



## Architectural Commission Report

**Meeting Date:** Wednesday, December 18, 2013

**Subject:** **AT & T**  
**490 Foothill Boulevard**  
Request for approval to modify an existing wireless telecommunications facility. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act. (PL1331552)

**Project agent:** CES / Prescott Communications

**Recommendation:** Conduct public hearing to discuss the project details and provide the applicant with design direction.

### REPORT SUMMARY

The applicant is requesting review and approval of a modification to an existing wireless telecommunications facility for AT & T located at 490 Foothill Boulevard. The modifications include the following:

- Two (2) 8'-0" tall screen wall on roof deck painted to match existing building on roof deck adjacent to the north elevation and south/west elevation, and;
- One (1) 8'-0" tall projecting screen wall finished to match existing building aluminum siding near building parapet on east elevation.

New AT & T antennas are also proposed; however, these will either be fully screened by the proposed screen walls or by existing building parapets and will not be visible from the street.

### URBAN DESIGN ANALYSIS

Based on a review conducted by the Urban Design Team, the proposed modifications adversely affect the existing architecture of the building and create a sense of visual clutter on and near the roof. The modifications should be redesigned so that they are thoughtfully integrated into the existing architecture of the building and become minimally visible from the streetscape and adjacent properties.

Project-specific conditions have not been proposed to this effect but the Commission may wish to discuss this analysis during their overall consideration of the project.

### ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

#### Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans
- C. DRAFT Approval Resolution

#### Report Author and Contact Information:

Cindy Gordon, Associate Planner

(310) 285-1191

[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



## **Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – December 18, 2013

### **ENVIRONMENTAL ASSESSMENT**

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

### **PUBLIC OUTREACH AND NOTIFICATION**

Public notification was not required for this project.



**Architectural Commission Report**

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**Attachment A:**

Detailed Design Description  
and Materials (applicant prepared)

**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application**

- Staff Review
  - Three (3) sets of plans required (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
  - Eight (8) sets of plans required (all plan sets must be 11" x 17" in size).
  - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

**B Identify the scope of work (check all that apply):**

- New construction
  - Façade Remodel ONLY
  - Business Identification Sign(s)  
Number of signs proposed: \_\_\_\_\_
  - Building Identification Sign(s)  
Number of signs proposed: \_\_\_\_\_
  - Sign Accommodation (explain reason for the accommodation request below):  
Number of signs proposed: \_\_\_\_\_
  - Other: Modification to an existing roof and facade mounted wireless telecommunications facility
- Remodel: Int. & Ext, no floor area added  
 Remodel: Int. & Ext, floor area added  
 Awning(s):  New  Recovery  
 Open Air Dining: #Tables \_\_\_\_\_ # Chairs \_\_\_\_\_

**C Describe the scope of work proposed including materials and finishes:**

A request to adjust the location of two existing roof mounted antenna arrays, to replace the existing antennas with 8 ft. panel antennas and to conceal each array with colored and textured FRP material to match the exterior of the building. The third antenna array will be relocated from the roof top to the facade of the building and will be concealed behind FRP screening material colored to match the building's exterior.

**D Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/>)**

- |                                       |                                 |  |                                 |                                |
|---------------------------------------|---------------------------------|--|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4          | <input type="checkbox"/> R-4X   | <input type="checkbox"/> R-4               | <input type="checkbox"/> R-4-P  | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3          | <input type="checkbox"/> RMCP   | <input type="checkbox"/> C-3               | <input type="checkbox"/> C-3A   | <input type="checkbox"/> C-3B  |
| <input type="checkbox"/> C-5          | <input type="checkbox"/> C-3T-1 | <input checked="" type="checkbox"/> C-3T-2 | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5   |
| <input type="checkbox"/> Other: _____ |                                 |  |                                 |                                |

**E Lot is currently developed with (check all that apply):**

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below):  
Telephone Communications Hub Center

**F Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City's survey)?**

Yes  No  If yes, please list Architect's name: W. Asa Hudson, Carpenter Brothers

**SECTION 3 – PROJECT DETAILS AND MATERIALS** (continues on next page)

**A** Indicate in the chart below all applicable signage details:

	Type of Sign	Quantity	Dimensions	Square Ft	Maximum Area Permitted by Code
1	N/A				
2					
3					
4					
5					

**B** List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

**FAÇADE** (List all material for all portions visible from the street)

Material: FRP / Fiber Reinforced Plastic Radio Frequency Transparent  
 Texture /Finish: Corrugated appearance  
 Color / Transparency: Gray

**WINDOWS/DOORS** (Include frame, trim, glass, metal, etc.)

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**ROOF**

Material: FRP / Fiber Reinforced Plastic Radio Frequency Transparent  
 Texture /Finish: Textured to resemble the building's exterior brick finish  
 Color / Transparency: Red Brick presentation

**COLUMNS**

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**BALCONIES & RAILINGS**

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**OUTDOOR DINING ELEMENTS** (List all material for all outdoor dining elements.)

Material: \_\_\_\_\_  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)**

**AWNINGS, CANOPIES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**DOWNSPOUTS / GUTTERS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**BUSINESS ID SIGN(S)**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**BUILDING ID SIGN(S)**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**EXTERIOR LIGHTING**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**PAVED SURFACES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**FREESTANDING WALLS AND FENCES**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**OTHER DESIGN ELEMENTS**

Material: \_\_\_\_\_  
Texture /Finish: \_\_\_\_\_  
Color / Transparency: \_\_\_\_\_

**C Describe the proposed landscape theme, if applicable. Explain how the proposed landscaping complements the proposed style of architecture:**

N/A

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)**

**A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:**

- 1. Describe how 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 design seeks to integrate the proposed elements of project in the least conspicuous manner possible by appropriate placement of the equipment and the incorporation of concealing elements to minimize the visual elements of the project. The use of color and materials will combine to reduce the potential adverse visual impacts of the modification.

- 2. Describe how 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.**

There will be no adverse noise, vibrations or other noxious products produced by the proposed project or the operation of the wireless telecommunications facility.

- 3. Describe how the proposed building or structure 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 project location is constructed for and currently operates as a telecommunications hub center. As such, the applicant and other wireless telecommunications carriers currently operate facilities within the building and on the roof and facade of the building. The proposed modification is not a deviation from this situation and will not expand the current operational footprint of the current uses but only seeks to optimize the carrier's existing telecommunications facility therefore the proposed project is consistent the current nature of the area and the location.

- 4. Describe how 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 area in the vicinity of the proposed project and the facility supporting the proposed project are developed with commercial, office, retail, governmental and utility land uses. The proposed optimization of the current use is consistent with the vision and character of land uses envisioned by the general plan and will provide enhanced telecommunications services serving the residents, businesses, first responders and visitors to the City of Beverly Hills.

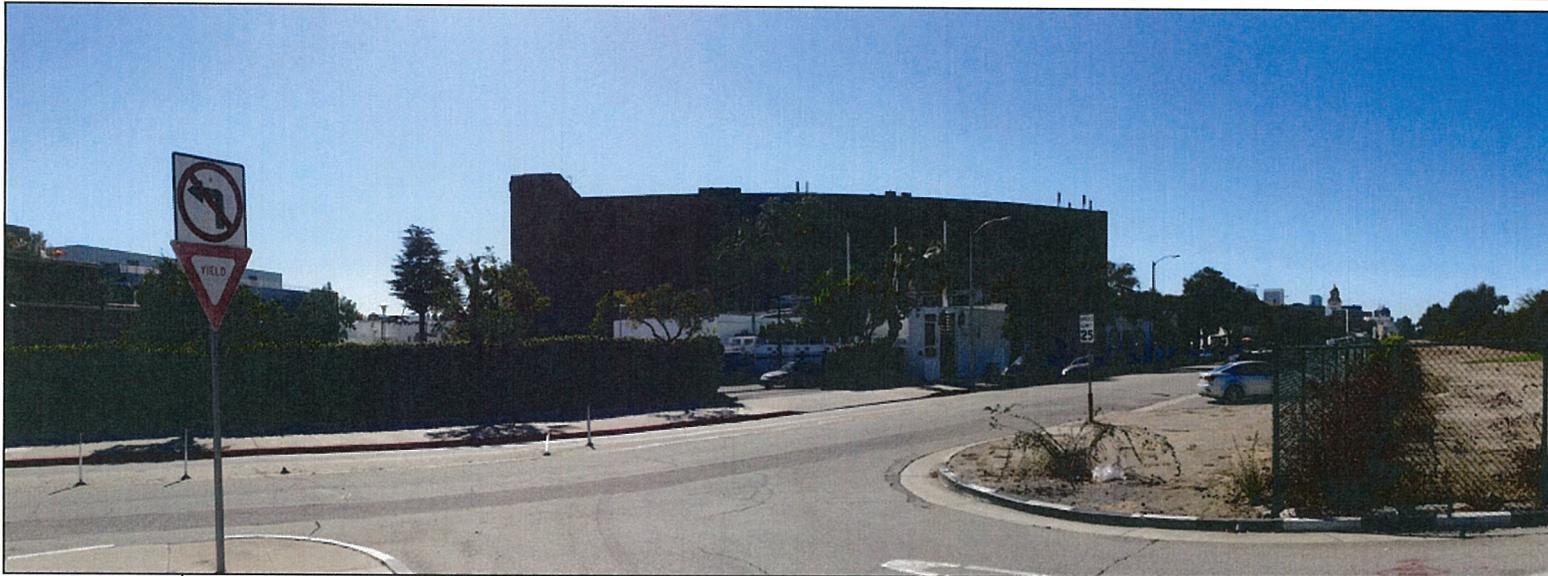
- 5. Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The proposed design is consistent with the development standards established in the zoning code regarding roof and facade mounted wireless telecommunications facilities as it relates to use, height and aesthetic design. The proposed modification will be a non-intrusive modification to the existing facility and will exceed the current presentation of existing building mounted wireless facilities located on the building.



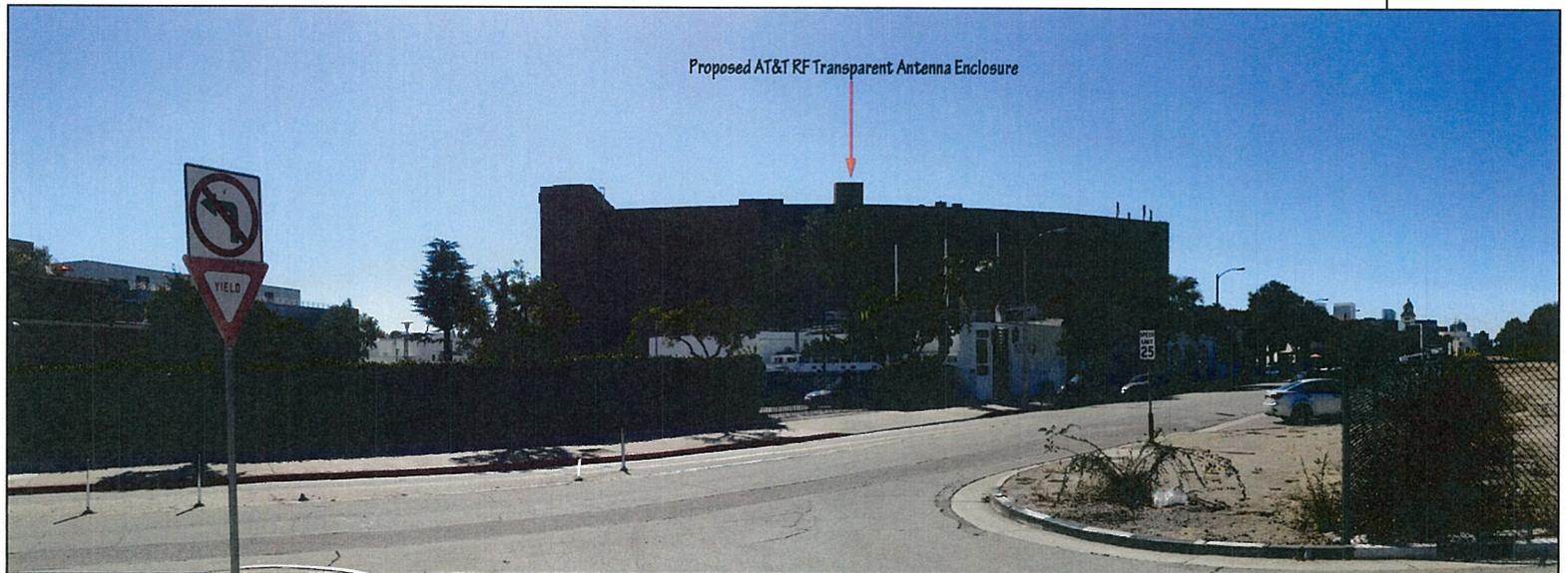
**Architectural Commission Report**  
455 North Rexford Drive, Room 280-A  
AC Meeting – December 18, 2013

**Attachment B:**  
**Project Design Plans**



**Proposed Site Build**

**Existing Site Conditions**



PRESCOTT COMMUNICATIONS INC.

10640 SEPULVEDA BLVD, SUITE 1  
MISSION HILLS, CA 91345  
(818) 898-2352 FAX (818) 898-9186



**Proposed Site Build**

**Existing Site Conditions**



**CeS** cable engineering services

PRESCOTT COMMUNICATIONS INC.  
10640 SEPULVEDA BLVD. SUITE 1  
MISSION HILLS, CA 91345  
(818) 898-2352 FAX (818) 898-9186



**Proposed Site Build**

**Existing Site Conditions**



**CeS** cable engineering services

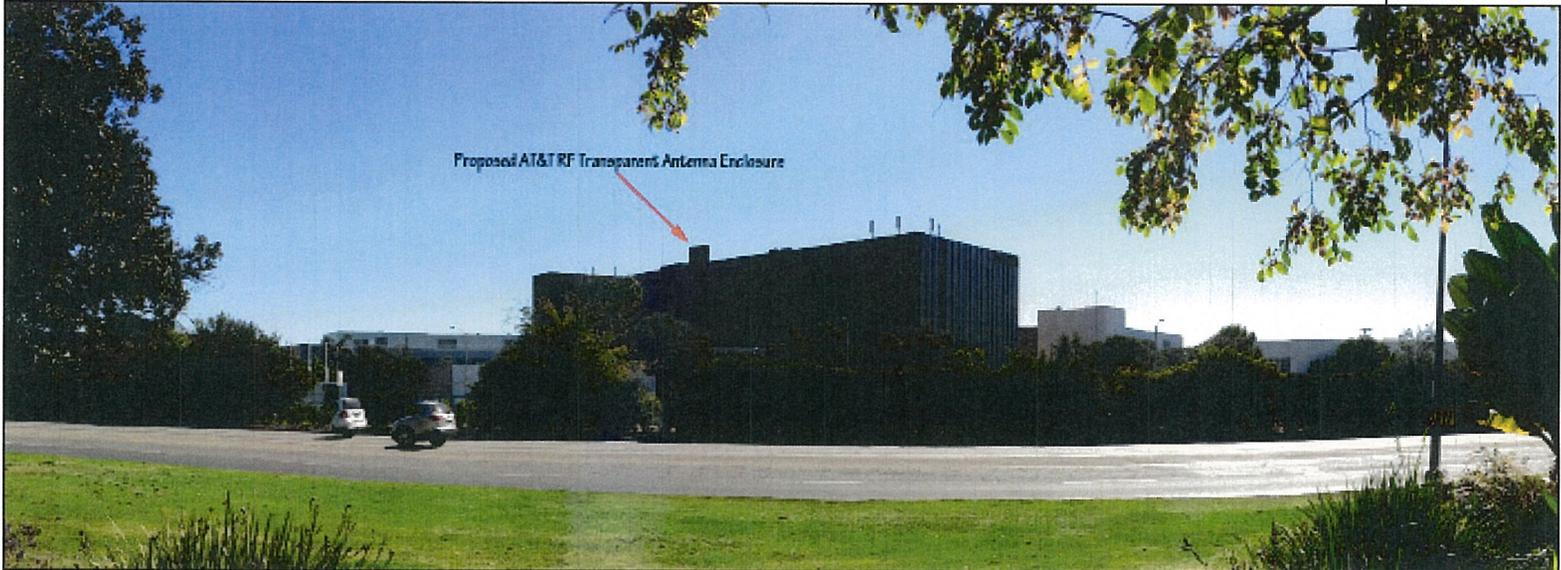
PRESCOTT COMMUNICATIONS INC.

10640 SEPULVEDA BLVD. SUITE 1  
MISSION HILLS, CA 91345  
(818) 898-2352 FAX (818) 898-9186



**Proposed Site  
Build**

**Existing Site  
Conditions**



**CeS** cable  
engineering  
services

PRESCOTT COMMUNICATIONS INC.

10640 SEPULVEDA BLVD., SUITE 1  
MISSION HILLS, CA 91345  
(818) 898-2352 FAX (818) 898-9186



**SPECIFIC NOTES FOR ALL REQUIRED ROOFING CONSTRUCTIONS AS FOLLOWS:**

A. PROVIDE AND INSTALL 1" MIN. THICK "APOC" 5040 AP-5249 PROTECTIVE DECK-TOP WALKWAY PADS WITH FULL BED OF MASTIC ADHERED AT UNDERSIDE OF PADS FROM ROOF ACCESS LOCATIONS OR EXISTING WALKWAYS TO ALL PROJECT AREAS. VERIFY IN FIELD COORDINATE WITH CONSTRUCTION MANAGERS.  
NOTE: PROVIDE 1" GAP BETWEEN PADS FOR WATER FLOW IN DRAIN DIRECTION.

B. EXISTING ROOF IS CURRENTLY UNDER WARRANTY. ALL ROOF SYSTEM WORK SHALL BE PERFORMED BY AUTHORIZED ROOFING APPLICATOR. VERIFY ROOF CONSTRUCTION TO REPAIR AND PATCH WITH SIMILAR COMPATIBLE MATERIALS DUE TO DAMAGE FROM CONSTRUCTION. SEE ATTACHED SPECIFICATION MATERIAL.

3. ALL NEW ANCHOR HOLES SHALL BE PATCHED, INSULATED AND SECURELY FASTENED ON ROOF. INSTALL "SPLAST" VERAL COVER ON NEW CONCRETE SCREEN WALL COLLARS.

NOTE: AREA OF ROOFING REMOVAL PROCESS TO BE LIMITED TO THAT AREA WHICH CAN RECEIVE NEW ROOFING AND BE MADE WATER-TIGHT ON A DAILY BASIS.

D. DO NOT LAY DOWN OR STORE HEAVY MATERIALS ON TOP OF EXISTING ROOFING. PROVIDE ROOF FINISH PROTECTION WITHIN AREA OF WORK WITH FIRE RETARDANT PLYWOOD WITH INSULATION BACKING PER DETAIL 14/A-4.

E. EXAMINATION OF SITE AND USING AT&T DRAWINGS, AT&T RECORD DRAWINGS SHOULD BE USED AS REFERENCE ONLY. IT MAY NOT REFLECT ALL ACTUAL FIELD CONDITIONS PRESENTLY EXISTING AT THE SITE. IT IS THE DESIGN ARCHITECT'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AT THE SITE AND ASSURE THAT NO CONFLICTS BETWEEN THE EXISTING AND NEW CONSTRUCTION ARE PRESENT. CONTRACTOR TO FIELD VERIFY FIELD CONDITIONS AT CONSTRUCTION WALK AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.

**NOTES:**

1. POINTS OF CONNECTION FOR AT&T COMMUNICATION ELECTRICAL AND TELCO SERVICE TO BE VERIFIED BY AT&T COMMUNICATION UTILITY COORDINATOR.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

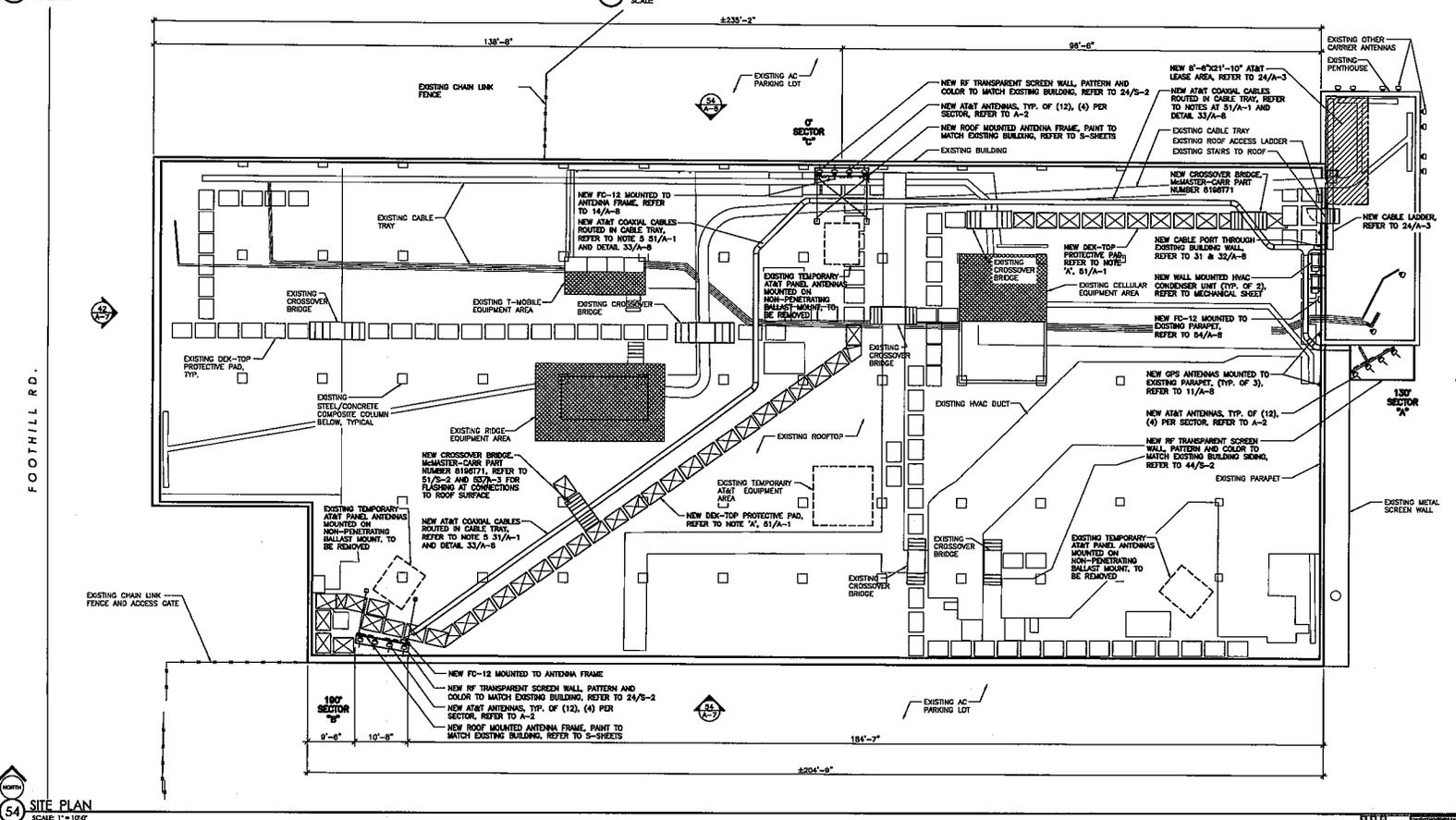
3. ANTENNA MOUNTING HARDWARE BY POLE MANUFACTURER. OAHN DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR THIS SCOPE OF WORK.

4. LOCATION OF THE NEW CABLE TRAY SHALL BE COORDINATED AND FIELD VERIFIED WITH THE CONSTRUCTION MANAGER AT PRE-CONSTRUCTION MEETING. PLACEMENT OF THE CABLE TRAY SHALL NOT INTERFERE WITH THE EXISTING PENTHOUSE ROOF ACCESS DOOR AND/OR PATH OF TRAVEL TO ROOF AREAS.

5. REFER TO ELECTRICAL SHEETS FOR POWER AND TELCO SERVICE.

**51 AT&T ROOF DESIGN GUIDELINE STANDARDS**  
SCALE: NTS

**31 GENERAL NOTES**  
SCALE:



PROJECT NO: 1015-141A  
DRAWN BY: M. CLAWSON  
CHECKED BY: J. MACALPIN

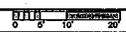
REV	DATE	DESCRIPTION
2	05/27/03	AT&T LANSING REVIEW COMMENTS
A	01/14/03	100% CDN FOR SUBMITAL
0	01/28/03	100% CDN FOR REVIEW - SCREENWALL
0	01/28/03	100% CDN FOR SUBMITAL
A	03/04/03	100% CDN FOR REVIEW - IF ANTENNAS
0	03/04/03	100% CDN FOR REVIEW - IF ANTENNAS
A	04/23/03	100% CDN FOR REVIEW
0	05/14/03	100% CDN ISSUED FOR SUBMITAL
0	06/02/03	100% CDN AT&T COMMENTS
0	10/08/03	100% CDN AT&T COMMENTS
0	11/05/03	100% CDN PLANNING COMMENTS

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER THIS DOCUMENT UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE PROJECT ARCHITECT OR ENGINEER OF RECORD.

EL0466-01  
AT&T BEVERLY HILLS  
490 FOOTHILL DRIVE  
BEVERLY HILLS, CA 90210  
ROOFTOP

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**A-1**





12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703



**BLACK & VEATCH**

12750 CENTER COURT DRIVE  
SUITE #600  
CERRITOS, CA 90703

Architecture  
Civil Engineering  
Surveying  
Telecommunications

711 Park Form Road, Suite 100  
San Luis Obispo, California 93401  
Phone: (805) 544-9700  
www.bv.com  
omni

PROJECT NO: 1015-141A

DRAWN BY: M. CLAWSON

CHECKED BY: J. MCALPIN

REV	DATE	DESCRIPTION
1	06/07/12	ATEL EXISTING REVIEW COMMENTS
2	06/07/12	ISDC CDR FOR SUBMITTAL
A	01/24/13	ISDC CDR FOR REVIEW - SCREENWALL
0	01/29/13	ISDC CDR FOR SUBMITTAL
0	02/04/13	ISDC EDR FOR REVIEW - # ANTENNAS
3	03/14/13	ISDC EDR FOR REVIEW - # ANTENNAS
A	04/09/13	ISDC CDR SUBMIT FOR REVIEW
0	06/07/13	ISDC CDR SUBMIT FOR SUBMITTAL
0	06/20/13	ISDC CDR AT&T COMMENTS
0	10/08/13	ISDC CDR AT&T COMMENTS
0	11/01/13	ISDC CDR PLANNING COMMENTS

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ELO466-01  
AT&T BEVERLY HILLS  
490 FOOTHILL DRIVE  
BEVERLY HILLS, CA 90210  
ROOFTOP

SHEET TITLE  
**ANTENNA PLAN**

SHEET NUMBER  
**A-2**

PROPOSED ANTENNA, COAXIAL, AND FIBER CABLES REQUIREMENT (FIELD VERIFY LENGTHS)									
SECTOR	ANTENNA TYPE	ANTENNA AZIMUTH	ELEC. MECH.	CENTERLINE ELEVATION	COAXIAL CABLE				
					QTY.	LENGTH	DIA.		
ALPHA SECTOR	A1	PROPOSED LTE ANTENNA	130°	-0	0	71'-0"	2	80'	FIBER
	A2	PROPOSED GSM/UMTS ANTENNA	130°	-0	0	71'-0"	2	80'	COAX
	A3	PROPOSED UMTS ANTENNA	130°	-0	0	71'-0"	2	80'	FIBER
	A4	PROPOSED LTE ANTENNA	130°	-0	0	71'-0"	2	80'	FIBER
BETA SECTOR	B1	PROPOSED LTE ANTENNA	190°	-0	0	80'-0"	2	150'	FIBER
	B2	PROPOSED GSM/UMTS ANTENNA	190°	-0	0	80'-0"	2	150'	COAX
	B3	PROPOSED UMTS ANTENNA	190°	-0	0	80'-0"	2	150'	FIBER
	B4	PROPOSED LTE ANTENNA	190°	-0	0	80'-0"	2	150'	FIBER
GAMMA SECTOR	C1	PROPOSED LTE ANTENNA	0°	-0	0	80'-0"	2	280'	FIBER
	C2	PROPOSED GSM/UMTS ANTENNA	0°	-0	0	80'-0"	2	280'	COAX
	C3	PROPOSED UMTS ANTENNA	0°	-0	0	80'-0"	2	280'	FIBER
	C4	PROPOSED LTE ANTENNA	0°	-0	0	80'-0"	2	280'	FIBER

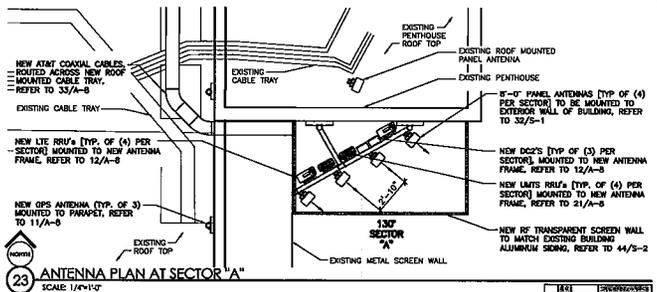
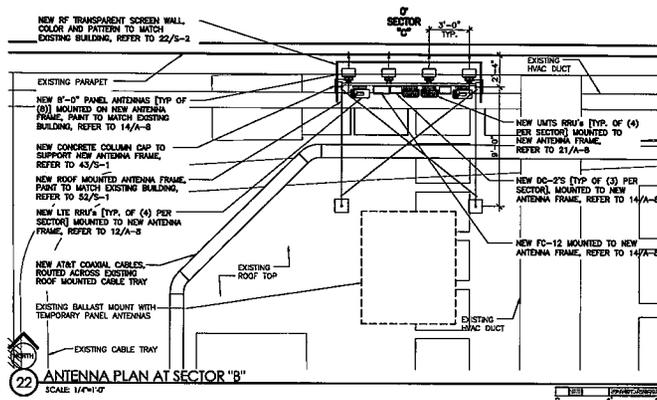
REMOTE RADIO UNITS (RRUs)								
SECTOR	QTY.	RRU TYPE	MINIMUM CLEARANCES			DC CABLE		
			ABOVE	BELOW	SIDES	LENGTH	AWG	
ALPHA SECTOR	A1	ERICSSON RRUS-11	16"	8"	0"	1	80'	8
	A4	ERICSSON RRUS-11	16"	8"	0"	1	80'	8
BETA SECTOR	B1	ERICSSON RRUS-11	16"	8"	0"	1	280'	8
	B4	ERICSSON RRUS-11	16"	8"	0"	1	280'	8
GAMMA SECTOR	C1	ERICSSON RRUS-11	16"	8"	0"	1	150'	8
	C2	ERICSSON RRUS-11	16"	8"	0"	1	150'	8

REMOTE RADIO UNITS (RRUs)			
MANUFACTURER	PART NUMBER	QTY.	LOCATION
RAYCAP	DC6-45-60-RM	2	MOUNTED INSIDE PROPOSED LTE RACK
RAYCAP	DC6-45-60-15-5F	9	MOUNTED ON ANTENNA FRAME
RAYCAP	PC-12	3	MOUNTED ON PARAPET WALL

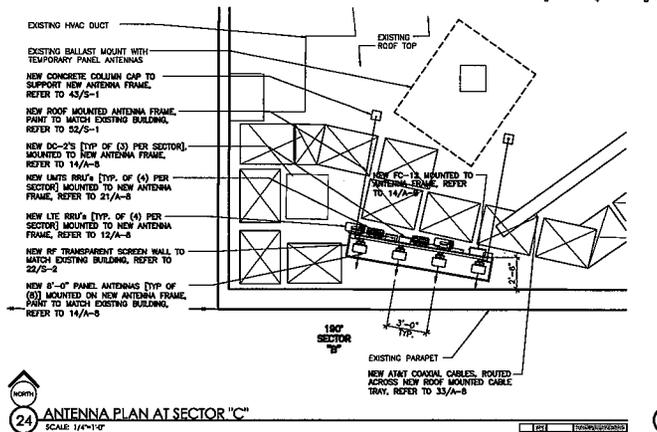
**NOTES:**

- ALL AZIMUTHS REFERENCE TRUE NORTH. ALL ELEVATIONS REFERENCE ADJACENT GRADE.
- AZIMUTH SHOWN IS PRELIMINARY. CONTRACTOR SHALL INSTALL ANTENNAS TO CONFORM TO THE SITE BUILD FORM PROVIDED BY AT&T WIRELESS.
- CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER SHOULD ANY VARIATION IN AZIMUTH, BETWEEN THAT INDICATED HEREIN AND THAT SPECIFIED ON THE SITE BUILD FORM, CREATE POSSIBLE IMPACT OR DEGRADATION OF SITE PERFORMANCE.
- VERIFY ANTENNA MAKE AND MODEL NUMBER WITH THE RF ENGINEER PRIOR TO THE START OF CONSTRUCTION.

**44 CABLE AND EQUIPMENT SCHEDULES**  
SCALE: N/A



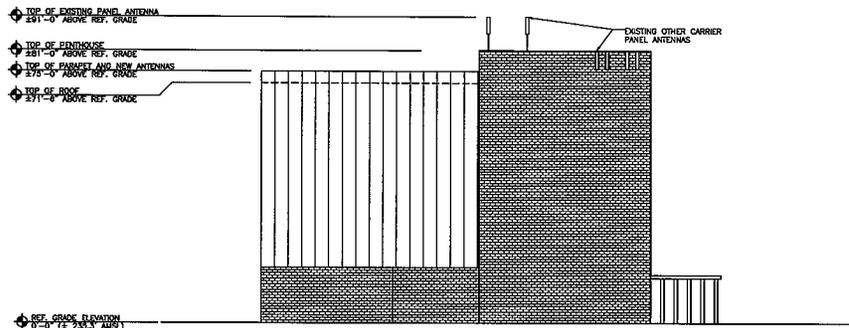
**NOTE:**  
PLACE ANTI-ROOSTING NETTING AT TOP AND BOTTOM OF SECTOR "A" ANTENNA SCREEN WALL



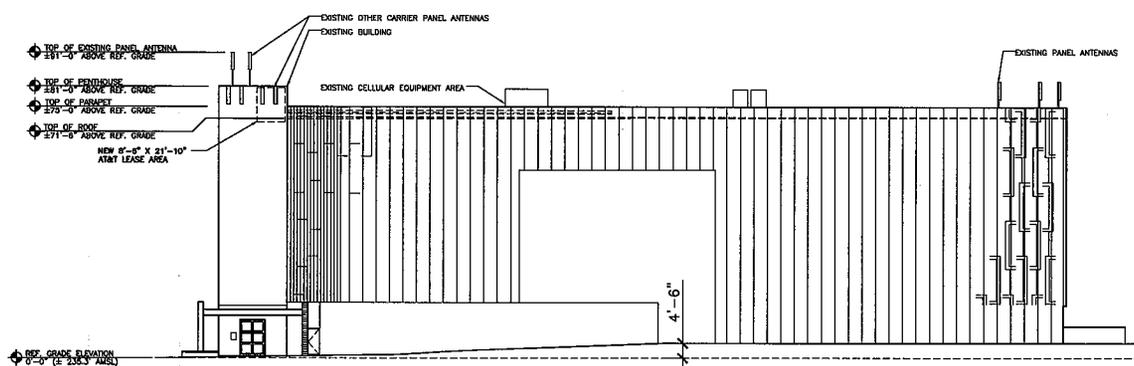
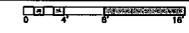
**NOTES:**

- POINTS OF CONNECTION FOR AT&T COMMUNICATION ELECTRICAL AND TIELO SERVICE TO BE VERIFIED BY AT&T COMMUNICATIONS UTILITY COORDINATOR.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- ANTENNA MOUNTING HARDWARE BY POLE MANUFACTURER, OWNER DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR THIS SCOPE OF WORK.

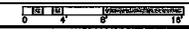
**14 GENERAL NOTES**  
SCALE



42 EXISTING EAST ELEVATION  
SCALE 1/16"=1'-0"



44 EXISTING NORTH ELEVATION  
SCALE 1/16"=1'-0"



PROJECT NO: 1015-141A  
DRAWN BY: H. CLAWSON  
CHECKED BY: J. McALPIN

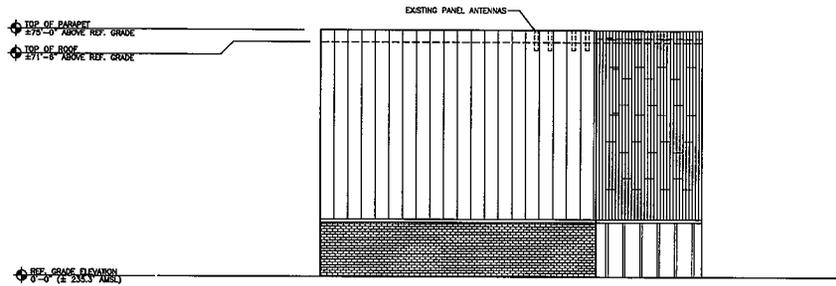
REV	DATE	DESCRIPTION
2	06/17/03	AT&T LANDING REVIEW COMMENTS
A	06/07/02	ISSUE CDN FOR SUBMITTAL
A	01/14/03	ISSUE CDN FOR REVIEW - SCHEMATIC
B	01/20/03	ISSUE CDN FOR SUBMITTAL
A	02/04/03	ISSUE CDN FOR REVIEW - IF ANTENNAS
B	02/14/03	ISSUE CDN FOR REVIEW - IF ANTENNAS
A	04/29/03	ISSUE CDN ISSUED FOR REVIEW
B	02/04/03	ISSUE CDN ISSUED FOR SUBMITTAL
B	04/29/03	ISSUE CDN AT&T COMMENTS
B	10/05/03	ISSUE CDN AT&T COMMENTS
B	11/05/03	ISSUE CDN PLANNING COMMENTS

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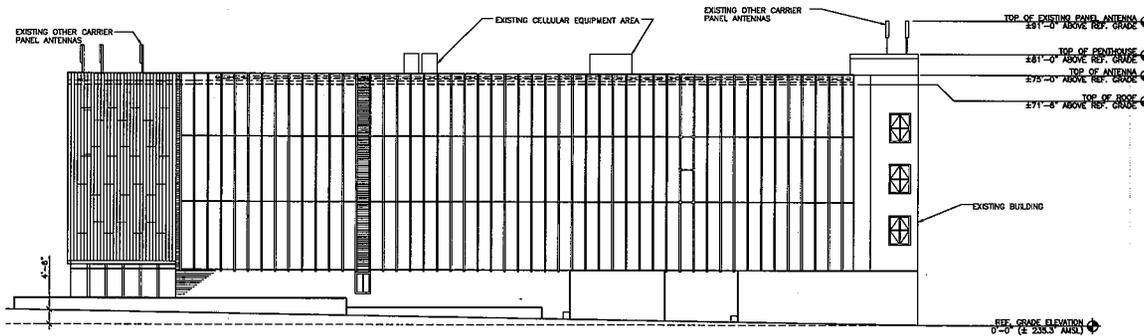
E0466-01  
AT&T BEVERLY HILLS  
490 FOOTHILL DRIVE  
BEVERLY HILLS, CA 90210  
ROOFTOP

SHEET TITLE  
**EXISTING  
ELEVATIONS**

SHEET NUMBER  
**A-4**



42 EXISTING WEST ELEVATION  
SCALE: 1/8"=1'-0"



44 EXISTING SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703



**BLACK & VEATCH**

12750 CENTER COURT DRIVE  
SUITE # 600  
CERRITOS, CA 90703

Architecture  
Civil Engineering  
Planning  
Telecommunications

**omni**  
COMMUNICATIONS GROUP

711 Turk Farm Road, Suite 100  
San Luis Obispo, California 93401  
Phone: (805) 844-9700  
www.omnicomgroup.com  
omni@omnicomgroup.com

PROJECT NO.: 1015-141A

DRAWN BY: M. CLAWSON

CHECKED BY: J. McALPIN

REV	DATE	DESCRIPTION
2	02/17/03	AT&T LANDMARK REVIEW COMMENTS
A	02/07/03	100% CDN FOR SUBMITTAL
A	01/14/03	100% CDN FOR REVIEW - SCHEMATICAL
D	01/02/03	100% CDN FOR SUBMITTAL
A	02/06/03	100% IDV FOR REVIEW - IF ANTENNAS
B	02/14/03	100% IDV FOR REVIEW - IF ANTENNAS
A	04/09/03	100% CDN BBS&D FOR REVIEW
D	02/04/03	100% CDN BBS&D FOR SUBMITTAL
B	02/02/03	100% CDN AT&T COMMENTS
B	10/06/03	100% CDN AT&T COMMENTS
D	11/01/03	100% CDN PLANNING COMMENTS

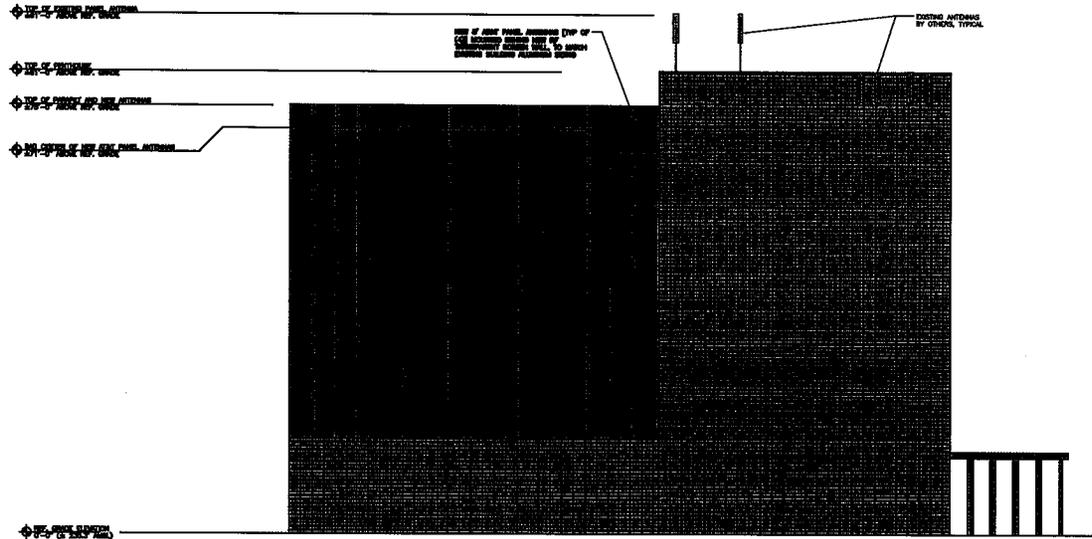
IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER THIS DOCUMENT UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE PROJECT ARCHITECT OR ENGINEER OF RECORD.

ELO466-01  
AT&T BEVERLY HILLS  
490 FOOTHILL DRIVE  
BEVERLY HILLS, CA 90210  
ROOFTOP

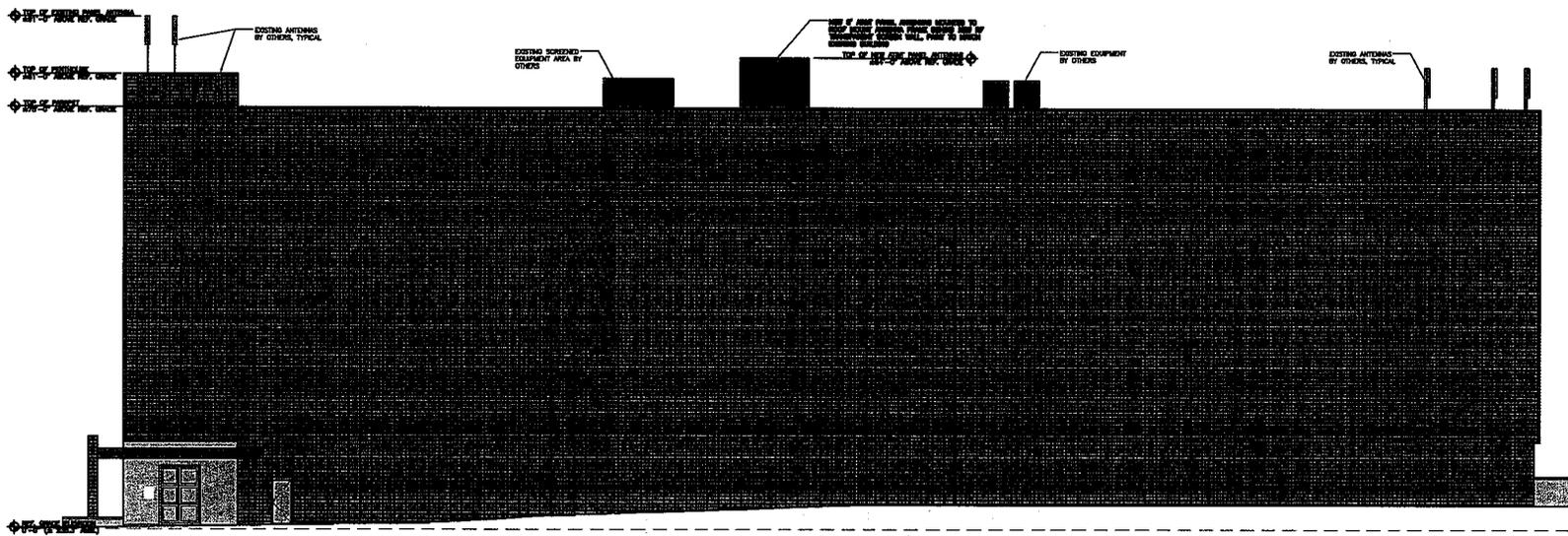
SHEET TITLE  
**EXISTING  
ELEVATIONS**

SHEET NUMBER

**A-5**



52 PROPOSED EAST ELEVATION  
SCALE: 1"=20'-0"



54 PROPOSED NORTH ELEVATION  
SCALE: 1"=20'-0"

12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703

12750 CENTER COURT DRIVE  
SUITE #600  
CERRITOS, CA 90703

Architecture  
Civil Engineering  
Surveying  
Telecommunications

711 Park Farm Road, Suite 100  
San Jose, California 95001  
Phone: (408) 544-9700  
www.omnicollaboration.com  
email: omnicollaboration.com

PROJECT NO: 1015-141A  
DRAWN BY: R. ALVAREZ/M. CLAWSON  
CHECKED BY: J. MCAULPIN

REV	DATE	DESCRIPTION
A	10/27/11	10% CD FOR REVIEW
A	01/26/12	10% CD FOR REVIEW
A	02/26/12	AT&T LANDLINE REVIEW COMMENTS
A	04/11/12	100% CD FOR SUBMITTAL
A	05/17/12	AT&T LANDLINE REVIEW COMMENTS
B	06/07/12	100% CD FOR SUBMITTAL
A	07/04/12	100% CD FOR REVIEW - SCREENWALL
B	07/25/12	100% CD FOR SUBMITTAL
A	08/24/12	100% CD FOR REVIEW - # ANTENNAS
B	09/14/12	100% CD FOR REVIEW - # ANTENNAS
C	09/20/12	ELEVATION REORDERING

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ELO466-01  
AT&T BEVERLY HILLS  
490 FOOTHILL DRIVE  
BEVERLY HILLS, CA 90210  
ROOFTOP

SHEET TITLE  
**PROPOSED ELEVATIONS**

SHEET NUMBER  
**A-6**



12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703



**BLACK & VEATCH**

12750 CENTER COURT DRIVE  
SUITE #600  
CERRITOS, CA 90703

**omni**  
Civil Engineering  
Surveying  
714.945.8888

711 Tonk Farm Road, Suite 100  
San Luis Obispo, California 95401  
Phone: (805) 544-8700  
www.omnidesigngroup.com  
enr@omnidesign.com

PROJECT NO: 1015-141A

DRAWN BY: M. CLAWSON

CHECKED BY: J. MCALPIN

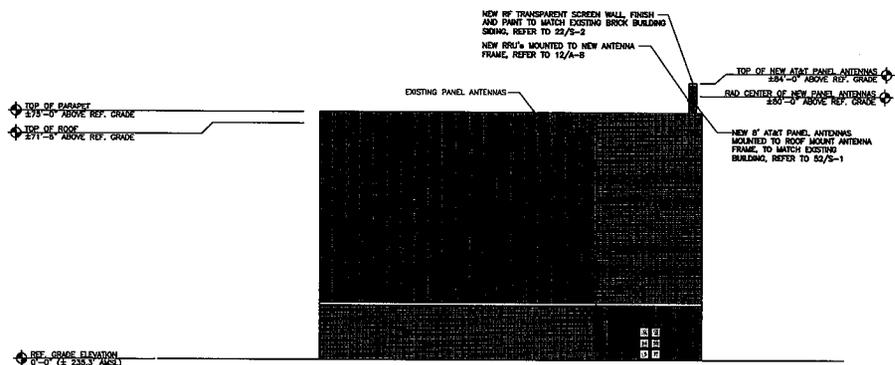
REV	DATE	DESCRIPTION
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2	04/27/13	ISSUE COPY FOR SUBMITTAL
A	01/24/13	ISSUE COPY FOR REVIEW - SCREENWALL
0	01/23/13	ISSUE COPY FOR SUBMITTAL
A	02/04/13	ISSUE COPY FOR REVIEW - # ANTENNAS
B	02/14/13	ISSUE COPY FOR REVIEW - # ANTENNAS
A	04/09/13	ISSUE COPY ISSUED FOR REVIEW
0	04/16/13	ISSUE COPY ISSUED FOR SUBMITTAL
0	04/27/13	ISSUE COPY AT-RILL COMMENTS
0	10/08/13	ISSUE COPY AT-RILL COMMENTS
0	11/05/13	ISSUE COPY PLANNING COMMENTS

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER THIS DOCUMENT UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE PROJECT ARCHITECT OR ENGINEER OF RECORD.

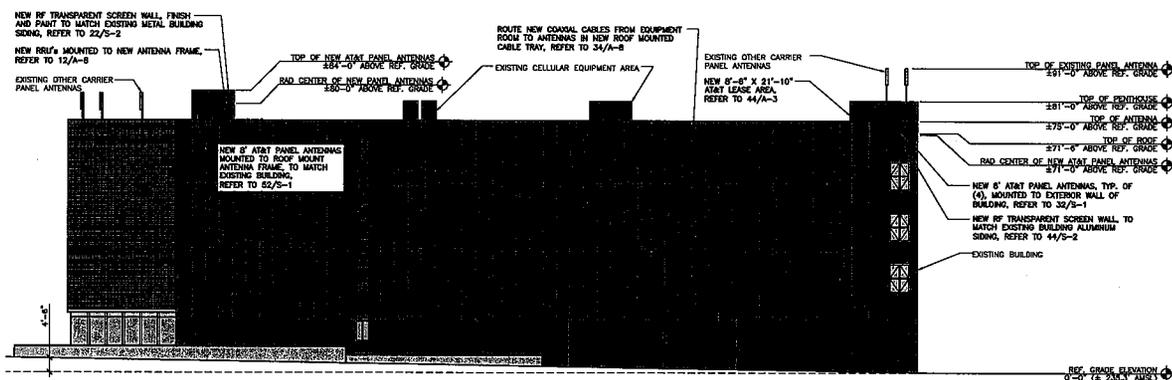
ELO466-01  
AT&T BEVERLY HILLS  
490 FOOTHILL DRIVE  
BEVERLY HILLS, CA 90210  
ROOFTOP

SHEET TITLE  
**NEW ELEVATIONS**

SHEET NUMBER  
**A-7**



42 PROPOSED WEST ELEVATION  
SCALE 1/16"=1'-0"



44 PROPOSED SOUTH ELEVATION  
SCALE 1/16"=1'-0"



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – December 18, 2013

**Attachment C:**

DRAFT Approval Resolution

RESOLUTION NO. AC XX-13

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A MODIFICATION TO AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY FOR THE PROPERTY LOCATED AT 490 FOOTHILL BOULEVARD (PL1331755 – AT&T).

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

Section 1. CES / Prescott Communications, agent, on behalf of the property owner, AT & T Corporate Real Estate, and the tenant, AT & T (Collectively the “Applicant”), has applied for architectural approval of a modification to an existing wireless telecommunications facility for the property located at 490 Foothill Boulevard.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions, or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the Architectural Commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design,

colors and materials to the façade of the building, landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. The project has also been reviewed and found not be a historic resource. The existing improvements to be demolished or altered were not designed by an architect or builder identified on the City's Master Architect list and the site and improvements are not listed on the City's historic resource inventory.

Section 5. The Architectural Commission conducted a duly noticed public hearing on December 18, 2013 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

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. Specifically, the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

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 environmental less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure 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. Specifically, the Commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, 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 complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development 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. As conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the Planning Commission found contributed to the determination of the project as a "character contributing building" in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the Planning Commission to be a project that qualifies as a "character contributing building" under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

No special conditions are proposed for this project.

Standard Conditions

1. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
3. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
4. **Compliance with Special Conditions.** Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the Commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

5. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
6. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
7. **Substantial Compliance with Approved Plans.** The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the Commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.
8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: December 18, 2013

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William Crouch, Commission Secretary  
Community Development Department

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James Blakeley III, Chair  
Architectural Commission