



## CITY OF BEVERLY HILLS STAFF REPORT

**Meeting Date:** April 2, 2013

**To:** Honorable Mayor & City Council

**From:** Jonathan Lait, AICP, City Planner/Assistant Director, Community Development  
Timothea Tway, Assistant Planner, Community Development

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

**Attachments:** A. Regional Development Projects List  
B. Regional Development Projects Map

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### **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.

### **DISCUSSION**

Three projects included on the list have had a change in their status since the last quarterly report on January 8, 2013. The status change for each of these projects is summarized below.

#### **Project Updates**

##### **Adas Torah, Orthodox Jewish Synagogue**

The Victory Furniture Store property, at 9040 W Pico Boulevard, has been purchased by Adas Torah, an orthodox Jewish synagogue, and after a remodel the synagogue plans to relocate from its current location in the Beverlywood area to the site.

The synagogue has approximately 115 member families, 98% of which live within a one-mile radius of the proposed project. Because of strict no-drive rules, members do not drive to or from the synagogue on Sabbath and high holidays. In Los Angeles, metered

(one- to ten-hour meters) and non-metered street parking is available on streets surrounding the project. Beverly Hills streets near the site are permit restricted. At this time there are no anticipated impacts to traffic or parking in Beverly Hills from this project.

On January 17, 2013, the City of Los Angeles' South Robertson Neighborhood Council Board voted to provide a letter of support to the Los Angeles Zoning Administrator for a variance to: (i) allow a reduced number of required parking spaces, (ii) continue the existing car back up distance in the alley, and (iii) use two of the onsite spaces for deliveries. A hearing date has not yet been set; staff will continue to monitor and provide project updates as appropriate, including opportunities to submit comments.

#### 2025 Avenue of the Stars (Century Plaza Project)

On January 15, 2013, the Los Angeles City Council unanimously approved the development agreement and all associated environmental documentation for a project that will add two 46-story residential towers and a public transit plaza to the Century Plaza Hotel site. The original hotel building will remain but be partly converted to condominiums. Construction is expected to begin in early 2014.

#### 10131 Constellation Boulevard (Century City Center)

On March 14, 2013, the City received notice that a project previously approved to construct 483 condominiums in two, 47-story towers and a 12-story tower was being modified to one, 37-story office building and public transit plaza. The Draft Subsequent EIR (DSEIR) is available at [www.cityplanning.lacity.org](http://www.cityplanning.lacity.org). The new project proposed would be 731,250 square feet, which is 561,108 square feet smaller than the project originally approved. City staff is currently reviewing the new project proposal. The public comment period open and comments can be directed to Erin Strellich, Planning Assistant at Los Angeles Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012 or [erin.strellich@lacity.org](mailto:erin.strellich@lacity.org). The comment period ends April 29, 2013.

#### **Monitored Projects Not on the Regional Projects List**

Additionally, although not included on the Regional Projects Report, staff continues to monitor the following projects:

#### 9941 Tower Lane (Old King Vidor Estate)

In 2011 a new owner proposed redeveloping the existing estate. Development plans were submitted to the City of Los Angeles. Building plans are being reviewed by Los Angeles and no permits have been issued to date.

#### City of Los Angeles Bicycle Plan

The Draft Environmental Impact Report for the First Year of Los Angeles' Five Year Bicycle Implementation Strategy was available for review, and public comments were due to the City of Los Angeles by March 4, 2013. Four public hearings regarding the plan were held in mid-February. The City of Beverly Hills did not provide comments.

Meeting Date: April 2, 2013  
Regional Projects Report

**FISCAL IMPACT**

There are no fiscal impacts associated with this report.

**RECOMMENDATION**

Staff recommends that the City Council receive this item.

  
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Susan Healy Keene, AICP  
Director of Community Development

# Regional Project List



**City of Beverly Hills**  
**Regional Development Projects List**  
 Current as of March 19, 2013

**ACTIVE PROJECTS**

<b>JURISDICTION</b>	<b>PROJECT NAME</b> <i>Status</i>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>RECENT ACTIVITY</b>	<b>CITY OF BEVERLY HILLS ACTIONS TO DATE</b>
<b>1</b> Los Angeles	<b>Adas Torah, Orthodox Jewish Synagogue</b>  <i>Status: Pending review of Application to City of Los Angeles for a Zone Variance to reduce on-site parking requirements.</i>	9040 W Pico Boulevard	Convert existing furniture store to a synagogue. Floor area of the building will increase from 12,000 square feet to 15,000 square feet.	<b>01/17/2013</b> – South Robertson Neighborhoods Council provided a letter to the City of Los Angeles Zoning Administrator supporting a parking variance request.  <b>12/05/2012</b> – Zoning Administrator accepted case for review  <b>11/20/2012</b> – Notice sent out by the synagogue announcing plans to relocate to the site.	<b>11/28/2012</b> – Currently Monitoring
<b>2</b> Los Angeles	<b>Golf Ball Fence</b>  <i>Status: Case on hold, pending revised plans</i>	Los Angeles Country Club	Replacement of existing fence with new errant golf ball fence up to 166 feet tall along the southern end of the easterly property line, paralleling Merv Griffin Way. Fence to be located behind existing canary island pine trees.	<b>9/27/2012</b> - Public Hearing before zoning administrator  <b>9/4/2012</b> – Notice of Public Hearing to be held on 9/27/2012	<b>9/21/2012</b> – Currently Monitoring
<b>3</b> West Hollywood	<b>Melrose Triangle</b>  <i>Status: Waiting on release of DEIR</i>	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.	<b>3/12/2012</b> – Comment period closed on Notice of Preparation  <b>2/13/2012</b> – West Hollywood released a Notice of Preparation for the upcoming EIR	<b>3/12/2012</b> – City provided a letter identifying environmental issues to be studied in the EIR, including: <ul style="list-style-type: none"> <li>• Traffic impacts</li> <li>• Construction impacts</li> <li>• Infrastructure impacts</li> </ul>



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<p><b>4</b> Los Angeles</p>	<p><b>Century Plaza Project</b> <i>Status: Approved on January 15, 2013.</i></p>	<p>2025 Avenue of the Stars (@ Constellation Blvd.), Century City</p>	<p>New residential condominium, hotel, and commercial complex consisting of two 46-story towers with a combined 290 residential units, and a 100,000 square foot publicly accessible plaza. The project approved in the development agreement will preserve the existing Century Plaza Hotel Building, which will contain 394 rooms and 63 luxury residences. The entire project will contain over 10 million square feet of office space, residences, and retail stores.</p>	<p><b>1/15/13</b> –Development Agreement, EIR, Mitigation Monitoring Program, and Statement of Overriding Circumstances approved by the Los Angeles City Council.</p> <p><b>7/18/12</b> – Hearing scheduled to consider vesting tentative tract maps.</p> <p><b>5/1/12</b> – 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.</p> <p><b>8/10/10</b> – Hotel building designated as historic.</p> <p><b>7/30/10</b> – 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 &amp; public services; and noise.</p> <p><b>02/12/10</b> – Los Angeles City Council requests preparation of historic evaluation report.</p>	<p><b>1/15/2013</b> – Staff attended project hearing.</p> <p><b>9/6/2011</b> – City submitted comment letter identifying additional traffic intersections to include in the analysis.</p>



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<b>5</b> Los Angeles	<b>10000 Santa Monica Blvd.</b> <i>Status: Pending Development Permits</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 39 story residential building (283 Condos) and 9 story ancillary building that includes parking and site amenities for residents. Entire project includes approximately 469,575 square feet of floor area.	<b>3/5/2012 &amp; 3/8/2012</b> – Appeal Periods end <b>2/22/2012</b> – Project Approved <b>1/25/2012</b> – Public Hearing before Zoning Administrator <b>1/3/2012</b> – Final EIR released <b>9/15/2011</b> – Draft EIR released. Comments due by 10/31/2011 <b>5/12/2011</b> – Letter sent by City Staff including list of environmental factors to study in the EIR <b>3/1/11</b> – Application for Environmental Review submitted	<b>3/8/2012</b> – City negotiated for additional future traffic analysis and mitigation if needed <b>1/25/2012</b> – City negotiating with developer for additional future traffic analysis <b>10/31/2011</b> – City submitted a comment letter on the DEIR Currently reviewing Draft EIR and preparing comment letter
<b>6</b> Los Angeles	<b>Century City Center</b> <i>Status: Draft Subsequent EIR Released March 14, 2013</i>	10131 Constellation Blvd. (1950 Avenue of the Stars)  Century City	Modified project includes one 37-story office building, 25,830 square feet of low rise one- and two-story office buildings, 4,000 square feet of retail, 1,589 parking spaces, and a transit center.	<b>03/14/2013</b> - Draft Subsequent EIR released. Comments due by 4/29/2013. <b>03/08/2012</b> - Draft Subsequent EIR being reviewed by City of Los Angeles <b>6/28/2011</b> – Notice of preparation of an EIR released	<b>3/14/2013</b> – City received Draft Subsequent EIR. Currently reviewing document <b>7/28/2011</b> – City submitted comment letter listing issues to study in the environmental review

# Regional Projects Map

# Regional Projects Map

## LEGEND

① Project No. (see Attachment A)

