



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: July 7, 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. A map indicating where these projects are 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/

The following summarizes status changes, and new projects:

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| <p>❶ 10000 Santa Monica Blvd, Los Angeles</p> | <p>The City submitted a letter listing environmental factors to study in the project's environmental review. The draft Environmental Impact Report will be released later this year.</p> |
| <p>❸ YULA Boys School
9760 W. Pico
Los Angeles</p> | <p>The final EIR has been released for the completion of the school's 1999 campus plan. The school is reducing the number of college-level students and replacing the enrollment numbers with high school-level students. A hearing to certify the document will be held on July 28.</p> |
| <p>❹ 9941 Tower Lane
Los Angeles</p> | <p>The developer has reduced the home's size and the project is now by-right and does not require a haul route. City of Beverly Hills staff will continue to monitor the project and assure that best development practices are followed.</p> |

Meeting Date: January 11, 2011

5 9650 N Royalton Dr
Los Angeles

A proposal to construct a new single family home was submitted to the City of Los Angeles before May 9, 2011. Because the project was submitted before May 9, the home is not subject to Los Angeles' new Hillside Ordinance which would have limited the home's size based on the slope of the property.

FISCAL IMPACT

This report proposes no policies or recommendations that would have a 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

Regional Project List



**City of Beverly Hills
Regional Development Projects List**
Current as of July 7, 2011

ACTIVE PROJECTS					
JURIS-DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
① Los Angeles	10000 Santa Monica Blvd. <i>Status: Pending release of Draft EIR</i>	10000 Santa Monica Blvd (10022 Santa Monica Blvd, 201 Moreno Drive)	Developer – Crescent Heights 36 to 39 story residential building (283 Condos)	5/12/2011 – Letter sent by City Staff including list of environmental factors to study in the EIR 3/1/11 – Application for Environmental Review submitted	Currently Monitoring
② Los Angeles	8500 Burton Way Residential/Commercial Building <i>Status: Under Construction</i> <u>Concerns:</u> Mark Wix (323) 900-8100 Pete Ihnat, Bernard's Const. (818) 898-1521	8500 Burton Way	Build out of an 8-story residential building with ground floor grocery store.	2/22/11 – Development to begin 6/23/09 – LA City Council denied appeal/ project approved 6/16/09 – LA Planning and Land Use Management (PLUM) Committee considered appeal 3/4/09 – Public Hearing before the LA City Council on entitlements 2/9/09 – Environmental Review Closed.	Currently Monitoring
③ Los Angeles	YULA Boys School <i>Status: Final EIR released 4/21/11</i>	9760 W Pico	Final build-out of the 1999 High School campus plan	7/28/2011 – Hearing before the Los Angeles City Planning Commission to consider certifying EIR and adopt mitigation monitoring plan.	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	9941 Tower Lane <i>Status:</i> Work has been stopped/pending additional information Beverly Hills is working with LA to include Beverly Hills requirements on hauling	9941, 9937, 9933 Tower Lane	Build out of an estate property in Homby Hills	5/31/11 – Residence reduced to a size allowable by-right in City of Los Angeles code. City will continue to monitor to assure best development practices. 3/20/11 – Beverly Hills working with Los Angeles to address neighbors concerns of water running off of property 3/17/11 - Letter sent by Mayor Delshad expressing concern	Currently Monitoring
5 Los Angeles	9650 N Royalton Dr <i>Status:</i> Work has been stopped/pending new application	Hastain Trail, Franklin Canyon Park, Los Angeles	Earlier this year a fence was erected along the property line of 9650 N Royalton Dr in Los Angeles. The fence blocks the Hastain Trail. The fence is associated with proposed development on the private property.	5/17/11 – City Staff provided the City Council with an overview of the situation and will continue to monitor. 2/25/11 – LA Building and Safety issued a comply or stop work order related to grading that was occurring on the site. Permits had expired.	Currently Monitoring
6 Los Angeles	Hillside Ordinance <i>Status:</i> Set for adoption on March 18, 2011	All hillside properties in Los Angeles	Changes to LA's current single-family development codes creating new requirements for development in hillside areas	5/9/2011 – Hillside Ordinance went into effect 3/4/11 – LA City Council requested a second reading of the ordinance	No further City actions anticipated at this time.



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<p>7</p> <p>Westside (Los Angeles and Beverly Hills)</p>	<p>Westside Subway Extension</p> <p><u>Preliminary Soils Samples</u> <i>Status:</i> Ongoing. Metro will be drilling in roadways over the next few months to obtain soil samples.</p> <p><u>Community Outreach</u> <i>Status:</i> Ongoing. Meetings scheduled regularly at Roxbury Park, Auditorium.</p> <p>Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) <i>Status:</i> Final Report Pending. Two station options for Century City under consideration.</p>	<p>Wilshire Boulevard</p> <p>(Stations proposed near (1) Wilshire & La Cienega and (2) Wilshire & Beverly-Rodeo)</p>	<p>Planning and environmental review for Westside extension of the Metro Purple Line from Wilshire/Western to Westwood/UCLA.</p>	<p>6/21/11 – Station Area Design Meeting. Third and final meeting of the groups (preliminary feasibility analysis of optimal station entrances presented)</p> <p>4/26/11 – Station Area Design Meeting. Second meeting on station build-out (optimal station entrance locations identified).</p> <p>2/22/11 – Station Area Design Meeting. Initial meeting on station build-out.</p> <p>1/31/11 – Community Update Meeting at Roxbury Park</p> <p>12/2/10 – Exploratory work conducted to better understand seismology along the potential line from Beverly Hills to Century City.</p> <p>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.</p>	<p>10/19/10 – City provided comment letter on the DEIS/DEIR and reaffirms position that Santa Monica Blvd is the preferred route.</p> <p>8/4/09 – City Council adopted resolution supporting subway extension and Mass Transit Committee recommendations.</p> <p>4/23/09 – City provided list of potential issues to be studied in the EIR.</p> <p>4/16/09 – Metro held public scoping meeting at Beverly Hills library auditorium.</p>



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JURIS-DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
8 Los Angeles	Wilshire Boulevard Bus Rapid Transit Project <i>Status: Final EIR Pending</i>	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.	7/26/10 – Comment Period closes 6/22/10, 6/23/10, 6/29/10, 6/30/10 – Public Hearings 5/10/10 – Draft EIR released 4/14/10 – Report to LA City Council from LADOT 10/09/09 – Scoping meetings for EIR & project	7/26 – City submits comment Letter on draft EIR requesting further traffic analysis be conducted.
9 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.	12/20/10 – Public Hearing held by City Council. City Council sets schedule for considering plan, with adoption anticipated in summer of 2011. 12/6/10 – Public Hearing opened by City Council and continued to 12/20 9/16/10, 9/23/10, 9/30/10 – Public Hearings held by City Planning Commission. 6/3/10 – Planning Commission informal discussion on land use.	Currently monitoring. 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.



City of Beverly Hills
Regional Development Projects List
 Current as of July 7, 2011

PREVIOUS PROJECTS				
JURIS-DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	PREVIOUS ACTIVITY AND BEVERLY HILLS CITY ACTIONS
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.	<p>8/10/10 – Hotel building designated as historic.</p> <p>7/30/10 – 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.</p> <p>02/12/10 – Los Angeles City Council requests preparation of historic evaluation report.</p>

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)

