



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: October 2, 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

One project has been added to the list since the last quarterly regional projects report was released on July 3, 2012.

New Projects

❶ Golf Ball Fence, Los Angeles Country Club Los Angeles

A new fence, intended to prevent errant golf balls from landing on private properties next to the golf course is proposed. The fence would be located behind a stand of Canary Island Pine trees and would range in height up to 166-feet. The fence is designed to protect future residences that would be constructed on the Rob-May Department Store site at 9900 Wilshire Boulevard.

Project Updates

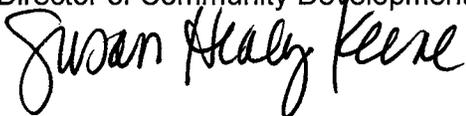
The residential tower planned at 10000 Santa Monica Boulevard has been submitted to the City of Los Angeles for building permits and work is expected to break ground shortly. Some amount of inconvenience is expected to occur, however the contractor will be following a construction mitigation management plan that includes measures to prevent excessive dust, noise, and vibration, and other neighborhood concerns. Measures will be taken to assure that commutes to and from the Beverly Hills High School and surrounding area are not greatly impacted by construction activities. Since this project is being constructed in the City of Los Angeles, the City of Los Angeles will be the leader in monitoring the construction work. The City of Beverly Hills will coordinate its monitoring efforts with the City of Los Angeles to help reduce any impacts experienced by the community.

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 September 21, 2012

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
1 Los Angeles	Golf Ball Fence <i>Status:</i> Public Hearing held 9/27/2012	Los Angeles Country Club	Replacement of existing fence with new errant golf ball fence up to 166 feet tall along the western boundary of the City from Santa Monica Boulevard to Sunset Boulevard. Fence to be located behind existing canary island pine trees.	9/27/2012 - Public Hearing before zoning administrator 9/4/2012 – Notice of Public Hearing to be held on 9/27/2012	9/21/2012 – Currently Monitoring
2 West Hollywood	Melrose Triangle <i>Status:</i> Waiting on release of DEIR 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
3 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.	9/6/2011 – City submitted comment letter identifying additional traffic intersections to include in the analysis.



City of Beverly Hills
Regional Development Projects List
 Current as of September 21, 2012

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				02/12/10 – Los Angeles City Council requests preparation of historic evaluation report.	
④ Los Angeles	10000 Santa Monica Blvd. <i>Status:</i> Pending Development Permits 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
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
⑥ 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 – 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

Regional Projects Map

Regional Projects Map

LEGEND
① Project No. (see Attachment A)

