



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: April 5, 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, and a map indicating where these projects are located 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 projects are new to the Regional Development Projects List:

- ① 10000 Santa Monica Blvd
Los Angeles This is a new proposal for development of the vacant site along Santa Monica Blvd and Moreno on the western-side of the City. The new proposal is a 36 to 39 story residential building (approximately 283 residential units).
- ② 8500 Burton Way
Los Angeles Construction has begun on an 8-story residential building with a ground floor grocery store.
Construction concerns can be directed to:
Mark Wix (323) 900-8100
Pete Ihnat, Bernard's Construction (818) 898-1521
- ③ 9941 Tower Lane
Los Angeles This is a proposal for development of an estate in Los Angeles just outside of the City's boundaries in Benedict Canyon. The property is accessible only through the City of Beverly Hills and the City is closely monitoring the project to

Meeting Date: January 11, 2011

assure that any disruptions from future construction will be minimal.

④ 9650 N Royalton Dr
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 City of Los Angeles
Hillside Ordinance

City of Los Angeles has proposed changes to the development standards in hillside areas. The intent of the new development standards is to assure that future development is compatible with the topography.

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 3/14/2011

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 Full Project Submittal</i>	10000 Santa Monica Blvd (10022 Santa Monica Blvd, 201 Moreno Drive)	Developer – Crescent Heights 36 to 39 story residential building (283 Condos)	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 – Notice that development would 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	9941 Tower Lane <i>Status: Work has been stopped/pending additional information</i> 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	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



City of Beverly Hills
Regional Development Projects List
 Current as of 3/14/2011

Regional Projects Report
 April 5, 2011
 Attachment A
 Page 2 of 4

ACTIVE PROJECTS					
JURIS-DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
4 Los Angeles	9650 N Royalton Dr <i>Status: Work has been stopped/pending new application</i>	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.	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
5 Los Angeles	Hillside Ordinance <i>Status: Set for adoption on March 18, 2011</i>	All hillside properties in Los Angeles	Changes to LA's current single-family development codes creating new requirements for development in hillside areas	3/4/11 – LA City Council requested a second reading of the ordinance	Currently Monitoring



**City of Beverly Hills
Regional Development Projects List**
Current as of 3/14/2011

ACTIVE PROJECTS					
JURIS-DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
<p>7 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>8 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>



City of Beverly Hills
Regional Development Projects List
 Current as of 12/23/2010

PREVIOUS PROJECTS				
JURIS-DICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	PREVIOUS ACTIVITY AND BEVERLY HILLS CITY ACTIONS
Los Angeles	Rooftop Un-manned Tele-communications Facility <i>Status: Approved</i>	125 N Doheny Drive	Conditional Use Permit (CUP) to operate a wireless telecommunications facility on an existing five-story building.	1/11/11 – Central Area Planning Commission reconsidered appeal 9/28/10 – Appeal hearing scheduled/ rescheduled 8/3/10 – Zoning administrator denies request
Los Angeles	2010 Bicycle Plan <i>Status: Adopted</i>	City of Los Angeles – Citywide	Master build-out plan for bicycle ways throughout the City of Los Angeles	12/16/10 – Public Hearing before the City Planning Commission. Recommended to the City Council for Adoption. 10/8/10 – Comment Period closes 8/27/10 – Environmental Review released (Mitigated Negative Declaration)
Los Angeles	Century Plaza Project <i>Status: Project being redesigned and new application to be submitted.</i>	2025 Avenue of the Stars (@ Constellation Blvd.), Century City	New residential condominium, hotel, and commercial complex.	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.

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)

