STAFF REPORT

CITY OF BEVERLY HILLS

For the Architectural Commission
Meeting of Februray 16, 2011

TO: Architectural Commission

FROM: Shena Rojemann, Associate Planner

SUBJECT: **VERIZON WIRELESS**
8501 Wilshire Boulevard
New rooftop telecommunications facility
PL 110 1658

PROJECT INFORMATION

Applicant	Peter Blied (Verizon Wireless)
Address	8501 Wilshire Boulevard
Project Name	Verizon Wireless
Project Type	• Rooftop telecommunications facility

PROJECT DESCRIPTION

The project is located on the northwest corner of the intersection of Wilshire Boulevard and North La Cienenga Boulevard. The applicant, Verizon Wireless, has existing antennas and antenna frames on the roof of the building. The applicant is proposing the following elements:

- New equipment will be placed in the applicant's underground garage lease space.
- The existing rooftop antennas would be removed (along North La Cienega Boulevard).
- New antennas are proposed on the most southeasterly corner of the building's roof. In conjunction with the antennas, the applicant is proposing the construction of a transparent screen wall by which the equipment will be enclosed. The screen wall is proposed to be composed of compressed particle board and would be finished and painted to match the building façade and would extend 5'-0" above the building parapet.
- New antennas are proposed on the northwestern corner of the buidling's penthouse roof. A transparent screen wall is proposed to enclose the equipment. The screen wall would be composed of compressed particle board and would be painted and finished to match the building façade. It would extend 5'-0" above the penthouse roofline.

ANALYSIS

The proposed antennas and screening are intended to update the equipment desired by the applicant while obsecuring the visibility of the equipment from the public street. As proposed the screens appear to be in keeping with the style and design of the existing building. The screens proposed would be composed of quality materials. The proposed design offers a clean finish.

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 antennas and screens provide a clean finish. The design appears in keeping with (and in some cases superior to) the quality of other buildings in the area. The proposed elements appear 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 antennas and screens do 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 proposed antennas and screens do 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 antennas and screens are in conformity with the prevailing uses in the general area. Furthermore, the overall composition and design would be in harmony with proposed or future uses in the area as would be allowed 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 façade remodel and new signage are in conformity with the standards of the Beverly Hills Municipal Code and other applicable laws insofar as the location and appearance of the buildings and 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 A).

Shena Rojemann, Associate Planner

Attachments
Exhibit A – Standard Conditions of Approval

EXHIBIT A
Conditions of Approval

2. Final plans shall substantially conform to the plans submitted to and reviewed by the Architectural Commission on February 16, 2011.

3. 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.)

4. 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.

5. Any projections within the public-right-of way shall be reviewed and approved by the Public Works and Transportation Department.

6. A copy of the City's approval letter shall be scanned onto the final plans.