



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210  
TEL. (310) 458-1141 FAX. (310) 858-5966

## Architectural Commission Report

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**Meeting Date:** Wednesday, December 17, 2014

**Subject:** VERIZON WIRELESS (PL1430487)  
9350 Wilshire Boulevard

Request for approval of new wireless antenna screening. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project agent:** Erum Ahmed – Core Development Services

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

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### REPORT SUMMARY

The applicant is requesting review and approval of new wireless antenna screening for Verizon Wireless on the rooftop of the building located at 9350 Wilshire Boulevard. The project includes the following components:

- Four (4) antenna screen walls (15'-0" in height), and;
- One (1) equipment screen wall (8'-0" in height).

Each screen wall is proposed to match the finish of the existing building.

### URBAN DESIGN ANALYSIS

The proposed wireless antenna screens detract from the architecture and do not respect the clean and simple aesthetic of the building. Additionally, they do not enhance the streetscape of Wilshire Boulevard. Alternative locations and/or configurations should be considered and provided to the Commission for their review.

### 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.

### 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

#### Attachment(s):

- Detailed Design Description and Materials (Applicant Prepared)
- Project Design Plans
- DRAFT Approval Resolution

#### Report Author and Contact Information:

Cindy Gordon, AICP, Associate Planner  
(310) 285-1191  
cgordon@beverlyhills.org



## **Architectural Commission Report**

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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 outreach and 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 (see Section 6 for plan size requirements).
- Architectural Commission Review
  - Eight (8) sets of plans required (see Section 6 for plan size requirements).
  - 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: \_\_\_\_\_
- 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:**

The proposed project is an unmanned telecommunication facility that consists of the installation of new (16) panel antennas, (16) RRU's, (6) raycaps, (3) hybrid fiber cables, (4) equipment cabinets, (2) GPS antennas, FRP screen walls, 5 service lights on H-frame, 1 timer switch, 1 emergency standby "natural gas" generator, 1 H-frame with utility cabinets and 1 microwave antenna on a steel I-beam/grating floor platform, all within a new enclosure. The proposed project including all antennas and equipment will be roof-mounted to an existing commercial building.

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

- R-4
- R-4X
- R-4
- R-4-P
- R-4X2
- R-3
- RMCP
- C-3
- C-3A
- C-3B
- C-5
- C-3T-1
- C-3T-2
- C-3T-5
- C-5
- 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): \_\_\_\_\_

**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: \_\_\_\_\_

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

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

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

**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: None will be visible from street  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

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

Material: No windows will be installed  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**ROOF**

Material: None will be installed  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**COLUMNS**

Material: None will be installed  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**BALCONIES & RAILINGS**

Material: None will be installed  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

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

Material: None will be installed  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

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

**AWNINGS, CANOPIES**

*Material:* None will be installed  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**DOWNSPOUTS / GUTTERS**

*Material:* None will be installed  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BUSINESS ID SIGN(S)**

*Material:* None will be installed  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BUILDING ID SIGN(S)**

*Material:* None will be installed  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**EXTERIOR LIGHTING**

*Material:* None will be installed  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**PAVED SURFACES**

*Material:* None will be installed  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**FREESTANDING WALLS AND FENCES**

*Material:* None will be installed  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**OTHER DESIGN ELEMENTS**

*Material:* None will be installed  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

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

not required and none is proposed.

**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.

See attached

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.

See attached

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.

See attached

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.

See attached

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.

See attached



Verizon Wireless Project Name: **Cannon**

**City of Beverly Hills**  
**Application for Architectural Review Application-**  
**Wireless Communications Facility**  
*Project Information and Background*

Verizon Wireless has retained the services of Core Development Services to facilitate the land use entitlement process. Verizon Wireless is requesting approval of an Administrative Wireless Communications Facility permit for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

**Project Location**

Address: 9350 Wilshire Blvd. Beverly Hills, CA 90212

APN: 4331-008-001

Zoning: C-3 (Commercial Zone)

**Project Representative**

Lena Mik, Zoning Manager

Core Development Services

2749 Saturn Street

Brea, CA 92821

714.984-3830

lmik@core.us.com

**Project Description**

Verizon Wireless is submitting an application for zoning approval and other related approvals for the installation of (16) panel antennas, (16) RRU's, (6) raycaps, (3) hybrid fiber cables, (4) equipment cabinets, (2) GPS antennas, FRP screen walls, (5) service lights on H-frame, (1) timer switch, (1) emergency standby "natural gas" generator, (1) H-frame with utility cabinets and (1) microwave antenna on a steel I-beam/grating floor platform, all within proposed enclosure. The associated antennae and equipment will be well screened and will not be seen from public view. The specifics of the above outlined wireless proposal, in terms of location, size and design are illustrated in further detail within the provided plans and photo simulations. The facility will be unmanned, and therefore, will not create any traffic. Maintenance personnel will visit the site every 4-6 weeks to ensure the site is functioning properly and being maintained. Access will be permitted by property owner to conduct regular maintenance. The equipment will not create additional noise as outdoor equipment cabinets are utilized rather than an equipment shelter which requires the installation of air conditioning units to cool the cabinets located inside. The facility will not create any hazardous materials, waste, odor, light, or glare.

**Project Objectives**



There are several reasons why a wireless carrier requires the installation of a cell site within a specified area:

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -85dBm).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (4G/LTE and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions. In this specific case, this location was selected because Verizon Wireless' radio-frequency engineers (RF) have observed that the surrounding existing Verizon's sites are becoming overloaded and that an additional facility is needed to relieve network traffic congestion to ensure reliable levels of service. To help illustrate this, the enclosed RF exhibits have been provided.

In this specific case, this location was selected because Verizon Wireless' radio-frequency engineers (RF) have observed that the surrounding existing Verizon's sites are becoming overloaded and that an additional facility is needed to relieve network traffic congestion to ensure reliable levels of service. To help illustrate this, the enclosed RF exhibits have been provided.

### **Alternative Site Analysis**

The following locations were evaluated and the reasons why they were not selected for this project are addressed:

**Candidate 1 – Hotel located at 9360 Wilshire Blvd, Beverly Hills, CA 90212**

Landlord was contacted, but no landlord interest was received.

**Candidate 2 – Glass Building located at 9378 Wilshire Blvd, Beverly Hills, CA 90212 –**

Verizon completed an initial site walk of the property, for a possible rooftop installation. However, after further investigation this candidate was ruled out due to limited accessibility to the roof and insufficient space for an equipment and generator,

As a result of the infeasibility of the alternate sites, Verizon Wireless' network deployment personnel selected the proposed site in order to meet the technical objectives of RF engineering, which concurrently provides the best option with regard to other key criteria that include, but are not limited to accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction feasibility. Thus, VZW's network deployment personnel selected the proposed site. This site most successfully meets the technical objectives of RF engineering, which concurrently provides the best option with regard to other key criteria that include, but are not limited to accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction feasibility. The proposed project location is the best site for the RF engineers because it fills and provides optimum coverage. Verizon Wireless has exhausted all possible alternative locations and the proposed location is the best and most viable location. The proposed



facility will provide an integral link in Verizon Wireless' proposed network and designed to provide coverage for the Beverly Hills Wilshire commercial corridor. This site is a necessity to the well-being and public safety of the community.

### **Site Selection**

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target/search ring on a map is provided to a real estate professional to begin a search for a suitable location. During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with Verizon Wireless.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

### **The Benefits to the Community**

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.



- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

### **Safety – RF is Radio**

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All Verizon Wireless cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure

### **REGULATING AGENCIES:**

Verizon Wireless is regulated by the Federal Communications Commission (FCC) and is authorized to operate. Verizon Wireless' telecommunications facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). The proposed communications facility will operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI). The ANSI was developed by the committee composed of 125 scientists from universities, non-profit laboratories and Federal Health Laboratories (FDA, NIOSH and EPA). In 1992 the ANSI established, as a public safety standard, a maximum exposure level to radio frequency emissions of 1000 microwatts per centimeter squared (1,000 uW/cm<sup>2</sup>).

The enclosed application is presented for your consideration. Verizon Wireless requests a favorable determination and approval of the Architectural Review and Telecommunications Installation Application to build the proposed facility. Please contact me at 714.984-3830 for any questions or requests for additional information.



Please sign and date below to confirm that the items have been submitted:

- Completed Architectural Review Application and Telecommunication Installation Application
- Letter of Authorization
- Project Description/Narrative
- Eleven (11) sets of full size site plans
- Four (4) sets of Photo simulations
- Map of existing & proposed Verizon facilities within surrounding area
- FCC Compliance Letter
- Propagation/Coverage Map

Your signature below does not mean that the City/County deems the application as “complete”. As a reminder, pursuant to the California permit Streamlining Act, a City/County has thirty (30) days to make a “completeness determination”. Additionally, pursuant to the Federal Communications Commission (FCC) Declaratory ruling issued November 18, 2009, a City/County has ninety (90) days to “act” on this application, exclusive of when the project has been deemed “incomplete”.

\_\_\_\_\_  
Planner Signature

\_\_\_\_\_  
Date

Respectfully submitted,

Lena Mik  
Authorized Agent for Verizon Wireless



## Findings/Burden of Proof

***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 project is to locate wireless antennas on the rooftop of an existing commercial building and the equipment cabinets will be located outdoor. The proposed project will not be visually intrusive but will provide a vital service, linking to a seamless integration of Verizon's communication network. The project is an essential and beneficial use to the community, city and region. The public will benefit from reduced number of dropped and blocked calls in the area surrounding the site. Existing Verizon Wireless customers and those who are on the other end of the wireless telephone call will have better service once this site goes on air.

Wireless telecommunication systems have proven to be an invaluable communications tool in the event of emergencies (such as during traffic accidents and fires), and natural disasters (earthquakes, floods, etc.) where normal landline communications are often disrupted, overlooked or inaccessible during and after such events have occurred. Wireless technology is utilized by numerous governmental and quasi-governmental agencies that provide emergency service. Wireless telecommunications systems have also proven to be invaluable tools in business communications and everyday personal use.

***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 equipment will be screened and will not be seen from public right-of-way and any noise from the equipment will be mitigated. The proposed project is unmanned and the equipment will not create additional noise as outdoor equipment cabinets are utilized rather than an equipment shelter which requires the installation of air conditioning units to cool the cabinets located inside. The facility will not create any hazardous materials, waste, odor, light, or glare. As such, the proposed project will not be detrimental to improvements adjacent to or in the vicinity of the property on which it is located.

***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 proposed project's location, size, height, operation and other significant features are compatible with the surrounding neighborhood and will not adversely affect or degrade adjacent properties or the public health, welfare and safety of the community. As proposed, the project will have little impact on the aesthetic environment. The proposed equipment will be screened and painted to match the existing building.



***The proposed building or structure is in harmony with the proposed development 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 substantially conforms with the purpose, intent and provisions of the General Plan because it enhances the general health, safety, and welfare within the City of Beverly Hills by providing clear and reliable wireless telecommunications which can continue to function in the event that telephone service is interrupted during an emergency situation or natural disaster.

To support the existing population and population growth, Beverly Hills needs a strong and expanding economy, healthy neighborhoods, and a tax base that can support the basic public services necessary to maintain and improve quality of life of its residents. In order for the City to provide services that the public expects, it must embrace the vision of becoming a sustainable city: one which manages its infrastructure and public services in a manner that avoids depletion or permanent damage of its natural resources and avoids missed opportunities to benefit from wise management of its resources (i.e. public right-of-way and airwaves).

Unlike other land uses, which can be spatially determined through the General Plan Land Use Element or other elements, the location requirements of wireless telecommunications facilities are more dynamic and not easily predetermined. Technical requirements such as service area, topography, the surrounding built and natural environment, alignment with neighboring telecommunication facilities and customer demand all help to determine a location for a wireless site. The City has adopted regulations and standards in order to provide for growth in this industry while regulating it to protect adjacent properties from adverse impacts. This site will not have an adverse impact on adjacent properties because the facility is fully screened and will blend in with the existing building and surrounding built environment.

***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 project is consistent with the requirements of the Wireless Telecommunication Facilities Standards, in a manner that balances the benefit of the project to the public with the facility's technological constraints, design, and location, as well as other relevant factors. The project is located within a commercial area. The facility and associated equipment are to be located on the rooftop and will blend with the surrounding environment and will not be materially detrimental to the character or development in the immediate neighborhood. The intent of the screening is to minimize the visual impact of the installation from public areas. Because the equipment will be concealed from public view, the neighborhood character is further unaffected.



**Architectural Commission Report**

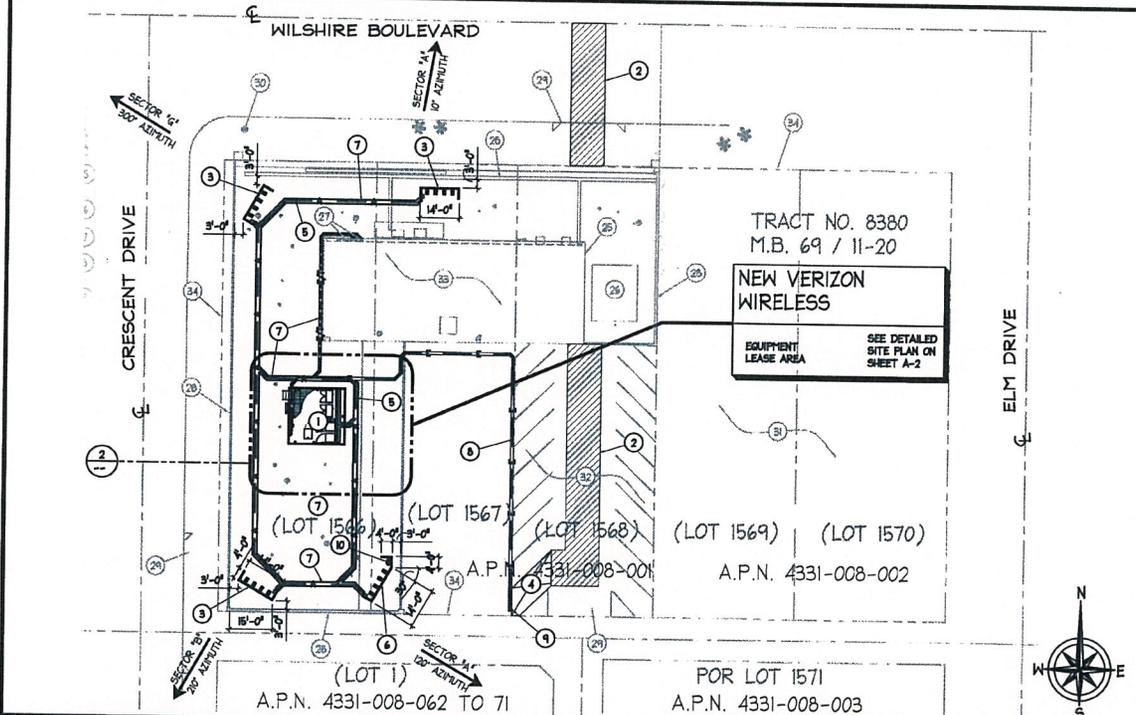
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**Attachment B**  
Project Design Plans

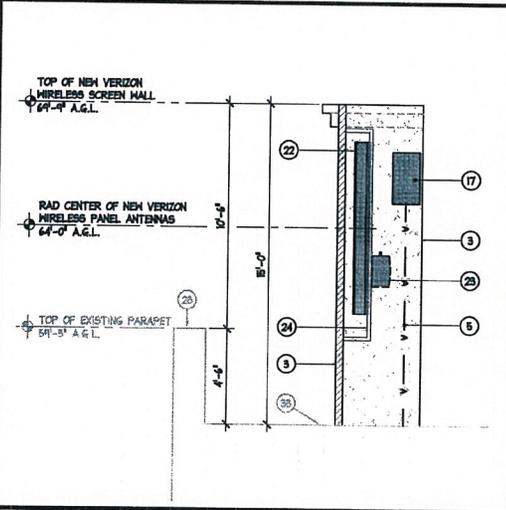
**NOTES:**

- 1 OUTLINE OF NEW VERIZON WIRELESS 20'-0" X 20'-0" (400 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT BUILDING ROOF TOP.
- 2 NEW VERIZON WIRELESS 12' WIDE ACCESS ROUTE FROM MARIPOSA AVE. TO EXISTING BASEMENT PARKING.
- 3 NEW VERIZON WIRELESS 4'D X 14'L X 15'H FRP SCREEN MALL.
- 4 NEW VERIZON WIRELESS NON EXCLUSIVE PARKING SPACE.
- 5 NEW VERIZON WIRELESS (3) HYBRID FIBER CABLE RUN (4370') FROM EQUIPMENT RAYCAP TO ANTENNA RAYCAP.
- 6 NEW VERIZON WIRELESS 4'D X 10'L X 15'H FRP SCREEN MALL.
- 7 NEW VERIZON WIRELESS CABLE TRAY.
- 8 NEW VERIZON WIRELESS ELECTRICAL CONDUIT RUN FROM EGR PLUG AT GROUND FLOOR TO ELECTRICAL PANEL AT ROOF TOP.
- 9 NEW VERIZON WIRELESS EGR PLUG.
- 10 NEW VERIZON WIRELESS 2' MICROWAVE ANTENNA.
- 11 NEW VERIZON WIRELESS (2) LTE EQUIPMENT CABINETS.
- 12 NEW VERIZON WIRELESS LIGHTS TIMER SWITCH AT THE ENTRY.
- 13 NEW VERIZON WIRELESS STAIR # RAILING.
- 14 NEW VERIZON WIRELESS RAISED STEEL PLATFORM.
- 15 NEW VERIZON WIRELESS (5) SERVICE LIGHTS MOUNTED ON THE H-FRAME WITH TIMER SWITCH AT THE ENTRY.
- 16 NEW VERIZON WIRELESS ELECTRICAL PANEL, TELCO CABINETS MOUNTED ON A NEW H-FRAME.
- 17 NEW VERIZON WIRELESS (6) RAYCAPS, (4) MOUNTED ON SCREEN MALL AT ROOF TOP (1) PER SECTOR AND (2) MOUNTED ON HALL AT EQUIPMENT AREA.
- 18 NEW VERIZON WIRELESS 10 KW EMERGENCY STANDBY NATURAL GAS GENERATOR ON NEW RAISED STEEL PLATFORM.
- 19 NEW VERIZON WIRELESS (2) COMMSCOPE EQUIPMENT CABINETS.
- 20 NEW VERIZON WIRELESS POWER/TELCO CONDUITS RUN FROM EXISTING POINT OF CONNECTIONS TO LEASE AREA.
- 21 NEW VERIZON WIRELESS GPS ANTENNAS MOUNTED TO EQUIPMENT CABINETS, (2) TOTAL.
- 22 NEW VERIZON WIRELESS PANEL ANTENNA MOUNTED BEHIND FRP ANTENNA SCREEN.
- 23 NEW VERIZON WIRELESS RRU MOUNTED ON ANTENNA PIPE MOUNT BEHIND NEW ANTENNAS.
- 24 NEW VERIZON WIRELESS ANTENNA MOUNT PIPE.
- 25 EXISTING FAN ROOM
- 26 EXISTING CONDENSING UNIT (HVAC).
- 27 EXISTING ELECTRICAL AND TELCO POINT OF CONNECTION.
- 28 EXISTING BUILDING PARAPET.
- 29 EXISTING DRIVEWAY.
- 30 EXISTING SIDEWALK
- 31 EXISTING ADJACENT PROPERTY.
- 32 EXISTING PARKING.
- 33 EXISTING BUILDING ROOF TOP.
- 34 EXISTING PROPERTY LINE

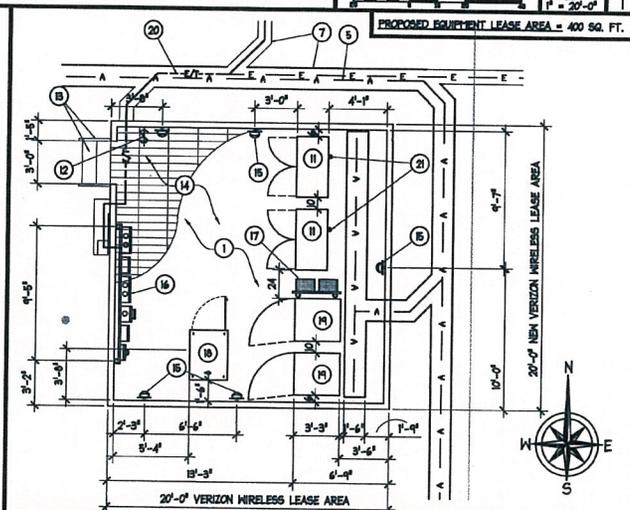
NEW EQUIPMENT SCREENING MATERIALS LIST	
EQUIPMENT SCREENING	DRYVIT PANEL
SCREENING FINISH	STUCCO LIKE FINISH, PAINT TO MATCH EXISTING SURFACE



**SITE/ROOF PLAN**



**ANTENNA SCREEN SECTION**



**EQUIPMENT LAYOUT PLAN**

REV.	DATE/BY	REVISION DESCRIPTION
0	06-30-14 JAY	90% ZONING SET
1	07-28-14 JAY	100% ZONING SET
2	09/29/14 JCH	CLIENT REVISIONS

CONSULTANT:

**core**  
COMMUNICATIONS

2744 SATURN STREET  
BREA, CA 92821  
714-721-8404 OFFICE  
714-333-4441 FAX

SITE BUILDER:

**verizon**wireless

15505 SAND CANYON AVE.  
BUILDING 1D 1st. FLOOR  
IRVINE, CA 92618  
PHONE (949) 286-7000

ME DEVELOPER:

**ACO**  
ARCHITECTS - INC.

26170 ENTERPRISE WAY #600  
LAKE FOREST, CA 92630  
TEL: 949-716-9940  
FAX: 949-217-4788

ENGINEER:

SITE INFO:

SITE NAME:  
**CANNON**

SITE ADDRESS:  
9350 WILSHIRE BLVD.  
BEVERLY HILLS, CA 90212

SHEET TITLE:  
**SITE/ROOF PLAN AND ENLARGED EQUIPMENT LAYOUT**

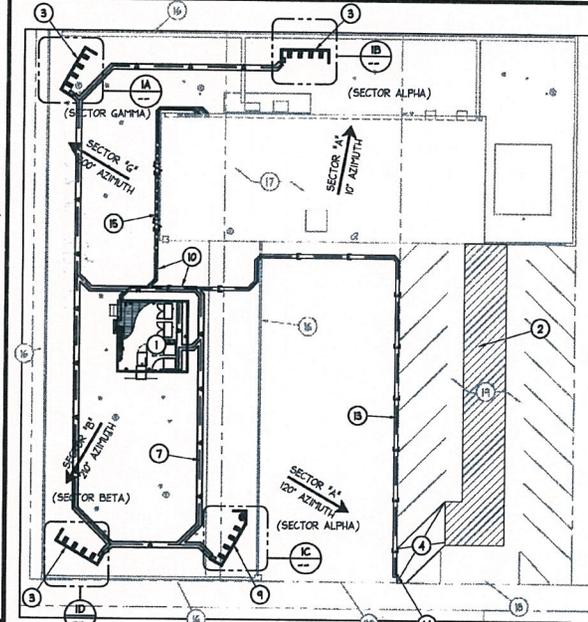
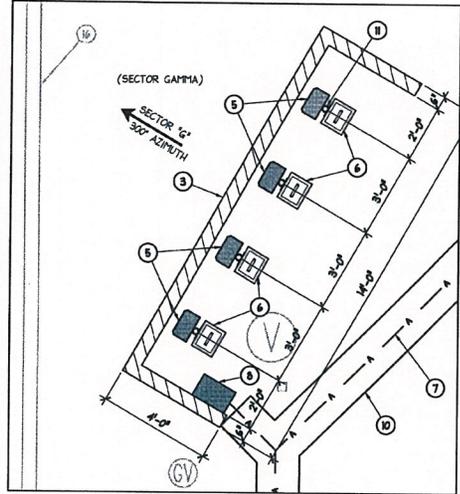
DRAWING INFO:  
DWG. NAME: DRAWN BY: DATE:

SHEET NUMBER:  
**A-1**

**NOTES:**

- 1 OUTLINE OF NEW VERIZON WIRELESS 20'-0" X 20'-0" (400 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT BUILDING ROOF TOP.
- 2 NEW VERIZON WIRELESS 12" WIDE ACCESS ROUTE FROM WILSHIRE BOULEVARD.
- 3 NEW VERIZON WIRELESS 4'D X 14'L X 15'H FRP SCREEN MALL.
- 4 NEW VERIZON WIRELESS NON EXCLUSIVE PARKING SPACE.
- 5 NEW VERIZON WIRELESS (16) 6' PANEL ANTENNAS MOUNTED ON NEW VERIZON FRP SCREEN MALL AND (4) ANTENNAS PER SECTOR.
- 6 NEW VERIZON WIRELESS (16) RRU'S, (4) RRU'S PER SECTOR.
- 7 NEW VERIZON WIRELESS (3) HYBRID FIBER CABLE RUN (4370') FROM EQUIPMENT RAYCAP TO ANTENNA RAYCAP.
- 8 NEW VERIZON WIRELESS (4) RAYCAPS, (4) MOUNTED ON SCREEN MALL AT ROOF TOP (1) PER SECTOR AND (2) MOUNTED ON MALL AT EQUIPMENT AREA.
- 9 NEW VERIZON WIRELESS 4'D X 10'L X 15'H FRP SCREEN MALL.
- 10 NEW VERIZON WIRELESS CABLE TRAY.
- 11 NEW VERIZON WIRELESS ANTENNA POLE.
- 12 NEW VERIZON WIRELESS 2' MICROWAVE ANTENNA.
- 13 NEW VERIZON WIRELESS ELECTRICAL CONDUIT RUN FROM EGR PLUG AT GROUND FLOOR TO ELECTRICAL PANEL AT ROOF TOP.
- 14 NEW VERIZON WIRELESS EGR PLUG.
- 15 NEW VERIZON WIRELESS POWER/TELECO CONDUITS RUN FROM EXISTING POINT OF CONNECTIONS TO LEASE AREA.
- 16 EXISTING BUILDING PARAPET.
- 17 EXISTING BUILDING ROOF TOP.
- 18 EXISTING DRIVENWAY.
- 19 EXISTING PARKING.
- 20 EXISTING PROPERTY LINE.

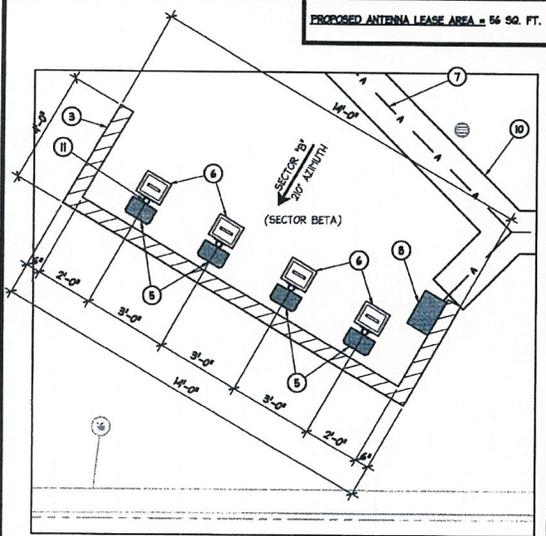
NEW ANTENNA SCREENING MATERIALS LIST	
ANTENNA SCREENING	FRP PANEL.
SCREENING FINISH	STUCCO LIKE FINISH, PAINT TO MATCH EXISTING SURFACE



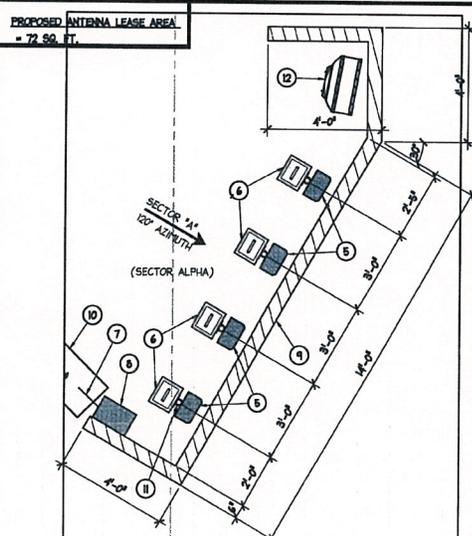
**ROOF KEY PLAN** SCALE: 1/16"=1'-0" 2

PROPOSED ANTENNA TOTAL LEASE AREA = 240 SQ. FT.

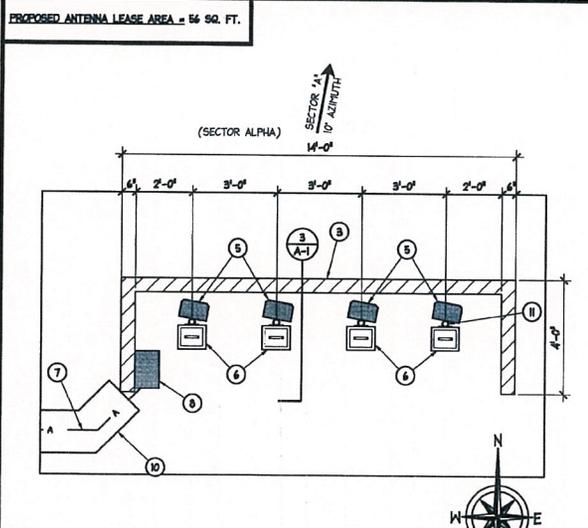
PROPOSED ANTENNA LEASE AREA = 56 SQ. FT.



(D) ANTENNA LAYOUT PLAN



(C)



(B)

SCALE: 1/2"=1'-0" 1

REV.	DATE BY:	REVISION DESCRIPTION:
0	06-30-11 JAY	90% ZONING SET
1	07-21-11 JAY	100% ZONING SET
2	09/09/11 JDI	CLIENT REVISIONS

CONSULTANT:

**core**  
COMMUNICATIONS

2741 SATURN STREET  
BREA, CA 92821  
714-721-8404 OFFICE  
714-333-4444 FAX

SITE BUILDER:

**verizon**wireless

1505 SAND CANYON AVE.  
BUILDING 17 1st. FLOOR  
IRVINE, CA 92618  
PHONE (949) 266-7000

ME DEVELOPMENT:

**ACO**  
ARCHITECTS - INC.

26170 ENTERPRISE WAY #500  
LAKE FOREST, CA 92650  
TEL: 949-716-9940  
FAX: 949-297-4788

ENGINEER:

SITE INFO:

SITE NAME:  
**CANNON**

SITE ADDRESS:  
9350 WILSHIRE BLVD.  
BEVERLY HILLS, CA 90212

SHEET TITLE:  
**ROOF KEYPLAN AND ANTENNA LAYOUT**

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
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SHEET NUMBER:  
**A-2**

REV.	DATE/BY	REVISION DESCRIPTION
0	06-30-14 JAY	90% ZONING SET
1	07-21-14 JAY	100% ZONING SET
2	09/09/14 JCH	CLIENT REVISIONS

CONSULTANT:

**core**  
COMMUNICATIONS

2741 SATURN STREET  
BREA, CA 92821  
714-721-8404 OFFICE  
714-333-4441 FAX

SITE BUILDER:



15505 SAND CANYON AVE.  
BUILDING 'D' 1st. FLOOR  
IRVINE, CA 92615  
PHONE (949) 286-7000

ME DEVELOPMENT:

**ACO**  
ARCHITECTS - INC.

26170 ENTERPRISE WAY #600  
LAKE FOREST, CA 92650  
TEL: 949-716-9940  
FAX: 949-247-4766

ENGINEER:

SITE INFO:

SITE NAME:  
**CANNON**

SITE ADDRESS:  
4350 WILSHIRE BLVD.  
BEVERLY HILLS, CA 90212

SHEET TITLE:

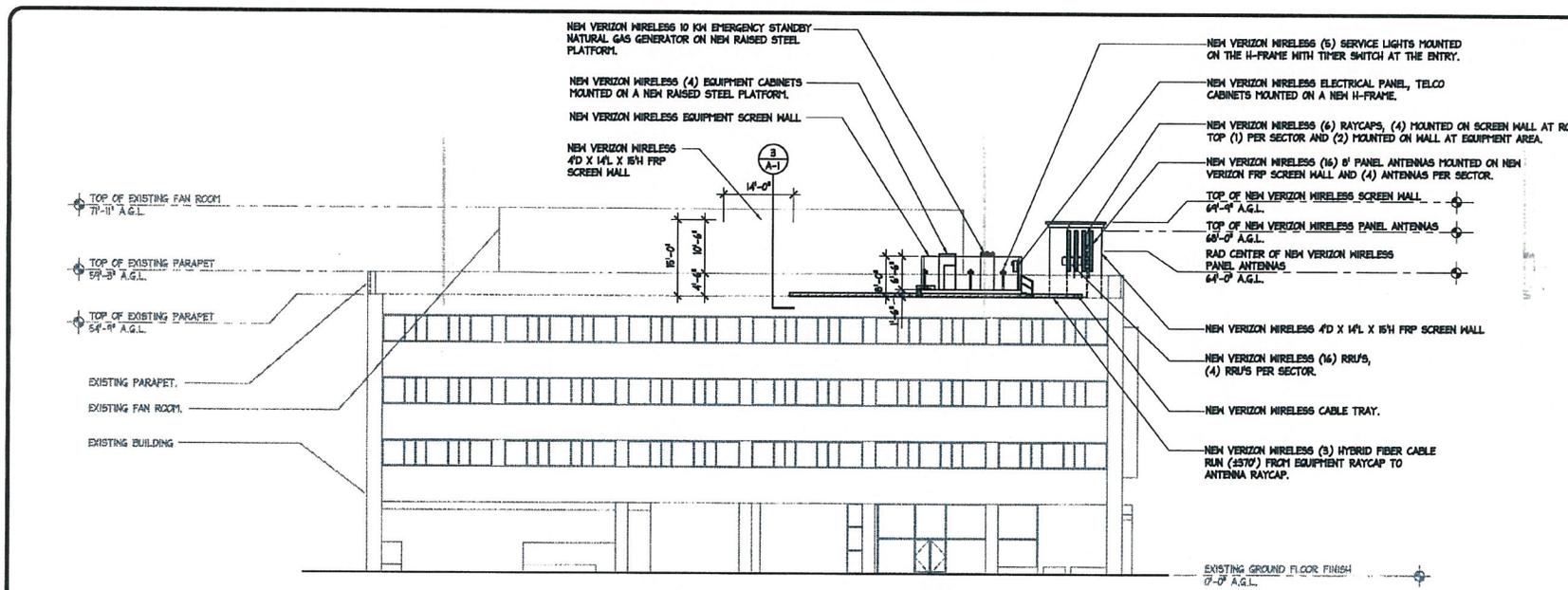
**NEW ARCHITECTURAL  
ELEVATIONS**

DRAWING INFO:

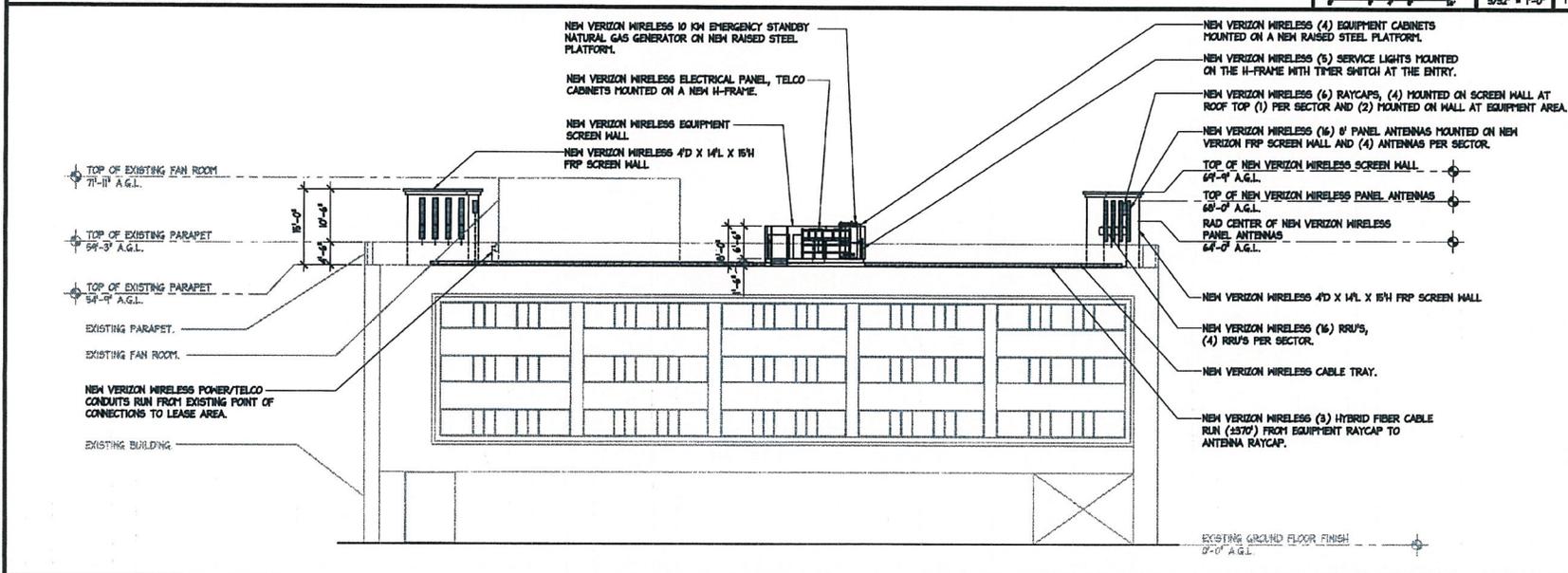
DWG. NAME:	DRAWN BY:	DATE:
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SHEET NUMBER:

A-3



NEW NORTH ELEVATION



NEW WEST ELEVATION

REV.	DATE/BY:	REVISION DESCRIPTION:
0	06-30-14 JAY	10% ZONING SET
1	07-21-14 JAY	100% ZONING SET
2	09/09/14 JDI	CLIENT REVISIONS

CONSULTANT:

**core**  
COMMUNICATIONS

2749 SATURN STREET  
BREA, CA 92621  
714-729-8404 OFFICE  
714-333-4441 FAX

SITE BUILDER:



15505 SAND CANYON AVE.  
BUILDING 12 1st. FLOOR  
IRVINE, CA 92618  
PHONE (949) 266-7000

A/E DEVELOPMENT:

**ACO**  
ARCHITECTS - INC.

26170 ENTERPRISE WAY #600  
LAKE FOREST, CA 92630  
TEL: 949-716-9940  
FAX: 949-217-4766

ENGINEER:

SITE INFO:

SITE NAME:

CANNON

SITE ADDRESS:

9350 HILSHIRE BLVD.  
BEVERLY HILLS, CA 90212

SHEET TITLE:

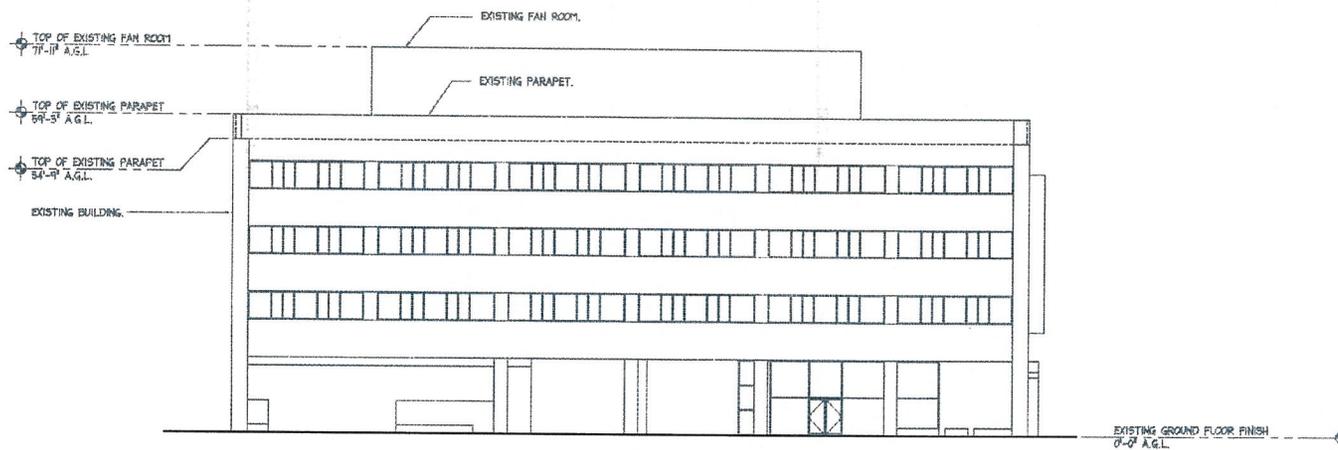
EXISTING  
ARCHITECTURAL  
ELEVATIONS

DRAWING INFO:

CHK. NAME:      DRAWN BY:      DATE:

SHEET NUMBER:

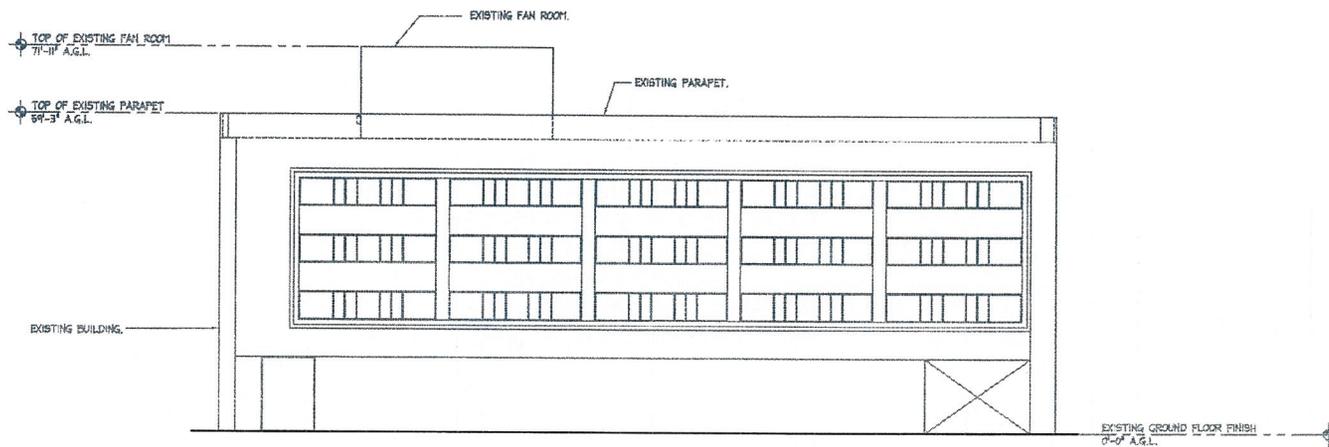
A-3.1



EXISTING NORTH ELEVATION



SCALE:  
3/32" = 1'-0"



EXISTING WEST ELEVATION



SCALE:  
3/32" = 1'-0"

2

REV.	DATE BY	REVISION DESCRIPTION
0	06-30-14 JAY	90% ZONING SET
1	07-21-14 JAY	100% ZONING SET
2	09/09/14 JULI	CLIENT REVISIONS

CONSULTANT:

**core**  
COMMUNICATIONS

2749 SATURN STREET  
BREA, CA 92821  
714-724-8404 OFFICE  
714-333-4441 FAX

SITE BUILDER:



15505 SAND CANYON AVE.  
BUILDING 'D' 1st. FLOOR  
IRVINE, CA 92618  
PHONE (949) 286-7000

A/E DEVELOPMENT:

**ACO**  
ARCHITECTS - INC.

26170 ENTERPRISE WAY #600  
LAKE FOREST, CA 92630  
TEL: 949-716-9940  
FAX: 949-297-4786

ENGINEER:

SITE INFO:

SITE NAME:  
**CANNON**

SITE ADDRESS:  
4350 MILLSHIRE BLVD.  
BEVERLY HILLS, CA 90212

SHEET TITLE:

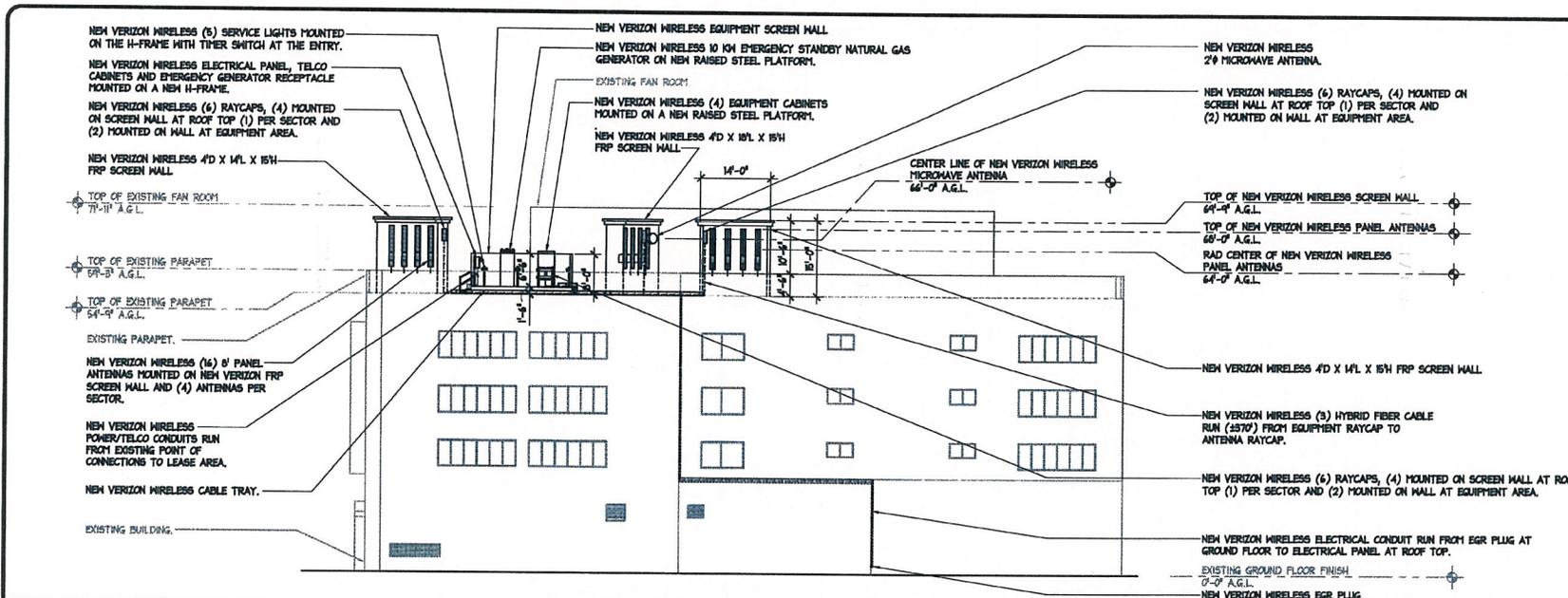
**NEW ARCHITECTURAL  
ELEVATIONS**

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:

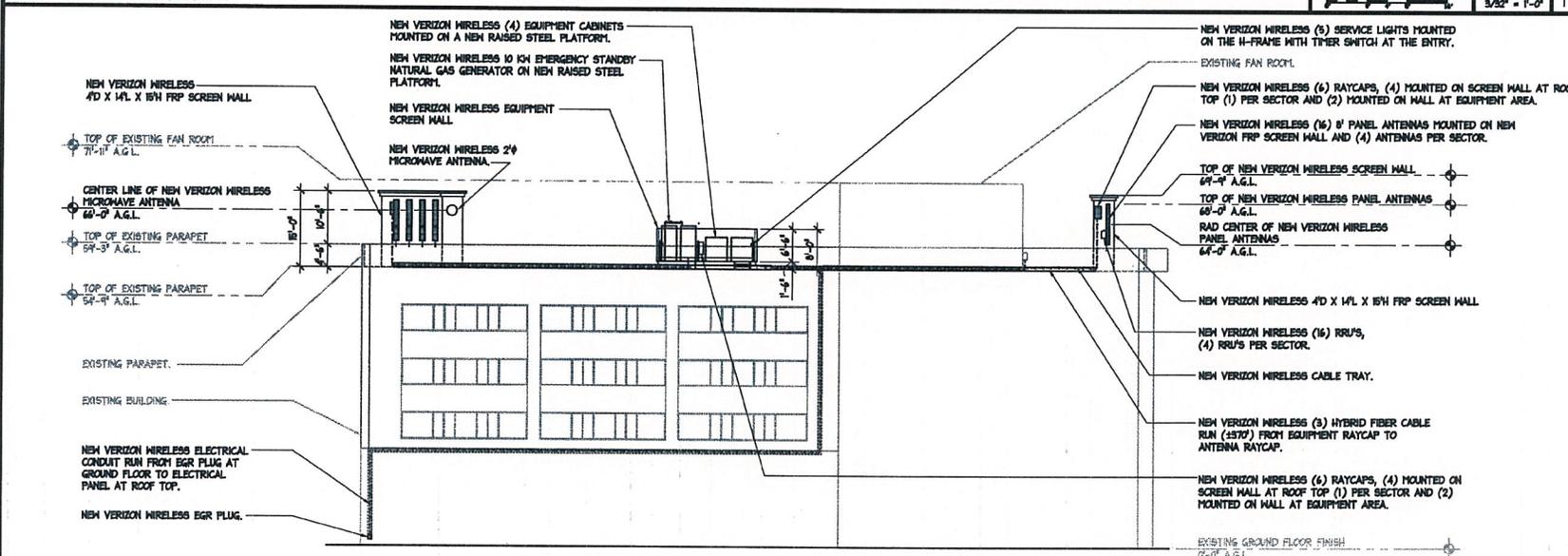
SHEET NUMBER:

A-4



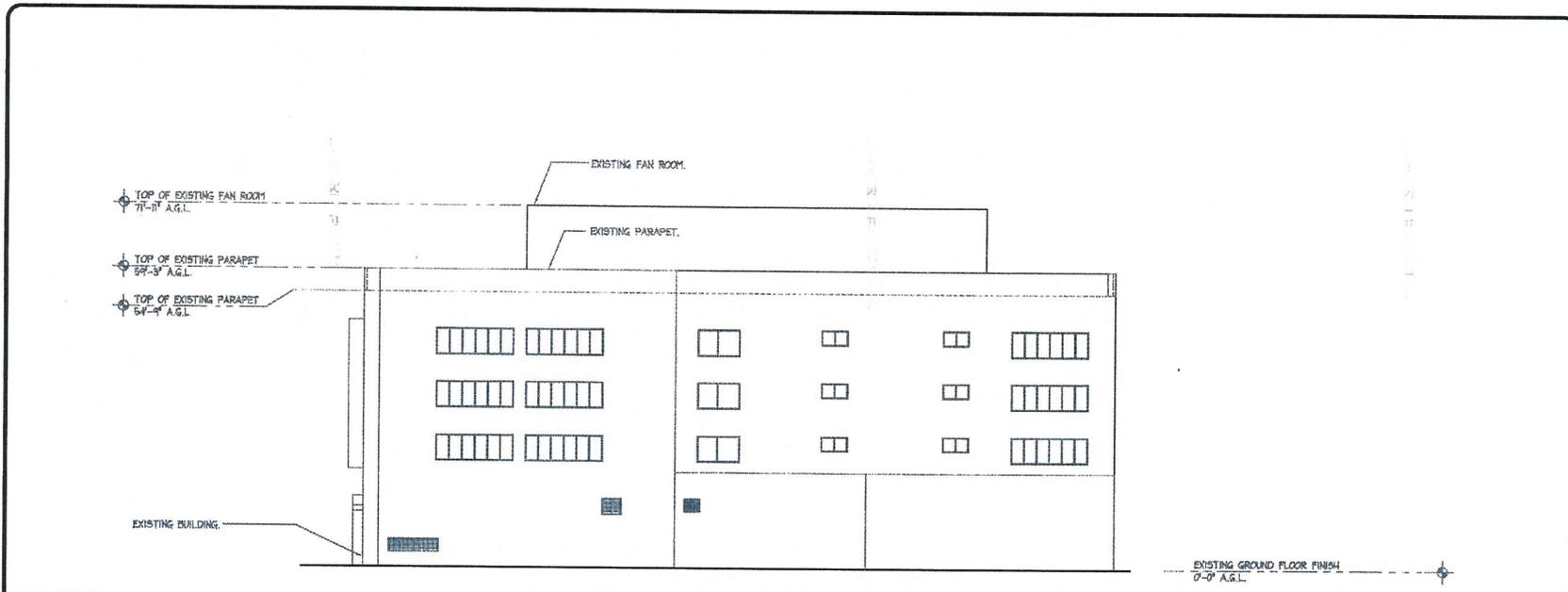
**NEW SOUTH ELEVATION**

SCALE: 3/32" = 1'-0" |



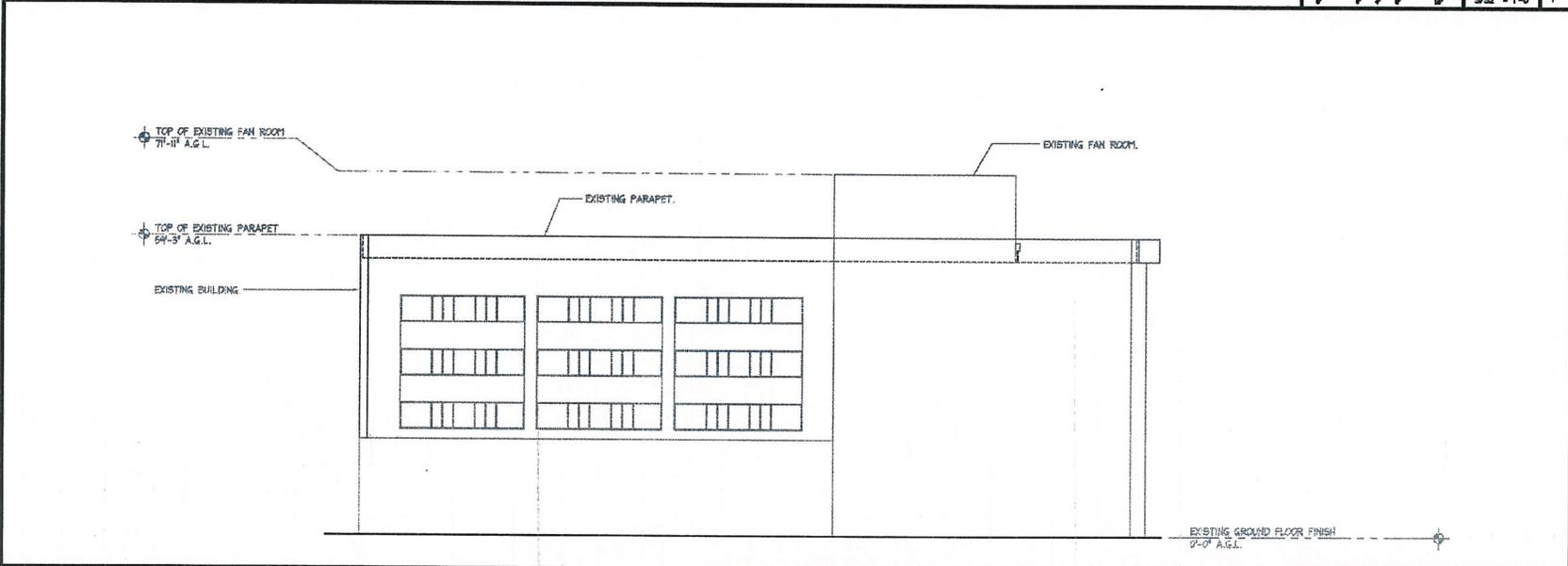
**NEW EAST ELEVATION**

SCALE: 3/32" = 1'-0" | 2



EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'-0" 1



EXISTING EAST ELEVATION

SCALE: 3/32" = 1'-0" 2

REV.	DATE/BY:	REVISION DESCRIPTION
0	06-30-14 JAY	90% ZONING SET
1	07-21-14 JAY	100% ZONING SET
2	09/09/14 JDI	CLIENT REVISIONS

CONSULTANT:  
**core**  
 COMMUNICATIONS  
 2741 SATURN STREET  
 BREA, CA 92821  
 714-729-8404 OFFICE  
 714-333-4441 FAX  
 SITE BUILDER:

**verizon**wireless  
 15505 SAND CANYON AVE.  
 BUILDING 'D' 1st. FLOOR  
 IRVINE, CA, 92618  
 PHONE (949) 286-7000  
 A/E DEVELOPMENT:

**ACO**  
 ARCHITECTS - INC.  
 26170 ENTERPRISE WAY #600  
 LAKE FOREST, CA 92650  
 TEL: 949-716-9940  
 FAX: 949-247-4788  
 ENGINEER:

SITE INFO:

SITE NAME:  
**CANNON**  
 SITE ADDRESS:  
 1350 WILSHIRE BLVD.  
 BEVERLY HILLS, CA 90212

SHEET TITLE:  
**EXISTING  
 ARCHITECTURAL  
 ELEVATIONS**

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
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SHEET NUMBER:  
**A-4.1**

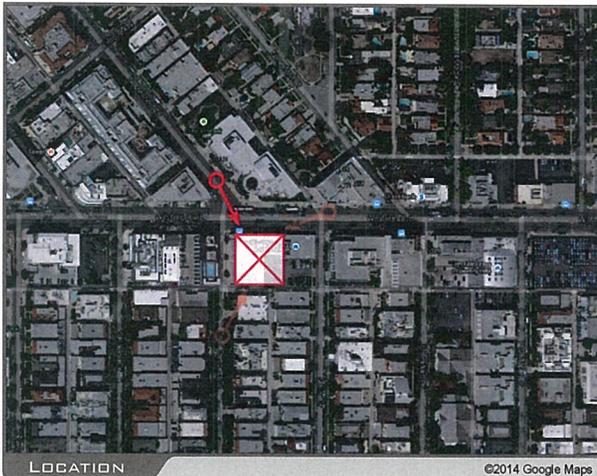


# CANNON

9350 WILSHIRE BOULEVARD BEVERLY HILLS CA 90212



VIEW 1



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM CRESCENT DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

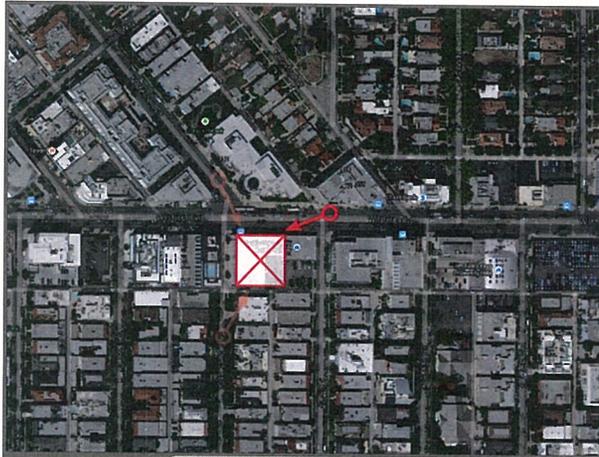


# CANNON

9350 WILSHIRE BOULEVARD BEVERLY HILLS CA 90212



VIEW 2



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM WILSHIRE BOULEVARD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

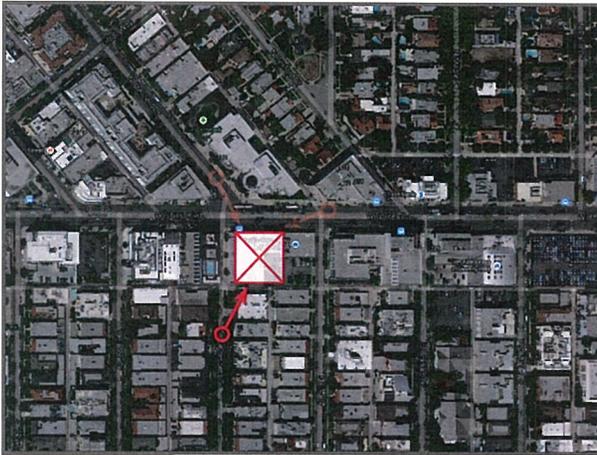


# CANNON

9350 WILSHIRE BOULEVARD BEVERLY HILLS CA 90212



VIEW 3



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM CRESCENT DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# Architectural Commission Report

455 North Rexford Drive, Room 280-A  
AC Meeting – December 17, 2014

## Attachment C DRAFT Approval Resolution

RESOLUTION NO. AC-XX-14

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR NEW WIRELESS ANTENNA SCREENING FOR THE PROPERTY LOCATED AT 9350 WILSHIRE BOULEVARD (PL1430487 – VERIZON WIRELESS).

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

Section 1. Erum Ahmed, Core Development Services, agent, on behalf of the property owner, Wilshire Crescent Associates LLC, and the tenant, Verizon Wireless, (Collectively the “Applicant”), has applied for architectural approval of new wireless antenna screening for the property located at 9350 Wilshire 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 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **December 17, 2014** 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 environment less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, complaint 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 project-specific conditions are proposed.

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 17, 2014**

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William Crouch, Commission Secretary  
Community Development Department

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Barry Bernstein, Chair  
Architectural Commission