CITY OF BEVERLY HILLS
STAFF REPORT

Meeting Date: January 5, 2010

To: Honorable Mayor & City Council

From: Larry Sakurai, Principal Planner

Subject: Regional Development Projects List - City Council Monthly Update

Attachments:
A. Regional Development Projects List
B. Regional Development Projects Map

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 is updated and posted regularly on the City's website: http://www.beverlyhills.org/services/planning_divison/development_in_neighboring_cities/default.asp.

DISCUSSION

There are no new projects to report on in the adjacent jurisdictions. With respect to legislation, staff notes that Los Angeles is continuing its efforts to update its medical marijuana dispensary regulations. West Hollywood is continuing its efforts to update its general plan.

UPDATES:

Century Plaza Project (Los Angeles): On January 13, 2010, the City Council will consider recommendations of its Planning & Land Use Management (PLUM) Committee to: 1) initiate consideration of the Century Plaza Hotel as a City Historic-Cultural Monument (90-day stay of demolition), and 2) request the preparation of a report on the proposed designation for consideration by the Cultural Heritage Commission within 75 days. An EIR is currently being prepared for the project.

New hotel and condominiums
- Two 47-story buildings
- 293 dwelling units
- 240 hotel rooms
- 117,647 sq. ft. office space
- 109,278 sq. ft. retail/ restaurant space

Sunset-Doheny Hotel Project (West Hollywood): On October 15, 2009, The Planning Commission recommended to the City Council approval of the project (involves general plan, specific plan, and zoning amendments and a development agreement). City Council consideration the project was taken off-calendar at its December 3, 2009 meeting. A new public notice will be issued when a new date for the public hearing is set. The Transportation staffs of Beverly Hills and West Hollywood have developed lane configuration and signal phasing options for the Santa Monica/Doheny intersection to improve its current operations. A traffic study is being prepared to evaluate the options.

11-story hotel with condominiums and retail
- 2 buildings
- 40,000 square feet of commercial
- 102 hotel rooms
- 66 dwelling 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 Development Projects List
Updated 12/15/2009

ACTIVE PROJECTS					
JURIS-DICTION	**PROJECT NAME** *Status*	**LOCATION**	**DESCRIPTION**	**RECENT ACTIVITY**	**CITY OF BEVERLY HILLS ACTIONS TO DATE**
West Hollywood	General Plan Update *Status*: Preparing Draft GP & EIR 1/5/10 -GP Advisory & Committee 1/6/10 meetings	City of West Hollywood	The City is updating a plan that was originally adopted in 1988 to address changes experienced in West Hollywood and the region, as well as broader cultural and economic changes in over the past 20 years.	General Plan Advisory Committee meetings in progress; preparation of a Draft EIR has begun. Expected release: May 2010	Currently monitoring.
❶ Beverly Hills Los Angeles West Hollywood	Westside Subway Extension Environmental Impact Report *Status*: Preparing EIR; Public meetings on portal locations tentatively scheduled to commence early in February 2010	Tunnel alignments along Wilshire & San Vicente Stations proposed near (1) Wilshire & La Cienega and (2) Wilshire & Beverly	Planning and environmental review for extension of the regional subway system.	**11/4/09** – Metro community meeting **11/3/09** – PC update **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.	8/4/09 – CC adopted resolution supporting the subway extension and Mass Transit Committee recommendations. 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.
❷ 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 (to Museum of Tolerance), addition of 100 parking spaces.	No review/ actions scheduled at this time. DEIR: no impacts to BH.	Currently monitoring.

CBH - City Council Study Session - 01/05/2010

City of Beverly Hills
Regional Development Projects List
Updated 12/15/2009

ACTIVE PROJECTS					
JURIS-DICTION	**PROJECT NAME** *Status*	**LOCATION**	**DESCRIPTION**	**RECENT ACTIVITY**	**CITY OF BEVERLY HILLS ACTIONS TO DATE**
❸ West Hollywood	9040 Sunset (Sunset/Doheny Project) *Status*: CC consideration of resolutions recommending approval of project & development agreement was continued to a date uncertain (taken off-calendar). A public notice will be issued when the next hearing date is set.	Sunset & Doheny Sunset Strip, West Hollywood	Hotel, residential units, and commercial • 2 buildings • 40,000 square foot commercial • 102 hotel rooms • 66 dwelling units.	**10/15/09** - PC adopted resolutions recommending approval of the project & development agreement **8/6/09** - Public Hearing before the PC. Staff directed to prepare resolution recommending approval.	WH & BH staffs are working together to improve Santa Monica/ Doheny. 12/12/08 - Comment letter on Draft EIR raising concerns regarding traffic impacts.
❹ 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. Applicant is revising the project to address issues raised at the hearing.	Currently monitoring.
❺ Los Angeles	Century Plaza Project *Status*: Preparing EIR 01/13/10 - City Council considers PLUM recommendation on historic designation.	2025 Avenue of the Stars (@ Constellation Blvd.), Century City	New residential condominium, hotel, and commercial complex • Demolish existing hotel • Construct two, 47-story buildings. • 293 dwelling units • 240 hotel rooms • 117,647 sq. ft. office • 109,278 sq. ft. retail/ restaurant	**10/22/09** – PLUM Committee recommendation submitted to City Council to 1) consider the Century Plaza Hotel as a City Historical-Cultural Monument, and 2) initiate a report for consideration by the Cultural Heritage Commission.	7/30/09 – City provided a list of potential issues to be studied in the EIR; including aesthetics; air quality; circulation impacts, both during emergencies as well as day-to-day effects; neighborhood traffic impacts, and recreation & public services; and noise.

CBH - City Council Study Session - 01/05/2010

City of Beverly Hills
Regional Development Projects List
Updated 12/15/2009

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JURIS-DICTION	**PROJECT NAME** *Status*	**LOCATION**	**DESCRIPTION**	**RECENT ACTIVITY**	**CITY OF BEVERLY HILLS ACTIONS TO DATE**
❻ Los Angeles	10328-10384 Bellwood Ave. *Status*: Applicant conducting community outreach. New notice to be released.	Century City off W. Olympic Blvd.	158 unit condominium bldg. (replaces 112 existing DUs)	9/2/09 – Public Hearing CANCELLED	Currently monitoring. No significant impacts to Beverly Hills anticipated.
❼ Los Angeles	652-685½ Crescent Heights Blvd., 6233-6245 Wilshire Blvd. *Status*: FEIR in preparation.	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.	9/18/09 – Comment letter submitted requesting additional traffic analysis near Beverly Hills. No impacts to Beverly Hills identified.
❽ Los Angeles	AT&T Rooftop Telecommunications Antenna Complex *Status*: 9/29/09 - administrative hearing was held; decision is pending applicant's exploration with another wireless provider the possibilities of co-locating in another location.	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.

CBH - City Council Study Session - 01/05/2010

City of Beverly Hills
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JURIS-DICTION	**PROJECT NAME** *Status*	**LOCATION**	**DESCRIPTION**	**RECENT ACTIVITY**	**CITY OF BEVERLY HILLS ACTIONS TO DATE**
Los Angeles	Medical Marijuana Ordinance *Status*: 12/16/09 - under consideration by City Council	Citywide	Proposed ordinance to regulate medical marijuana dispensaries. Ordinance under consideration would supplant the 2007 interim ordinance and more closely follow State provisions	**12/8/09** – Council adopted various amending and verbal motions and instructed the City Attorney to prepare the necessary ordinance in response to amendments for Council consideration. **11/16/09** – City Council PLUM & Public Safety committees jointly recommend modifications	Currently monitoring.

CBH - City Council Study Session - 01/05/2010

City of Beverly Hills
Regional Development Projects List
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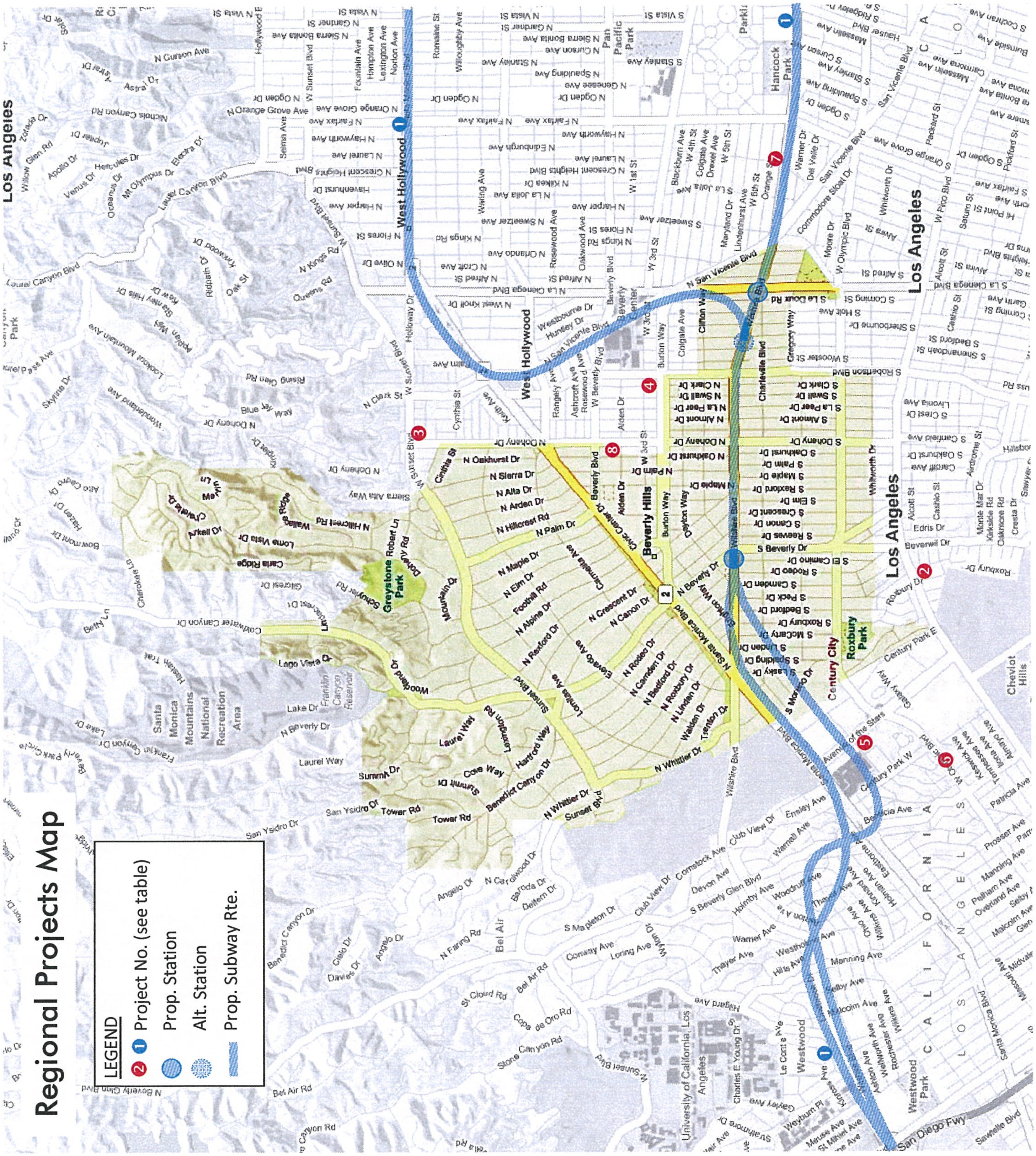
PREVIOUS PROJECTS				
JURISDICTION	**PROJECT NAME** **Status**	**LOCATION**	**DESCRIPTION**	**PREVIOUS ACTIVITY AND BEVERLY HILLS CITY ACTIONS**
Los Angeles	Cedars-Sinai Specific Plan Modification *Status*: Modification approved 5/19/09; development agreement amended 10/13/09.	Gracie Allen Drive (Alden Drive) & George Burns Road (Hamel Road)	11-story, 460,650 sq. ft. medical patient/office building. • 260,650 sq. ft. existing and previously approved • 200,000 sq. ft. newly approved	During 2008, staff raised concerns regarding certain inconsistencies in the traffic, parking, and population/ housing analyses in the Draft EIR. These inconsistencies were addressed in the Final EIR and, in particular, $400,000 was deposited with Beverly Hills for traffic mitigation previously required for the project.
West Hollywood	SoHo House 9200 Sunset Blvd, West Hollywood *Status*: Appeal denied, project approved 8/17/09	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.	During 2009, in response to the NOP, BH staff submitted written comments requesting that the EIR address potential traffic, parking, noise, glare, crime, and nuisance issues associated with the proposed private club. Most of the issues raised by BH staff were addressed in the Draft and Final EIRs. However, the BH staff suggested that improvements to the operation of the Santa Monica/Doheny intersection be explored. WH & BH staffs are working together to improve Santa Monica/Doheny intersection operations.
Los Angeles	SunCal 10000 Santa Monica Blvd. *Status*: Suspended due to financial reasons	Santa Monica & Moreno	45-story/600' height, 177-unit condominium.	Comment letter in response to NOP identifying traffic, parking, safety, aesthetic, shade/ shadow, & utility issues.
Los Angeles	300-322 Wetherly Drive , Los Angeles *Status*: Approved by the City Council.	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.)	Draft EIR released during 2008. No significant impacts identified to Beverly Hills. Comment letter submitted apprising of potential need for upgrading of LA County storm drains.

Regional Projects Map


Regional Projects Map
LEGEND
2 1 Project No. (see table)
Prop. Station
Alt. Station
Prop. Subway Rte.
Beverly Hills
West Hollywood
Los Angeles
Century City
Westwood
Bel Air