CITY OF BEVERLY HILLS
STAFF REPORT

Meeting Date: April 6, 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 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 which would have significant land use or environmental implications on Beverly Hills. West Hollywood is continuing its efforts to update its general plan. Its release is expected in June.

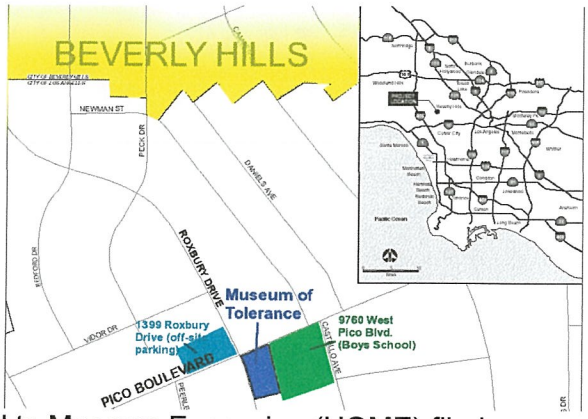
UPDATES:

Sunset/Doheny Hotel Project (West Hollywood): This project is a 148-room, 11-story hotel with 20 residential units, located at the southeast corner of Sunset Boulevard and Doheny Drive. The original public notice on this project was released during January 2007. When the Draft Environmental Impact Report was released during October 2008, staff identified concerns associated with the project's traffic impacts, particularly the unmitigable impacts on the Santa Monica/ Doheny/Melrose intersection. As a result, the transportation staffs of both Beverly Hills and West Hollywood have been working together to improve the operation of this intersection through modifications in lane configurations, traffic signal phasing, and turning movement restrictions. Such modifications are intended to improve

New hotel and condominiums
- 11-story building
- 148 hotel rooms
- 5,785 sq. ft. assembly
- 5,175 sq. ft. restaurant space
- 8,000 sq. ft. spa/personal services
- 18,080 sq. ft. retail
- 20 dwelling units

the operation of the intersection, independent of whether the project is developed. On February 1, 2010, the City Council certified the Environmental Impact Report on the project. On March 15, 2010, the City Council approved project entitlements (general plan amendment, specific plan, zoning amendment, development agreement, conditional use permits, tentative tract map). The second reading on the ordinances is expected in April.

Museum of Tolerance (Los Angeles): During June 2009, the City of Los Angeles approved a 28,000 square-foot expansion of the Museum of Tolerance. Among the conditions of approval is a requirement to analyze the effects of any parking demand associated with the Museum on Beverly Hills streets, and a requirement for the Museum to submit a traffic and parking management plan for review by the Beverly Hills Transportation Division. Subsequent to the decision, the local neighborhood group, Homeowners Opposed to Museum Expansion (HOME) filed a lawsuit challenging the adequacy of the EIR certified by Los Angeles. On March 8, 2010, it was reported that the applicant, The Simon Wiesenthal Center and HOME settled the case, and The Simon Wiesenthal Center has agreed to pay the neighborhood $150,000 largely to cover legal fees.



As of the writing of this report, the Museum of Tolerance has not submitted a traffic and parking management plan. However, the museum has moved its bus staging from Roxbury Park to a location within the City of Los Angeles, which has mitigated many concerns expressed by area residents. While it is not anticipated that there will be parking problems in Beverly Hills after the museum expansion is completed, staff will monitor this situation and proactively explore refinements to preferential parking districts, as appropriate.

FISCAL IMPACT

This report proposes no policies or recommendations that would have any 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 03/24/2010

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	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.	**1/25/10** joint CC/PC meeting on transportation, parking, climate change; General Plan Advisory Committee meetings in progress. Expected release: June 2010	Currently monitoring.
❶ Beverly Hills Los Angeles West Hollywood	Westside Subway Extension Environmental Impact Report *Status*: Preparing EIR; Another round of public meetings on station locations are to be held in May 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 - 04/06/2010

City of Beverly Hills
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JURIS-DICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
❸ West Hollywood	9040 Sunset (Sunset/Doheny Project) *Status*: 3/15/10 - CC approved the project & development agreement; 2nd reading in April.	Sunset & Doheny Sunset Strip, West Hollywood	Hotel, residential units, and commercial • 2 buildings • 40,000 square foot commercial • 148 hotel rooms • 20 dwelling units.	**2/1/10** - CC certified the EIR. **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	652-685½ Crescent Heights Blvd., 6233-6245 Wilshire Blvd. *Status*: FEIR released. Additional analysis of Wilshire/La Cienega revealed no significant impact; no impacts to Beverly Hills identified.	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)	**3/9/10** – FEIR released. **8/13/09** – DEIR released.	9/18/09 – Comment letter submitted requesting additional traffic analysis near Beverly Hills. No impacts to Beverly Hills identified.

CBH - City Council Study Session - 04/06/2010

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JURIS-DICTION	**PROJECT NAME** *Status*	**LOCATION**	**DESCRIPTION**	**RECENT ACTIVITY**	**CITY OF BEVERLY HILLS ACTIONS TO DATE**
❺ Los Angeles	Century Plaza Project *Status*: Preparing EIR. Through the efforts of Councilman Koretz's office, an agreement was reached with the developers to preserve the Century Plaza Hotel, necessitating a substantial redesign of the project.	2025 Avenue of the Stars (@ Constellation Blvd.), Century City	New residential condominium, hotel, and commercial complex • Construct two, 47-story buildings* • 293 dwelling units • 240 hotel rooms • 117,647 sq. ft. office • 109,278 sq. ft. retail/ restaurant * Significant redesign underway.	**02/12/10 -** City Council formally directed the preparation of an historic evaluation report, for consideration by the City's Cultural Heritage Commission for designation as a City landmark. **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.
❻ Los Angeles	AT&T Rooftop Telecommunications Antenna Complex *Status*: 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.	**9/29/09** – administrative hearing was held.	Currently monitoring.

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JURIS-DICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
❼ Los Angeles	8901-8903 West Burton Way, Los Angeles *Status*: Request denied.	Northwest corner of Burton Way and Swall Drive, Los Angeles	Installation and operation of eight wireless antennas, one GPS antenna and four equipment cabinets.	**12/30/09** – Proposal was denied by the Zoning Administrator. **7/22/09** – Public Hearing, Zoning Administrator. Applicant is revising the project to address issues raised at the hearing.	Currently monitoring.

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City of Beverly Hills
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PREVIOUS PROJECTS				
JURIS-DICTION	**PROJECT NAME** <u>Status</u>	**LOCATION**	**DESCRIPTION**	**PREVIOUS ACTIVITY AND BEVERLY HILLS CITY ACTIONS**
Los Angeles	Medical Marijuana Ordinance *Status*: Adopted 1/19/10	Citywide	Ordinance to regulate medical marijuana collectives. Ordinance supplants the 2007 interim ordinance and more closely follow State provisions. Ordinance limits collectives to 70 throughout Los Angeles, prohibits them adjacent to residential, and prohibits them within 1,000' of sensitive uses such as schools and religious institutions.	**1/19/10** – Letter requesting that the proximity prohibition apply relative to sensitive uses in adjacent jurisdictions as well as in Los Angeles itself. **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
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 Tenant improvements currently in progress; completion expected in March 2010.	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.

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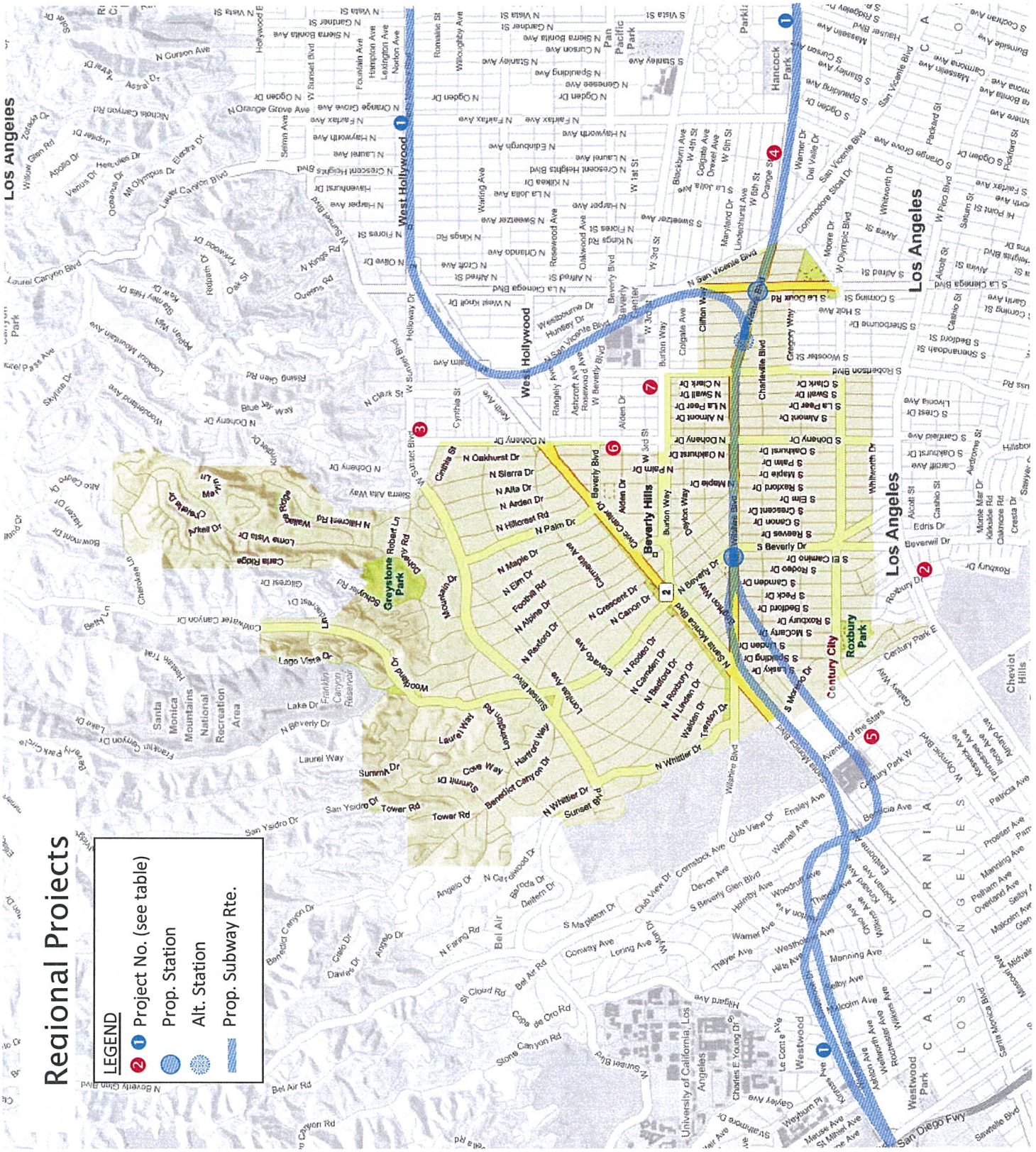
Los Angeles	300-322 Wetherly Drive , Los Angeles *Status*: Approved by the City Council.	3rd St between Almont & We-therly Directly east of Four Seasons Hotel 1-block above and 3-blocks east of the City boundary, Los Angeles	Condominiums and townhouses • 95-unit condominium development • 14-stories. (Replaces 84 DUs.)	Draft EIR released during 2008. No significant impacts identified to Beverly Hills. Comment letter submitted appris-ing of potential need for upgrading of LA County storm drains.
Los Angeles	10328-10384 Bell-wood 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)	None. No significant impacts to Bever-ly Hills anticipated.
Los Angeles	Museum of Tolerance (9760 Pico Blvd.) *Status*: Approved	9760-86 Pico Blvd.; 1414-24 Roxbury Dr.; 1399 Roxbury Dr.	20,809 sq. ft. addition, incorporation of 7,153 sq. ft. school "West Wing".	Approved by City Council 6/10/09. Beverly Hills expressed concern re-garding potential traffic and parking impacts on neighborhood streets and arterials in Beverly Hills. Los Angeles required the submittal of a traffic & parking management plan to Beverly Hills and parking observations after opening of expanded facilities.

Regional Projects Map


Regional Projects
LEGEND
1 Project No. (see table)
2 Prop. Station
Alt. Station
Prop. Subway Rte.
Los Angeles
West Hollywood
Beverly Hills
Century City
Roxbury Park
Greystone Park
Santa Monica Mountains National Recreation Area
University of California, Los Angeles
San Diego Fwy