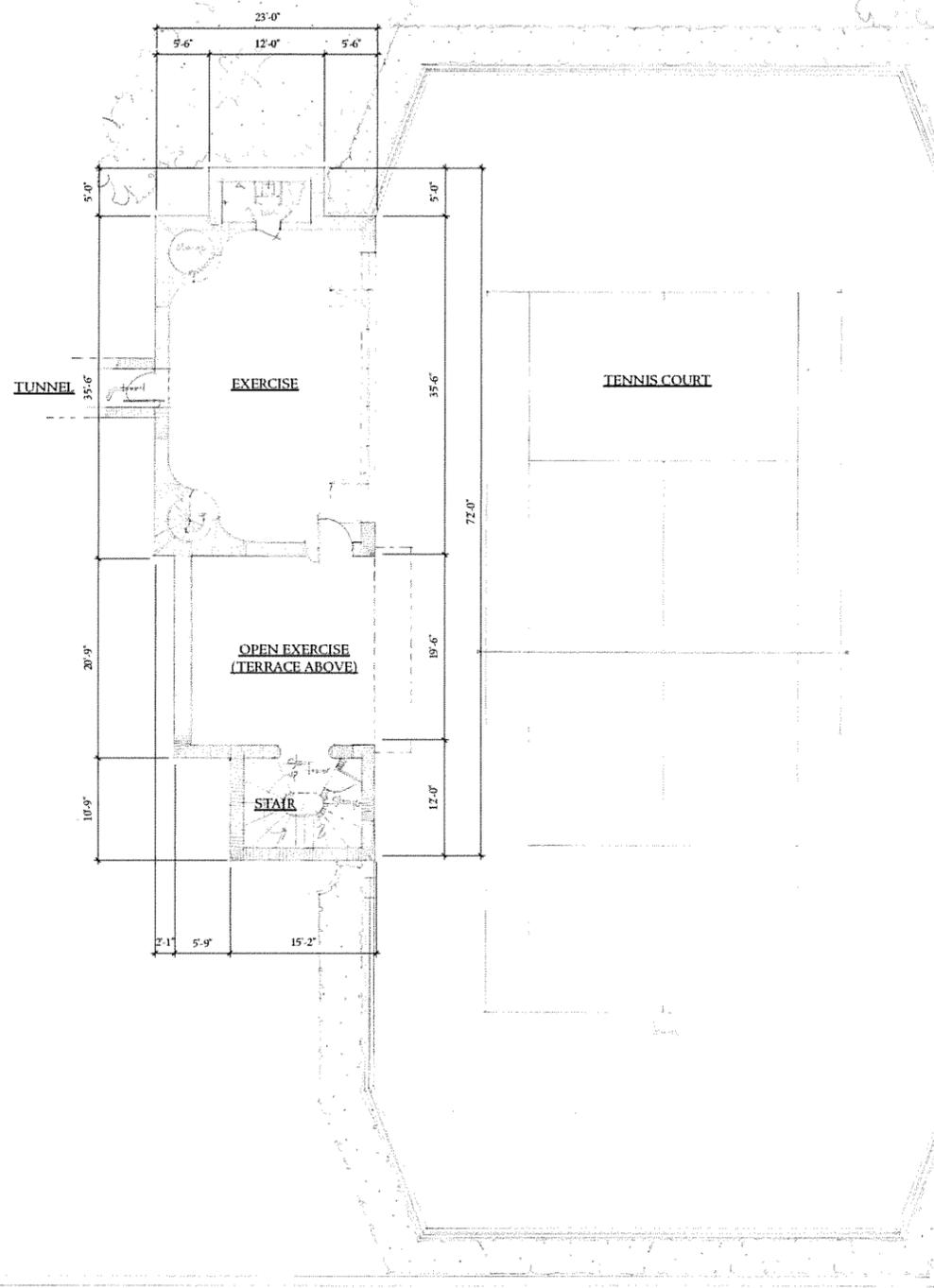
625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

Date: November 25, 2015
Revisions: 1. February 23, 2016
2. April 12, 2016

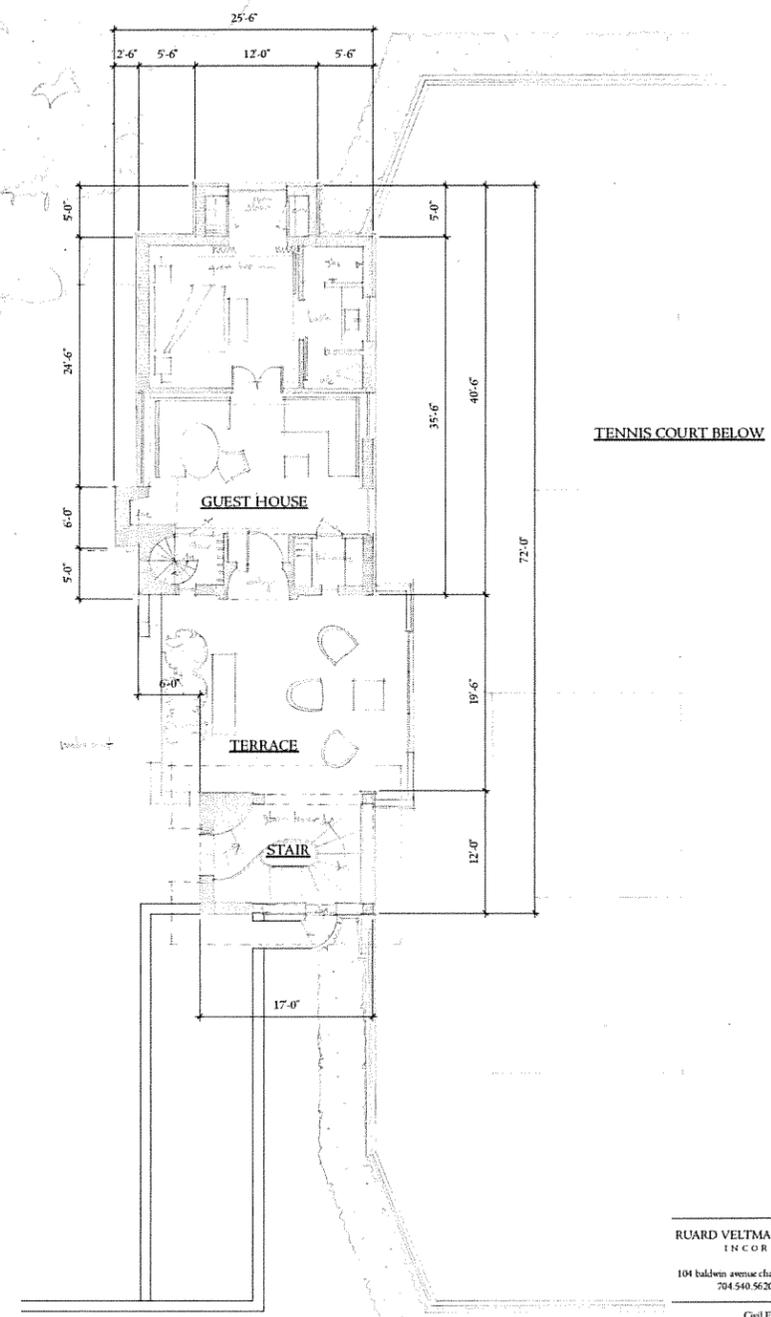
SECOND FLOOR PLAN

A102

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1 EXERCISE/TENNIS LEVEL PLAN (BASEMENT)
3/32" = 1'-0"



2 GUEST LEVEL PLAN (FIRST FLOOR)
3/32" = 1'-0"

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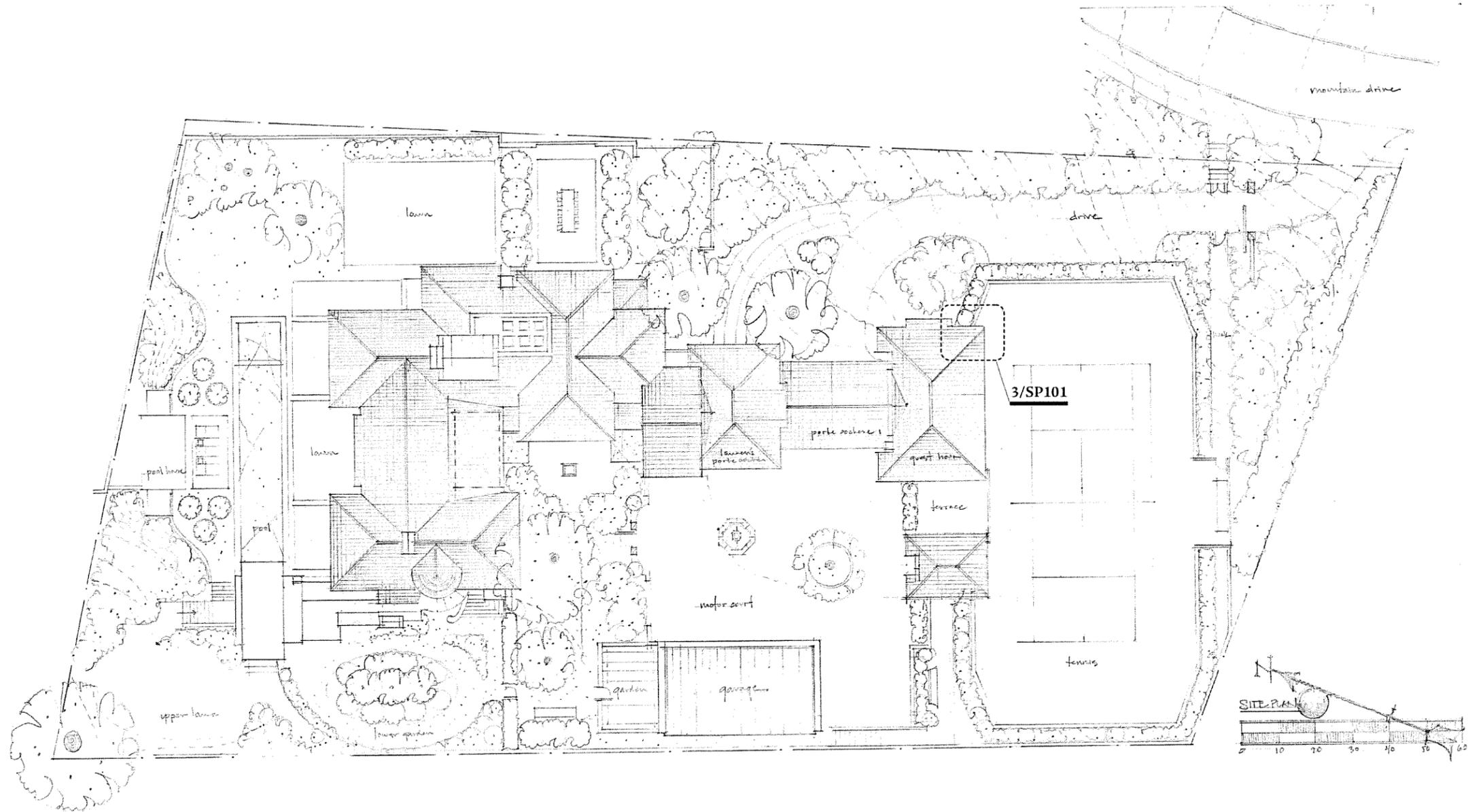
625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

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2. April 12, 2016

GUEST HOUSE PLANS
BASEMENT LEVEL AND FIRST FLOOR

A103

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NOTE: SEE SP101 FOR SITE PLAN. SITE PLAN SHOWN ON THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY - MINOR DESIGN ELEMENTS HAVE CHANGED

N  1 ROOF PLAN
1" = 10'

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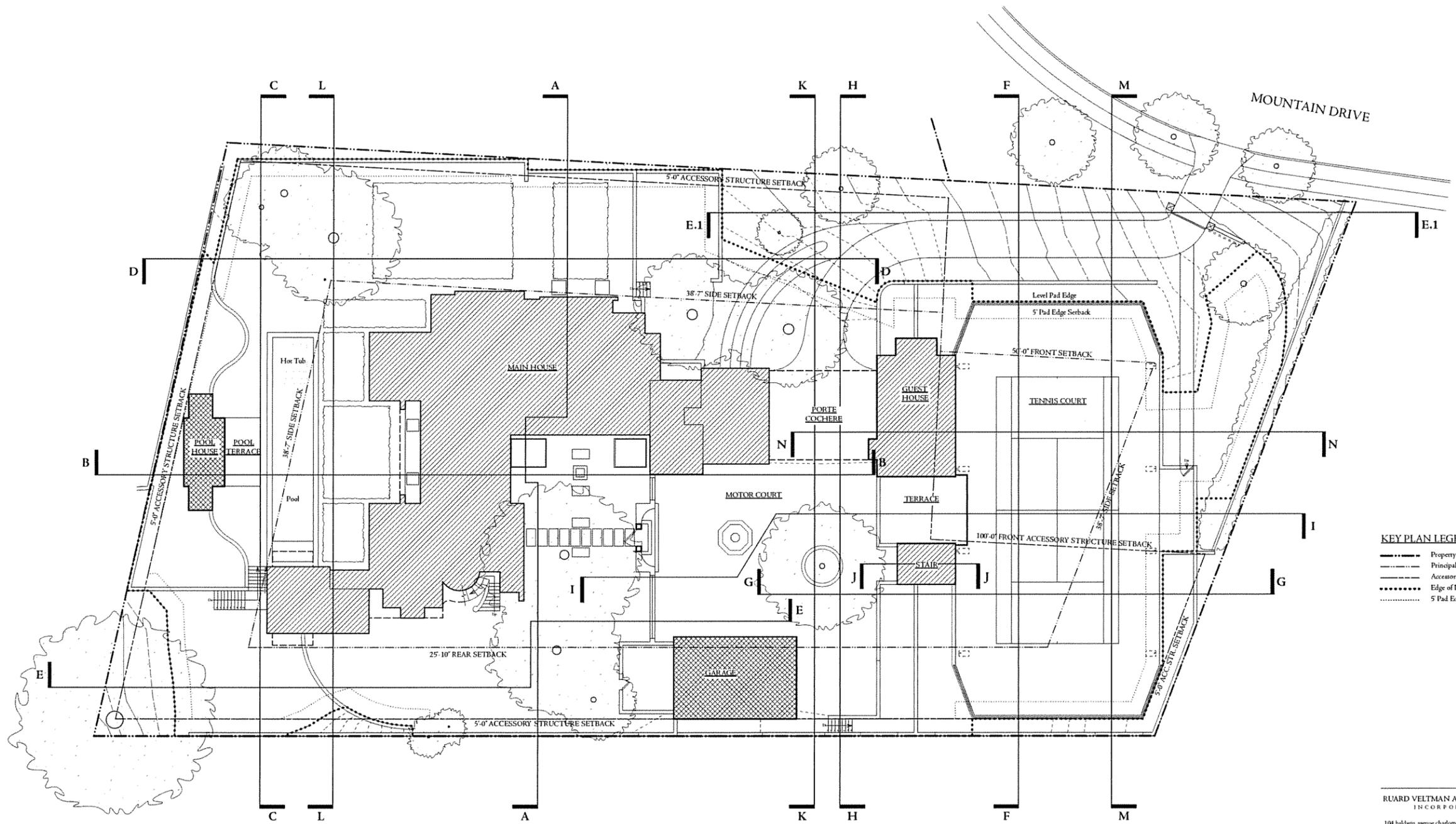
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ROOF PLAN

A105

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- KEY PLAN LEGEND:**
- Property Line
 - - - Principal Structure Setback
 - - - Accessory Structure Setback
 - Edge of Level Pad (See Sht. C100)
 - 5' Pad Edge Setback

1 KEY PLAN FOR ELEVATIONS / SECTIONS
 1" = 20'

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 704.540.5620 f 704.540.5630

Civil Engineering
 kplf
 6080 center drive ste. 700 los angeles california 90045
 310.665.2800 f 310.665.9875

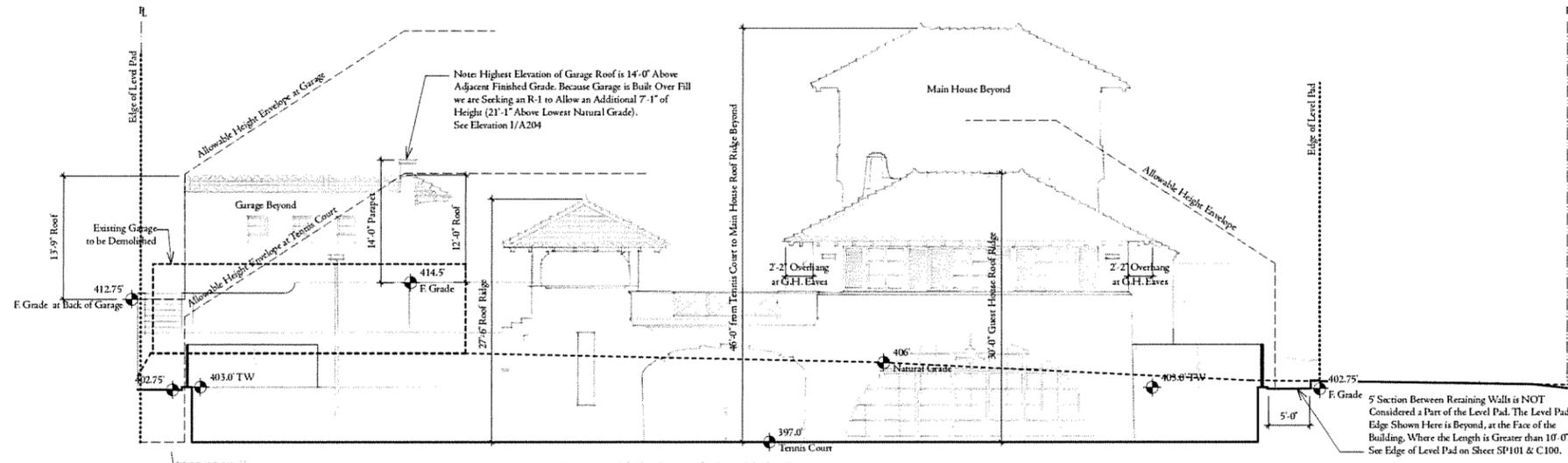
625 MOUNTAIN DRIVE
 BEVERLY HILLS, CA 90210

Date: November 25, 2015
 Revisions: 1. February 25, 2016
 2. April 12, 2016

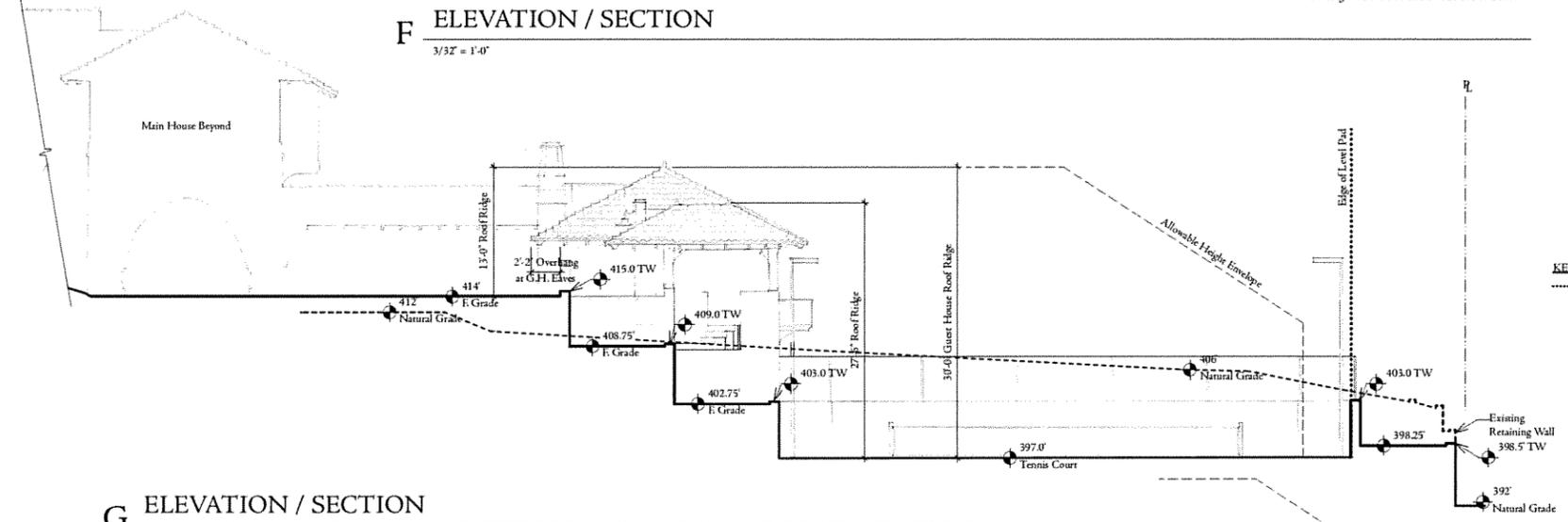
ELEVATION KEY PLAN

A200

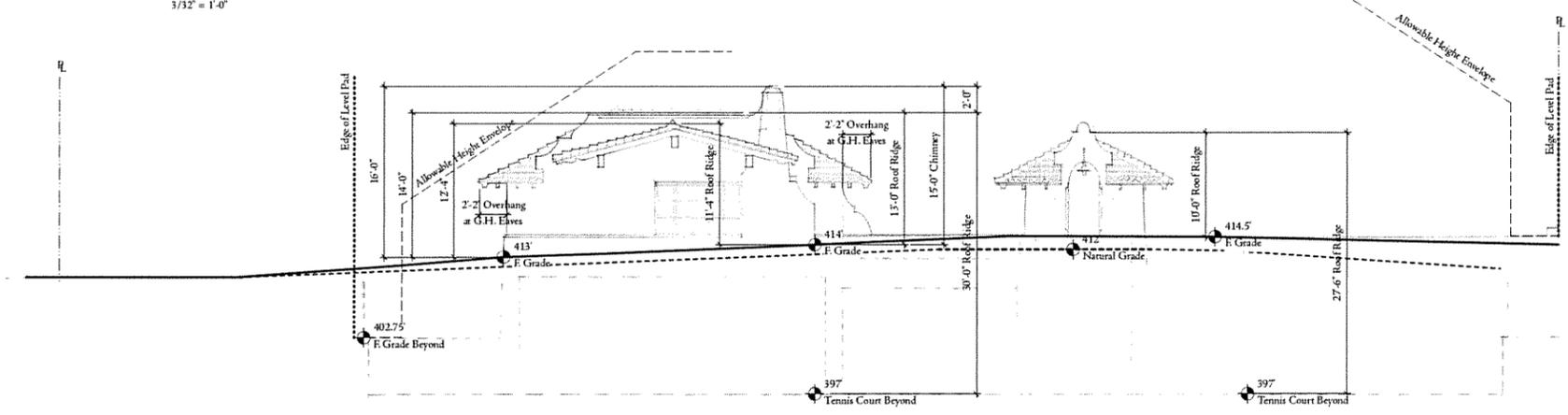
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F ELEVATION / SECTION
3/32" = 1'-0"



G ELEVATION / SECTION
3/32" = 1'-0"



H ELEVATION / SECTION
3/32" = 1'-0"

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704.540.5620 f 704.540.5630

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kpff
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310.665.2800 f 310.665.9075

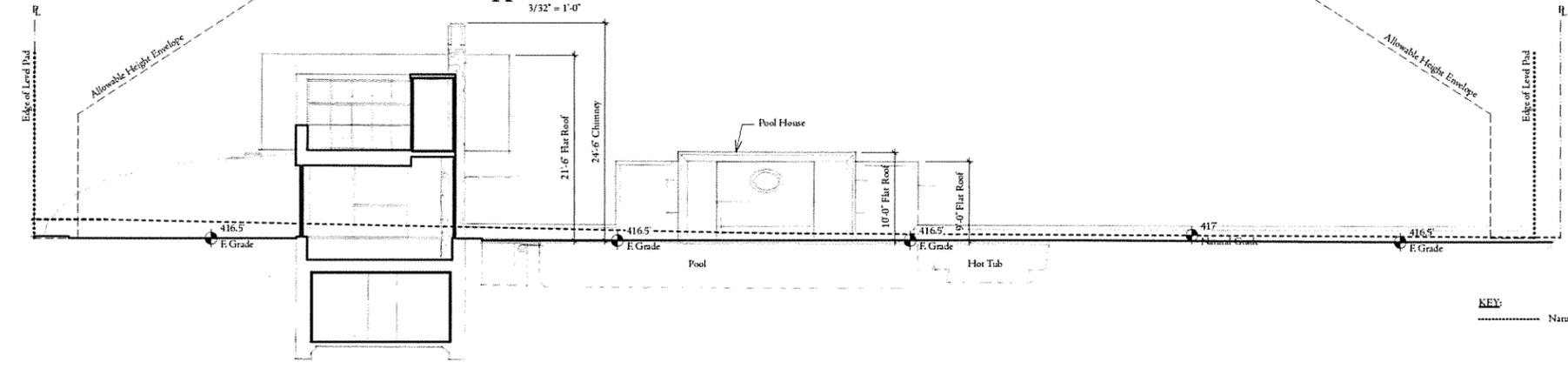
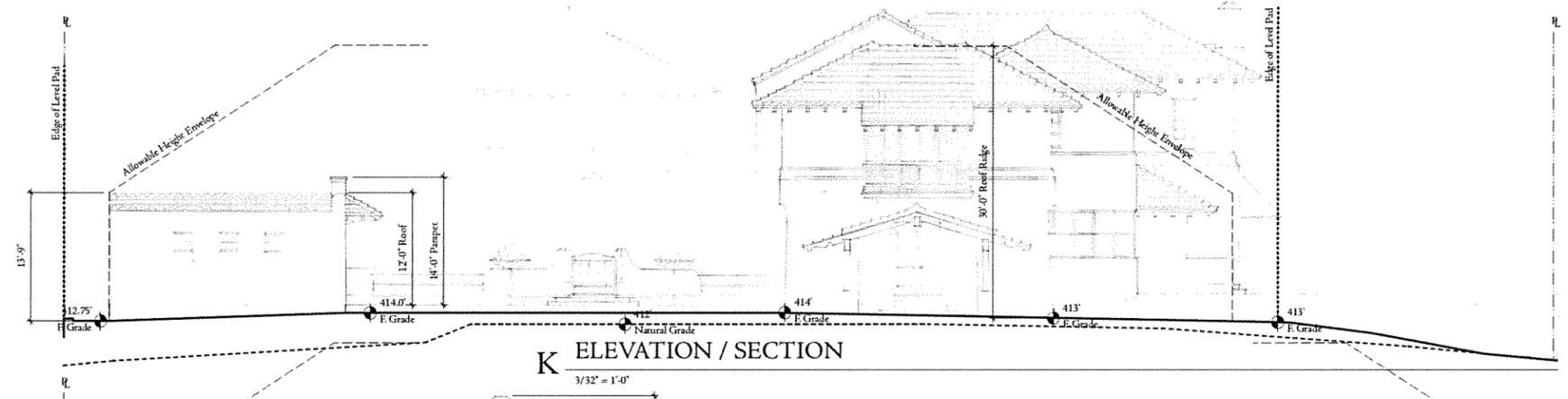
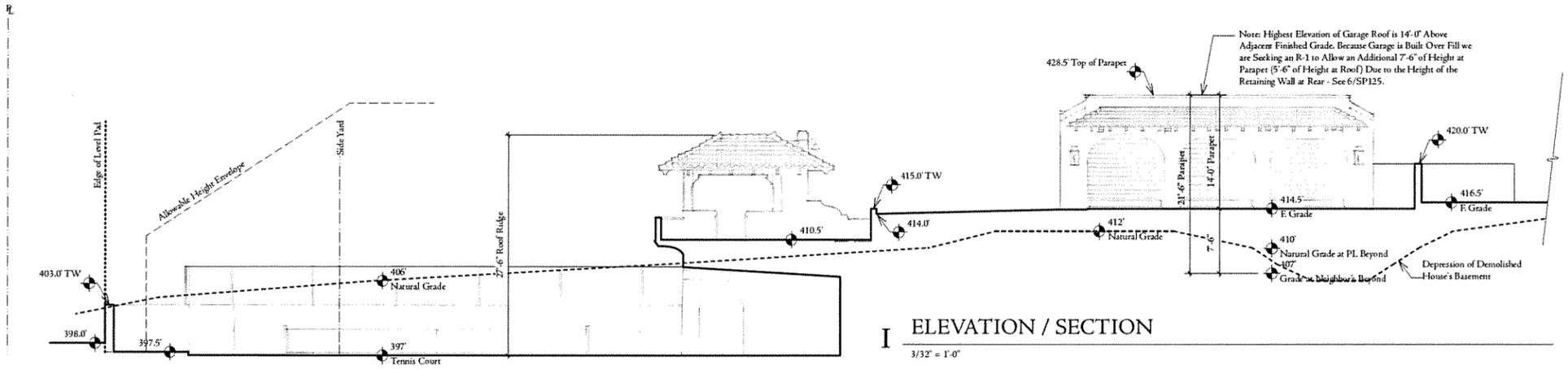
625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

Date: November 25, 2015
Revisions: 1. February 23, 2016
2. April 12, 2016

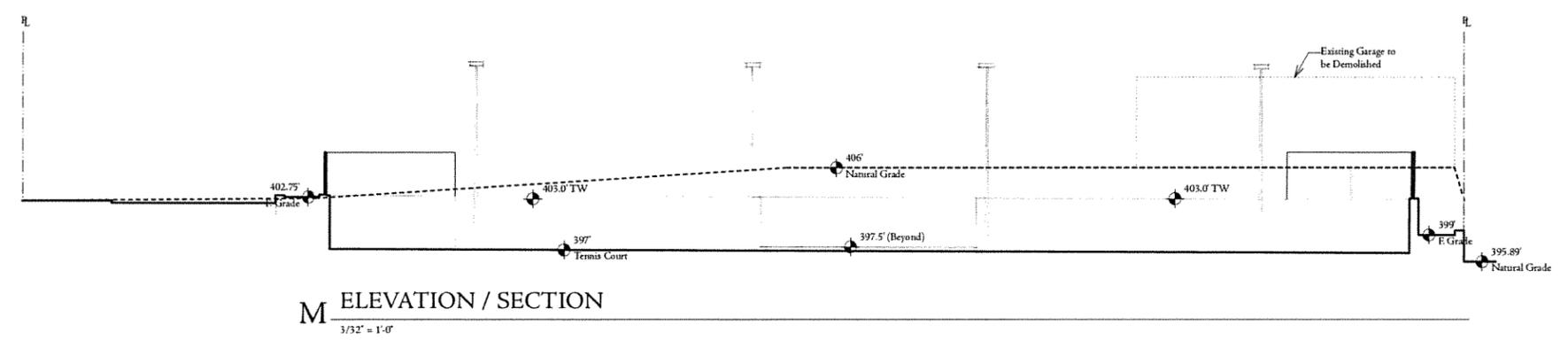
ELEVATIONS
AND SECTIONS

A203

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KEY:
----- Natural Grade Line



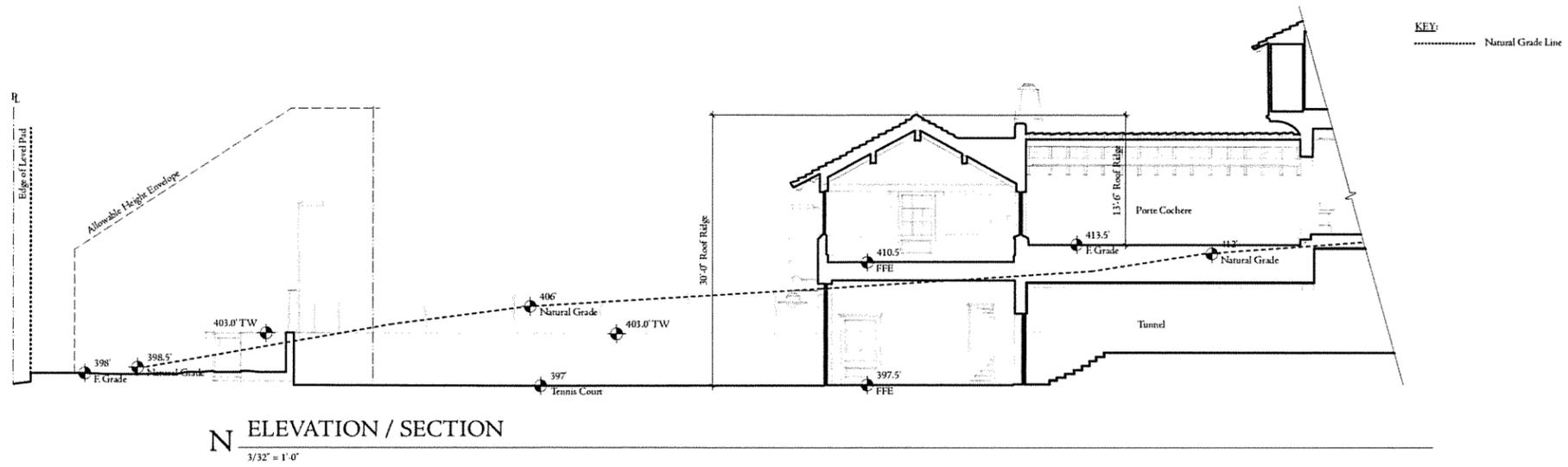
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704.540.5620 f 704.540.5630

Civil Engineering
kpf
6080 center drive ste. 700 los angeles california 90045
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BEVERLY HILLS, CA 90210

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2. April 12, 2016

ELEVATIONS
AND SECTIONS
A204
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 310.665.2800 f 310.665.9075

625 MOUNTAIN DRIVE
 BEVERLY HILLS, CA 90210

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 2. April 12, 2016

ELEVATIONS
 AND SECTIONS

A205

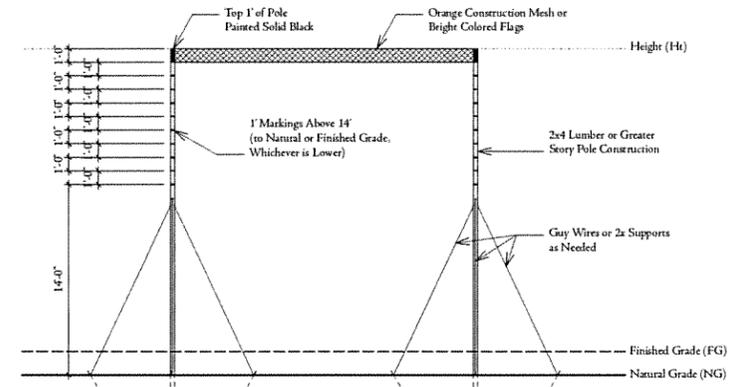
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Liability Waiver: This waiver absolves the City of Beverly Hills of any liability associated with the construction of, or damage by the story poles.

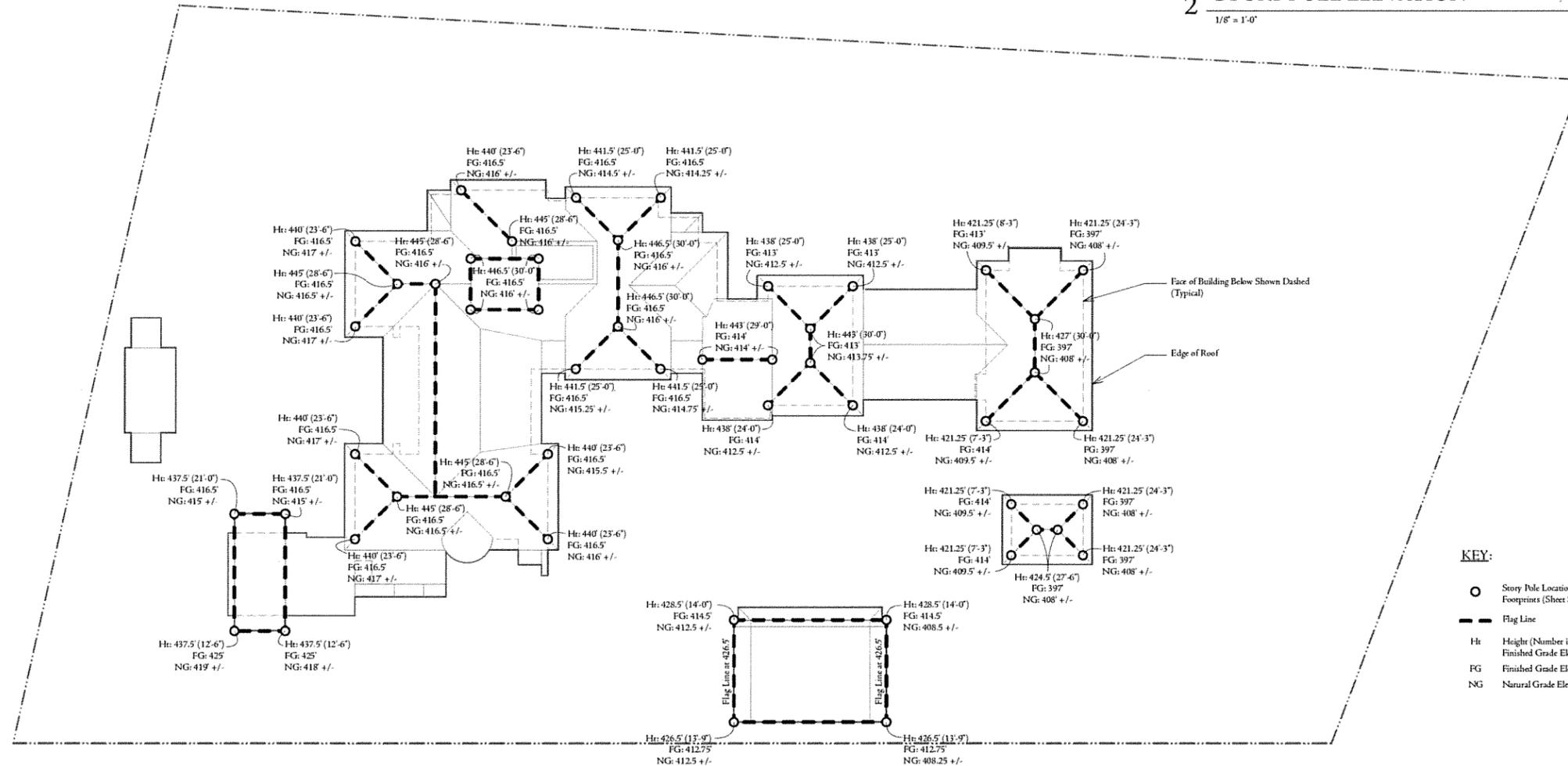
Property Owners Signatures [Signature] Date 03/30/16

[Signature] Date 03/30/16

Story Pole Installer Signature [Signature] Date _____



2 STORY POLE ELEVATION
1/8" = 1'-0"



Notes:

1. The top one-foot (1'-0") of the story poles shall be painted with a clearly visible black paint. Markins shall also be made at 14 feet above finished or natural grade, whichever results in a lower building height, and at one (1) foot increments above 14 feet. Bright orange construction mesh approximately one (1) foot in width, or bright colored "flags" strung between poles shall be placed connecting poles to show all proposed roof and ridgelines."

2. If at any time, in the determination of the City, the story poles become unsafe, they shall be repaired and reset immediately. The story poles shall be removed immediately if determined by the City to be a public safety risk.

RUARD VELTMAN ARCHITECTURE
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310.665.2800 f 310.665.9975

625 MOUNTAIN DRIVE
BEVERLY HILLS, CA 90210

Date: March 30, 2016
Revisions: 2, April 12, 2016

STORY POLE PLAN

STP-1

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1 STORY POLE PLAN

1" = 20' ft