

# Appendices

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# **Appendix IS-1**

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## Tree Removal and Replacement Memorandum



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

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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 up-lights 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.

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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 existing 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



