



Architectural Commission Report

Meeting Date: Wednesday, July 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.

(continued from the April 15, 2015 Architectural Commission meeting)

Project agent: Sarah Freed – Synergy Development Services

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

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 was previously reviewed by the Architectural Commission at its meeting on Wednesday, April 15, 2015. At that meeting, the Commission indicated the design warranted further review and directed the project to be restudied and returned to a future meeting. The comments provided by the Commission related primarily to the appropriateness of extending the existing dark gray-painted metal screen wall adjacent to Olympic Boulevard and the potential impact of such an extension on the building's architectural fin.

As a result of the Commission's comments, the applicant has modified the design, as follows:

- Maintain existing length of dark gray-painted metal screen wall adjacent to Olympic Boulevard (new panel antennas to be placed within the existing configuration);
- One (1) light gray-painted stucco screen wall, 58'-4" in length, attached to existing architectural fin adjacent to the parking lot

URBAN DESIGN ANALYSIS

The applicant has thoughtfully and appropriately incorporated the Commission's comments into the revised plans. The existing dark gray-painted metal screen adjacent to Olympic Boulevard will be maintained in its existing configuration. The light gray-painted stucco screen wall adjacent to the parking lot is a preferred location for the panels as it operates as a secondary elevation to the building. Additionally, the new screen walls are appropriately reduced in height so as not to unnecessarily compete with the fin.

Staff is recommending approval of the revised design, subject to any project-specific conditions the Commission deems necessary to make the findings for approval.

Attachment(s):

- A. April 15, 2015 Staff Report and Previously Proposed Plans
- B. Response to Comments (applicant-prepared)
- C. Project Design Plans
- D. 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

AC Meeting – July 15, 2015

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 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

455 North Rexford Drive, Room 280-A

AC Meeting – July 15, 2015

Attachment A

April 15, 2015 Staff Report
and Previously Proposed Plans



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 285-1141 FAX. (310) 858-5966

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

AC Meeting – April 15, 2015

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

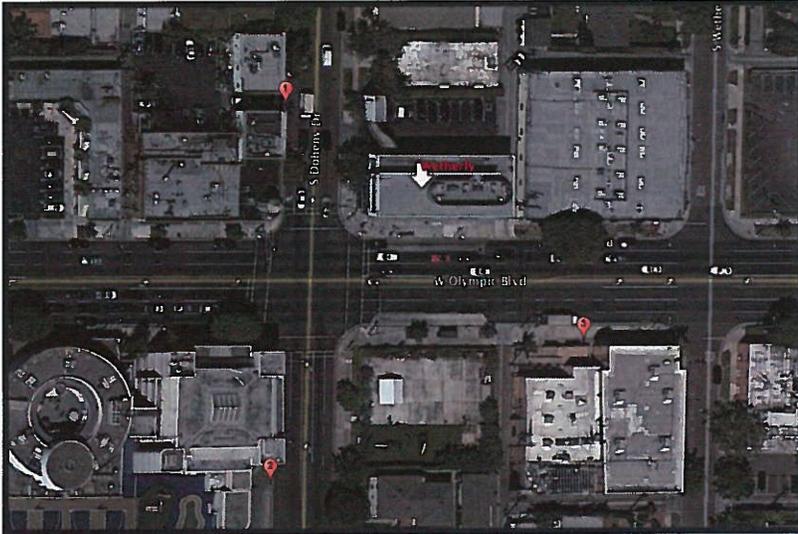
Public outreach and notification was not required for this project.

Wetherly

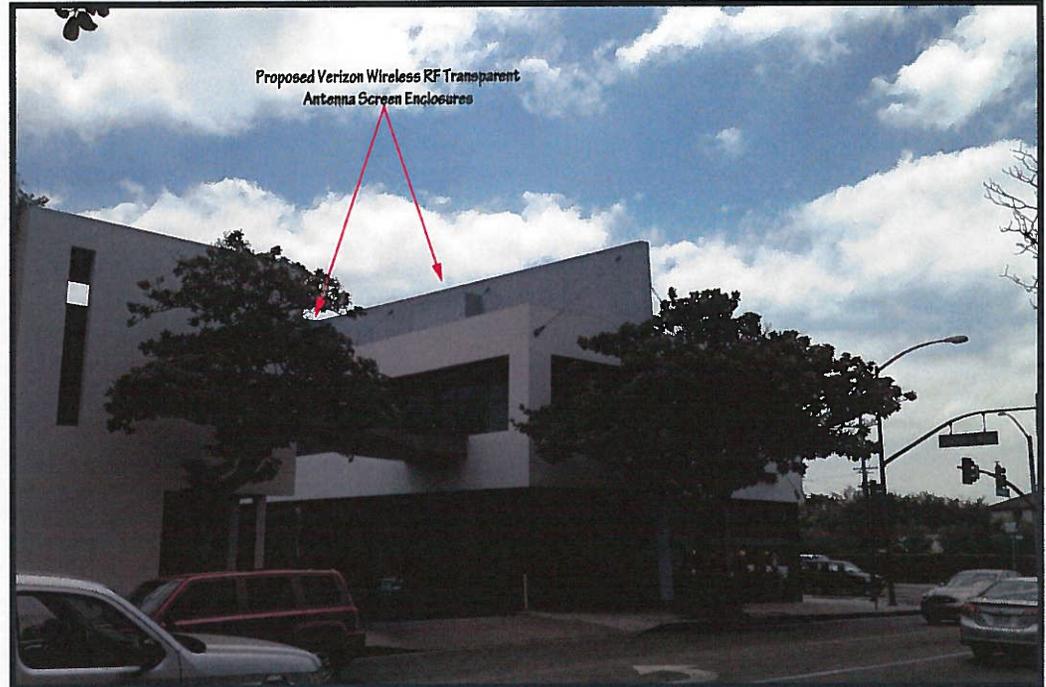
9049 Olympic Boulevard ~ Beverly Hills, CA 90211



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.

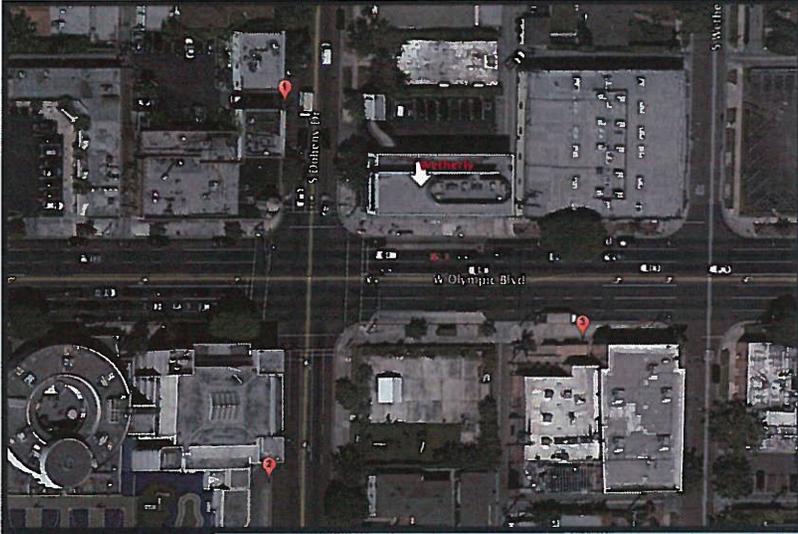
Revision Date: Jul. 25, 2014 06:43:17

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
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Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – July 15, 2015

Attachment B

Response to Comments
(applicant-prepared)

June 29, 2015

Attn: Cindy Gordon

Re: Verizon Wireless – 9049 Olympic Blvd. – PL1504532

To whom it may concern;

This is a Response to Comments from the April 15, 2015, Architectural Commission meeting. The comments below are in order of discussion from the April 15th meeting and are separated by topic.

Diminishing the impact of the architectural fin

- The dark gray metal screening is no longer proposed in this application.
- We currently request that only the light blue stucco screening be approved along the north-facing side of the structurally significant fin.
- Please note the existing dark gray metal screening will remain unchanged, as portrayed in the plans and photo simulations.
- The equipment that was negatively impacting the architectural fin is now located behind the architectural fin.
- All proposed screening for this site are north of the architectural fin and are appropriately reduced in height so as to not compete with the architectural impact of the fin

Fitting equipment into the existing metal screening

- I drove down to Verizon's headquarters to meet with their engineers and project managers, but there was absolutely no way to fit all the necessary equipment inside the existing metal screening.
- All of the equipment in the existing metal screening is, in fact, necessary to operate the building. I confirmed this with the owner.

Screening the whole rooftop

- It was mentioned at the April 15th meeting that staff feel the screening was never very sympathetic to the architecture of the building, however that screening was installed out of necessity to the building.
- This is why the newly proposed design does not alter the existing screening, but rather utilizes its interior to the fullest extent.

Creating a separate architectural fin

- It was suggested at the April 15th meeting that we look into potentially creating a second architectural fin for the purpose of keeping with the design of the building as well as hiding the proposed equipment.
- I drew a sketch and had a photo simulation drawn up, however there are some issues with this alternative design:

- It was suggested at the April 15th meeting that we look into potentially creating a second architectural fin for the purpose of keeping with the design of the building as well as hiding the proposed equipment.
- I drew a sketch and had a photo simulation drawn up, however there are some issues with this particular alternative design:
 1. The existing architectural fin goes from the rooftop down to ground level outside of the building structure. We cannot intrude into the right-of-way as the existing fin does, so the fin would look different.
 2. This second fin basically divides the roof in half and does not comply with the Fire Code
 3. In order to fit the equipment between the two fins, the fins need to be approximately 10 feet apart. This distance means that the second fin will not go behind the metal screening, but will get cut off at the metal screening, changing the view from the right-of-way even further.
 4. The owner of the building signed a lease agreement for the initial design proposal, and is fine with the modifications we've made for this current proposal, but he will not allow a second fin.
 5. Staff reviewed the simulations and suggested against it

I plan to speak regarding the above-listed points at the July commission meeting. If anything should need clarification or further explanation, please do not hesitate to contact the applicant, Sarah Freed Goldman.

Sincerely,

Sarah Freed Goldman

SYNERGY

Development Services, Inc.

7543 Woodley Ave., Ste. 201

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Mobile: (818)472-6933

SFreed@synergy.cc



Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – July 15, 2015

Attachment C
Project Design Plans



CR CARNEY ARCHITECTS

8865 Research Drive, Suite 100
Irvine, California 92618
(949) 656-8444
Fax (949) 656-8740

APPLICANT



15505 Sand Canyon Avenue
Building D, 1st Floor
Irvine, California 92618
(949) 266-7000

SITE INFORMATION

Wetherly

9049 Olympic Blvd.
Beverly Hills, Ca 90211

APPROVALS

| DEPARTMENT | #ITALS | DATE |
|--------------------|--------|------|
| LANDUSE: | | |
| ZONING: | | |
| VZM SITE ACQ: | | |
| VZM RF: | | |
| VZM INTERCONNECT: | | |
| VZM UTILITY COORD: | | |
| VZM CON61 AMR: | | |
| VZM PROJ MGR: | | |

REVISIONS

| △ | Description | Date |
|---|---------------------------------|----------|
| 0 | Client Review - 90% ZDs | 07/03/14 |
| 1 | Client Review - 100% ZDs | 07/23/14 |
| 2 | Planning Comments - 100% ZDs | 03/29/15 |
| 3 | Architectural Review - 100% ZDs | 08/25/15 |

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

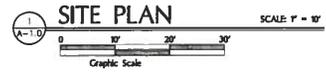
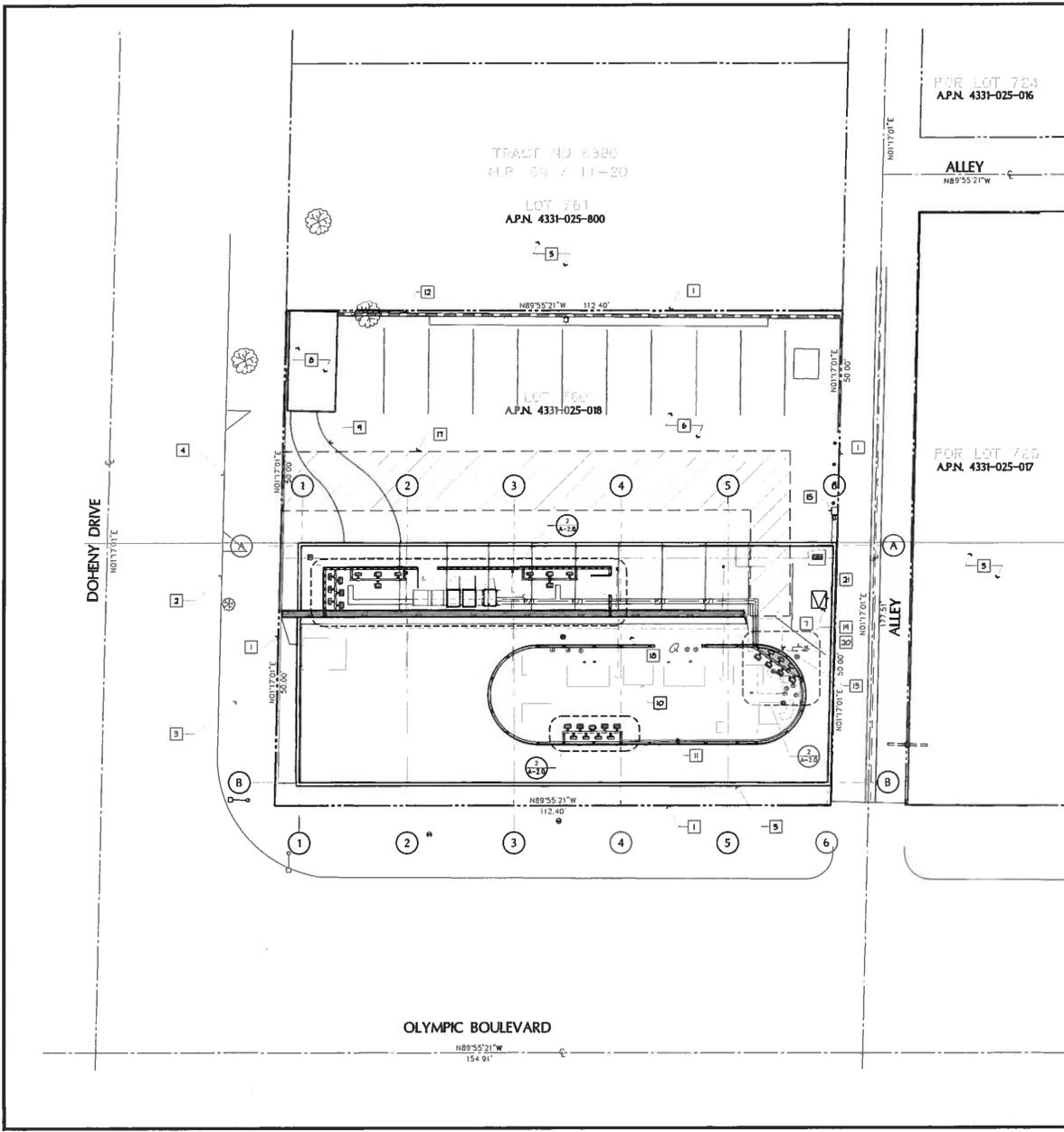
SHEET TITLE

SITE PLAN

A-1.0

KEY NOTES:

- EXISTING PROPERTY LINE
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING DRIVE ENTRY
- EXISTING BUILDING
- EXISTING PARKING AND COVERED PARKING AREA
- EXISTING ROOF ACCESS HATCH
- EXISTING STAIRWELL
- EXISTING OVERHEAD HALOCHAY
- EXISTING ROOFTOP EQUIPMENT
- EXISTING ROOFTOP SCREEN MALL
- EXISTING CHU MALL
- EXISTING SWITCH GEAR AND TELCO CLOSET ON SECOND FLOOR AND P.O.C. FOR POWER AND TELCO
- PROPOSED VERIZON WIRELESS ANTENNA SECTOR WITH NET ANTENNA SCREEN SEE SHEET A-2
- PROPOSED HTS AND EMERGENCY POWER APPLETON PLUS MOUNTED @ PARKING AREA
- PROPOSED EQUIPMENT SCREEN MALL TO HATCH EXISTING
- PROPOSED VERIZON WIRELESS 12'-0" WIDE NON-EXCLUSIVE VEHICULAR PATH OF ACCESS AND PARKING STALL
- PROPOSED ROOFTOP MOUNTED POWER AND TELCO RING FROM SECOND FLOOR SWITCH GEAR AND TELCO CLOSET TO LEASE AREA
- PROPOSED HTS UTILITY BOX MOUNTED ON EXISTING MALL
- PROPOSED GENERATOR APPLETON PLUS MOUNTED ON EXISTING MALL
- PROPOSED ACCESS LADDER FOR EXISTING ACCESS HATCH TO MATCH EXISTING BUILDING AESTHETIC



SITE PLAN

SCALE: 1" = 10'



**C.R. CARNEY
ARCHITECTS**

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Fax: (949) 656-8740

APPLICANT

verizonwireless

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(949) 286-7000

SITE INFORMATION

Wetherly

9049 Olympic Blvd.
Beverly Hills, Ca 90211

APPROVALS

| DEPARTMENT | INITIALS | DATE |
|--------------------|----------|------|
| LANDLORD: | | |
| ZONING: | | |
| VZM SITE ACQ: | | |
| VZM RF: | | |
| VZM INTERCONNECT: | | |
| VZM UTILITY COORD: | | |
| VZM CONST. MKR: | | |
| VZM PROJ. MKR: | | |

REVISIONS

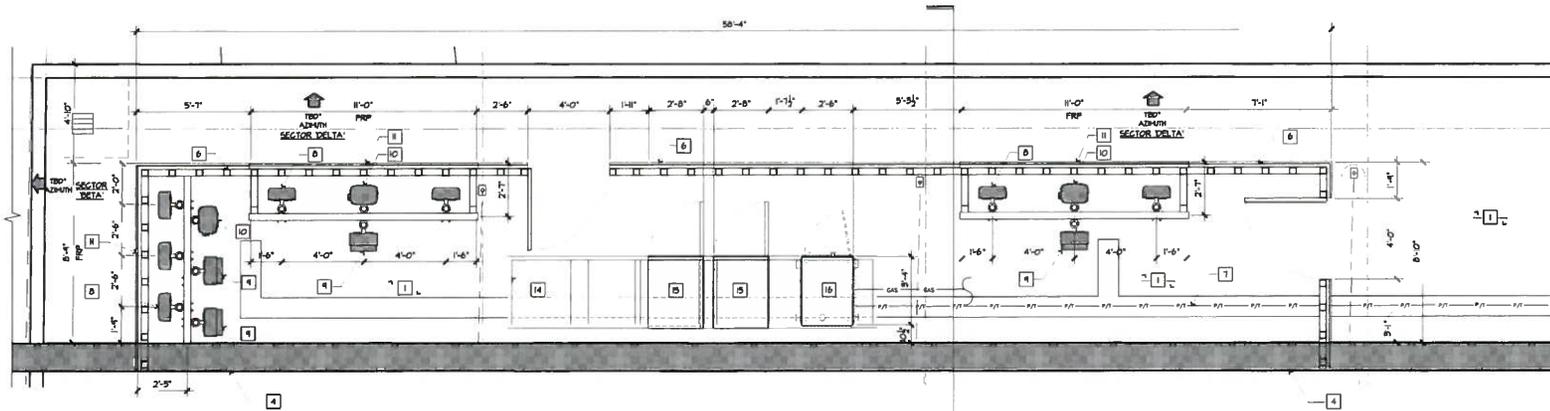
| Δ | Description | Date |
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|-------------|----------|-------------|----|
| Job Number: | 1406V | Drawn By: | EL |
| Walk Date: | 03/26/14 | Checked By: | UC |

SHEET TITLE

LEASE AREA & ANTENNA PLANS

A-2.0



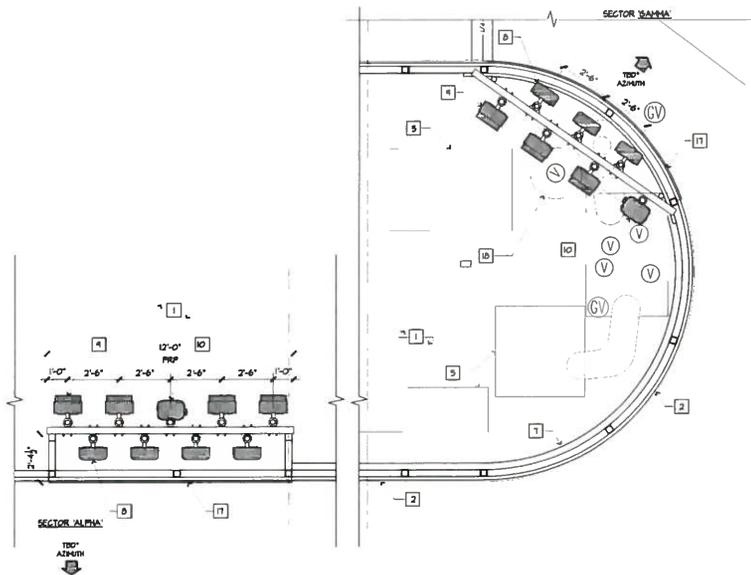
3
A-3.1

1
A-2.0
LEASE AREA PLAN SCALE 3/8" = 1'-0"
Graphic Scale



KEY NOTES:

- EXISTING BUILDING ROOFTOP
- EXISTING ROOFTOP EQUIPMENT SCREEN MALL
- NOT USED
- EXISTING ROOFTOP MALL
- EXISTING ROOFTOP EQUIPMENT
- PROPOSED EQUIPMENT SCREEN MALL TO MATCH EXISTING
- PROPOSED ROOFTOP MOUNTED POWER AND TELCO RUNS FROM SECOND FLOOR SWITCH GEAR AND TELCO CLOSET TO LEASE AREA
- PROPOSED VERIZON WIRELESS PANEL ANTENNAS, (84) TOTAL
- PROPOSED RRUs WITH A3 PACKS (8) TOTAL, MOUNT TO PROPOSED ANTENNA MOUNT
- PROPOSED (12) STACKED RAYCAP OVP BOXES PER SECTOR, (4) SECTORS, (8) TOTAL, MOUNT TO PROPOSED ANTENNA MOUNT
- PROPOSED VERIZON WIRELESS FRP SCREEN
- PROPOSED VERIZON WIRELESS ANTENNA SCREENS MOUNTED TO SIDE OF EXISTING BUILDING, TEXTURED AND PAINTED TO MATCH EXISTING ROOFTOP MALL
- NOT USED
- PROPOSED VERIZON WIRELESS RAISED EQUIPMENT MOUNT
- PROPOSED VERIZON WIRELESS UL LISTED EQUIPMENT CABINET
- PROPOSED VERIZON WIRELESS PERMANENT NATURAL GAS STANDBY GENERATOR MOUNTED TO METAL GRATING
- 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



2
A-2.0
ANTENNA PLAN SCALE 3/8" = 1'-0"
Graphic Scale

APPROVALS

| DEPARTMENT | INITIALS | DATE |
|--------------------|----------|------|
| LANDLORD: | | |
| ZONING: | | |
| VZM SITE ACQ: | | |
| VZM RP: | | |
| VZM INTERCONNECT: | | |
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| VZM CONEST. MGR: | | |
| VZM PROJ. MGR: | | |

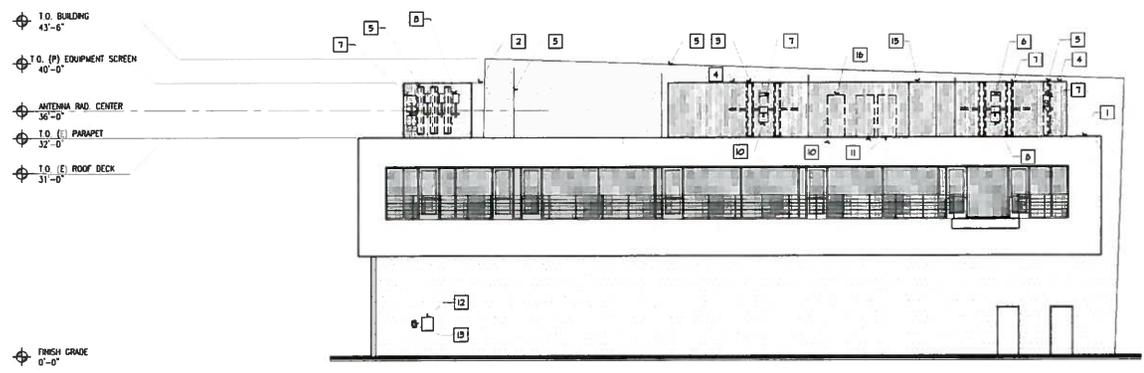
REVISIONS

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| 0 | Client Review - 90% ZDs | 01/03/14 |
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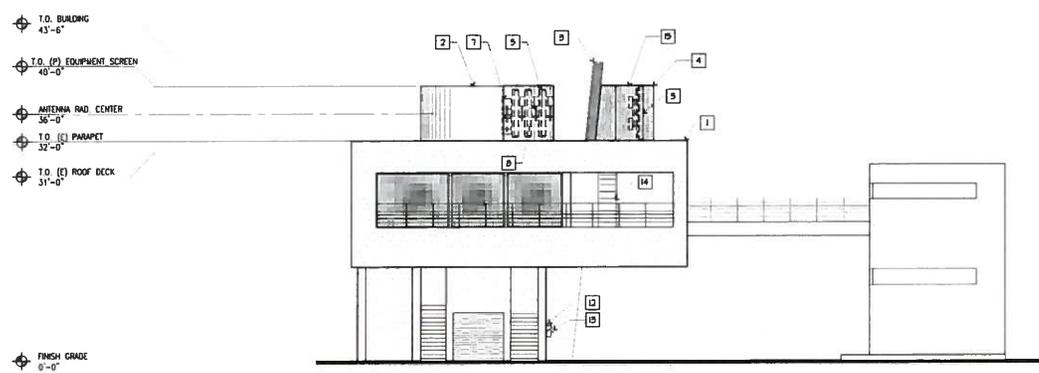
Lib Number: 1406V
 Drawn By: EL
 Work Date: 03/26/14
 Checked By: U.C.

SHEET TITLE
 ELEVATIONS

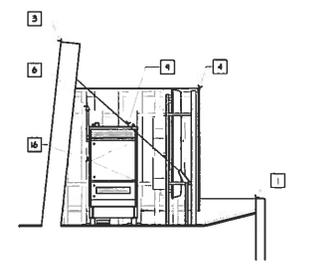
A-3.1



1 NORTH ELEVATION
 A-3.1



2 EAST ELEVATION
 A-3.1



3 ROOF SECTION
 SCALE 1/4" = 1'-0"
 Graphic Scale

KEY NOTES:

- | | |
|--|---|
| 1. EXISTING BUILDING PARAPET | 4. EXISTING ROOF MALL CABLE SUPPORT AND MOUNT |
| 2. EXISTING ROOFTOP EQUIPMENT SCREEN MALL | 10. PROPOSED VERIZON WIRELESS RAISED EQUIPMENT STEEL PLATFORM |
| 3. EXISTING ROOFTOP MALL | 11. PROPOSED VERIZON WIRELESS UL LISTED EQUIPMENT CABINET |
| 4. PROPOSED EQUIPMENT SCREEN MALL TO MATCH EXISTING | 12. PROPOSED HTS UTILITY BOX MOUNTED ON EXISTING MALL |
| 5. PROPOSED VERIZON WIRELESS PANEL ANTENNAS, (14) ANTENNAS TOTAL | 13. PROPOSED GENERATOR APPLETON PLUS MOUNTED ON EXISTING MALL |
| 6. PROPOSED 0 P.S. ANTENNA MOUNTED TO PROPOSED VERIZON WIRELESS CABINETS (TYP. OF 4) | 14. PROPOSED ACCESS LADDER FOR EXISTING ACCESS HATCH TO MATCH EXISTING BUILDING AESTHETIC |
| 7. PROPOSED STACKED RAYCAP OVP BOXES, MOUNT TO PROPOSED ANTENNA MOUNT, (8) TOTAL | 15. PROPOSED 4'-0" ACCESS DOOR TO MATCH PROPOSED SCREEN FINISH |
| 8. PROPOSED STACKED RRH, WITH A2 PACKS (5) TOTAL, MOUNT TO PROPOSED ANTENNA MOUNT | 16. PROPOSED DC GENERATOR |

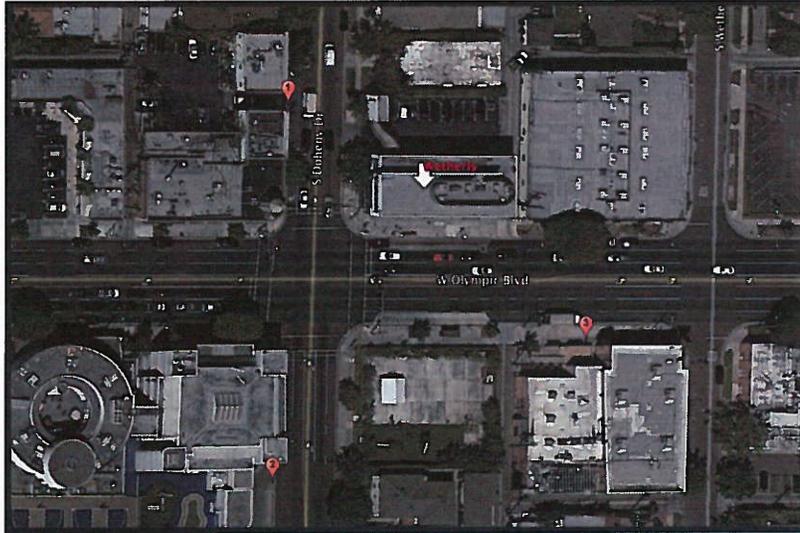
EXTERIOR ELEVATIONS
 SCALE 1/8" = 1'-0"
 Graphic Scale

Wetherly

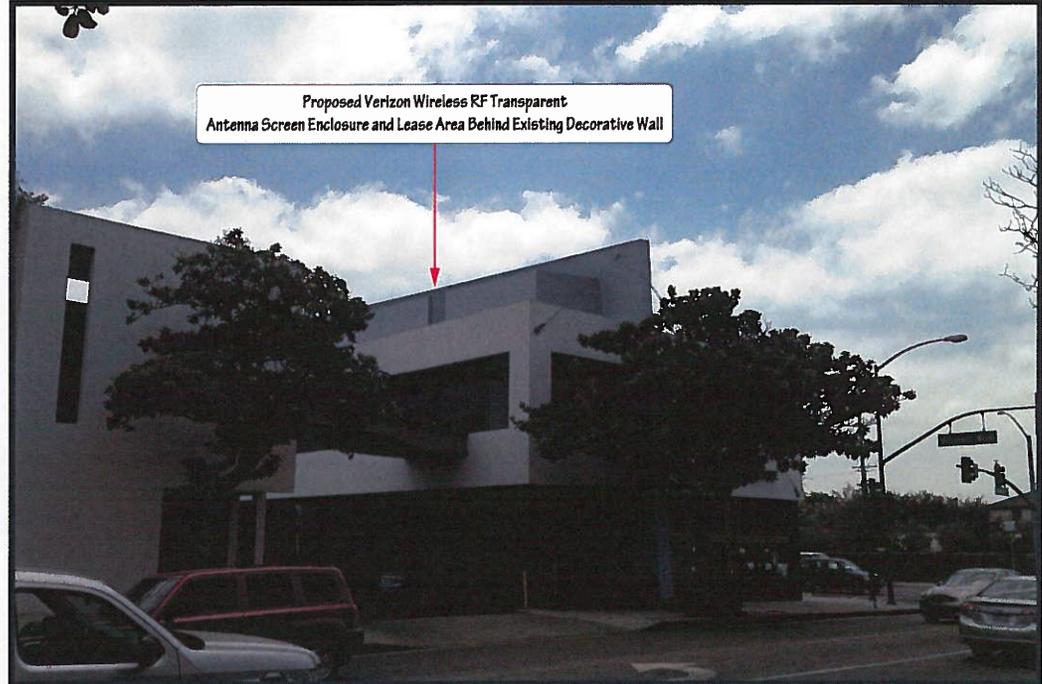
9049 Olympic Boulevard ~ Beverly Hills, CA 90211



View 1



Location Map



Proposed

Notes: Looking south east at proposed project



Existing

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Verizon Wireless

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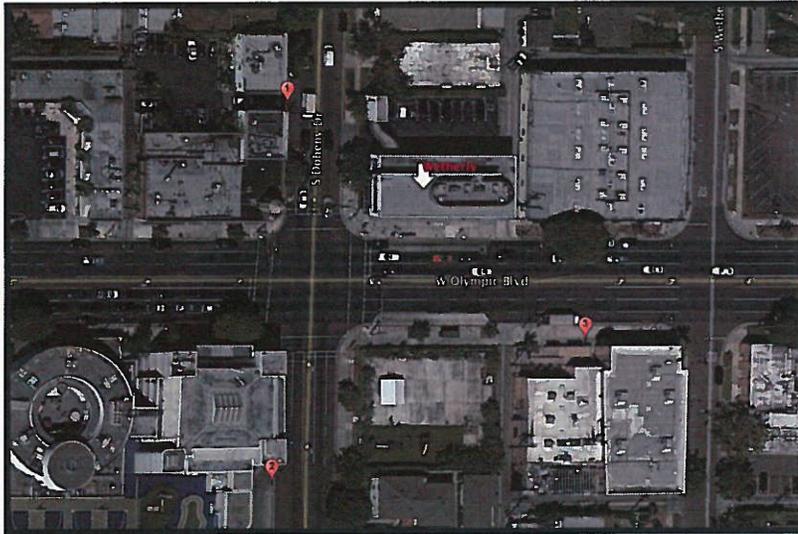
Revision Date: Jun. 25, 2015 10:32:26

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

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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

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Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – July 15, 2015

Attachment D

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 hearings on **April 15, 2015 and July 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 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: July 15, 2015

William Crouch, Commission Secretary
Community Development Department

Andrea Gardner Apatow, Chair
Architectural Commission