Appendices



Appendix IS-1 Tree Removal and



Tree Removal and Replacement Memorandum



Memorandum

Project	Cheval Blanc Beverly Hills	Project No.	8404
То	Masa Alkire, Planning, City of Beverly Hills	Memo No.	008
From	Dean Howell, PLA, ASLA	Date	8/7/2020
Subject	Tree Removal and Replacement		

This Technical Memorandum provides information regarding existing trees at the site of the proposed Cheval Blanc Beverly Hills Project. This Technical Memorandum supports the Cheval Blanc Beverly Hills entitlement resubmission documents dated July 17, 2020; it catalogues the existing trees, documents that none of them are "protected" trees pursuant to the criteria set forth in the City of Beverly Hills Municipal Code (BHMC), and summarizes proposed tree replacement. The Project proposes to remove and replace the existing trees due to the infeasibility of constructing the Project while maintaining existing tree viability, and therefore this Memorandum does not evaluate the health of the existing trees or contain the input of a licensed arborist.

The Project is surrounded by three major streets; N. Rodeo Drive on the west, S. Santa Monica Boulevard on the north and N. Beverly Drive on the east. These streets have a total of fifteen (15) existing street trees planted along the back of curb, which consist of the following:

- Along N. Rodeo, five (5) Archontophoenix cunninghamiana/King Palms are planted in 48" x
 48" tree wells with Phormium 'Jack Spratt' planted at the base of the palm. Two existing uplights are located just outside of the tree well and directed at each palm. Palms appear well maintained and are approximately 15'-20' Brown Trunk Height (BTH).
- Along S. Santa Monica, four (4) Washingtonia robusta/ Mexican Fan Palms are planted in 36"x varying length tree wells that have been filled to the level of the sidewalk with a permeable paving. Palms appear well maintained and are approximately 30' BTH.
- Along N. Beverly, three (3) Washingtonia robusta/ Mexican Fan Palms are planted in 48"x96" tree wells that alternate with three (3) Tipuana Tipu/ Tipu trees planted in 48"x48" tree wells. Dietes bicolor/ Fornight Lily is planted at the base of the palms and the deciduous trees are planted in tree wells with metal tree grates. Palms appear well maintained and are approximately 30' BTH. The Tipu trees vary in height between 12'-18'.

The existing condition is shown in the ALTA survey, which is included with the Project application and appended to this Memorandum. There are no existing trees planted within the site itself.

BHMC 10-3-2901 prohibits the removal of "protected" trees without a tree removal permit. BHMC 10-3-2900 defines a "protected" tree as "[a]ny native tree, heritage tree, or tree within an urban grove." Such trees are defined at section 10-3-2900 as follows:

NATIVE TREE: A tree listed on the city's official list of local native trees, as adopted from time to time by resolution of the city council, and which has a primary trunk circumference of twenty four inches (24") or more, measured at a height of four feet six inches (4'6") above natural grade.

Memorandum Memo No. 008 8/7/2020 Page 2 of 2



HERITAGE TREE: Any tree not listed on the city's official list of native trees with a primary trunk circumference of forty eight inches (48") or more, measured at a height of four feet six inches (4'6") above natural grade.

URBAN GROVE: Fifty (50) or more trees where the branches of each tree are within six feet (6') of the branches of one of the other trees in the grove. Individual trees in an urban grove may be of any size and are not subject to any circumference limitations. Any reference to an urban grove in this article shall mean the entire grove or one or more trees within the grove.

The exiting tree species (Archontophoenix cunninghamiana/King Palms, Washingtonia robusta/ Mexican Fan Palms, Tipuana Tipu/ Tipu) are not included on "[t]he official list of local native trees ... maintained on file in the departments of planning and community development, building and safety and recreation and parks." BMHC 10-3-2900, see also http://www.beverlyhills.org/departments/publicworks/citymaintenance/trees/protectedtrees/. In addition, none of the existing trees has "a primary trunk circumference of forty eight inches (48") or more, measured at a height of four feet six inches (4'6") above natural grade," and the total number of existing trees is significantly fewer than 50. BMHC 10-3-2900. Thus, none of the existing trees meets the City's criteria for "protected" trees.

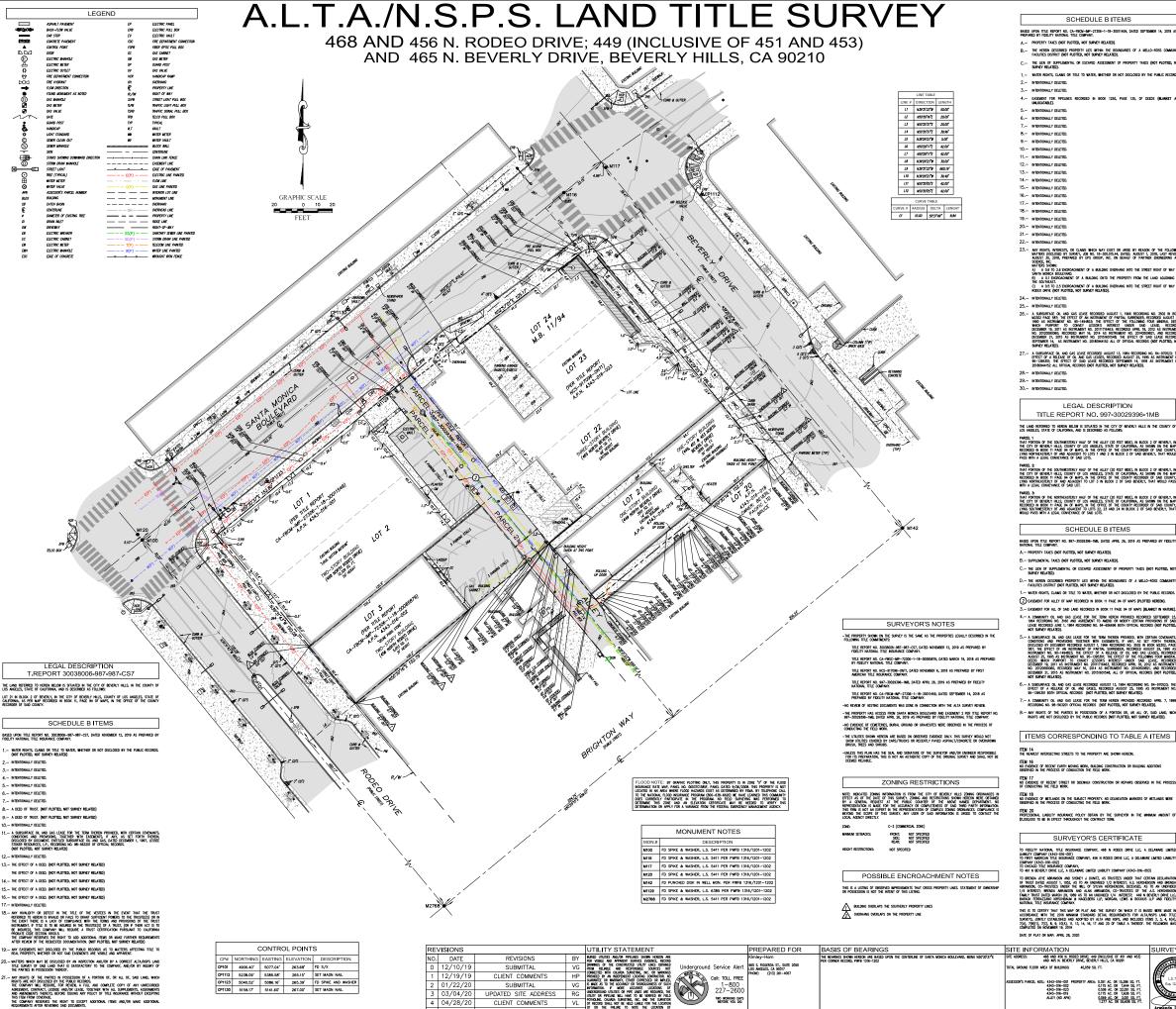
The proposed design of the Project includes a below grade parking structure built in a subsurface easement that extends under the sidewalk to the back of the curb at a depth of 10 feet or more below the sidewalk. Additionally, the existing alley access is proposed to be relocated from S. Santa Monica to N. Beverly. Due to these circumstances, the Project proposes to remove all existing street trees, perform the subsurface construction, and replace trees with new Palm trees at an overall 1:1 ratio. In order to maintain the visual character of the City streets, new palms will be of the same species and height as currently planted on each street.

Drawing sheet G003 Plot Plan shows the existing and proposed new street tree locations, a copy of which is appended to this memorandum.

- Along N. Rodeo, five (5) new Archontophoenix cunninghamiana/King Palms of approximately 15'-20' BTH are proposed to be planted in a 36" wide planted parkway. Two up-lights will be installed adjacent to and directed at each palm, within the parkway.
- Along S. Santa Monica, six (6) Washingtonia robusta/ Mexican Fan Palms of approximately 30' BTH are proposed to be planted in a 36" wide planted parkway.
- Along N. Beverly, four (4) Washingtonia robusta/ Mexican Fan Palms of approximately 30' BTH are proposed to be planted in 36"x144" planted tree wells.

Attachments:

ALTA Survey, page 1 of 2, dated 04/28/2020 G003 Plot Plan, dated 7/17/2020



UPDATED SITE ADDRESS

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. CA-FBOM-MP-27308-1-18-30011459, DATED SEPTEMBER 14, 2018 AS PREPARED BY FIDELITY MATIONAL TITLE COMPANY.

- B.— THE HERBIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROSS COMMUNITY FACILITIES DISTRICT (NOT PLOTTED, NOT SURVEY RELATED).
- THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENT OF PROPERTY TAXES (NOT PLOTTED, NOT SURVEY RELATED).
- 1.- WATER RIGHTS, CLAMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

- C) A 0.5 TO 2.5 ENGROACHMENT OF A BUILDING OVERHANG INTO THE STREET RIGHT OF WAY OF RODEO DRIVE (NOT PLOTTED, NOT SURVEY RELATED).

LEGAL DESCRIPTION

TITLE REPORT NO. 997-30029396-1MB

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BEVERLY HILLS IN THE COUNTY OF LOS ANGELES, STATE OF CAUPORNIA, AND IS DESCRIBED AS FOLLOWS:

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 997-30029396-1MB, DATED AFRIL 26, 2019 AS PREPARED BY FIDELITY NATIONAL TITLE COMPANY.

A. - PROPERTY TAXES (NOT PLOTTED, NOT SURVEY RELATED).

- D.— THE HEREN DESCRIBED PROPERTY LIES WITHN THE BOUNDARIES OF A MELLO-ROSS COMMUNITY FACULTES DISTRICT (NOT PLOTTED, NOT SURVEY RELATED).
- WATER RIGHTS, CLAMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (2) EASEMENT FOR ALLEY OF MAP RECORDED IN BOOK 11 PAGE 94 OF MAPS (PLOTTED HEREON).
- EASEMENT FOR ALL OF SAID LAND RECORDED IN BOOK 11 PAGE 94 OF MAPS (BLANKET IN NATURE

- A SUBSURFACE OIL AND GAS LEASE RECORDED AUGUST 13, 1984 RECORDING NO. 84-970523; THE EFFECT OF A RELASS OF OIL AND GASES, RECORDED AUGUST 25, 1995 AS INSTRUMENT NO. 95-1395301 BOTH OFFICIAL RECORDS: (NOT PLOTTED TO SURVEY SELATED).
- .— A COMMUNITY OIL AND GAS LEASE FOR THE TERM HERBIN PROVIDED RECORDED APRIL 7, 1998 RECORDING NO. 98-563201 OFFICIAL RECORDS (NOT PLOTTED, NOT SURVEY RELATED).
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OR, AR ALL OF, SAID LAND, WOH
 RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS (NOT PLOTTED, NOT SURVEY RELATED).

ITEMS CORRESPONDING TO TABLE A ITEMS

ITEM 14 The nearest intersecting streets to the property are shown hereon.

ITEM 16
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS CRESTRUCT IN THE PROCESS OF CONDUCTION THE FIELD WORK.

ITEM 17 NO EVERNOE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

ITEM 18
NO ENDEDGE OF METLANDS ON THE SUBJECT PROPERTY, NO DELINEATION MARKERS OF METLANDS MERE
OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD MORK.

SURVEYOR'S CERTIFICATE

ni, title insurance company, 468 n rodeo drive LLC, a delaware limited 4343—516—501) Title insurance company, 456 n rodeo drive LLC, a delaware limited limbility

TO BEDDA JOTE ARRANGOM AND STREY L DANTY, AS TRUSTED BURDE THAT COTAIN CELARATION OF THIS TRUST AND AUGUST 1, 1900, AS TO MY INCOMED JOY, THESESS, EAS, REPORTING CELARATION OF THIS TRUST AND AUGUST 1, 1900, AS TO MY INCOMED JOY, THESESS SHOWER AND RESIDENCY AND AUGUST 1, 1900, AS TO MY INCOMED JOY, THESESS SHOWER ARRANGOM OF AMERICAN CO-MANDE AND AUGUST 1, 1900, A

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MANIAM STANDANG DETAIL REQUIREMENTS FOR ALTA/ASPS LAND TITLE SWRFETS, ADMIT PLATE STREAMEND AND ACCORDING THE AT AN ASPS AND PAULISE THIS 2, 3, 4, 6/1, 7/(A), 76(1), 76(1), 8, 9, 16(3), 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELDMORK WAS COMPLETED ON MODIBLE 193, 2019

Site

VICINITY MAP

LEGAL DESCRIPTION T. REPORT CA-FBSC-IMP-72306-1-18-00085879

THE LAND REFERRED TO HEREIN BELOW IS SITUATED I THE CITY OF BEVERLY HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIPED AS FOLLOWS: LOT 3 IN BLOCK 2 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. CA-FBSC-IMP-72306-1-18-00085879, DATED MARCH 19, 2018

- B .- PROPERTY TAXES (NOT PLOTTED, NOT SURVEY RELATED).
- C.— THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUND FACULTIES DISTRICT (NOT PLOTTED, NOT SURVEY RELATED).
- D.— THE LIEN OF SUPPLEMENTAL TAXES (NOT PLOTTED, NOT SURVEY RELATED). 1.— WATER RIGHTS, CLAMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECO

- 7. INTENTIONALLY DELETED

- MICHAEL SELECT.— ANY ACTS, SORTING, STATES SORTING, SERVICE ANY DESCRIPTION OF THE FOLLOWING PACES DESCRIPTION OF THE FOLLOWING PACES DESCRIPTION OF THE FOLLOWING PACES DESCRIPTION, AND THE SERVICE OF THE PACES.— ANY OTHER PACES DESCRIPTION, AND THE PACES DESCRIPTION, AND THE PACES DESCRIPTION, AND THE PACES DESCRIPTION OF THE PACES DESCRIPTI

LEGAL DESCRIPTION T REPORT NCS-917096-ONT1

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:
REAL PROPERTY IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

LOTS 22, 23 AND 24 IN BLOCK 2 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SOM COUNTY.

EXCEPT THAT PORTION OF LOT 24 N BLOCK 2 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LCS AMRGLES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 11 PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST INCRINERAY CONNER OF SAID LOT 24; THENCE SOUTH 57: 28' 33' WEST, ALON THE MORTHWESTERY LINE OF SAID LOT 24, A DESTANCE OF 11244 FEET, THENCE SOUTH 97' 30' 27' EAST 50.00 FEET, THENCE MORTH 52' 55' 57' EAST 150' FEET TO THE REGIONNING OF A THROUGH SOUTH 37' AND HAVING A BOADS OF 1000 FEET, THENCE MORTHE-STEEN,"ALONS SOUTH CONTINUED AND HAVE A BOADS OF 1000 FEET, THENCE MORTHE-STEEN,"ALONS SOUTH CONTINUED AND FEET TO THE MORTHE-STEEN,"ALONS SOUTH CONTINUED AND FEET TO THE MORTHE-STEEN,"ALONS SOUTH CONTINUED AND FEET TO THE MORTHE-STEEN LINE OF 500 LOT 32', THENCE MORTHE-STEEN,"ALONS SOUTH CONTINUED AND SOUTH CONTINUED UNIVE, AN AND USHANDE OF 8.84 FEET TO THE INCHREASIERLY LINE OF SAID LOT 39° 31' 30" WEST, ALONG SAID NORTHEASTERLY LINE, 13.47 FEET TO THE POINT OF B ED RECORDED OCTOBER 30, 1867 AS INSTRUMENT NO. 87-1734961 AND AS PER FIRM INATION RECORDED JULY 21, 1989 AS INSTRUMENT NO. 8911682120F OFFICIAL RECORDS

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. NCS-917086-ONTI, DATED NOVEMBER 6, 2018 AS PREPARED BY FRO AMERICAN TITLE INSURANCE COMPANY.

- 1.- GENERAL AND SPECIAL TAXES (NOT PLOTTED, NOT SURVEY RELATED)
- 2.— GENERAL AND SPECIAL TAXES (NOT PLOTTED, NOT SURVEY RELATED)
- 4.- THE LIEN OF SUPPLEMENTAL TAXES (NOT PLOTTED, NOT SURVEY RELATED
- An easement for public utilities and incidental purpose recorded january 26, 1979 / Instrument No. 79—116395 of official records (Not Plotted, Document Not Readwile).
- A) THE FACT THAT THE BUILDING LOCATED ON SAID LAND ENCROMENES ONTO THE EASEMENT IN FANCE OF SOUTHERN CALIFORNA EDISON COMPANY RECORDED JANUARY 26, 1979 AS INSTRUMENT NO. 79-116395 OF OFFICIAL RECORDER 8) THE FACT THAT THE OMERANDS OF THE BULDING LOCATED ON SAID LAND EXTRAMENT AND STREAM OF THE BULDING LOCATED ON SAID LAND EXTRAMENTATION OF THE PROPERTY LINE ON THE PROPERTY LINE ON THE PROPERTY LINE ON THE PROPERTY LINE ON THE PROPERTY OF THE PROPERTY LINE OF THE PROPERTY LINE OF THE PROPERTY LINE OF THE PROPERTY LINES.
- -RIGHTS OF THE PALEY CENTER FOR MEDIA AS A TENANT ONLY UNDER UNRECORDED LEASE DATED NOVEMBER 1, 1994. THE COMPANY NISURES AGAINST LOSS ARISINO IN THE EVENT SAD LESSE CONTIANS ANY RIGHTS OF PRIST TENDISL. OR POTRONS TO PURCHASE ALL OR MAY PORTION OF THE

LEGAL DESCRIPTION

REPORT CA-FBCM-IMP-27306-1-18-30011459

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 1 AND 2 IN BLOOK 2 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS FER MAR RECORDED IN BOOK 11 PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A. THAT PORTION OF THE RANCHO SAN JOSE DE BUENOS AYRES LYING 500 FEET FROM THE SURFACE, AS PER MAP RECORDED IN BOOK 3, PAGE 291 OF PATENTS, DESCRIBED AS FOLLOWS:

SCHOOL AT THE RESIDENCE OF THE CONTROL OF THE CONTR

B. THAT PORTION OF THE SOUTHWESTERLY 10 FEET OF LOTS 11 AND 12 IN BLOCK 5 OF BEVERLY, AS PER MAP ECCREDE IN BOOK 11, PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALESONA AND LYING 500 FEET FROM THE SURFACE.

CAL VADA SURVEYING, INC. JOB NO. 19656

SHEET 1 OF

FIELD COMPLETION DATE: NOVEMBER 19, 20

