



## CITY OF BEVERLY HILLS STAFF REPORT

**Meeting Date:** October 3, 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 Report - 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 proposed development outside the City of Beverly Hills. The Community Development Department regularly monitors development projects occurring in neighboring jurisdictions near the City's boundaries and provides information to the community on the projects.

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 and are also included in the project summaries below. The report and map can be found on the City's website at [www.beverlyhills.org/regionalprojects](http://www.beverlyhills.org/regionalprojects).

### **DISCUSSION**

One project has been added to the list since the last quarterly report on July 2, 2013. Additionally, five other projects that have previously been monitored by the City have had a change in their status. These projects are summarized below.

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

##### **11** 8899 Beverly Boulevard

In July 2013, the City received a Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) for a proposed mixed-use development in West Hollywood on Beverly Boulevard between Almont Dr. and Robertson Blvd. The 1.73 acre site consists of a 10-story building and surface parking lots. The proposed project includes adaptive

re-use of the existing retail/commercial building (89,630 square feet) and development of new residential uses on the parking lots. The project would include 81 residential units, approximately 39,000 square feet of office, retail and restaurant space, and 257 off-street parking spaces. Total project floor area would be 211,395 square feet. The City of Beverly Hills submitted a comment letter to the City of West Hollywood on August 7, 2013, identifying environmental concerns to be studied in the DEIR. These concerns include impacts to traffic, sewer and water systems, and infrastructure in Beverly Hills during construction and operation of the project.

## Project Updates

### 12 300 South Wetherly Drive

The project, referred to by the developers as the “Four Seasons Luxury Condominiums,” was approved by the City of Los Angeles in 2009, and the developer is now ready to begin pre-construction activities. The project was entitled for a maximum of 95 units and a maximum height of 180 feet. As a condition for the issuance of building permits for the project the applicant is required to hold four workshops to solicit public input on the design of the project. On August 29, 2013, the City received notice of the first design workshop for the project held on September 12, 2013. At the design workshop, the project was presented as a 12-story building that will include up to 95 units, however the exact number of units has not yet been determined. The 1.3 acre project site is bounded by S. Wetherly Dr. to the west, W. 3<sup>rd</sup> St. to the north, S. Almont Dr. to the east, and an alley to the south. Staff will continue to monitor this project.

300 South Wetherly Drive Project Rendering



Image Source: <http://shangrilaconstruction.com/capital-projects/wetherly/>

### 13 9001 Santa Monica Boulevard (Palm Mixed-Use Project)

The Palm Mixed-Use Project, a five-story mixed use building at the site of the Palm Restaurant on Santa Monica Boulevard, was approved by the City of West Hollywood in 2007. The project includes 42 market-rate and affordable housing units, retail and restaurant space and 180 parking spaces in a subterranean garage. In August, the West Hollywood City Council approved a request to amend the project’s development agreement and extend the time period to commence construction. The amended development agreement requires substantial construction of the project to commence by July 2016.

**10** 9941 Tower Lane (Old King Vidor Estate)

In 2011, the owner submitted development plans to the City of Los Angeles. In 2012, the owner of the property sued the City of Los Angeles to allow the project to move forward without environmental review. In August 2013, the Los Angeles Superior court ruled in favor of the City of Los Angeles, upholding the Planning Department's position that the project must have secondary vehicular access and further environmental review. Staff will continue to monitor this project.

**2** Errant Golf Ball Fence (Los Angeles Country Club, 10101 Wilshire Boulevard)

This project is the replacement of the existing errant golf ball fence with a new fence along the eastern boundary of the Los Angeles Country Club that would be up to 166 feet tall and would be located behind the existing canary island pine trees paralleling the Robinsons-May Department store site and Merv Griffin Way. In June 2013, a Los Angeles Zoning Administrator approved a variance request and adopted the environmental clearance for the project. The approval was appealed by a law firm known to have represented the 9900 Wilshire Boulevard project and the appeal hearing was held before the West Los Angeles Area Planning Commission on September 18, 2013. The Planning Commission denied the appeal.

**5** 10000 Santa Monica Boulevard

The residential building at Santa Monica Boulevard and South Moreno Dr. is currently under construction. Any questions or concerns regarding construction at the site should be directed to Matt Claussen with Crescent Heights at (415) 269-6603. This information will be posted online ([www.beverlyhills.org/regionalprojects](http://www.beverlyhills.org/regionalprojects)) for the community.

**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 September 10, 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>08/29/2013</b> – Building permits currently under review by the City of Los Angeles. <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>Errant Golf Ball Fence</b> <i>Status: Zoning Administrator's approval appealed</i>	Los Angeles Country Club (10101 Wilshire Boulevard)	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>9/18/2013</b> – Appeal hearing of the Zoning Administrator's decision to approve the variance to allow construction of the golf ball fence held. Appeal denied. <b>6/25/2013</b> – Zoning Administrator approved variances requested and recommended adoption of the environmental clearance for the project <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>



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<p><b>4</b> Los Angeles</p>	<p><b>Century Plaza Project</b> <i>Status: Pending Development Permits</i> 01/15/13 – Project Approved</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.  <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>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.  <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.  <b>9/6/2011</b> – City submitted comment letter identifying additional traffic intersections to include in the analysis.</p>
<p><b>5</b> Los Angeles</p>	<p><b>10000 Santa Monica Blvd.</b> <i>Status: Under Construction</i> 2/22/2012 – Project Approved 1/3/2012 – Final EIR released. 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>3/8/2012</b> – Appeal Periods ends  <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</p>	<p><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</p>



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<b>6</b> Los Angeles	<b>Century City Center</b> <i>Status: Waiting on release of Subsequent EIR</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 <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>4/29/2013</b> - City submitted comment letter on Draft Subsequent EIR. <b>3/14/2013</b> - City received Draft Subsequent EIR. <b>7/28/2011</b> - City submitted comment letter listing issues to study in the environmental review
<b>7</b> 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
<b>8</b> 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
<b>9</b> 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



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<b>10</b> Los Angeles	<b>9941 Tower Lane (Old King Vidor Estate)</b> <i>Status: Currently on hold pending litigation</i>	9941 Tower Lane	In 2011 the owner proposed redeveloping the existing estate. Development plans were submitted to the City of Los Angeles. Project proponents filed a lawsuit in May 2012 with the Los Angeles County Superior Court to allow the project to move forward without environmental review.	<b>08-2013</b> – Los Angeles Superior Court ruled in favor of the City of Los Angeles upholding the Planning Department’s position that the project must have secondary vehicular access and further environmental review.	Currently Monitoring
<b>11</b> West Hollywood	<b>8899 Beverly Boulevard</b> <i>Status: Waiting on release of DEIR</i>	8899 Beverly Boulevard	The existing site consists of a 10 level building and a surface parking lot. The proposed project includes adaptive re-use of the existing 10 level retail/commercial building and the development of new residential uses on the 1.73 acre site located. The project would include 81 residential units, approximately 39,000 square feet of office, retail and restaurant space and 257 off-street parking spaces.	<b>07-12-2013</b> - Notice of preparation of an EIR released	<b>08-07-2013</b> – City submitted comment letter listing issues to study in the environmental review
<b>12</b> Los Angeles	<b>300 South Wetherly Drive</b> <i>Status: Construction fence installed, building permits not yet submitted</i>	300 South Wetherly Drive	Developer - Genton Property Group 12-story condominium building that includes up to 95 units on a 1.3 acre site approved by the City of Los Angeles in 2009.	<b>09-12-2013</b> - Public Information Design Workshop held	<b>09-12-2013</b> - Staff attended design workshop
<b>13</b> West Hollywood	<b>Palm Mixed Use Project</b> <i>Status: Time extension for commencement of construction granted</i>	9001 Santa Monica Boulevard	Five-story mixed use building that includes 42 residential units approved by the City of West Hollywood in 2007. Project includes retail, restaurant, market-rate and affordable housing and 180 parking stalls in subterranean parking.	<b>08-19-2013</b> –West Hollywood City Council approved a request to amend the development agreement to extend the time period to commence construction. Substantial construction must begin before July 2016.	Currently Monitoring

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

# Regional Development Projects Map

## Legend

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

