



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: Oct 18, 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 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/

The following summarizes status changes, and new projects:

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|---|---|
| ❶ 10000 Santa Monica Blvd, Los Angeles | The City has received the draft environmental impact report of the project and is currently reviewing and preparing a comment letter. Comments are due by October 31, 2011. The City's review will focus on averting potential neighborhood traffic issues. |
| ❷ Century Plaza Project
2025 Ave of the Stars | The project has been redesigned to preserve the Century Plaza Hotel. The draft EIR was released and the City provided a letter requesting additional traffic analysis. |
| ❸ Century City Residential Tower | This project was redesigned and is now proposed as a 438 unit residential tower with a public plaza and potential for future subway entrance. Project will be LEED Platinum |

Meeting Date: January 11, 2011

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 October 5, 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:</i> Draft EIR released. Comments due to Los Angeles Oct. 31	10000 Santa Monica Blvd (10022 Santa Monica Blvd, 201 Moreno Drive)	Developer – Crescent Heights 36 to 39 story residential building (283 Condos)	9/15/2011 – Draft EIR released. Comments due by 10/31/2011 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 reviewing Draft EIR and preparing comment letter
② Los Angeles	Century Plaza Project <i>Status:</i> pending release of Final EIR	2025 Avenue of the Stars (@ Constellation Blvd.), Century City	New residential condominium, hotel, and commercial complex. Two options considered. One option would preserve the existing Century Plaza Hotel Building	8/10/10 – Hotel building designated as historic. 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. 02/12/10 – Los Angeles City Council requests preparation of historic evaluation report.	9/6/2011 – City submitted comment letter identifying additional traffic intersections to include in the analysis.



**City of Beverly Hills
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3 Los Angeles	Century City Residential Tower <i>Status: pending release of Draft EIR</i>	10131 Constellation Blvd. (@ Avenue of the Stars), Century City	438 unit residential tower with public plaza and future subway portal.	6/28/2011 – Notice of preparation of an EIR released	7/28/2011 – City submitted comment letter listing issues to study in the environmental review
4 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
5 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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<p>6 Los Angeles</p>	<p>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</p>	<p>9941, 9937, 9933 Tower Lane</p>	<p>Build out of an estate property in Homby Hills</p>	<p>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</p>	<p>Currently Monitoring</p>
<p>7 Los Angeles</p>	<p>9650 N Royalton Dr <i>Status:</i> Work has been stopped/pending new application</p>	<p>Hastain Trail, Franklin Canyon Park, Los Angeles</p>	<p>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.</p>	<p>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.</p>	<p>Currently Monitoring</p>



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<p>8</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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<p>⑨ Los Angeles</p>	<p>Wilshire Boulevard Bus Rapid Transit Project <i>Status: Final EIR Pending</i></p>	<p>Wilshire Boulevard</p>	<p>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.</p>	<p>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</p>	<p>7/26 – City submits comment Letter on draft EIR requesting further traffic analysis be conducted.</p>
<p>⑩ West Hollywood</p>	<p>General Plan Update and Climate Action Strategy <i>Status: Being Considered for Adoption</i></p>	<p>City of West Hollywood - Citywide</p>	<p>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>	<p>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.</p>	<p>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.</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)

