



## CITY OF BEVERLY HILLS STAFF REPORT

**Meeting Date:** July 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

---

### **INTRODUCTION**

This is the quarterly report of proposed development outside the City of Beverly Hills. The Community Development Department regularly monitors development projects occurring in neighboring jurisdictions and near the City's boundaries.

There are two attachments to this report. Attachment A is the Regional Development Projects List, which is a list of development projects that could potentially result in impacts to the City. 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**

Four projects have been added to the list since the last quarterly report on April 2, 2013. Additionally, three projects already included on the list have had a change in their status. These projects are summarized below.

#### **Projects Added to List**

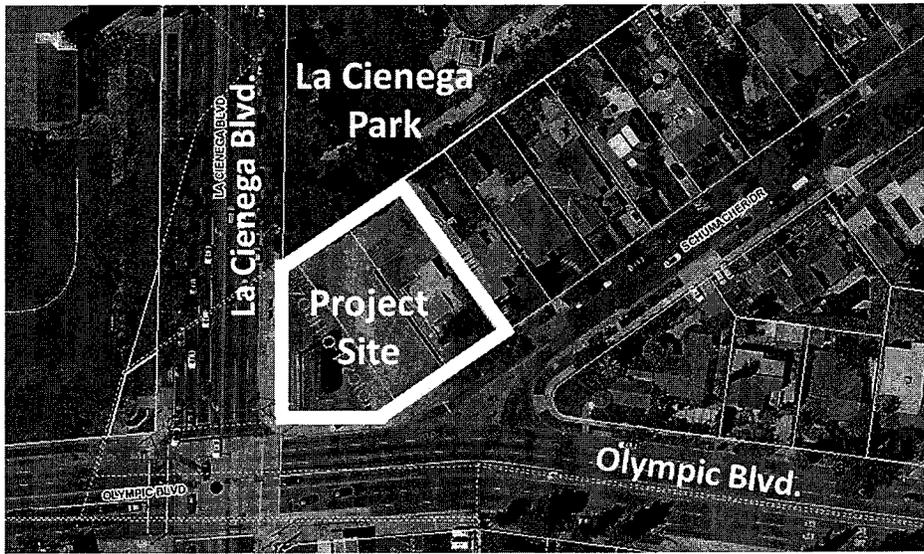
##### **Academy Museum of Motion Pictures Project**

The proposed new museum would be located within the existing Los Angeles County Museum of Art Campus at the northeast corner of Wilshire Boulevard and Fairfax Avenue. The project would rehabilitate the historic 1939 May Company Wilshire Department Store and also involve construction of a new museum wing. The proposed museum would have permanent and changing exhibition space dedicated to films and filmmaking. The museum would also have theaters with a combined seating capacity of up to 1,350. Banquet and conference space, a café, a museum store, and ancillary museum uses would also be included. Estimated completion in 2017. Impacts to the City of Beverly Hills are not anticipated.

### 6739 West Olympic Boulevard

An applicant is interested in developing a commercial project on three parcels located in the City of Los Angeles at the northeast intersection of Olympic Boulevard and La Cienega Boulevard, immediately adjacent to La Cienega Park. The site is partially vacant at this time except for a billboard and single-family residence. The applicant held a community meeting to introduce the project on April 25, 2013, at which City staff was present. Meeting attendees received project details and asked questions about the project, in particular about whether the billboard sign would remain. At this time, the billboard and single-family residence are proposed to be incorporated into the project. No formal project application has been filed with the City of Los Angeles to date.

#### *Project Location*



### 8555 Santa Monica Boulevard

A mixed use development is being proposed on the 1.04 acre project site in West Hollywood. The development would be five stories in height and would include: 93 apartment units, 6,720 sf. of restaurant uses, 4,708 sf. of live/work use, and 27,840 sf. of retail uses. The project also includes four levels of parking with 308 parking spaces. The City is awaiting the release of the Draft EIR for the project. Impacts to the City of Beverly Hills are not anticipated.

### 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. The project remains inactive at this time, but has been placed on the list for continued monitoring.

## **Project Updates**

### Adas Torah, Orthodox Jewish Synagogue

The Victory Furniture Store property, at 9040 W Pico Boulevard, was 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.

On May 20, 2013 the Los Angeles Zoning Administrator approved the requested variances for reduced parking. No building permits have been issued to date.

### 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 25,830 sf. of low-rise one and two story office buildings, 4,000 sf. of retail, 1,589 parking spaces, and a public transit plaza. The City submitted comments on the Draft Subsequent EIR on April 29, 2013 and is awaiting the release of the Subsequent EIR.

### 10000 Santa Monica Boulevard

The residential building at 10000 Santa Monica Boulevard is currently under construction. Development Services will be reaching out to the contractor for the purpose of identifying contacts for residents should they have any issues or questions regarding construction. The contacts will be posted online.

## **FISCAL IMPACT**

There are no fiscal impacts associated with this report.

## **RECOMMENDATION**

Staff recommends that the City Council receive this item.

  
Susan Healy Keene, AICP  
Director of Community Development

**Attachment A**  
**Regional Development**  
**Projects List**



**City of Beverly Hills  
Regional Development Projects List**  
Current as of June 17, 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 Development Permits</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>05/20/2013</b> - Zoning Administrator approved requested parking variances. <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.	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	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>
<b>4</b> Los Angeles	<b>Century Plaza Project</b> <i>Status: Pending Development Permits</i> 01/15/13 – Project Approved	2025 Avenue of the Stars (@ Constellation Blvd.), Century City	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.	<b>1/15/13</b> –Development Agreement, EIR, Mitigation Monitoring Program, and Statement of Overriding Circumstances approved by the Los Angeles City Council. <b>7/18/12</b> – Hearing scheduled to consider vesting tentative tract maps. <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. <b>8/10/10</b> – Hotel building designated as historic.	<b>1/15/2013</b> – Staff attended project hearing. <b>9/6/2011</b> – City submitted comment letter identifying additional traffic intersections to include in the analysis.



**City of Beverly Hills  
Regional Development Projects List**  
Current as of June 17, 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>
				<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>5</b> Los Angeles</p>	<p><b>10000 Santa Monica Blvd.</b> <i>Status: Under Construction</i></p> <p>2/22/2012 – Project Approved</p> <p>1/3/2012 – Final EIR released.</p> <p>1/25/2012 – Public Hearing Scheduled</p>	<p>10000 Santa Monica Blvd (10022 Santa Monica Blvd, 201 Moreno Drive)</p>	<p>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.</p>	<p><b>3/5/2012 &amp; 3/8/2012</b> – Appeal Periods ends</p> <p><b>2/22/2012</b> – Project Approved</p> <p><b>1/25/2012</b> – Public Hearing before Zoning Administrator</p> <p><b>1/3/2012</b> – Final EIR released</p> <p><b>9/15/2011</b> – Draft EIR released. Comments due by 10/31/2011</p> <p><b>5/12/2011</b> – Letter sent by City Staff including list of environmental factors to study in the EIR</p> <p><b>3/1/11</b> – Application for Environmental Review submitted</p>	<p><b>3/8/2012</b> – City negotiated for additional future traffic analysis and mitigation if needed</p> <p><b>1/25/2012</b> – City negotiating with developer for additional future traffic analysis</p> <p><b>10/31/2011</b> – City submitted a comment letter on the DEIR</p>
<p><b>6</b> Los Angeles</p>	<p><b>Century City Center</b> <i>Status: Waiting on release of Subsequent EIR</i></p>	<p>10131 Constellation Blvd. (1950 Avenue of the Stars) Century City</p>	<p>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.</p>	<p><b>03/14/2013</b> - Draft Subsequent EIR released.</p> <p><b>03/08/2012</b> - Draft Subsequent EIR being reviewed by City of Los Angeles</p> <p><b>6/28/2011</b> - Notice of preparation of an EIR released</p>	<p><b>4/29/2013</b> - City submitted comment letter on Draft Subsequent EIR.</p> <p><b>3/14/2013</b> - City received Draft Subsequent EIR.</p> <p><b>7/28/2011</b> - City submitted comment letter listing issues to study in the environmental review</p>



**City of Beverly Hills  
Regional Development Projects List**  
Current as of June 17, 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>
7 Los Angeles	<b>6739 W. Olympic</b> <i>Status: Proposed Development</i>	9739 W. Olympic (970 S. Schumacher)	Commercial project proposed for currently vacant site.	<b>04/25/13</b> - Developer held community meeting introducing project	<b>04/25/13</b> – Staff attended community meeting
8 Los Angeles	<b>Academy Museum of Motion Pictures Project</b> <i>Status: Waiting on release of DEIR</i>	6067 Wilshire Boulevard	Proposed museum would reuse the historic 1939 May Company Wilshire Department store with construction of a new museum wing. The museum would be located at the Fairfax/Wilshire subway station and parking would be shared with the existing museums on the site. Estimated completion in 2017.	<b>05-30-2013</b> - Notice of preparation of an EIR released	Currently Monitoring
9 West Hollywood	<b>8555 Santa Monica Boulevard</b> <i>Status: Waiting on release of DEIR</i>	8555 Santa Monica Boulevard	Proposed mixed use development on 1.04 acres in West Hollywood. The five story development would include: 93 apartment units, 6,720 sf. of restaurant uses, 4,708 sf. of live/work use, and 27,840 sf. of retail uses. The project also includes four levels of parking with 308 parking spaces. Impacts to the City of Beverly Hills are not anticipated from this project.	<b>04-12-2013</b> - Notice of preparation of an EIR released	Currently Monitoring
10 Los Angeles	<b>9941 Tower Lane (Old King Vidor Estate)</b> <i>Status: Currently on Hold</i>	9941 Tower Lane	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.		Currently Monitoring

**Attachment B**  
**Regional Development**  
**Projects Map**

# Regional Projects Map

**LEGEND**  
① Project No. (see Attachment A, Regional Development Projects List)

