

Attachment "C"

1001 Bel Air Road 90077- ZA-2022-1226-ZAD- Questions& Clarification of information provided

Project continued and asked to provide answers to listed questions.

Questions from meeting below:

1)

Site grading calculations are unclear. Grading for an RE-20 by right is 4000 cy, or 3000 cy on substandard limited street for non exempt grading. BelAir Road qualifies as substandard, or < 28' in width.

- There is no exemption for grading of bulking and shrinkage? Explain are these amounts part of your grading calculations?
 - Bulking is not included in the grading quantity calculations as regulated by the Baseline Hillside Ordinance. It is therefore not included as part of the non-exempt grading quantities. It is, however, included in the haul route quantities as it impacts the amount of trucks that leave the site. The bulking is literally air, so it's not earth, and therefore is not counted as grading as, again, it is literally air.
- Per drawings for grading, the driveway appears to be maintaining the same steep grades existing on site. There will be an added short driveway to access for the basement parking (cut) and widening of driveway (fill). This additional driveway and widening does not appear to net 500 cy of volume, please confirm amount as this is not clear. There is a large cut to get to the basement garage. This nets greater than 500 CY and is why the full exemption is being requested
- Plans show volume of non exempt basement cut is roughly under 4000 cy. Code has limitations on exempt yardage to be 50% of building cut used for fill if used on site. The plans have a total cut of 4450, excluding the 500 CY of driveway cut and 150 CY of other cut including a little more for the driveway, this results in a building cut of 3800 – 3800/2 = 1900 which is the allowable fill that we can exempt. Since there is 2200 CY of total fill, we can use the full 1900 CY of exempted fill. The plans show an area on the mid level where fill will be placed upon the existing flat lawn . This looks like a void space on the plans and it is located above finished grade. The main living floor and largest pool are built on top of it, which makes the building taller. Is this the location of the "fill"? Yes, the areas where grade is located above the existing grade on the sections are where fill is to be located And do you have structural drawings could help to clarify the grading extent, and coincide with structure. They are in progress as the project has not submitted yet to plan check
- Do you have areas to stage this much grading and workers on the site? Yes, there is a large flat pad to accommodate staging and grading

2)

Identify the number and location of site retaining walls (existing walls to remain & new proposed walls for house and at driveway)? Page 1 rendering shows more retaining walls that are noted on plans. There are existing permitted retaining walls onsite that are allowed to remain and don't count against the total new allowable walls. Refer to C2.10 for the location of the new walls as well as the existing (existing are in lighter grey)

3)

Setbacks and Overall height- Questions

- Drawings state 1003' roof elevation and basement garage entry grade level 956' for a total height of 47'. Grade measurements are from natural or finished whichever is lower. **NG or FG whichever is lower around the footprint of the building. Again, overall height is not a factor in the hillside area – only envelope height.**
- G2 & G3 show different locations of the front & rear yard setbacks, what is correct? And does that impact any proposed retaining walls? **That's a simple mistype – as you can see, the actual setbacks are the same**

4) Not mentioned at meeting, these are added questions -Water Features & 3 levels of pools? **Yes** What is the volume of water needed? **I'm not sure, but what is the point of this question?** And will this building have solar panels? **Yes, as required by Green Building code** What is the percentage of glazing area on your title 24 plans? **TBD, but the project will be compliant with Title 24** LID requirement in relation to hardscape? **There will be a cistern in the rear and water will be pumped into it and then gravity flow out. Project will comply with BoS regulations regarding LID** Does this project have an issued building permit (16010-30000-04933) or has that permit expired ? **It will be a new building permit when submitted.**