



Architectural Commission Report

Meeting Date: Wednesday, April 15, 2015

Subject: VERIZON WIRELESS (PL1504532)
9049 Olympic Boulevard

Request for approval of to modify an existing wireless telecommunications facility. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project agent: Sarah Freed – Synergy Development Services

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

REPORT SUMMARY

The applicant is requesting review and approval to modify an existing wireless telecommunications facility for Verizon Wireless located at 9049 Olympic Boulevard. The project includes the following components:

- Extension of (e) dark gray painted metal screen wall, and;
- Two (2) new light gray painted stucco screen walls attached to existing architectural fin.

URBAN DESIGN ANALYSIS

The extension of the existing dark gray-painted metal screen wall competes with the existing architectural fin and diminishes the impact of such fin on the overall building aesthetic. As the architectural fin is a significant element of the building, staff recommends that the extension be redesigned so as not to compete with the architectural fin and to more appropriately integrate with the building's architecture.

The two new light gray painted walls that are attached to the existing architectural fin, on the parking lot-facing elevation, are appropriately reduced in height so as to not unnecessarily compete with the fin.

Staff has included a project-specific condition that the metal screen wall extension be redesigned and returned to City staff for final review and approval.

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



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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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 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 (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: _____
- 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:

New unmanned wireless telecommunications facility for Verizon Wireless consisting of: installation of (15) panel antennas in new roof screened enclosures, (15) RRU's, (8) raycaps, (4) radio equipment cabinets, (1) standby generator mounted to new structural steel rooftop platform, (4) GPS antennas, rooftop cable trays from equipment to antenna locations, and connection to nearby utilities (power, telephone). Height of proposed equipment and screening will not exceed existing building height, and all architectural concepts/facades will be held intact with a custom-design screening for the rooftop.

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 Multi-family Building Other (specify below): _____
- Retail Building Vacant
- Medical Office Building Restaurant

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					
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 Screening
Texture /Finish: Metal "Valspar" Custom Color on Doheny / Stucco "Valspar" Custom Color on Olympic
Color / Transparency: Paint to match existing features (dark gray on Doheny, light blue on Olympic)

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

Material: N/A
Texture /Finish:
Color / Transparency:

ROOF

Material: N/A
Texture /Finish:
Color / Transparency:

COLUMNS

Material: N/A
Texture /Finish:
Color / Transparency:

BALCONIES & RAILINGS

Material: N/A
Texture /Finish:
Color / Transparency:

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

Material: N/A
Texture /Finish:
Color / Transparency:

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

AWNINGS, CANOPIES

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

BUSINESS ID SIGN(S)

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

BUILDING ID SIGN(S)

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

EXTERIOR LIGHTING

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

PAVED SURFACES

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

FREESTANDING WALLS AND FENCES

Material: N/A
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: N/A
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 proposed design incorporates a new wireless telecommunications facility for Verizon Wireless while keeping the integrity of the existing architecturally significant building intact. While this building is not listed in the historic register, it is on a corner with a lot of vehicular and pedestrian traffic, and it stands out as a focal feature of Olympic Boulevard. Verizon has specifically engineered this site to blend in with the existing facade so that the wireless facility cannot be detected upon first sight. This design utilizes the rooftop architectural feature purposely to hide the antennas.

- 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.**

The proposed panel antennas and RRUs do not emit any noise. The equipment cabinet area, which emits a very low amount of decibels, will be installed and operated atop the roof of this commercial building within the proposed FRP screening. Due to its proposed location on the property, no noticeable noise will be heard from the public right-of-way nor the tenants in the building itself.

- 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.**

This building, as it stands today, has a bold appearance in its architectural facade. Verizon chooses to embrace this existing facade and work with it to add a much needed mobile network. The proposed wireless facility is designed and engineered to create maximum service for Verizon patrons while keeping the integrity of the bold facade.

- 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 proposed wireless facility will be in harmony with the existing facade of the commercial building by blending with the existing facade in both height and color scheme. The Federal, State, and local regulations allow for wireless facilities to be installed on rooftops of commercial buildings, and the FRP-screened design is widely accepted in the Greater Los Angeles Area as a good way to mask visibility.

- 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.**

This facility will be built to code, complying with all FCC, federal, state, and local regulations and orders. Furthermore, this site will comply with the City of Beverly Hills guidelines to mask this facility and hide its location from the public right-of-way.



Architectural Commission Report

455 North Rexford Drive, Room 280-A

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Attachment B

Project Design Plans



**CR CARNEY
ARCHITECTS**

12841 Newport Avenue
Tustin, California 92780-2711
(714) 655-9300
Fax (714) 655-9501

APPLICANT



15505 Sand Canyon Avenue
Building D, 1st Floor
Irvine, California 92618
(949) 286-7000

SITE INFORMATION

Wetherly

9049 Olympic Blvd.
Beverly Hills, Ca 90211

APPROVALS

DEPARTMENT	INITIALS	DATE
LANDMARK		
ZONING		
VZW SITE ACQ.		
VZW RF		
VZW INTERCONNECT		
VZW UTILITY COORD.		
VZW CONECT. MGR.		
VZW PROJ. MGR.		

REVISIONS

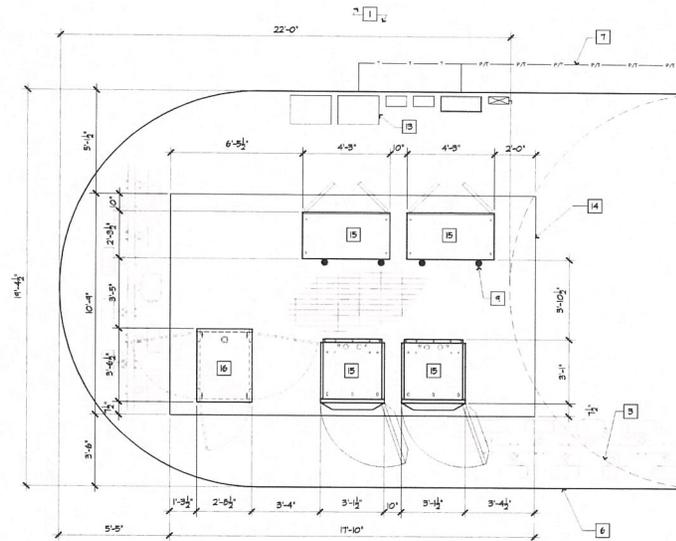
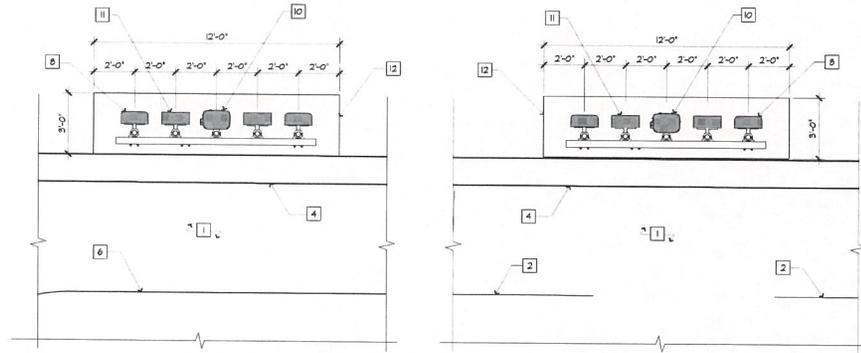
△	Description	Date
0	Client Review - 90% ZDs	07/03/14
1	Client Review - 100% ZDs	07/22/14
2	Planning Comments - 100% ZDs	03/20/15

Rev Number:	1406V	Drawn By:	EL
Wk Date:	03/26/14	Checked By:	U.C.

SHEET TITLE

LEASE AREA & ANTENNA PLANS

A-2.0

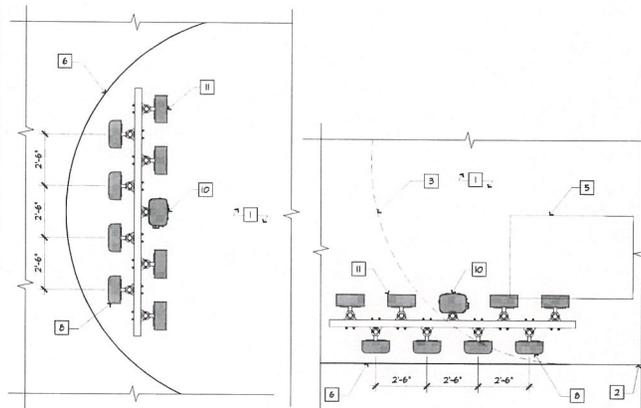


LEASE AREA PLAN SCALE 3/8" = 1'-0"

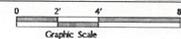


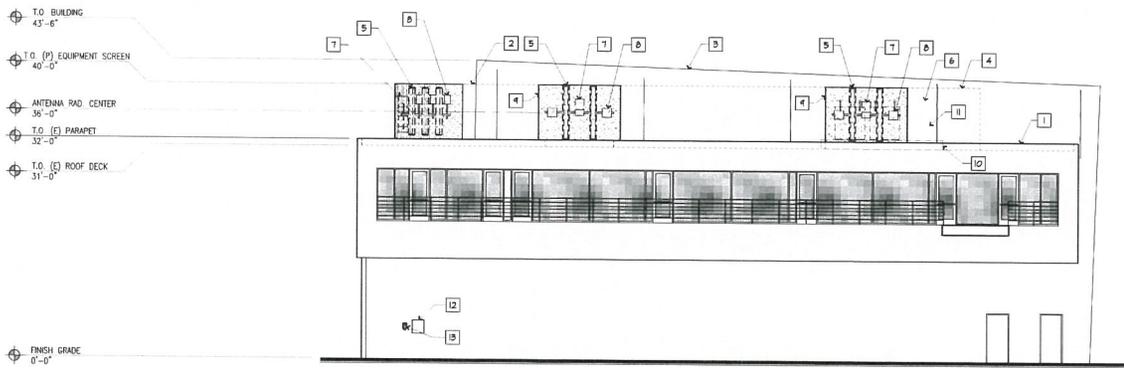
KEY NOTES:

- EXISTING BUILDING ROOFTOP
- EXISTING ROOFTOP EQUIPMENT SCREEN WALL
- EXISTING ROOFTOP SCREEN TO BE REMOVED AS REQUIRED FOR PROPOSED LEASE AREA
- EXISTING ROOFTOP MALL
- EXISTING ROOFTOP EQUIPMENT
- PROPOSED EQUIPMENT SCREEN WALL TO MATCH EXISTING
- PROPOSED ROOFTOP MOUNTED POWER AND TELCO RIMS FROM SECOND FLOOR SWITCH GEAR AND TELCO CLOSET TO LEASE AREA
- PROPOSED VERIZON WIRELESS PANEL ANTENNAS, (A) ANTENNAS PER SECTOR, (B) SECTORS TOTAL
- PROPOSED 6 P.F.S. ANTENNA MOUNTED TO PROPOSED VERIZON WIRELESS CABINETS (TYP. OF 4)
- PROPOSED (2) STACKED RAYCAP OVP BOXES PER SECTOR, (4) SECTORS, (12) TOTAL MOUNT TO PROPOSED ANTENNA MOUNT
- PROPOSED RRW (A) PER SECTOR, (B) SECTORS, (12) TOTAL MOUNT TO PROPOSED ANTENNA MOUNT
- PROPOSED VERIZON WIRELESS ANTENNA SCREENING MOUNTED TO SIDE OF EXISTING BUILDING, TEXTURED AND PAINTED TO MATCH EXISTING ROOFTOP MALL
- PROPOSED UTILITY BOXES MOUNTED TO PROPOSED SCREEN WALL
- PROPOSED VERIZON WIRELESS RAISED EQUIPMENT STEEL PLATFORM IV GALV. METAL GRATINGS
- PROPOSED VERIZON WIRELESS UL LISTED EQUIPMENT CABINET
- PROPOSED VERIZON WIRELESS PERMANENT STANDBY GENERATOR MOUNTED TO METAL GRATINGS
- EXISTING SCREEN PANELS TO BE REMOVED AND REPLACED WITH FRP SCREEN
- EXISTING VENT TO BE SHIFTED AND RELOCATED AS SHOWN TO ALLOW SPACE FOR PROPOSED ANTENNAS
- PROPOSED (B) RRW MOUNTED TO PROPOSED ANTENNA MOUNT
- PROPOSED (B) VERIZON WIRELESS PANEL ANTENNAS

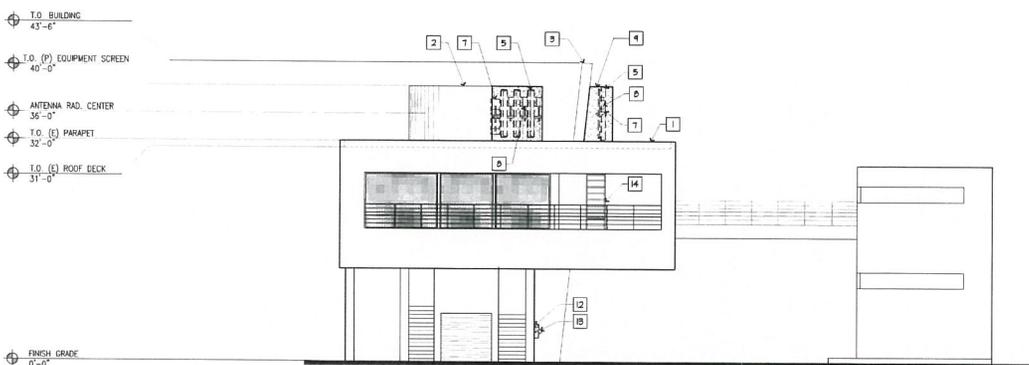


ANTENNA PLAN SCALE 3/8" = 1'-0"





1
A-3.1 **NORTH ELEVATION**

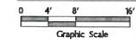


2
A-3.1 **EAST ELEVATION**

KEY NOTES:

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. EXISTING BUILDING PARAPET 2. EXISTING ROOFTOP EQUIPMENT SCREEN WALL 3. EXISTING ROOFTOP HALL 4. PROPOSED EQUIPMENT SCREEN WALL TO MATCH EXISTING 5. PROPOSED VERIZON WIRELESS PANEL ANTENNAS, (5) ANTENNAS TOTAL 6. PROPOSED 6 P.S. ANTENNA MOUNTED TO PROPOSED VERIZON WIRELESS CABINETS (TYP. OF 4) 7. PROPOSED STACKED RAYCAP OVP BOXES, MOUNT TO PROPOSED ANTENNA MOUNT, (5) TOTAL | <ul style="list-style-type: none"> 8. PROPOSED RWU, (5) TOTAL, MOUNT TO PROPOSED ANTENNA MOUNT 9. PROPOSED VERIZON WIRELESS ANTENNA SCREENS MOUNTED TO SIDE OF EXISTING BUILDING, TEXTURED AND PAINTED TO MATCH EXISTING ROOFTOP HALL 10. PROPOSED VERIZON WIRELESS RAISED EQUIPMENT STEEL PLATFORM IV GALV. METAL GRATING 11. PROPOSED VERIZON WIRELESS UL LISTED EQUIPMENT CABINET 12. PROPOSED MTS UTILITY BOX MOUNTED ON EXISTING HALL 13. PROPOSED GENERATOR APPLICTION PLUG MOUNTED ON EXISTING WALL 14. PROPOSED ACCESS LADDER FOR EXISTING ACCESS HATCH TO MATCH EXISTING BUILDING AESTHETIC |
|---|---|

EXTERIOR ELEVATIONS SCALE 1/8" = 1'-0"



CR CARNEY ARCHITECTS

12841 Newport Avenue
Tustin, California 92780-2711
(714) 665-9500
Fax (714) 665-9501

APPLICANT

verizon wireless

15505 Sand Canyon Avenue
Building D, 1st Floor
Irvine, California 92618
(949) 286-7000

SITE INFORMATION

Wetherly

9049 Olympic Blvd.
Beverly Hills, Ca 90211

APPROVALS

EXPERIMENT	INITIALS	DATE
LANDLORD:		
ZONING:		
VZW SITE ACQ:		
VZW RF:		
VZW INTERCONNECT:		
VZW UTILITY COORD:		
VZW CONST. MGR:		
VZW PROJ. MGR:		

REVISIONS

#	Description	Date
0	Client Review - 90% ZDs	07/03/14
1	Client Review - 100% ZDs	07/22/14
2	Planning Comments - 100% ZDs	03/20/15

Job Number: 1406V	Drawn By: EL
Walk Date: 03/26/14	Checked By: U.C.

SHEET TITLE

ELEVATIONS

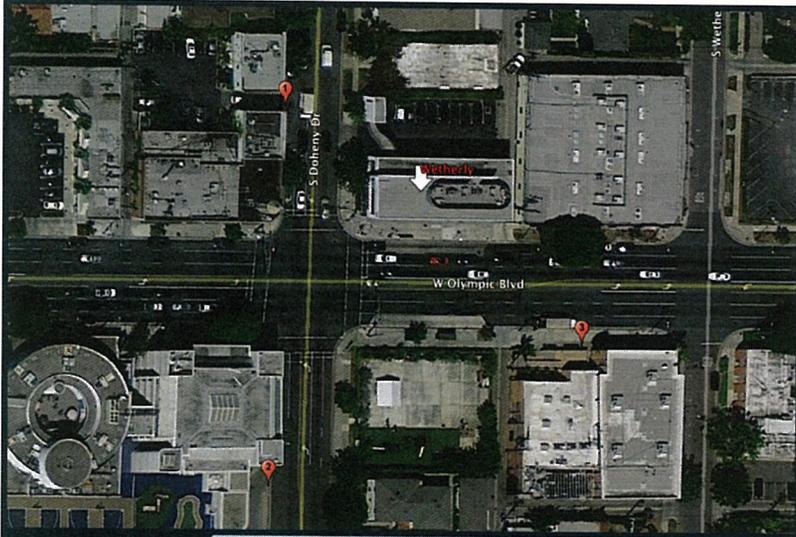
A-3.1

Wetherly

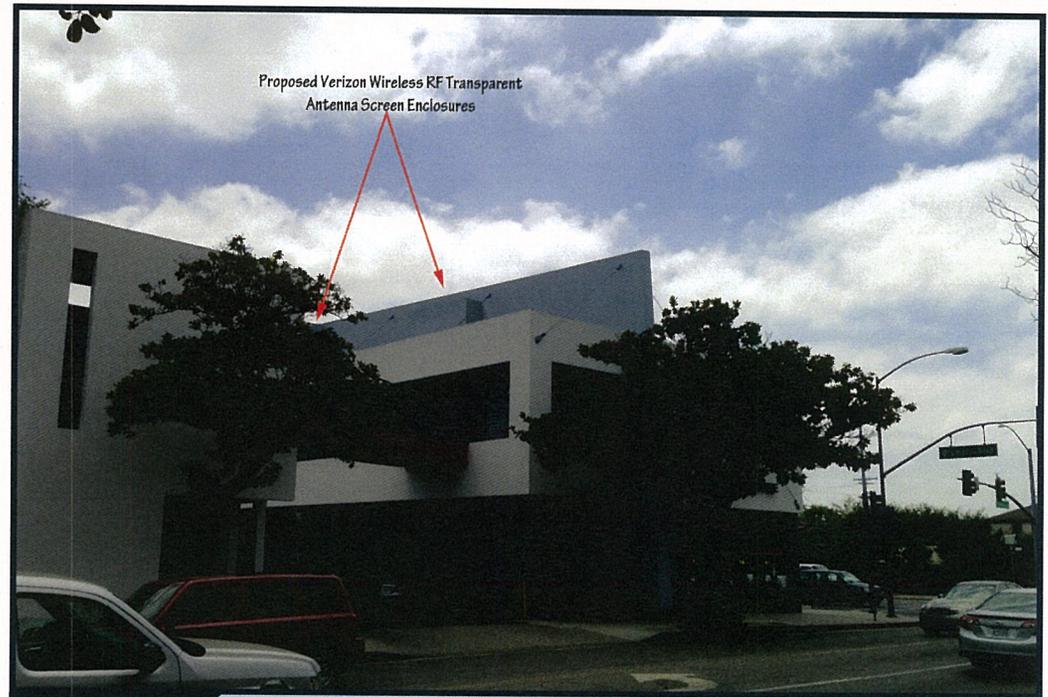
9049 Olympic Boulevard ~ Beverly Hills, CA 90211



View 1



Location Map



Proposed

Notes: Looking south east at proposed project



Existing

Applicant

Verizon Wireless

15505 Sand Canyon Ave
Building "D" 1st Floor
Irvine, CA 92618

Contact

Synergy Development Svc

7543 Woodley Ave #201
Van Nuys, CA 91406
(818) 840-0808

Photographic Visualizations Provided By:

SoCal

SCDG LLC.
SoCal Design Group

30983 Brassie Lane
Temecula, CA 92591
www.scdgllc.com
(951) 225-5421
edward@scdgllc.com

This photo simulation is being provided as a conceptual representation of the proposed wireless facility. For exact dimensions, scaling and design, please refer to the submitted plans. SCDG LLC (SoCal Design Group) is not responsible for Post Simulation Production Design Changes.

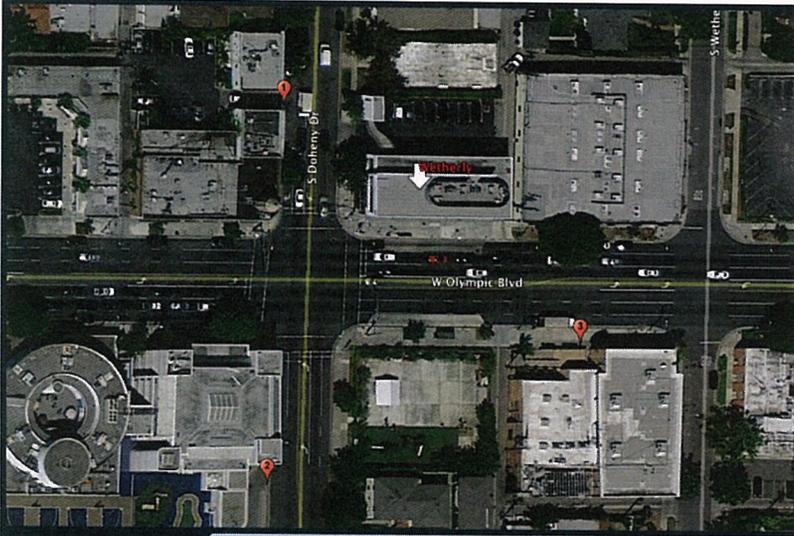
Revision Date: Jul. 25, 2014 06:43:17

Wetherly

9049 Olympic Boulevard ~ Beverly Hills, CA 90211



View 2



Location Map



Proposed

Notes: Looking north east at proposed project



Existing

Applicant

Verizon Wireless

15505 Sand Canyon Ave
Building "D" 1st Floor
Irvine, CA 92618

Contact

Synergy Development Svc

7543 Woodley Ave #201
Van Nuys, CA 91406
(818) 840-0808

Photographic Visualizations Provided By:

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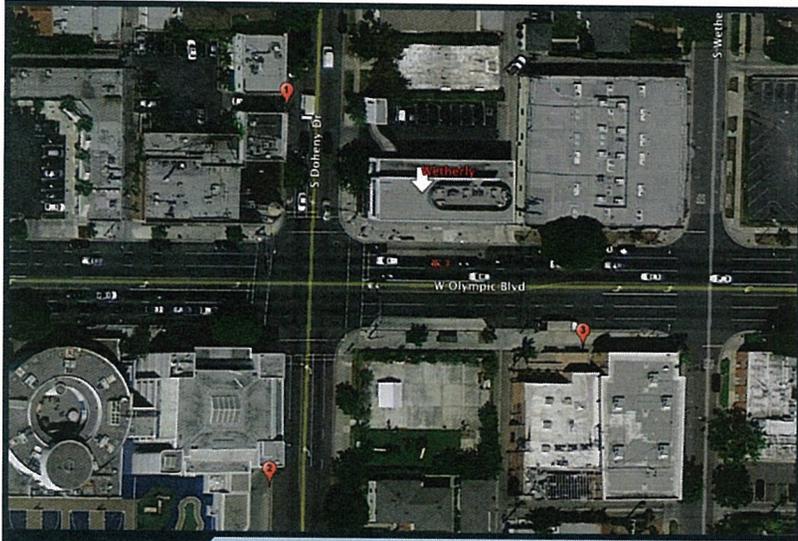
Revision Date: Jul. 25, 2014 06:43:17

Wetherly

9049 Olympic Boulevard ~ Beverly Hills, CA 90211



View 3



Location Map



Proposed

Notes: Looking north west at proposed project



Existing

Applicant

Verizon Wireless

15505 Sand Canyon Ave
Building "D" 1st Floor
Irvine, CA 92618

Contact

Synergy Development Svc

7543 Woodley Ave #201
Van Nuys, CA 91406
(818) 840-0808

Photographic Visualizations Provided By:

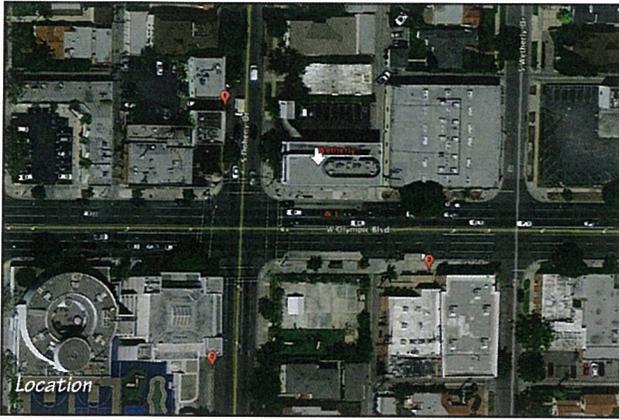
SoCal

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Revision Date: Jul. 25, 2014 06:43:17



Existing Views



Verizon Wireless
15505 Sand Canyon Ave
Building 'D' 1st Floor
Irvine, CA 92618

Synergy Development Svc
7543 Woodley Ave #201
Van Nuys, CA 91406
(818) 840-0808

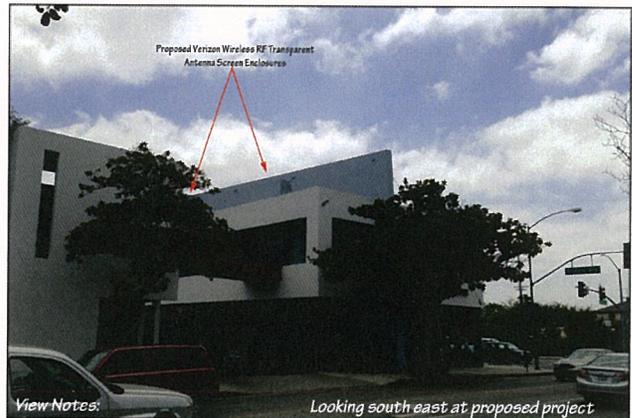
Photographic Visualizations Provided By

Solad
Solad LLC
1001 J Street, Suite 100
San Diego, CA 92101
www.solad.com
619.225.3421
esher@solad.com

This plan is intended to be used as a conceptual representation of the proposed project and is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

Revision Date: Mar 23, 2015 06:18:27

Proposed Views





Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – April 15, 2015

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-15

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO MODIFY AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY FOR THE PROPERTY LOCATED AT 9049 OLYMPIC BOULEVARD (PL1504532 – VERIZON WIRELESS).

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

Section 1. Sarah Freed, Synergy Development Services, agent, on behalf of the property owner, Doheny Village Partners LLC, and the tenant, Verizon Wireless, (Collectively the “Applicant”), has applied for architectural approval TO modify an existing wireless telecommunications facility for the property located at 9049 Olympic 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 **April 15, 2015** 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

1. The extension of the existing metal screen wall shall be redesigned to more appropriately integrate with the building’s architecture, subject to final review and approval by City staff.

Standard Conditions

2. **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.
3. **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.
4. **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.

5. **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.

6. **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.

7. **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.

8. **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.

9. **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: **April 15, 2015**

William Crouch, Commission Secretary
Community Development Department

Barry Bernstein, Chair
Architectural Commission