CITY OF BEVERLY HILLS
STAFF REPORT

Meeting Date: July 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. Metro is also expected to release its Draft EIR on the Wilshire Bus Rapid Transit Project in June.

The last several regional reports transmitted to the City Council show a significant lack of new development activity in surrounding jurisdictions or substantial progress on pending developments. While city staff will continue to monitor current projects and review and comment on notices of pending developments, it will begin reporting these updates on a quarterly basis to the City Council. The next report will be the first meeting in October and every third month thereafter. Between quarterly reports, if there is a need to update the City Council on a regional project that may impact the City of Beverly Hills, notice of that project will be provided in advance of the quarterly report.

FISCAL IMPACT

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

Meeting Date: July 6, 2010

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 06/14/2010

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 Draft General Plan Announced release date: June 17, 2010 GP Advisory Committee: June 29, 2010 (urban design) GP Community Meeting July 10, 2010 Draft EIR Expected release: July 2010	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.	**6/3/10** – Planning Commission informal discussion on land use. **4/5/10** – joint City Council/ Planning Commission/ Rent Stabilization Commission meeting to review economic and housing issues. **1/25/10** joint CC/PC meeting on transportation, parking, climate change	Currently monitoring.
❶ Beverly Hills Los Angeles West Hollywood	Westside Subway Extension Environmental Impact Report *Status*: Preparing EIR; 5/18 – meeting on alignments between Century City and Westwood Summer 2010: Community updates and public hearings on the EIR/EIS.	Tunnel alignments along Wilshire & San Vicente Stations proposed near (1) Wilshire & La Cienega and (2) Wilshire & Beverly	Planning and environmental review for Westside extension of the Metro Purple Line from Western Avenue to Santa Monica.	**6/7/10** – Meeting on alignment alternatives between Wilshire/Rodeo and Century City Stations **4/19/10** – Metro community update meeting; discussion of Villaraigosa's 30/10 initiative; further discussion of BH subway station access. **11/4/09** – Metro community meeting	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.

CBH – City Council Study Session 07/08/2010

City of Beverly Hills
Regional Development Projects List
Updated 06/14/2010

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JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
❷ Los Angeles	Wilshire Boulevard Bus Rapid Transit Project Status: Expected release of Draft EIR in June 2010	Wilshire Boulevard east and west of Beverly Hills	The central feature of the improvements is the designation of the curb lane for buses and right turns only during peak periods. Transit signal priority system upgrades would also be implemented.	**4/14/10 –** Report to LA City Council from LADOT **10/09 –** Scoping meetings for EIR & project	None since initial proposal development in 2005.
❸ 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.
❹ Los Angeles	652-685½ Crescent Heights Blvd., 6233-6245 Wilshire Blvd. *Status*: Application under consideration by Zoning Administrator; support for the project given by the Mid City West Community Council with open space to be maintained; decision pending modification of plan to incorporate open space.	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)	**4/21/10 –** Zoning Administer hearing **3/9/10** – FEIR released. **8/13/09** – DEIR released.	3/10 – FEIR reviewed; additional analysis of Wilshire/La Cienega revealed no significant impact; no impacts to Beverly Hills identified. 9/18/09 – Comment letter submitted requesting additional traffic analysis near Beverly Hills. No impacts to Beverly Hills identified.

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City of Beverly Hills
Regional Development Projects List
Updated 06/14/2010

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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.

CBH - City Council Study Session 07/08/2010

City of Beverly Hills
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Updated 06/14/2010

PREVIOUS PROJECTS				
JURIS-DICTION	**PROJECT NAME** <u>Status</u>	**LOCATION**	**DESCRIPTION**	**PREVIOUS ACTIVITY AND BEVERLY HILLS CITY ACTIONS**
West Hollywood	<u>9040 Sunset</u> (Sunset/Doheny Project) *Status*: 4/5/10 - Approved	Sunset & Doheny	Hotel, residential units, and commercial • 2 buildings • 40,000 square foot commercial • 148 hotel rooms • 20 dwelling units.	WH & BH staffs are working together to improve Santa Monica/Doheny. 12/12/08 - Comment letter on Draft EIR raising concerns regarding traffic impacts.
Los Angeles	Medical Marijuana Ordinance *Status*: Adopted: 1/26/10 5/6/10: Chief Zoning Administrator issued a public notice that essentially initiates the zoning enforcement mechanisms of the ordinance.	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.

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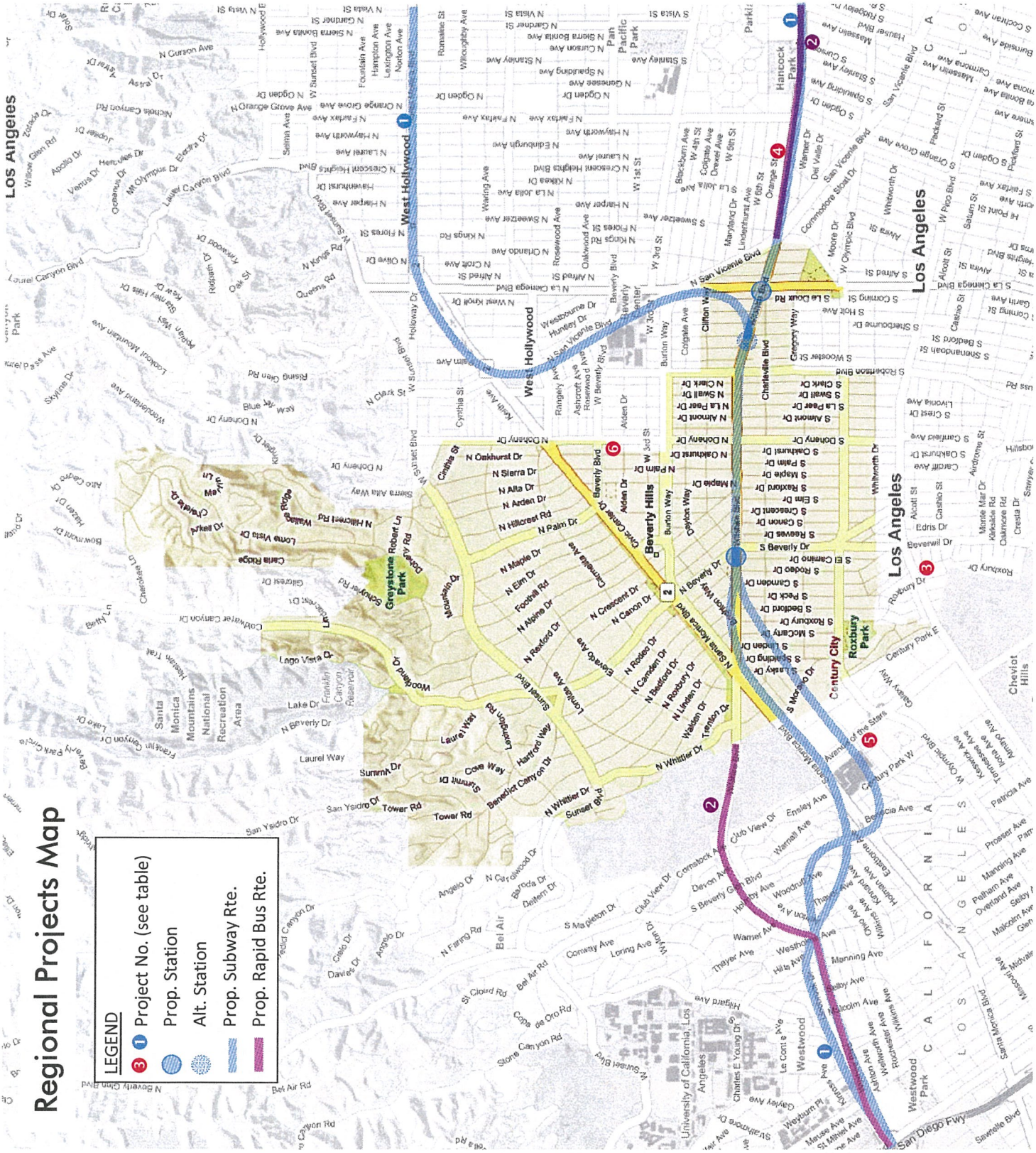
Los Angeles	SunCal 10000 Santa Monica Blvd. *Status*: Suspended due to financial reasons	Santa Monica & Moreno	45-story/600' height, 177-unit condominium.	Comment letter in response to NOP identifying traffic, parking, safety, aesthetic, shade/ shadow, & utility issues.
Los Angeles	Museum of Tolerance (9760 Pico Blvd.) *Status*: Approved 3/20/10 – The Simon Wiesenthal Center settled a lawsuit with the local neighborhood organization.	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 regarding 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 Map
LEGEND
Project No. (see table)
Prop. Station
Alt. Station
Prop. Subway Rte.
Prop. Rapid Bus Rte.
Los Angeles
West Hollywood
Beverly Hills
Century City
Roxbury Park
Greystone Park
Hancock Park
Santa Monica Mountains National Recreation Area
University of California, Los Angeles
Westwood
Westwood Park
Cheviot Hills
Bel Air
San Diego Fwy