CITY OF BEVERLY HILLS
STAFF REPORT

Meeting Date: September 1, 2009

To: Honorable Mayor & City Council

From: Jonathan Lait, AICP, Assistant Director of Community Development/City Planner

Larry Sakurai, Principal Planner

Subject: Regional Projects List - City Council Update for September 1, 2009

Attachments: Regional Development Projects List

INTRODUCTION

City staff regularly monitors development projects occurring outside of the City's boundaries. Attached for the City Council's information is a list of regional projects that summarizes development projects occurring near the City which are currently being monitored. Regional Development Projects List updated monthly. The updated list will be available to the public on the City's website.

DISCUSSION

The Community Development Department, collaboratively with the Public Works Department, monitors development projects occurring outside of the City. This review is conducted to ensure that our own environmental analysis on development projects take into consideration cumulative impacts of other regional developments and to monitor projects that may have an impact on our residents and businesses. Although we, as a City, are limited in what we can require from development occurring outside of our boundaries, staff reviews development proposals and environmental documents for issues related to traffic, noise, air quality, and other technical issues. Staff also considers potential quality of life impacts and articulates these concerns to the reviewing body in the form of a comment letter. To the extent feasible, staff explores solutions that will help address identified concerns. However, staff does not take a position on any regional project. In an effort to keep the City Council more informed of regional projects, staff is posting the pertinent information on the City's Website and will have a standing informational item related to regional development projects on the first Council meetings of each month starting in September.

Meeting Date: September 1, 2009

FISCAL IMPACT

There is no fiscal impact associated with this report.

RECOMMENDATION

This report is provided for the City Council's information. Staff will continue to monitor development projects in the adjacent jurisdictions and update the City Council on regional development activity.

Susan Healy Keene, Director of
Community Development
Approved By

City of Beverly Hills
Regional Projects List

updated 8/26/2009

CITY BOUNDARY	PROJECT NAME Status	LOCATION	DESCRIPTION	CURRENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
NORTH	1200 La Collina Drive, Los Angeles Status Public Hearing 8/17/09	East of Doheny and Hillcrest Roads, Los Angeles	Variance to continue to allow existing retaining walls to be used and to permit the construction of a second dwelling unit.	**8/17/09 –** Public Hearing, Zoning Administrator.	Minor project; currently checking with LA Planning on this project.
	9469 West Beverlycrest Dr, Los Angeles	Hillside area, between Meadow Dr and Schuyler Rd, Los Angeles	Variance to allow a single family residence to be 33-feet, 6-inchs within 20-feet of the front property line in-lieu of the permitted height of 24-feet.	**8/13/09 –** Public Hearing, Zoning Administrator.	Minor project; currently checking with LA Planning on this project.
	9040 Sunset, West Hollywood Status Public Hearing continued to 9/3/09	Sunset & Doheny Sunset Strip, West Hollywood	Hotel, Condos & Commercial • 2 buildings • 40,000 square foot commercial • 102 hotel rooms • 66 condominiums.	**9/3/09** – Public Hearing (continued from 8/6/09). **8/6/09** - Public Hearing before the West Hollywood Planning Commission. Continued.	12/12/08 - Comment letter on Draft EIR requesting additional traffic analysis.
	SoHo House 9200 Sunset Blvd, West Hollywood Status 9/17/09 – Appeal Denied, Project Approved Draft EIR available	Sunset and Cory, in West Hollywood at City's boundary	Intensification of use • Convert existing offices on 13th and 14th (partial floor) to private, members only club and restaurant. • Convert lobby on ground floor to spa, retail space and café.	**8/17/09** – Council Appeal Hearing – Neighbors' appeal denied, applicant's appeal and project approved. **7/29/09** –Project Approved by PC. **7/16/09** – PC public Hearing continued to 7/29/09.	6/22/09 – Comment letter on Draft EIR requesting additional traffic and noise analysis. 5/13/09 – Provided EIR consultant with capacity of BH Police Department in local vicinity.

City of Beverly Hills
Regional Projects List

updated 8/26/2009

CITY BOUNDARY	PROJECT NAME Status	LOCATION	DESCRIPTION	CURRENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
SOUTH	YULA Boys School 9760 W Pico Blvd, Los Angeles Status Pending release of Final EIR	Immediately east of Museum of Tolerance on Pico Blvd, Los Angeles	Modification and final build out of an approved specific plan.	No review/ actions scheduled at this time.	Currently monitoring.
EAST	300-322 Wetherly Drive , Los Angeles Status Continued to 8/11/09	3rd St between Almont & Wetherly Directly east of Four Seasons Hotel 1-block above and 3-blocks east of the City boundary, Los Angeles	Condominiums and townhouses • 132 condominium building (16-stories) • 8 townhouses (3-stories).	**9/8/09** – Council Public Hearing (Continued from 8/11/09). **8/11/09** – Council Public Hearing (Continued from 7/28/09). **7/28/09** - Public Hearing before the LA City Council Planning and Land Use Management subcommittee. (Continued from 6/16/09, 7/7/09).	3/25/09 – Comment letter requesting additional information on storm drainage connections.
	8901-8903 West Burton Way, Los Angeles Status Under evaluation	North west corner of Burton Way and Swall Drive, Los Angeles	Installation and operation of eight wireless antennas, one GPS antenna and four equipment cabinets.	**7/22/09** – Public Hearing, Zoning Administrator. Case on hold for approximately 4 weeks to respond to comments.	Currently monitoring.
WEST	Century Plaza Hotel 2025 Avenue of the Stars, Los Angeles Status Preparing EIR	Avenue of the Stars and Constellation Blvd	New Hotel and Condominiums • Demolish existing hotel • Construct 2, 47-story residential buildings.	Notice of intent to prepare an Environmental Impact Report.	7/30/09 – City to provide a list of potential issues to be studied in the EIR.

City of Beverly Hills
Regional Projects List

updated 8/26/2009

CITY BOUNDARY	PROJECT NAME Status	LOCATION	DESCRIPTION	CURRENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
WEST	Westside Subway Extension Environmental Impact Report Status Preparing EIR	Tunnel alignments along Wilshire & San Vincente Stations proposed near (1)Wilshire & La Cienega and (2)Wilshire & Beverly	Environmental review for extension of the regional subway system.	**9/24/09** – Metro Board Meeting to consider inclusion in plan and priority Federal funding. Station planning mtgs. In Fall. **8/11/09** – Public Meeting: Station location and design.	4/23/09 –Provided a list of potential issues to be studied in the EIR. 4/16/09 – Public scoping meeting held in Beverly Hills library auditorium.
	10328 – 10384 Bellwood Status Public Hearing 9/2/09	Century City off W. Olympic Blvd.	158 unit condominium bldg.	**9/2/09** – Public Hearing.	Currently monitoring.