



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: January 11, 2011
To: Honorable Mayor & City Council
From: Susan Healy Keene, AICP, Director of Community Development
Subject: Regional Development Projects List - City Council Quarterly Update
Attachments: A. Regional Development Projects List
B. Regional Development Projects Map

INTRODUCTION

The Community Development Department regularly monitors development projects occurring outside of, but near, the City's boundaries.

DISCUSSION

A summary of projects currently under consideration in neighboring cities is included as Attachment A, and a map indicating where these projects are located is provided as Attachment B. The Regional Development Projects List and Map can also be found on the City's website:

http://www.beverlyhills.org/services/planning/development_in_neighboring_cities/

FISCAL IMPACT

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

RECOMMENDATION

This report is provided as an informational item. The Community Development Department will continue to monitor projects in neighboring jurisdictions and update the City Council quarterly.

Susan Healy Keene, AICP
Director of Community Development

Approved By

A handwritten signature in cursive script, appearing to read "S. Keene".

Regional Project List



**City of Beverly Hills
Regional Development Projects List**
Current as of 12/23/2010

ACTIVE PROJECTS					
JURIS-DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
1 Westside (Los Angeles and Beverly Hills)	Westside Subway Extension Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) <i>Status:</i> Final Report Pending. Two station options for Century City under consideration.	Wilshire Boulevard (Stations proposed near (1) Wilshire & La Cienega and (2) Wilshire & Beverly-Rodeo)	Planning and environmental review for Westside extension of the Metro Purple Line from Western Avenue to Santa Monica.	12/2/10 – Exploratory work is conducted to better understand seismology along the potential line from Beverly Hills to Century City. 10/20/10 - Metro Board requests the Century City Santa Monica alignment and the northern most alignment to Constellation Avenue be further studied in the final EIS/EIR. 10/18/10 – Comment Period on draft document closes. 9/27 – Public comment meeting at Roxbury Park on released EIS/EIR. 6/7/10 – Metro community meeting on alignment alternatives. 4/19/10 – Metro community meeting – regular update.	10/19/10 – City provides comment letter on the DEIS/DEIR and reaffirms position that Santa Monica Blvd is the preferred route. 8/4/09 – City Council adopts resolution supporting subway extension and Mass Transit Committee recommendations. 4/23/09 – City provides a list of potential issues to be studied in the EIR. 4/16/09 – Metro holds public scoping meeting at Beverly Hills library auditorium.



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② Los Angeles	Wilshire Boulevard Bus Rapid Transit Project <i>Status:</i> Final EIR Pending	Wilshire Boulevard	Designation of the far right lane on Wilshire Blvd for buses and right turns only during peak periods. Transit signal priority system upgrades would also be implemented.	7/26 – Comment Period closes 6/22, 6/23, 6/29, 6/30 – Public Hearings 5/10 – Draft EIR released 4/14/10 – Report to LA City Council from LADOT 10/09 – Scoping meetings for EIR & project	7/26 – City submits comment Letter on draft EIR requesting further traffic analysis be conducted.
③ Los Angeles	Rooftop Unmanned Telecommunications Facility <i>Status:</i> Central Area Planning Commission Reconsideration 1/11/11 – Central Area Planning Commission re-considering appeal	125 N. Doheny Drive	Conditional Use Permit (CUP) to operate a wireless telecommunications facility on an existing five-story building.	9/28/09 – Appeal hearing scheduled/ rescheduled 8/3/09 – Zoning administrator denies request	Currently monitoring.



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JURIS-DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
④ Los Angeles	2010 Bicycle Plan <i>Status: Being Considered for Adoption</i>	City of Los Angeles – Citywide	Master build-out plan for bicycle ways throughout the City of Los Angeles	<p>12/16/10 – Public Hearing before the City Planning Commission. Recommended to the City Council for Adoption.</p> <p>10/8 – Comment Period closes</p> <p>8/27 – Environmental Review released (Mitigated Negative Declaration)</p>	Currently monitoring.
⑤ West Hollywood	General Plan Update and Climate Action Strategy <i>Status: Being Considered for Adoption</i>	City of West Hollywood - Citywide	West Hollywood is updating their General Plan and considering a Climate Action Strategy Plan to address local and regional changes that have occurred over the past 20 years.	<p>12/20/10 – Public Hearing held by City Council. City Council sets schedule for considering plan, with adoption anticipated in summer of 2011.</p> <p>12/6/10 – Public Hearing opened by City Council and continued to 12/20</p> <p>9/16, 9/23, 9/30 – Public Hearings held by City Planning Commission.</p> <p>6/3/10 – Planning Commission informal discussion on land use.</p>	<p>Currently monitoring.</p> <p>City comment letter submitted summarizing continued desire to work with the City of West Hollywood to ensure quality of life in both of our communities is maintained.</p>



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PREVIOUS PROJECTS				
JURIS-DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	PREVIOUS ACTIVITY AND BEVERLY HILLS CITY ACTIONS
West Hollywood	9040 Sunset (Sunset/Doheny Project) <i>Status:</i> 4/5/10 - Approved	Sunset & Doheny	Hotel, residential units, and commercial <ul style="list-style-type: none"> • 2 buildings • 40,000 square foot commercial • 148 hotel rooms • 20 dwelling units. 	West Hollywood & Beverly Hills studying traffic flow and need for improvements to the Santa Monica/Doheny intersection. 12/12/08 - Comment letter on Draft EIR raising concerns regarding traffic impacts.
Los Angeles	Medical Marijuana Ordinance <i>Status:</i> 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. Supplants interim ordinance (Adopted in 2007). Limits collectives to 70 total in Los Angeles, prohibits adjacent to residential, and within 1,000 feet of 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	652-685½ Crescent Heights Blvd., 6233-6245 Wilshire Blvd. <i>Status:</i> Approved	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)	7/27/10 - Approved 4/21/10 – Zoning Administer hearing 3/9/10 – Final EIR released. 8/13/09 – Draft EIR released. 3/10 – Final EIR reviewed. No impacts to Beverly Hills identified or anticipated.
Los Angeles	Century Plaza Project <i>Status:</i> Project being redesigned and new application to be submitted.	2025 Avenue of the Stars (@ Constellation Blvd.), Century City	New residential condominium, hotel, and commercial complex.	8/10 – Hotel building designated as historic. 7/30/09 – City provided a list of potential issues to be studied 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. 02/12/10 – Los Angeles City Council requests preparation of historic evaluation report.

Regional Projects Map

Regional Projects

LEGEND

- ① Project No. (see Attachment A)
- Subway Station Location (proposed)
- Subway Route (proposed)
- Bus Rapid Transit (BRT) Route (proposed)

