



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: October 5, 2010

To: Honorable Mayor & City Council

From: Peter Noonan, AICP, Associate Planner

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 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/development_in_neighboring_cities/default.asp

DISCUSSION

Projects currently under consideration in neighboring cities are summarized in Attachment 1 and a map indicating where these projects are located is provided in Attachment 2. The City is currently reviewing the draft Environmental Impact Statement/ Environmental Impact Report (dEIS/dEIR) for the Metro Subway Extension project with proposed stations as Wilshire/ La Cienega and Wilshire/Beverly-Rodeo. A separate report is included in this study session packet that further addresses this project.

FISCAL IMPACT

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

RECOMMENDATION

This report is provided for the City Council's information. Staff will continue to monitor development projects in adjacent jurisdictions and update the City Council on regional development activity.

Susan Healy Keene, AICP, Director
of Community Development


Approved/By

Regional Project List



City of Beverly Hills Regional Development Projects List

Updated 9/23/2010

ACTIVE PROJECTS					
JURIS- DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
1 Beverly Hills Los Angeles West Hollywood	Westside Subway Extension Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) <i>Status: Released</i> 9/27 – Public Meeting, Roxbury Park, 7pm 10/18 – Comment period closes	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 Mo- nica.	9/27 – Public comment meeting at Roxbury Park on released EIS/EIR 6/7/10 – Metro community meeting on alignment alter- natives. 4/19/10 – Metro community meeting – regular update.	8/4/09 – CC adopted resolution supporting the subway extension and Mass Transit Committee recom- mendations. 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 audi- torium.
2 Los Angeles	Wilshire Boulevard Bus Rapid Transit Project Status: finalizing EIR	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 im- plemented.	7/26 – Comment Period closed 6/22, 6/23, 6/29, 6/30 – Pub- lic 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 – Comment Let- ter on draft EIR sent requesting further traffic analysis be conducted.
3 Los Angeles	652-685½ Crescent Heights Blvd., 6233-6245 Wilshire Blvd. <i>Status: Approved</i>	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 re- leased.	3/10 – Final EIR re- viewed. No impacts to Beverly Hills identi- fied or anticipated.



City of Beverly Hills Regional Development Projects List

Updated 9/23/2010

ACTIVE PROJECTS					
JURIS- DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
④ Los Angeles	Century Plaza Project <i>Status:</i> Project being redesigned and new application to be submitted. Existing Hotel Building designated as Historic.	2025 Avenue of the Stars (@ Constellation Blvd.), Century City	New residential condominium, hotel, and commercial complex. Project being redesigned to include existing hotel building.	8/10 – Hotel building designated as historic. 02/12/10 – Los Angeles City Council requests preparation of historic evaluation report.	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.
⑤ Los Angeles	Rooftop Unmanned Telecommunications Facility <i>Status:</i> Denied by City of Los Angeles	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 8/3/09 – Denied.	Currently monitoring.
Los Angeles	2010 Bicycle Plan <i>Status:</i> Released 10/8 – Comment Period closes	City of Los Angeles – Citywide	Master build-out plan for bicycle ways throughout the City of Los Angeles	8/27 – Environmental Review released (Mitigated Negative Declaration)	Currently reviewing draft environmental document.



City of Beverly Hills Regional Development Projects List

Updated 9/23/2010

ACTIVE PROJECTS					
JURIS- DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
West Hollywood	General Plan Update and Climate Action Strategy Draft Released <u>Public Hearings</u> (Planning Commission): 9/16, 9/23, 9/30	City of West Hollywood - Citywide	West Hollywood is updating their General Plan and consi- dering a Climate Action Strate- gy Plan to address local and regional changes that have occurred over the past 20 years.	9/16, 9/23, 9/30 – Planning Commission consideration of the draft plan. 6/3/10 – Planning Commission informal dis- cussion on land use.	Currently monitoring. Comment letter sub- mitted summarizing the City of Beverly Hills' continued de- sire to work with the City of West Holly- wood to ensure that the quality of life in both of our communi- ties is maintained.



CBH - City Council Study Session - 10/05/2010

City of Beverly Hills Regional Development Projects List

Updated 9/23/2010

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. 	WH & BH staffs are working together to improve Santa Monica/Doheny. 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. Ordinance supplants the 2007 interim ordinance and more closely follow State provisions. Ordinance limits collectives to 70 throughout Los Angeles, prohibits them adjacent to residential, and prohibits them within 1,000' of sensitive uses such as schools and religious institutions.	<p>1/19/10 – Letter requesting that the proximity prohibition apply relative to sensitive uses in adjacent jurisdictions as well as in Los Angeles itself.</p> <p>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.</p> <p>11/16/09 – City Council PLUM & Public Safety committees jointly recommend modifications</p>
Los Angeles	YULA Boys School 9760 W Pico Blvd, Los Angeles <i>Status:</i> File withdrawn	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.	2/9/2009 – Case withdrawn DEIR: no impacts to BH.

Regional Projects Map

Regional Projects

LEGEND

-  Project No. (see table)
-  Prop. Station
-  Proposed Subway Rte. (Wilshire)
-  Proposed Subway Rte. (W. Hollywood)
-  Prop. Rapid Bus Rte.

