



STAFF REPORT
CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of September 21, 2011

TO: Architectural Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: OIL WELL (BEVERLY HILLS HIGH SCHOOL SITE)
241 Moreno Drive
Request for approval of a new canvas cover on an existing oil well
PL 110 1888

Continued from the May 18, 2011 AC meeting

PROJECT INFORMATION

Applicant	Steve Greig – Venoco Inc.
Address	241 Moreno Drive
Project Name	Oil well – Beverly Hills High School site
Project Type	Oil well cover

PROJECT DESCRIPTION

The project site is located on the northwest corner of the intersection of Olympic Boulevard and Spalding Drive. The subject oil well is located on the same site as the Beverly Hills High School. The applicant is requesting to change the existing canvas cover on the exterior of the oil well. The existing cover was conditionally approved by City Council on January 22, 1997 via Resolution No. 97-R-9548 (see Exhibit A). Pursuant to condition #9 in Resolution No. 97-R-9548, changes to the exterior design shall be subject to review by the Architectural Commission. As such, this project is before the Commission for review.

The project was previously brought before the Architectural Commission at its meetings on February 16, 2011, April 27, 2011 and May 18, 2011. The applicant was not present at the February meeting and the project was continued. At the April meeting, the applicant requested that the project be rescheduled for the May meeting. The Commission then reviewed the project at the May 18, 2011 meeting (see staff report in Exhibit B). At that meeting the Commission had the following comments:

- The aesthetics have not been addressed.
- The oil well was previously obscured by its decorative floral designed exterior and as proposed, will appear as an oil well.
- As proposed, it is a missed opportunity and alternative design options need to be considered.

Since the May 18, 2011 meeting the applicant has explored alternative materials to address the Commission's comments. Unfortunately, the applicant has not found a viable alternative which addressed the Commission's comments. As such, the proposed project has not been altered since the May 18, 2011 meeting. Consequently, the applicant is before the AC to request the approval of the following changes to the existing oil well:

- The painted (flowers) canvas will be removed from the façade of the oil well.
- A grey woven polyester mesh fabric is proposed to replace the painted canvas (A material sample has been attached to the plans.)

ANALYSIS

The proposed façade mesh fabric is intended to update the appearance and sound proofing of the oil well structure. The proposed design utilizes high quality material, which is simplistic in design. Although simplistic, the material proposed does not address the Commission's comments from the May 18, 2011 meeting. As such, the Commission may wish to discuss the lack of alternative material options presented before them.

ARCHITECTURAL CRITERIA

Pursuant to Municipal Code Section 3-3010 the Architectural Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of the following criteria:

(a) The plan for the proposed building or structure is in conformity with good taste and good design and in general contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

The proposed design creates a clean, simple appearance to the oil well. The design appears in keeping with the quality of nearby buildings and facilities. The project appears to be in conformity with good taste and good design and in general contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

(b) The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.

The proposed project does not appear to modify any existing barriers to external or internal noise and is not anticipated to make the environment less favorable.

(c) The proposed building is not in its exterior design and appearance of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

The materials proposed for the project does not appear to be inferior in quality or execution and would therefore not degrade the local environment in appearance or value.

(d) The proposed building or structure is in harmony with the proposed developments on land in the General area, with the General Plan for Beverly Hills, and with any precise plans adopted pursuant to the General Plan.

The proposed project design is in conformity with the existing use on the site. Furthermore, the overall composition and design of the project is in compliance with the current General Plan for Beverly Hills, and with any precise plans adopted pursuant to the General Plan.

(e) The proposed building or structure is in conformity with the standards of this Code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.

Subject to review of the final construction documents, the proposed project is in conformity with the standards of the Beverly Hills Municipal Code and other applicable laws insofar as the location and appearance of the structures involved.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Architectural Commission deliberations, staff recommends the Architectural Commission either provide the applicant with further direction and return the item for restudy, or approve the project with any conditions the Commission may wish to add, in addition to the standard conditions of approval (See Exhibit C).



Shena Rojemann, Associate Planner

Attachments

- Exhibit A – City Council Resolution No. 97-R-9548
- Exhibit B – May 18, 2011 AC Staff Report (not including attachments)
- Exhibit A – Standard Conditions of Approval

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EXHIBIT A
City Council Resolution No. 97-R-9548

RESOLUTION NO. 97-R-9548

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING REPLACEMENT OF THE EXISTING SOUND INSULATING BLANKETS ON THE OIL DERRICK LOCATED AT 9865 OLYMPIC BOULEVARD WITH NEW PAINTED SOUND INSULATING BLANKETS

The City Council of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. The property at 9865 Olympic Boulevard is the subject of an Agreement and Amendment to Oil and Gas Lease, dated November 8, 1978 ("the Agreement"), among the Beverly Hills Unified School District ("the School District"), the Beverly Hills Oil Company, and the City of Beverly Hills ("City"). The Beverly Hills Oil Company has since assigned its rights and obligations under the Agreement to Venoco ("Lessee").

Section 2. Pursuant to the Agreement, the oil derrick covering must comply with plans reviewed by the City Architectural Commission and approved by the City Council and the School District.

Section 3. Lessee and Project 9865, a nonprofit corporation ("the Applicants"), seek approval to replace existing deteriorating 18-year old painted polyvinyl-coated sound

insulating blankets that cover the exterior of the oil derrick located at Venoco Oil Field, 9865 Olympic Boulevard ("the oil derrick"), with new, same specification polyvinyl-coated sound insulation blankets painted by over 3,000 hospitalized children throughout California, as described in Exhibit A, attached hereto ("the Project").

Section 4. On September 11, 1996, the Architectural Commission reviewed the Project and recommended conditional approval of the Project to the City Council.

Section 5. On June 25, 1996, School District approved the Project, by unanimous vote of the School Board.

Section 6. In accordance with the Agreement and based on the foregoing, the City Council hereby approves the Project as described in Exhibit A, subject to the following conditions:

1. The Lessee shall obtain appropriate permits from the Public Works Department for any staging and/or hauling of equipment and materials related to the Project.

2. All discharge to the public storm water drainage system including but not limited to run-off that occurs from

washing of the artwork on the blankets shall be prohibited unless wholly comprised of storm water or permitted by a valid National Pollution Discharge Elimination System ("NPDES") permit issued by the California Regional Water Quality Control Board.

3. The Lessee shall be responsible for repair or replacement of any existing improvements in the public right-of-way damaged during construction operations in furtherance of the Project.

4. The noise level generated by the oil-related equipment after the blankets have been installed shall not exceed the maximum limits set in Beverly Hills Municipal Code Section 10-5.318(a).

5. Inspection by the Building and Safety Department shall be required during and after installation of the blankets.

6. The installation shall comply with all applicable Occupational Safety and Health Act regulations.

7. The material used for the blankets shall be flame retardant or retardant-treated, and certified as such by the California State Fire Marshall, as provided by Uniform Fire Code Section 3207.

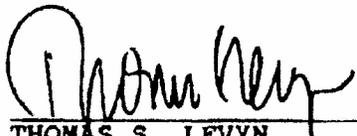
8. The Lessee shall provide evidence satisfactory to the City of the structural stability of the installation with respect to wind loads and exposure to the elements, as provided by Uniform Fire Code Section 3206.

9. Approval of this Project shall be limited to five years from the installation of the blankets. Upon expiration of the five year term, the Lessee shall repaint the blankets a color to be approved by the Architectural Commission, unless the Lessee has obtained an additional approval from the City Council for the blankets to remain painted as approved by this resolution, or unless the oil derrick is relocated. Repainting of the blankets after expiration of the five year term shall be performed in conformance with Conditions 1 through 8 of this resolution.

10. The Applicants shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the City within 10 days of the date of the approval of this resolution.

Section 7. The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and her certification to be entered in the Book of Resolutions of the Council of this City.

Adopted: January 22, 1997



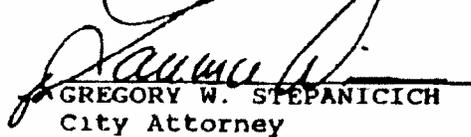
THOMAS S. LEVYN
Mayor of the City of
Beverly Hills, California

ATTEST:



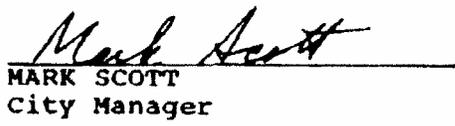
FRANCES M. MALNECK
City Clerk

APPROVED AS TO FORM:

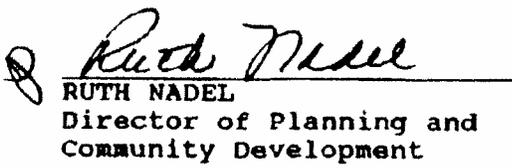


GREGORY W. STEPANICICH
City Attorney

APPROVED AS TO CONTENT:



MARK SCOTT
City Manager



RUTH NADEL
Director of Planning and
Community Development

PROJECT OVERVIEW

Project 9865 is the name for the nonprofit project conceived by artist Ed Massey. The Project entails replacing deteriorating 18-year old painted polyvinyl coated sound insulating blankets (PVC) that cover the exterior of the oil derrick located at Venoco Oil Field, 9865 Olympic Boulevard, with new, same specification PVC sound insulation blankets painted by over 3,000 hospitalized children throughout California. The children, who suffer from chronic and life threatening illnesses, will transform the weathered oil tower into a vibrant artistic monument.

While the derrick has two layers of blankets, Project 9865 will only affect the outer layer. Because the existing outer blankets are in such poor condition, in order to paint the exterior of the derrick, the entire outer layer of blankets will have to be replaced with brand new materials. The new materials will be taken to hospitals and cancer camps throughout the State and painted in a design representing the four seasons.

Project 9865 is widely embraced by a wide cross-section of the governmental, medical, art, educational, and political spheres. Among the Project's supporters and endorsers are United States Senators Barbara Boxer and Dianne Feinstein, State Superintendent of Public Instruction Delaine Eastin, Los Angeles Mayor Richard Riordan, Los Angeles County Supervisor Zev Yaroslavsky, Cedars-Sinai Chair of Pediatrics David Rimoin and Director of Pediatric Hematology-Oncology Carole Hurvitz, Director of the Museum of Contemporary Art Richard Koshalek, Director of the Armand Hammer Museum Henry Hopkins, and General Manager of the Los Angeles Cultural Affairs Department, Al Nodal.

CURRENT STATUS OF THE DERRICK

The 136-foot tall derrick has been in existence at the site for 18 years. It is covered with two full layers of soundproofing blankets. The oil rig has been dormant at the site for approximately seven years; however, drilling is scheduled to recommence later this year.

The exterior layer of blankets, which is comprised of fiberglass insulation sewn into painted polyvinyl coated material is currently 18 years old. The manufacturer's warranty, however, is only for seven years. Over time, the exterior layer of blankets has deteriorated. Some of the existing painted blankets are torn, and the fiberglass sound insulation has fallen out of others. The fiberglass insulation has become compressed and thus has likely lost much of its sound insulating properties. In addition, many of the "horseblanket" pins (which hold the blankets down) have fallen off or have become ineffective causing some of the blankets to flap in the wind. The paint on the 18-year old blankets is faded, having lost much pigmentation and is noticeably discolored.

APPROVAL BY BOARD OF EDUCATION

The derrick is located on the premises of Beverly Hills High School.

Two televised public presentations concerning the Project have been made to the Beverly Hills Board of Education

Prior to the second such presentation, the School District issued written public notice to all residents in the vicinity of the derrick that the Project would be discussed and a vote would be taken at that meeting regarding approval for the Project. The public notice contained a written description of the Project. On June 25, 1996, following public comment in response to the public notice about the Project, the School Board, by a 5-0 vote, unanimously approved the Project

At the June 25, 1996 School Board meeting and subsequently, there has been much enthusiasm within the School District for integrating the art programs of the Beverly Hills School District as well as the Internship and Community Service Programs of the high school into the Project

MATERIALS

The materials used in the Project will have the same specifications as those materials currently covering the derrick, as follows

The outer layer of blankets is composed of PVC-18 coated material. The blanket material weighs 18 ounces per square yard and is lightweight, high strength, tear resistant, fire resistant, flexible, waterproof and mildew-rot proof. The blanket material is the most rugged vinyl laminated fabric available for heavy industrial applications. Nearly all of the blankets are 7 feet high and range in width from 10 to 30 feet (depending on their location on the derrick). Each blanket has grommets on all four sides. The blankets will be painted with noncombustible gesso and then top-grade, pure acrylic, noncombustible paint containing the highest pigmentation available. Non-yellowing, clear acrylic, urethane protective coating, designed to protect artwork from abrasion and ultraviolet light degradation will prevent discoloration of the paint over time.

Two-inch thick fiberglass acoustical insulation will be sewn into each blanket. The fiberglass is incombustible, resists moisture and is unaffected most oil, grease and most acids.

OFF-SITE PAINTING PROCESS

Except for installation, all work will be done off-site. Project coordinators will take new blankets and painting materials to hospitals and cancer camps throughout the State. Working with professional artists and pediatric specialists, youngsters suffering from leukemia, retinoblastoma, brain tumors, brain tumors and other childhood cancers, cystic fibrosis, kidney failure, burn trauma, spinal cord diseases, cardiac abnormalities, HIV, hemophilia, sickle cell anemia and musculoskeletal defects will paint the blankets working with the use of stencils.

Blankets will be brought to any hospital in which a single child wishes to participate from the smallest town beyond Eureka to as far south as the U S border and every major city in between. When finished, the dermck will be refitted with the painted blankets and each of its four sides will represent one of the four seasons. The floral motif was conceived for this Project because flowers give life, beautify and symbolize hope.

INSTALLATION

Over a three-week period, professional riggers working with the use of cranes will remove the existing decaying blankets and install the new blankets by replicating the installation process of the existing outer blankets. The new blankets will be hung on the derrick's J-bolts, strung together with nylon rope and finally secured with horseblanket pins. The entire installation process will take place on the site and neither pedestrian nor vehicular traffic will be affected. The old materials will be rolled and trucked off the site and disposed of properly and professionally.

There will be no changes in elevations nor any changes to the derrick structure itself. The interior layer of soundproofing blankets will remain intact throughout the process.

MAINTENANCE

There has been no aesthetic maintenance of the derrick in the last 18 years. In contrast, in connection with the Project, a maintenance escrow account will be established for periodic hydro-air cleaning of the painted exterior of the derrick. In addition, extra painted blankets will be provided and maintained by the Project for use in replacing any blankets which may require replacement in the future.

As the derrick is actually a temporary structure, Venoco representatives have indicated that the derrick may be moved to one of the company's other drilling sites in the future. Nonetheless, the agreement with Venoco provides that derrick shall remain at its present location covered by the Project blankets for a minimum of 18 months. After eighteen months, Venoco may remove the derrick from the site, replace the Project blankets or leave the Project blankets in place.



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EXHIBIT B

May 18, 2011 AC Staff Report
(does not including attachments)



STAFF REPORT
CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of May 18, 2011

TO: Architectural Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: **OIL WELL (BEVERLY HILLS HIGH SCHOOL SITE)**
241 Moreno Drive
Request for approval of a new canvas cover on an existing oil well
PL 110 1888

Continued from the April 27, 2011 AC meeting

PROJECT INFORMATION

Applicant	Steve Greig – Venoco Inc.
Address	241 Moreno Drive
Project Name	Oil well – Beverly Hills High School site
Project Type	Oil well cover

PROJECT DESCRIPTION

The project site is located on the northwest corner of the intersection of Olympic Boulevard and Spalding Drive. The subject oil well is located on the same site as the Beverly Hills High School. This project was previously brought before the Architectural Commission at its meetings on February 16, 2011 and April 27, 2011. The applicant was not present at the February meeting and the project was continued. As the April meeting, the applicant requested that the project be rescheduled for the May meeting. As such, the project is now before the Commission.

The applicant is requesting to change the existing canvas cover on the exterior of the oil well. The existing cover was conditionally approved by City Council on January 22, 1997 via Resolution No. 97-R-9548 (see Exhibit A). Pursuant to condition #9 in Resolution No. 97-R-9548, changes to the exterior design shall be subject to review by the Architectural Commission. Consequently, the applicant is before the AC to request the approval of the following changes:

- The painted (flowers) canvas will be removed from the façade of the oil well.
- A grey woven polyester mesh fabric is proposed to replace the painted canvas (A material sample has been attached to the plans.)

ANALYSIS

The proposed façade mesh fabric is intended to update the appearance of the oil well structure.

The proposed design is utilizes high quality material in a simplistic, single-color design.

ARCHITECTURAL CRITERIA

Pursuant to Municipal Code Section 3-3010 the Architectural Commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of the following criteria:

(a) The plan for the proposed building or structure is in conformity with good taste and good design and in general contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

The proposed design creates a clean, simple appearance to the oil well. The design appears in keeping with the quality of nearby buildings and facilities. The project appears to be in conformity with good taste and good design and in general contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.

(b) The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.

The proposed project does not appear to modify any existing barriers to external or internal noise and is not anticipated to make the environment less favorable.

(c) The proposed building is not in its exterior design and appearance of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

The materials proposed for the project does not appear to be inferior in quality or execution and would therefore not degrade the local environment in appearance or value.

(d) The proposed building or structure is in harmony with the proposed developments on land in the General area, with the General Plan for Beverly Hills, and with any precise plans adopted pursuant to the General Plan.

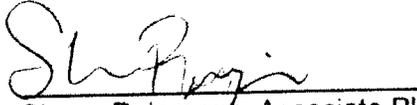
The proposed project design is in conformity with the existing use on the site. Furthermore, the overall composition and design of the project is in compliance with the current General Plan for Beverly Hills, and with any precise plans adopted pursuant to the General Plan.

(e) The proposed building or structure is in conformity with the standards of this Code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.

Subject to review of the final construction documents, the proposed project is in conformity with the standards of the Beverly Hills Municipal Code and other applicable laws insofar as the location and appearance of the structures involved.

RECOMMENDATION

Based on the foregoing analysis and pending the information and conclusions that may result from testimony received at the public hearing, as well as Architectural Commission deliberations, staff recommends the Architectural Commission either provide the applicant with further direction and return the item for restudy, or approve the project with any conditions the Commission may wish to add, in addition to the standard conditions of approval (See Exhibit B).


Shena Rojemann, Associate Planner

Attachments

Exhibit A – City Council Resolution No. 97-R-9548
Exhibit B - Recommended Conditions of Approval

EXHIBIT C

Recommended Conditions of Approval

1. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on September 21, 2011.
2. This approval by the Architectural Commission is for design only; the project is subject to all applicable City regulations for the construction of the project (including zoning, building codes and Public Works requirements.)
3. Any future modifications to this approval shall be presented to staff for a determination as to whether the change may be approved by staff (minor) or requires review by the Commission. Changes made without City approval shall be required to be restored to match the City approved plans.
4. Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.
5. A copy of the City's approval letter shall be scanned onto the final plans.