



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: January 7, 2014

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

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 the Regional Development Projects Map. 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.

DISCUSSION

Since the last quarterly report on October 3, 2013, two projects have been added to the list of monitored projects and two 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

At the request of a City Councilmember, two projects located in West Hollywood have been added to the list of monitored projects. Details of these projects are provided on the following page, and staff will continue to monitor these projects through construction.

14 Sunset Doheny Hotel

This hotel project, located at 9040 Sunset Boulevard, was originally approved by the West Hollywood City Council in 2010. The approved project is an eleven story mixed use project consisted of 148 hotel rooms, 20 condominium units and 18,000 square feet of retail space. The City of Beverly Hills reviewed a Draft Environmental Impact Report (DEIR) for the project and submitted a comment letter to the City of West Hollywood in 2009 that addressed potential traffic impacts to the City of Beverly Hills. The City of West Hollywood included a mitigation measure for the project that addresses some of the construction related traffic concerns raised by the City of Beverly Hills. There were, however, some impacts that were determined to be significant and unavoidable including operational traffic impacts at the intersection of Doheny Dr., Santa Monica Blvd., and Melrose Ave. and operational traffic impacts on a segment of Doheny Dr. between Sunset Blvd. and Elevado Ave.

On June 18, 2012, the West Hollywood City Council approved modifications to the project including: increasing the number of hotel rooms to 190, decreasing the retail space from 18,000 square feet to 370 square feet, increasing the allowable building height along Sunset Boulevard by eight feet to accommodate a rooftop bar, and the addition of a 5,000 square foot nightclub adjacent to the subterranean parking garage. With these modifications, the project does not exceed the square-foot development envelope of the originally approved project, and the anticipated traffic impacts do not change. Construction has not yet begun on the project. Staff will provide the City Council and public with contact information for construction related concerns as soon as it becomes available and will continue to monitor this project as it moves forward.

15 Sunset La Cienega Project

This West Hollywood project, formerly known as the "Sunset Millennium Project", was originally approved in 1999, but was reportedly stalled due to the economy. The project consists of two parcels. The east parcel, located at 8490 Sunset Boulevard, includes a 296 room hotel, restaurant and retail uses in two ten-story towers. The west parcel, located at 8500 Sunset Boulevard, will contain 190 residential units and 55,000 square feet of retail in two eight-story towers. Both parcels will include underground parking. Demolition and construction began in August 2013 and is expected to be completed in 2015. The developer has provided a phone number for individuals who are concerned with construction related matters. The contact information is: CIM Group at (323) 860-4820. Staff will continue to monitor this project during construction.

Project updates

6 1950 Avenue of the Stars

The proposed Century City Center project is located at the northeast corner of Constellation Blvd. and Avenue of the Stars. Two condominium towers with a total of 483 units were approved for the site several years ago; however, the developer has revised the project and is proposing a single office tower and mobility hub/transit plaza. The City reviewed the Final Subsequent Environmental Impact Report (FSEIR) for the proposed modified project and prepared the comment letter based on this review. Key issues raised by the City in the letter relate to traffic analysis methodology for the new project and potential significant traffic and air quality impacts to the City of Beverly Hills. The City also attended a public hearing on the project on November 15, 2013. The objective of this meeting was to gather public input on the project and FSEIR

