COMMUNITY CHOICE AGGREGATION IN CALIFORNIA (CONTINUED FROM PAGE 4)

According to Andrew Souvall, a PG&E representative, his company is opposed to CCA development in California because: CCAs do not have sufficient experience; CCAs do have adequate financial resources — particularly during the bad economy; CCAs do not have access to large energy providers; and the program creates a financial risk to local government if a CCA project fails. Mr. Souvall also stated that PG&E would continue to work with local government agencies to help them conserve energy, and reduce their electric expenses.

UPDATE

On July 23, 2009, the *Marin Independent Journal Newspaper* reported that MCE received proposals from twelve wholesale energy providers in response to its request for quotes. They include: Constellation Commodities Group, The Northern California Power Authority, Next Era Energy Resources (formerly Florida Power and Light), Shell Energy, North America, BP North American Gas & Power, Power Choice LLC, Kamehameha Environmental LLC, Local Power Inc., Cleantech American Inc., LightBeam Energy and Energy Able. The twelfth company asked that its name not be released at this time.

This is a great response in light of the poor economy, and should offer encouragement to the CCA group that has worked so hard on this project. MCE expects to select one or more of these energy providers sometime between August and November of this year.

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Solar Online News will follow this story, and provide further updates in the next issue.

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CITY OF BEVERLY HILLS
STAFF REPORT

Meeting Date: October 6, 2009

To: Honorable Mayor & City Council

From: Jonathan Lait, AICP, City Planner
Larry Sakurai, Principal Planner

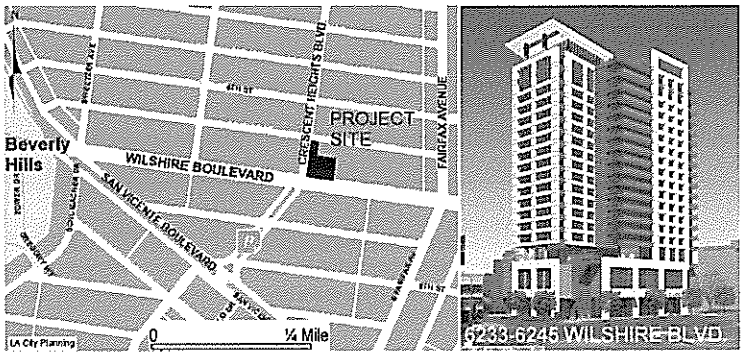
Subject: Regional Projects List - City Council Monthly Update

Attachments:
A. Regional Development Projects List
B. Comment Letter: 6233-6245 Wilshire Boulevard, Los Angeles

INTRODUCTION

The Community Development Department, collaboratively with the Public Works and Transportation Department, 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. The Regional Development Projects List updated and posted regularly on the City's website:
http://www.beverlyhills.org/services/planning_divison/development_in_neighboring_cities/default.asp.

DISCUSSION



One new case in Los Angeles has been added to the list, a 21-story residential tower proposed at the north-east corner of Wilshire Boulevard and Crescent Heights Boulevard, approximately 0.4 miles from Beverly Hills. The project would have 162 dwelling units, 4,200 square feet of bank use, and 2,650 square feet of retail/cafe use. The Draft Environmental Impact Report was released during August 2009. The EIR identifies no significant impacts to Beverly Hills, but staff has asked for further scope and methodology considerations in its traffic analysis (comment letter attached).

Meeting Date: October 6, 2009

OTHER UPDATES:

Sunset-Doheny Hotel Project (West Hollywood): On August 6, 2009, the West Hollywood Planning Commission directed staff to prepare resolutions recommending to the West Hollywood City Council approval of the project and of a development agreement. The resolution was returned to the Planning Commission for consideration on October 1. The City Council is expected to consider the project in November. The Transportation staffs of Beverly Hills and West Hollywood have been discussing options for the Santa Monica/Doheny intersection to improve its current operations.

11-story hotel with condominiums and retail
- 2 buildings
- 40,000 square feet of commercial
- 102 hotel rooms
- 66 dwelling units

300-322 Wetherly Drive (Los Angeles): This case was considered by the Planning and Land Use Management Committee of the Los Angeles City Council on September 22, 2009. Approval was recommended and consideration by the City Council is expected in October.

14-story condominium
- 95 dwelling units

(Replaces 84 existing units.)

FISCAL IMPACT

This report proposes no policies or recommendations that would have any significant fiscal impact to the City.

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, AICP, Director
of Community Development
Approved By

Regional Project List

City of Beverly Hills
Regional Projects List
Updated 9/18/2009

ACTIVE PROJECTS					
JURIS-DICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
West Hollywood	9040 Sunset, West Hollywood *Status*: 10/1/09 – PC consideration of resolutions recommending approval of project & development agreement. CC consideration in November (tentative).	Sunset & Doheny Sunset Strip, West Hollywood	Hotel, Condos & Commercial • 2 buildings • 40,000 square foot commercial • 102 hotel rooms • 66 condominiums.	**9/3/09** – PC Public Hearing (continued to 10/6/09). **8/6/09** - Public Hearing before the West Hollywood Planning Commission. Staff directed to prepare resolution recommending approval.	WH & BH staffs working together to improve Santa Monica/Doheny. 12/12/08 - Comment letter on Draft EIR raising concerns regarding traffic impacts.
Los Angeles	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	Increase in high school enrollment w/reduction in jr. college enrollment; separation of west wing, addition of 100 spaces.	No review/ actions scheduled at this time. EIR: no impacts to BH.	Currently monitoring.
Los Angeles	300-322 Wetherly Drive , Los Angeles *Status*: 9/22/09 – PLUM Committee hearing (continued from 9/8); approval recommended by staff and the Planning Commission; City Council consideration expected in October.	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 • 95-unit condominium development • 14-stories. (Replaces 84 DUs.)	**9/8/09** – Public Hearing Continued **8/11/09** – Public Hearing Continued **7/28/09** - Public Hearing before the LA City Council Planning and Land Use Management subcommittee. (continued from 6/16/09, 7/7/09).	Currently monitoring. 12/12/08 – Comment letter apprising of potential need for upgrading of LA County storm drains.

City of Beverly Hills
Regional Projects List
Updated 9/18/2009

ACTIVE PROJECTS					
JURIS-DICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
Los Angeles	8901-8903 West Burton Way, Los Angeles *Status*: Decision pending resolution of issues raised at the hearing.	Northwest 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 while issues raised at the hearing are addressed; redesign required.	Currently monitoring.
Los Angeles	Century Plaza Project 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 two, 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.
Los Angeles	Westside Subway Extension Environmental Impact Report *Status*: Preparing EIR	Tunnel alignments along Wilshire & San Vicente 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.
Los Angeles	10328-10384 Bellwood Ave. *Status*: Applicant conducting community outreach. November hearing anticipated.	Century City off W. Olympic Blvd.	158 unit condominium bldg. (replaces 112 existing DUs)	~~**9/2/09** – Public Hearing~~ CANCELLED	Currently monitoring.

City of Beverly Hills
Regional Projects List
Updated 9/18/2009

ACTIVE PROJECTS					
JURIS-DICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
Los Angeles	652-685½ Crescent Heights Blvd., 6233-6245 Wilshire Blvd. *Status*: DEIR public comment; ends 9/28/09	Wilshire & Crescent Heights	21-story, 162-unit residential tower with 4,200 sq. ft. bank and 2,650 sq. ft. retail/cafe (replaces 7,117 sq. ft. bank)	**8/13/09** – DEIR released.	Currently reviewing EIR. No impacts to Beverly Hills identified.
Los Angeles	AT&T Rooftop Telecommunications Antenna Complex *Status*: 9/29/09 administrative hearing	125 N. Doheny Drive	12 panel antennae, two GPS antennae, associated equipment on top of an existing five-story apartment building.	**9/9/09** – Public notice received.	Currently monitoring.

City of Beverly Hills
Regional Projects List
Updated 9/18/2009

PREVIOUS PROJECTS					
JURIS-DICTION	PROJECT NAME Status	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
West Hollywood	SoHo House 9200 Sunset Blvd, West Hollywood *Status*: 8/17/09 – Appeal Denied, project approved	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.	WH & BH staffs working together to improve Santa Monica/Doheny. 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.
Los Angeles	SunCal 10000 Santa Monica Blvd. *Status*: Suspended due to financial reasons	Santa Monica & Moreno	45-story/600' height, 177-unit condominium.		5/22/08 – Comment letter in response to NOP identifying traffic, parking, safety, aesthetic, shade/ shadow, & utility issues.

Comment Letter on the Wilshire/Crescent Heights Project

September 18, 2009

Jimmy Liao, City Planner
EIR Unit
Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012

RE: Wilshire Crescent Heights Project DEIR
ENV-2008-0729-EIR

Dear Mr. Liao:

I would like to thank you for providing the opportunity to the City of Beverly Hills to comment on the Draft Environmental Impact Report prepared for the Wilshire Crescent Heights Project. Beverly Hills is interested in this project and would appreciate continuing to receive public notices on the Wilshire Crescent Heights Project as it proceeds through the environmental assessment and public hearing processes.

Traffic issues are an ongoing concern in our community. While the Draft EIR concludes that the project's impacts to the Wilshire/La Cienega intersection, one of the Congestion Management Plan regional intersections, are not expected to be significant, our City Traffic Engineer has asked that the intersection be evaluated using an ICU analysis. Our previous traffic analyses of the intersection indicate that the intersection is expected to be operating at LOS F (future conditions). As such, despite the LA County CMP guidelines, it is possible that the intersection could be impacted significantly with less than 50 trips. I've included worksheets from our 8600 Wilshire EIR.

Our Traffic Engineer has also asked for greater explanation and justification of the use of high pass-by trip reductions and confirmation that these reductions are approved by the City of Los Angeles.

Department of Community Development, 455 N. Rexford Drive, Beverly Hills, California 90210 *p* (310) 285-1123 *f* (310) 858-9166 BeverlyHills.*org*

We ask that if the project is approved, heavy haul routing be prohibited from utilizing Beverly Hills streets and intersections, particularly the intersection of Wilshire Boulevard and La Cienega Boulevard, as a condition of approval.

Again, I thank you for your involvement of the City of Beverly Hills on this project. I look forward to working with you through this process.

Sincerely,

LARRY SAKURAI
Principal Planner

cc: Aaron Kunz, Deputy Director of Transportation
Jonathan Lait, AICP, City Planner
Susan Healy Keene, AICP, Director of Community Development
Mahdi Aluzri, AICP, Assistant City Manager