



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: April 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 projects currently 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 how the projects are numbered in the report. The Regional Development Projects List and Map can also be found on the City's website at:

<http://www.beverlyhills.org/planning>.

DISCUSSION

Three projects included on the list are further discussed in this report. Two of those projects have appeared on prior quarterly reports and there has recently been a change in their status. The third project is the Melrose Triangle, which is a project new to the quarterly report.

Projects on the Report with a Status Change

② 10000 Santa Monica Los Angeles

The City of Los Angeles approved the proposed project on February 22, 2012. 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.

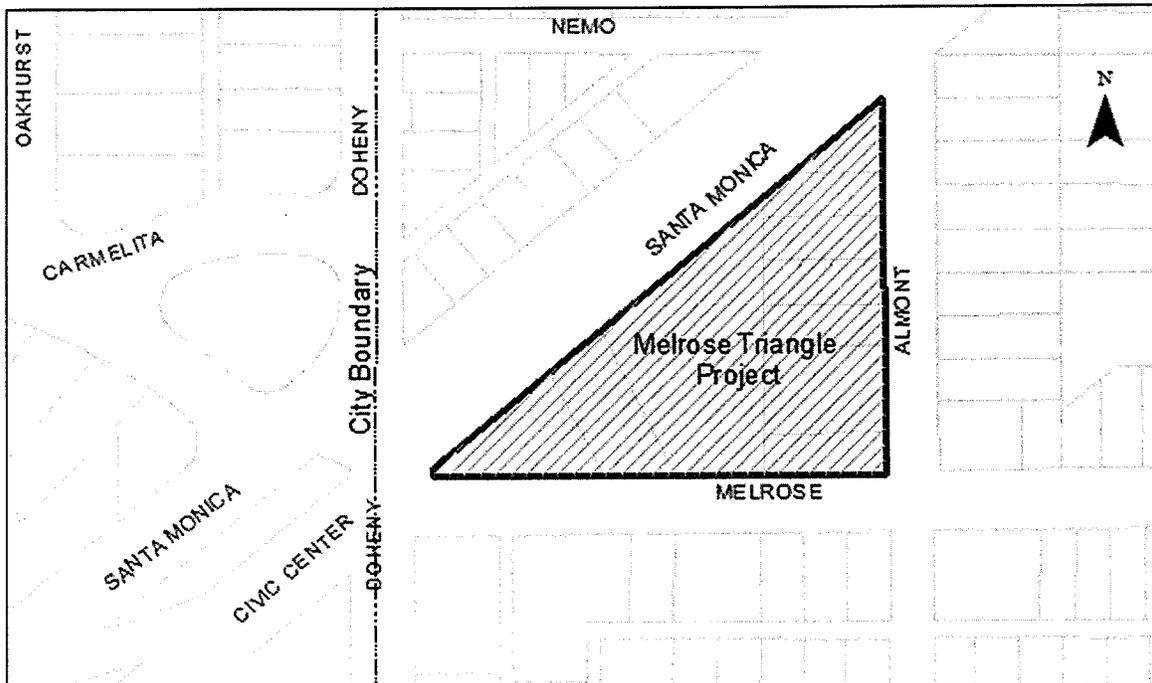
⑥ Westside Subway Metro Transit Authority

On March 20, 2012 Metro released the Final EIR for the Westside subway extension. The report, along with recommendations for the project, is currently scheduled to be presented to the Metro Board of Directors at its meeting on April 26, 2012.

New Project on the Report

① Melrose Triangle West Hollywood

Melrose Triangle is in West Hollywood, just outside of Beverly Hills, at the intersection of N Doheny Drive and Santa Monica Boulevard. It includes the blocks between N Doheny and Almont Drives, between Santa Monica Boulevard and Melrose Avenue. The area is approximately 3 acres.



The Melrose Triangle Project was originally proposed in 2004 and an environmental review was conducted in 2007. At this time the project included commercial and retail uses, residences, art and wine storage, and parking on six aboveground floors and six belowground levels. The project has since been reduced to five aboveground and four belowground levels, while uses have stayed the same.

Due to the project's scale and proximity to the City there could be potential construction, noise, and traffic impacts to residents and residential neighborhoods during construction and operation. Since this is an update to an existing environmental document, the City of West Hollywood may release the Melrose Triangle Project's Draft EIR in the next few months and before the end of this fiscal year. As with past regional development projects, the Community Development Department will lead the City's review of the project's environmental documents and will provide the City Council with updates as appropriate.

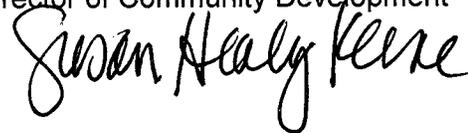
FISCAL IMPACT

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



Attachment 1

Regional Project List



City of Beverly Hills
Regional Development Projects List
 Current as of April 3, 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> 3/12/2012 – Comment period closes on Notice of Preparation Notice of Preparation of an EIR released	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	10000 Santa Monica Blvd. <i>Status:</i> 2/22/2012 – Project Approved 1/3/2012 – Final EIR released. 1/25/2012 – Public Hearing Scheduled	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 1/25/2012 – Public Hearing before Zoning Administrator 1/3/2012 – Final EIR released 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	3/8/2012 – City negotiated for additional future traffic analysis and mitigation if needed 1/25/2012 – City negotiating with developer for additional future traffic analysis 10/31/2011 – City submitted a comment letter on the DEIR Currently reviewing Draft EIR and preparing comment letter
③ Westside (Los Angeles and Beverly Hills)	Westside Subway Extension <u>Environmental Impact Report</u> <i>Status:</i> Final Report Released. Metro Board of Directors to Review Project on April 26, 2012.	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 Wilshire/Western to Westwood/UCLA.	10/14/2011 – Supplemental seismic activity report released. 6/21/11 – Station Area Design Meeting. Third and final meeting of the groups (preliminary feasibility analysis of optimal station entrances presented) 4/26/11 – Station Area Design Meeting. Second meeting on	7/1/2011 – City reviewing geology reports 10/19/10 – City provided comment letter on the DEIS/DEIR and reaffirms position that Santa Monica Blvd is the preferred route. 8/4/09 – City Council



City of Beverly Hills
Regional Development Projects List
 Current as of April 3, 2012

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
				<p>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>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>
④ 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	<p>8/10/10 – Hotel building designated as historic.</p> <p>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.</p> <p>02/12/10 – Los Angeles City Council requests preparation of historic evaluation report.</p>	9/6/2011 – City submitted comment letter identifying additional traffic intersections to include in the analysis.
⑤ Los Angeles	Century City Residential Tower <i>Status:</i> pending release of Draft EIR	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



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⑥ Los Angeles	8500 Burton Way Residential/Commercial Building <i>Status:</i> Under Construction <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

Attachment 2

Regional Projects Map

Regional Projects Map

LEGEND

- ① Project No. (see Attachment A)
- Subway Station Location (proposed)
- Subway Route (proposed)

