



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: July 3, 2012

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

This is the quarterly report of development project activity outside of the City of Beverly Hills. The Community Development Department regularly monitors development projects occurring in neighboring jurisdictions and updates the City Council quarterly.

There are two attachments to this report. Attachment A is the Regional Development Projects List, which is a list of development projects proposed near the City of Beverly Hills. Attachment B is a map of the local region. Numbers have been placed on the map to correspond with the projects on the list. The Regional Development Projects List and Map can also be found on the City's website at: <http://www.beverlyhills.org/planning>.

DISCUSSION

Two projects included on the list have had a change in their status since the last quarterly regional projects report was released on April 3, 2012. The status change for each of these projects is summarized below.

Projects on the Report with a Status Change

② Century Plaza Hotel
Los Angeles

The Final EIR has been released, and three vesting tentative tract maps have been submitted to the City of Los Angeles for approval. This project studied in the EIR includes three options – two of which keep the existing hotel building (Options B, C), and the third (Option A) which demolishes the structure. Options A, B, or C all include the addition of two 46 to 49-story towers with condominium/hotel/office/retail/restaurant/spa

floor area.

Option A – demolishes the hotel and constructs two 49-story towers. One tower would consist of 130 residential condominiums and a five-level subterranean garage. The second tower would consist of 240 hotel rooms, 163 condominium units, and retail, spa, restaurant, and office area (234,000 square feet). Meeting room and ballroom space (26,250 square feet) would be located below grade between the two towers.

Option B – adds twin 46-story residential condominium/office/retail towers to either side of the existing hotel building (up to 101,500 square feet). The hotel would continue to operate; however the number of rooms would be reduced from 726 to 394. The remaining rooms would be refashioned into 63 condominiums.

Option C – would include all aspects of Option B with the two towers positioned in the center of the property behind the remaining hotel building rather than flanking it.

A hearing is scheduled for July 18, 2012 at 9:30 am at City of Los Angeles City Hall, 200 N Spring Street, Rm. 1050 to consider the vesting tentative tract maps.

③ 10000 Santa Monica
Los Angeles

This project has been approved by the City of Los Angeles and the developer is preparing final development plans. The project is a 39-story residential tower located at the southwest corner of Moreno Drive and Little Santa Monica. With the involvement of the City Attorney's Office an agreement was reached with the developer to provide additional traffic studies once the building is occupied, and to provide traffic mitigation if needed.

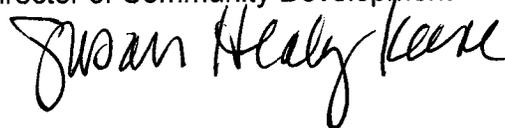
FISCAL IMPACT

There are no fiscal impacts associated with this report.

RECOMMENDATION

Staff recommends that the City Council receive and file this item.

Susan Healy Keene, AICP
Director of Community Development



Regional Project List



City of Beverly Hills
Regional Development Projects List
 Current as of June 26, 2012

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
① West Hollywood	Melrose Triangle <i>Status:</i> Waiting on release of DEIR	9040-9098 Santa Monica Boulevard 603-629 Almont Drive 9001-9021 Melrose Avenue	Complete demolition and reconstruction of the blocks in West Hollywood between Doheny and Almont Drives, and Santa Monica Boulevard and Melrose Avenue. The project area is approximately 3 acres and includes 4-levels of below ground parking and 3, 5-story mixed use/ commercial/ residential/ office buildings.	2/13/2012 – West Hollywood released a Notice of Preparation for the upcoming EIR	3/12/2012 – City provided a letter identifying environmental issues to be studied in the EIR
② Los Angeles	Century Plaza Project <i>Status:</i> Final EIR Released Application for Vesting Tentative Tract Map submitted to City of LA	2025 Avenue of the Stars (@ Constellation Blvd.), Century City	New residential condominium, hotel, and commercial complex. Three options considered. Two options would preserve the existing Century Plaza Hotel Building.	July 18, 2012 – Hearing scheduled to consider vesting tentative tract maps. May 1, 2012 – FEIR Released. Responses to comments state that all possible impacts raised in the City's letter dated 9/6/2011 were studied and found not significant. 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.
③ Los Angeles	10000 Santa Monica Blvd. <i>Status:</i> Pending Development Permits	10000 Santa Monica Blvd (10022 Santa Monica Blvd, 201 Moreno Drive)	Developer – Crescent Heights 36 to 39 story residential building (283 Condos)	3/5/2012 & 3/8/2012 – Appeal Periods end 2/22/2012 – Project Approved	3/8/2012 – City negotiated for additional future traffic analysis and mitigation if needed



**City of Beverly Hills
Regional Development Projects List**
Current as of June 26, 2012

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	<p>2/22/2012 – Project Approved</p> <p>1/3/2012 – Final EIR released.</p> <p>1/25/2012 – Public Hearing Scheduled</p>			<p>1/25/2012 – Public Hearing before Zoning Administrator</p> <p>1/3/2012 – Final EIR released</p> <p>9/15/2011 – Draft EIR released. Comments due by 10/31/2011</p> <p>5/12/2011 – Letter sent by City Staff including list of environmental factors to study in the EIR</p> <p>3/1/11 – Application for Environmental Review submitted</p>	<p>1/25/2012 – City negotiating with developer for additional future traffic analysis</p> <p>10/31/2011 – City submitted a comment letter on the DEIR</p> <p>Currently reviewing Draft EIR and preparing comment letter</p>
④ Los Angeles	<p>Century City Residential Tower</p> <p><i>Status:</i> Pending release of Draft EIR</p>	<p>10131 Constellation Blvd. (@ Avenue of the Stars), Century City</p>	<p>438 unit residential tower with public plaza and future subway portal</p>	<p>6/28/2011 – Notice of preparation of an EIR released</p>	<p>7/28/2011 – City submitted comment letter listing issues to study in the environmental review</p>
⑤ Los Angeles	<p>8500 Burton Way Residential/Commercial Building</p> <p><i>Status: Under Construction</i></p> <p><u>Concerns:</u> Mark Wix (323) 900-8100 Pete Ihnat, Bernard's Const. (818) 898-1521</p>	<p>8500 Burton Way</p>	<p>Build out of an 8-story residential building with ground floor grocery store.</p>	<p>2/22/11 – Development to begin</p> <p>6/23/09 – LA City Council denied appeal/ project approved</p> <p>6/16/09 – LA Planning and Land Use Management (PLUM) Committee considered appeal</p> <p>3/4/09 – Public Hearing before the LA City Council on entitlements</p> <p>2/9/09 – Environmental Review Closed.</p>	<p>Currently Monitoring</p>
⑥ Westside (Los Angeles and Beverly Hills)	<p>Westside Subway Extension</p> <p><u>Environmental Impact Report</u></p> <p><i>Status:</i> Approved.</p>	<p>Wilshire Boulevard (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>		

Regional Projects Map

