



## **CITY OF BEVERLY HILLS STAFF REPORT**

**Meeting Date:** December 1, 2009

**To:** Honorable Mayor & City Council

**From:** Jonathan Lait, AICP, City Planner  
Larry Sakurai, Principal Planner

**Subject:** Regional Development Projects List - City Council Monthly Update

**Attachments:** A. West Hollywood Zoning Map (western portion of West Hollywood, existing and suggested changes)  
B. Regional Development Projects List  
C. Regional Development Projects Map

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### **INTRODUCTION**

The Community Development Department, collaboratively with the Public Works and Transportation 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\\_division/development\\_in\\_neighboring\\_cities/default.asp](http://www.beverlyhills.org/services/planning_division/development_in_neighboring_cities/default.asp)

### **DISCUSSION**

There are no new projects to report on in the adjacent jurisdictions. With respect to legislation, staff notes that Los Angeles is updating its medical marijuana dispensary regulations. West Hollywood is continuing its efforts to update its general plan.

#### **Los Angeles Medical Marijuana Ordinances**

Dispensaries in Los Angeles have been addressed by an interim ordinance since 2007. The ordinance essentially placed a moratorium on new marijuana dispensaries and required existing, legally operating dispensaries to register within 60 days of the adoption of the ordinance (adopted August 10, 2007). The ordinance includes a hardship provision which allows City Council to grant exemptions. Los Angeles has received hundreds of hardship exemption applications and many dispensaries have opened without city approval. Last June, the City removed the hardship provision from the ordinance and the City stepped up enforcement on unauthorized dispensaries.

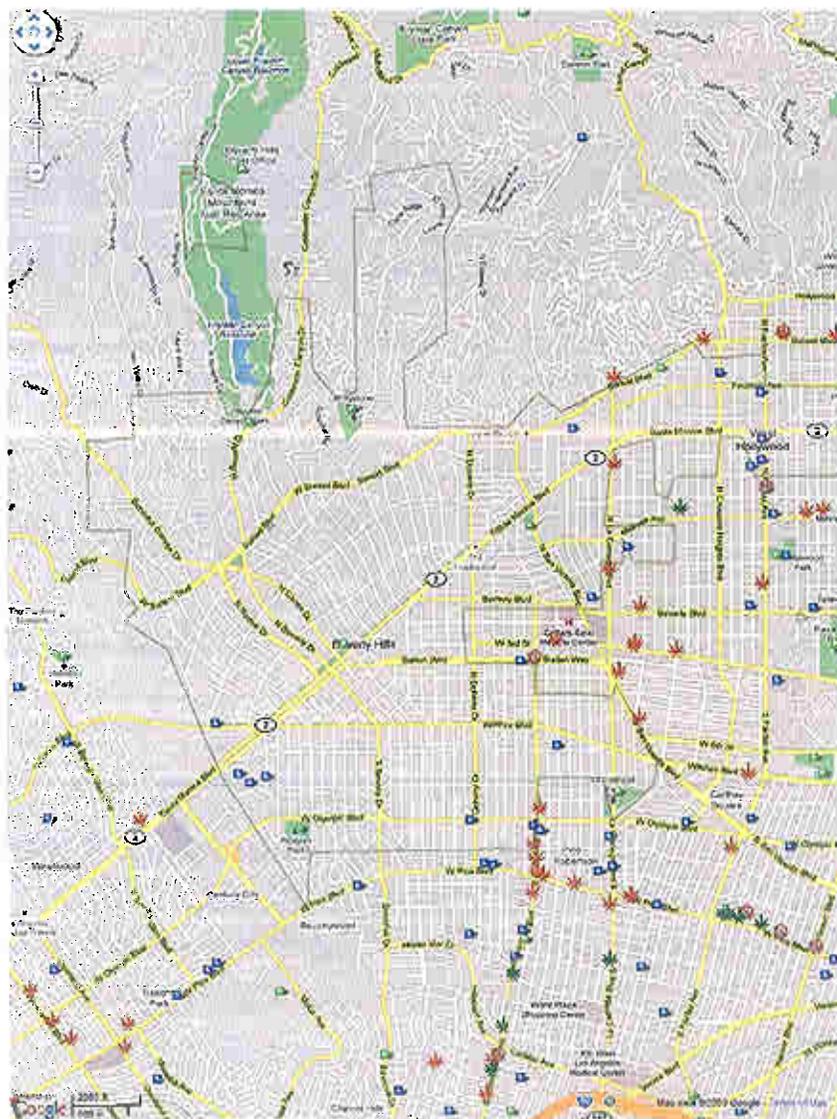
Meeting Date: December 1, 2009

During October, a superior court issued an injunction banning enforcement against one such facility in Playa Vista. Los Angeles is currently proceeding forward with a permanent ordinance which provides more specific requirements for collectives (more closely relates to State law) addressing operations, inspections, and locations. In particular, collectives are proposed to be prohibited within 1,000 feet of a school, public park, public library, religious institution, licensed child care facility, youth center, hospital, medical facility, substance abuse rehabilitation center, or other medical marijuana collective. The dispensaries which have been operating legally under the interim ordinance would be required to meet the new requirements within six months of the effective date of the ordinance. The proposed ordinance is currently being reviewed by the City Council's Planning & Land Use Management (PLUM) Committee and the Public Safety Committee.

Marijuana Dispensary Licenses and Applications in the City of Los Angeles

Legend

-  Legally licensed
-  Applied for examination
-  Application denied or withdrawn
-  Parks
-  Schools
-  Libraries



SOURCE: Los Angeles Times

West Hollywood General Plan Update

On Monday, November 16, 2009, West Hollywood continued its general plan update process with a joint meeting of its City Council and Planning Commission. After working

Meeting Date: December 1, 2009

extensively with the community and West Hollywood's General Plan Advisory Committee, staff sought feedback on the vision and land use policies that have evolved out of the process. Two more joint City Council/Planning Commission meetings on the general plan update are scheduled for January and April, 2010. Public workshops are also scheduled for January and April. The General Plan Advisory Committee will be meeting monthly. Release of the Draft General Plan and Draft Environmental Impact Report is scheduled for May 2010. A map of the land use changes under consideration is attached.

**OTHER UPDATES:**

**Century Plaza Project (Los Angeles):** On December 8, 2009, the City Council will consider recommendations of its Planning & Land Use Management (PLUM) Committee to: 1) initiate consideration of the Century Plaza Hotel as a City Historic-Cultural Monument (90-day stay of demolition), and 2) request the preparation of a report on the proposed designation for consideration by the Cultural Heritage Commission within 75 days. An EIR is currently being prepared for the project.

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| <p>New hotel and condominiums</p> <ul style="list-style-type: none"> <li>• Two 47-story buildings</li> <li>• 293 dwelling units</li> <li>• 240 hotel rooms</li> <li>• 117,647 sq. ft. office space</li> <li>• 109,278 sq. ft. retail/restaurant space</li> </ul> |
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**Sunset-Doheny Hotel Project (West Hollywood):** On October 15, 2009, The Planning Commission recommended to the City Council approval of the project (involves general plan, specific plan, and zoning amendments and a development agreement). The City Council will consider the project at its December 7, 2009 meeting. The Transportation staffs of Beverly Hills and West Hollywood have developed lane configuration and signal phasing options for the Santa Monica/Doheny intersection to improve its current operations. A traffic study is being prepared to evaluate the options.

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| <p>11-story hotel with condominiums and retail</p> <ul style="list-style-type: none"> <li>• 2 buildings</li> <li>• 40,000 square feet of commercial</li> <li>• 102 hotel rooms</li> <li>• 66 dwelling units</li> </ul> |
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**FISCAL IMPACT**

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

**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.

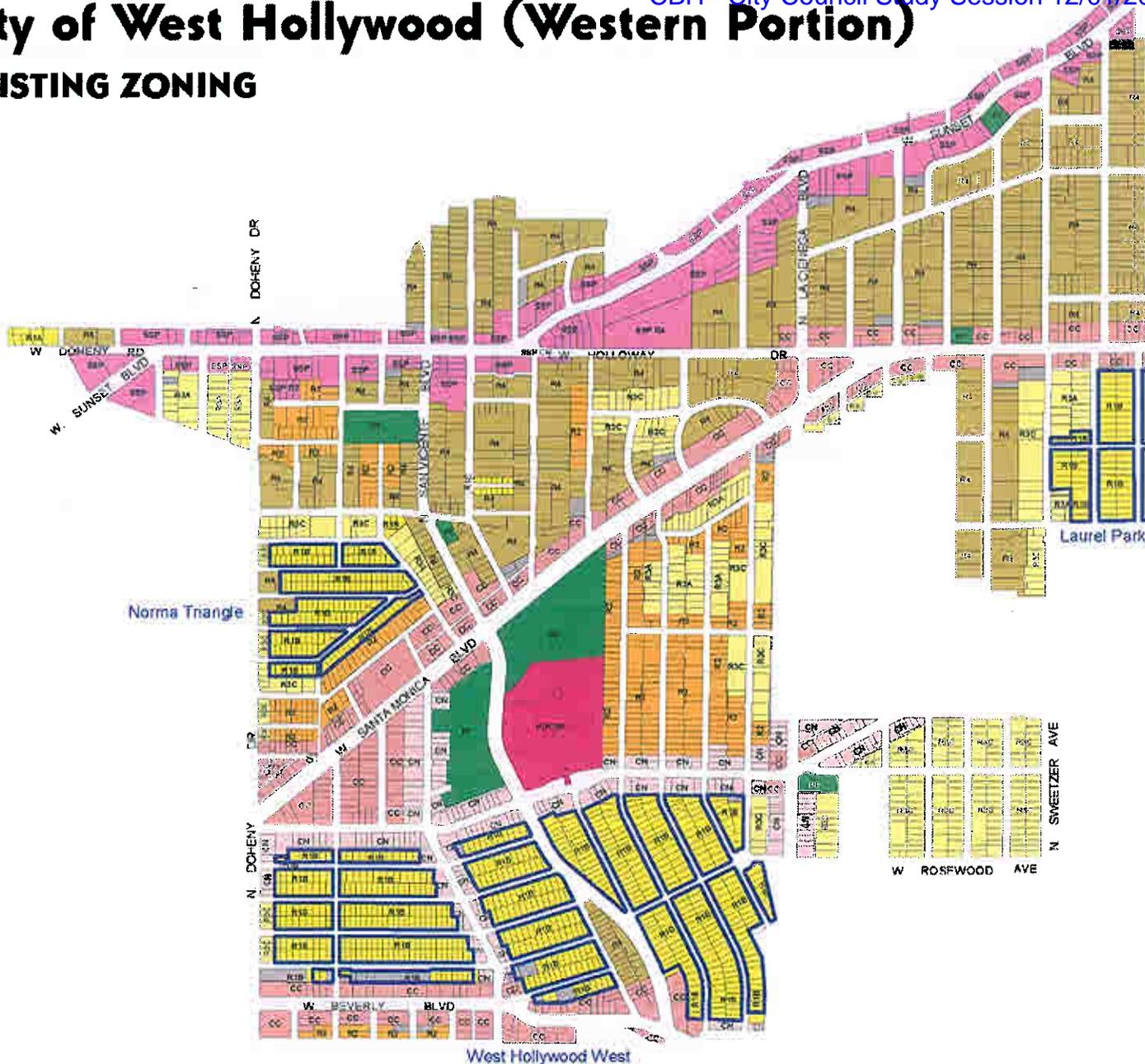
Susan Healy Keene, AICP, Director  
of Community Development

Approved By

**West Hollywood General Plan Update  
Existing Zoning Map  
Suggested Zoning Changes Map**

# City of West Hollywood (Western Portion)

## EXISTING ZONING



# West Hollywood Zoning Districts

### Residential Zoning Districts

- Residential, Single-Family or Two-Unit Low Density
  - R1A - 25' 2 Stories - 1 du/lot
  - R1B - 25' 2 Stories - 2 du/lot of less than 8499 SF
  - R1C - 15' 1 Story - 1 du/lot
- Residential, Low Density
  - R2 - 25' 2 Stories - 2 du/lot of less than 4000 SF
  - 3 du/lot between 4000 and 7999 SF
  - 4 du/lot between 8000 and 9999 SF
  - plus 1 additional unit/lot for each 2000 SF or fraction thereof in excess of 9999 SF
- Residential, Multi-Family Medium Density
  - R3A - 25' 2 Stories - 1 du/1210 SF of lot area
  - R3B - 35' 3 Stories - 1 du/1210 SF of lot area
  - R3C - 45' 4 Stories - 1 du/1210 SF of lot area
- Residential, Multi-Family High Density
  - R4 - 45' 4 Stories - 1 du/872 SF of lot area

### Combination Zones

- SSP - Sunset Specific Plan
- SSP CN - Sunset Specific Plan Commercial, Neighborhood
- SSP R2 - Sunset Specific Plan Residential, Low Density
- SSP R4 - Sunset Specific Plan Residential, Multi-Family High Density

### Commercial and Public Zoning Districts

	Density (FAR)	Height
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> CN - Commercial Neighborhood	1.0	25 ft/2 stories
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> CC - Commercial, Community	1.5	35 ft/3 stories
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> CA - Commercial, Arterial	2.5	60 ft/5 stories
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> CR - Commercial, Regional Center	3.0	90 ft/8 stories

- PDCSP - Pacific Design Center Specific Plan
- PF - Public Facilities
- PK - Parking Overlay
- Conservation Overlay

du = dwelling unit

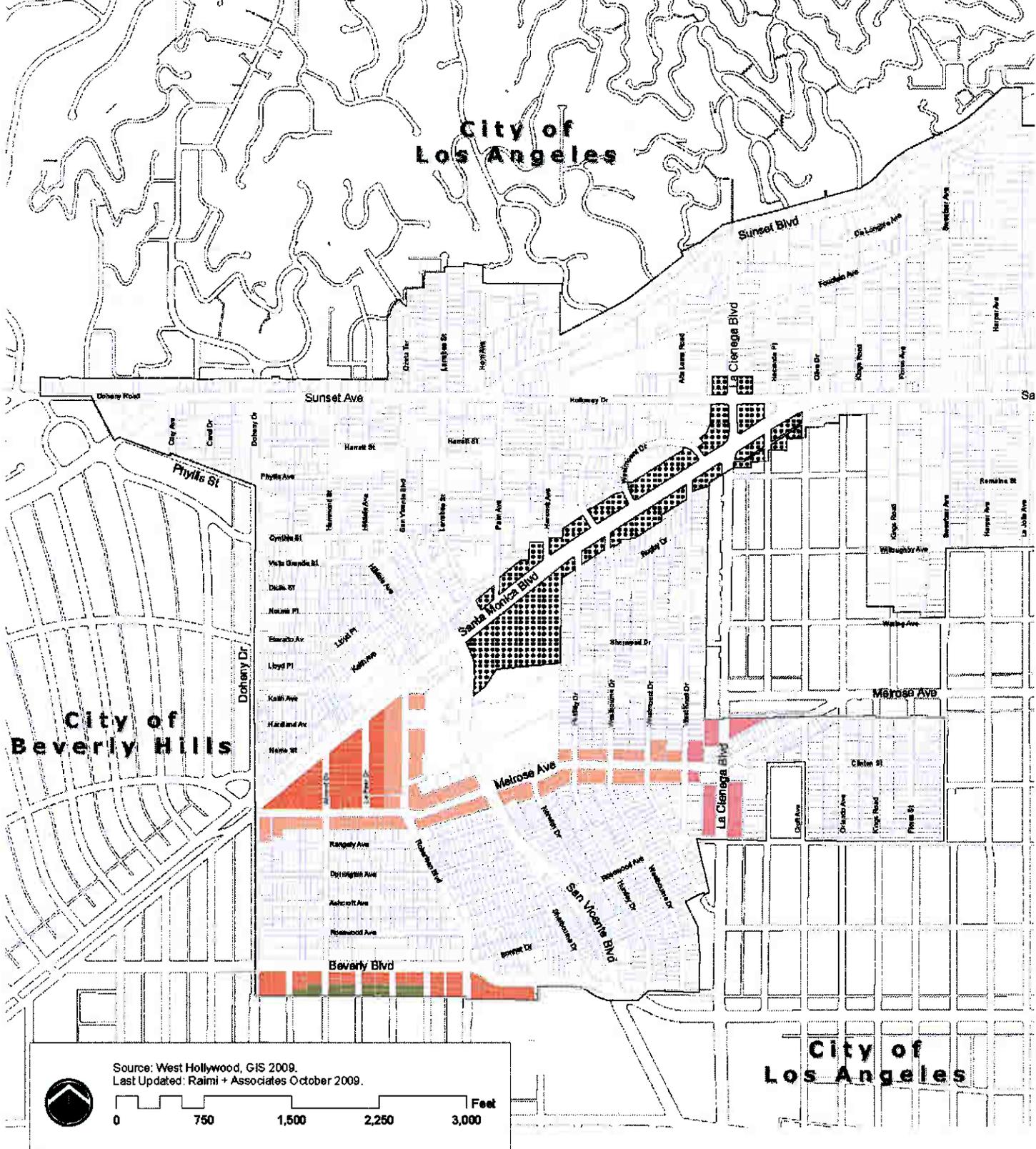


1000 0 1000 2000 Feet



Map Design by: Aerial Information Systems

Map Date: March 26, 2002



## Proposed General Plan/Zoning Map Changed Parcels Only

- Legend**
- R4B-C 45/4 stories, 1 DU/872 sq. ft. lot area
  - CN2 Commercial, Neighborhood 1; 35/1.0 FAR
  - CC1 Commercial, Community 1; 35/1.5 FAR
  - CC2 Commercial, Community 2; 45/2.0 FAR
  - T-Overlay

SOURCE: West Hollywood General Plan Advisory Committee Map, October 27, 2009  
 SOURCE: Joint City Council/Planning Commission Packet, November 16, 2009

# Regional Project List

**City of Beverly Hills  
Regional Development Projects List**  
Updated 11/5/2009



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 EIR 11/16 - CC/PC meeting 12/2 - GP Advisory Committee meeting	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.	General Plan Advisory Committee meetings in progress; preparation of a Draft EIR has begun. Expected release: May 2010	Currently monitoring.
1 Beverly Hills Los Angeles West Hollywood	<u>Westside Subway Extension</u> Environmental Impact Report Status: Preparing EIR 11/3 - PC Update 11/4 - Metro community meeting	Tunnel alignments along Wilshire & San Vicente Stations proposed near (1) Wilshire & La Cienega and (2) Wilshire & Beverly	Environmental review for extension of the regional subway system.	9/24/09 – Metro Board Meeting to consider inclusion in plan and priority Federal funding. Station planning mtgs. In Fall. 8/11/09 – Public Meeting: Station location and design.	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.
2 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.



# City of Beverly Hills Regional Development Projects List

Updated 11/5/2009

ACTIVE PROJECTS					
JURISDICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
3 West Hollywood	9040 <u>Sunset</u> (Sunset/Doheny Project) <i>Status:</i> 12/7/09 - CC consideration of resolutions recommending approval of project & development agreement.	Sunset & Doheny Sunset Strip, West Hollywood	Hotel, residential units, and commercial <ul style="list-style-type: none"> <li>• 2 buildings</li> <li>• 40,000 square foot commercial</li> <li>• 102 hotel rooms</li> <li>• 66 dwelling units.</li> </ul>	<b>10/15/09</b> - PC adopted resolutions recommending approval of the project & development agreement <b>8/6/09</b> - Public Hearing before the PC. Staff directed to prepare resolution recommending approval.	WH & BH staffs are working together to improve Santa Monica/Doheny. 12/12/08 - Comment letter on Draft EIR raising concerns regarding traffic impacts.
4 Los Angeles	8901-8903 West Burton Way, Los Angeles <i>Status:</i> Decision pending resolution of issues raised at the hearing.	Northwest corner of Burton Way and Swall Drive, Los Angeles	Installation and operation of eight wireless antennas, one GPS antenna and four equipment cabinets.	<b>7/22/09</b> - Public Hearing, Zoning Administrator. Applicant is revising the project to address issues raised at the hearing.	Currently monitoring.
5 Los Angeles	Century Plaza Project <i>Status:</i> <u>Preparing EIR</u> 12/8/09 - City Council considers PLUM recommendation on historic designation.	2025 Avenue of the Stars (@ Constellation Blvd.), Century City	New residential condominium, hotel, and commercial complex <ul style="list-style-type: none"> <li>• Demolish existing hotel buildings.</li> <li>• Construct two, 47-story buildings.</li> <li>• 293 dwelling units</li> <li>• 240 hotel rooms</li> <li>• 117,647 sq. ft. office</li> <li>• 109,278 sq. ft. retail/restaurant</li> </ul>	<b>10/22/09</b> - 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.



## City of Beverly Hills Regional Development Projects List

Updated 11/5/2009

ACTIVE PROJECTS						
JURIS-DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE	
① Los Angeles	10328-10384 Bellwood Ave. <i>Status:</i> Applicant conducting community outreach. New notice to be released.	Century City off W. Olympic Blvd.	158 unit condominium bldg. (replaces 112 existing DUs)	9/2/09 – Public Hearing CANCELLED	Currently monitoring. No significant impacts to Beverly Hills anticipated.	
② Los Angeles	652-685½ Crescent Heights Blvd., 6233-6245 Wilshire Blvd. <i>Status:</i> FEIR in preparation.	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)	8/13/09 – DEIR released.	9/18/09 – Comment letter submitted requesting additional traffic analysis near Beverly Hills. No impacts to Beverly Hills identified.	
③ Los Angeles	AT&T Rooftop Telecommunications Antenna Complex <i>Status:</i> 9/29/09 administrative hearing was held; 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	9/9/09 – Public notice received.	Currently monitoring.	



## City of Beverly Hills Regional Development Projects List

Updated 11/5/2009

PREVIOUS PROJECTS				
JURIS- DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	PREVIOUS ACTIVITY AND BEVERLY HILLS CITY ACTIONS
<b>Los Angeles</b>	Cedars-Sinai Specific Plan Modification <i>Status:</i> 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. <ul style="list-style-type: none"> <li>• 260,650 sq. ft. existing and previously approved</li> <li>• 200,000 sq. ft. newly approved</li> </ul>	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.
<b>West Hollywood</b>	SoHo House 9200 Sunset Blvd, West Hollywood <i>Status:</i> Appeal denied, project approved 8/17/09	Sunset and Cory, in West Hollywood at City's boundary	Intensification of use <ul style="list-style-type: none"> <li>• Convert existing offices on 13th and 14th (partial floor) to private, members only club and restaurant.</li> <li>• Convert lobby on ground floor to spa, retail space and café.</li> </ul>	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.
<b>Los Angeles</b>	SunCal 10000 Santa Monica Blvd. <i>Status:</i> 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.
<b>Los Angeles</b>	300-322 Wetherly Drive , Los Angeles <i>Status:</i> Approved by the City Council.	3rd St between Almont & Wetherly Directly east of Four Seasons Hotel 1-block above and 3-blocks east of the City boundary, Los Angeles	Condominiums and townhouses <ul style="list-style-type: none"> <li>• 95-unit condominium development</li> <li>• 14-stories.</li> </ul> (Replaces 84 DUs.)	Draft EIR released during 2008. No significant impacts identified to Beverly Hills. Comment letter submitted apprising of potential need for upgrading of LA County storm drains.

# Regional Projects Map

