Attachment A
Regional Development Projects List

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

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
❶ Los Angeles	**Adas Torah, Orthodox Jewish Synagogue** *Status:* **Entitlements approved. Pending building permits.**	9040 W Pico Blvd.	Convert existing furniture store to a synagogue. Floor area of the building will increase from 12,000 square feet to 15,000 square feet.	**08/29/2013 –** Building permits currently under review by the City of Los Angeles. **05/20/2013 -** Zoning Administrator approved requested parking variances. **01/17/2013 –** South Robertson Neighborhoods Council provided a letter to the City of Los Angeles Zoning Administrator supporting a parking variance request. **12/05/2012** – Zoning Administrator accepted case for review **11/20/2012** – Notice sent out by the synagogue announcing plans to relocate to the site.	Currently Monitoring
❷ Los Angeles	**Errant Golf Ball Fence** *Status:* **Project appealed to City Council. Public hearing before the City Council Planning and Land Use Management Committee to be held on Tuesday, January 7, 2014. Consideration by full City Council on Tuesday, January 21, 2014.**	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.	**10/30/2013 –** Decision of Area Planning Commission appealed to the City Council. City Council hearing date yet to be determined **9/18/2013 –** Appeal hearing of Area Planning Commission to review the Zoning Administrator's decision held. Appeal denied. **6/25/2013–** Zoning Administrator approved variances requested and recommended adoption of the environmental clearance for the project **9/27/2012 -** Public Hearing before zoning administrator **9/4/2012 –** Notice of Public Hearing to be held on 9/27/2012	Currently Monitoring
❸ West Hollywood	**Melrose Triangle** *Status:* **Waiting on release of Draft Environmental Impact Report.**	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.	**3/12/2012** – Comment period closed on Notice of Preparation **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, including: • Traffic impacts • Construction impacts • Infrastructure impacts

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

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
❹ Los Angeles	**Century Plaza Project** *Status*: **Pending building permits.** 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.	**1/15/13** –Development Agreement, EIR, Mitigation Monitoring Program, and Statement of Overriding Circumstances approved by the Los Angeles City Council. **7/18/12** – Hearing scheduled to consider vesting tentative tract maps. **5/1/12** – 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. **02/12/10** – Los Angeles City Council requests preparation of historic evaluation report.	**1/15/2013** – Staff attended project hearing. **9/6/2011** – City submitted comment letter identifying additional traffic intersections to include in the analysis.
❺ Los Angeles	**10000 Santa Monica Blvd.** *Status*: **Under Construction. For construction related concerns contact Matt Claussen at mclaussen@crescentheights.com or 415-269-6603.** 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.	**3/8/2012** – Appeal Periods ends **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 **3/1/2011** – 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

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

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
❻ Los Angeles	**Century City Center** *Status*: **Project to be considered by City Planning Commission in January/February 2014.**	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.	**11/15/2013 –** Public hearing held to gather input **10/10/2013 –** Final Subsequent EIR released **03/14/2013 -** Draft Subsequent EIR released **03/08/2012 -** Draft Subsequent EIR being reviewed by City of Los Angeles **6/28/2011 -** Notice of preparation of an EIR released	**11/15/2013 –** City attended public hearing **11/14/2013 –** City submitted comment letter on Final Subsequent EIR. **4/29/2013 -** City submitted comment letter on Draft Subsequent EIR. **3/14/2013 -** City received Draft Subsequent EIR. **7/28/2011 -** City submitted comment letter listing issues to study in the environmental review
❼ Los Angeles	**6739 W. Olympic** *Status*: **Proposed Development.**	9739 W. Olympic (970 S. Schumacher)	Commercial project proposed for currently vacant site (potentially retail/office).	**04/25/13 -** Developer held community meeting introducing project	**04/25/13 –** Staff attended community meeting
❽ Los Angeles	**Academy Museum of Motion Pictures Project** *Status:* **Waiting on release of DEIR, expected in mid-2014.**	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 site. Estimated completion in 2017.	**05-30-2013 -** Notice of preparation of an EIR released	Currently Monitoring

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

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
❾ West Hollywood	**8555 Santa Monica Boulevard** *Status:* **Waiting on release of DEIR.**	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.	**04-12-2013 -** Notice of preparation of an EIR released	Currently Monitoring
❿ Los Angeles	**9941 Tower Lane (Old King Vidor Estate)** *Status:* **Currently on hold pending litigation.**	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.	**08-2013 –** 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
⓫ West Hollywood	**8899 Beverly Boulevard** *Status:* **Waiting on release of DEIR.**	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.	**07-12-2013 -** Notice of preparation of an EIR released	**08-07-2013 –** City submitted comment letter listing issues to study in the environmental review
⓬ Los Angeles	**300 South Wetherly Drive** *Status:* **Construction fence installed, building permits not yet submitted.**	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.	**09-12-2013-** Public Information Design Workshop held	**09-12-2013-** Staff attended design workshop

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

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
⓭ West Hollywood	**Palm Mixed Use Project** *Status:* **Time extension for commencement of construction granted.**	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.	**8-19-2013** –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
⓮ West Hollywood	**Sunset-Doheny Hotel** *Status:* **Project approved. Construction not yet begun.**	9040 Sunset Boulevard	Eleven-story mixed use project consisting of 190 hotel rooms, 20 condominiums, a nightclub, and 18,000 square feet of retail. Project was originally approved in 2010, and modified in 2012.	**6-18-2012** – West Hollywood City Council approved proposed modifications to the project to increase number of hotel rooms to 190 from 148 and add a nightclub to the project. **3-15-2010** – West Hollywood City Council approved original project.	Currently Monitoring
⓯ West Hollywood	**Sunset La Cienega Project** **(Formerly Sunset Millennium Project)** *Status:* **Demolition underway. For construction related questions or concerns contact CIM Group at 323-860-4820.**	8490 Sunset Boulevard & 8500 Sunset Boulevard	Project consists of two developments. The east parcel (8490 Sunset Boulevard) will consist of a hotel with 296 rooms, a restaurant, and retail uses in two ten-story towers totaling 235,000 square feet. The west parcel (8500 Sunset Boulevard) will contain 190 residential units and 55,000 square feet of retail uses in two eight-story towers. Both parcels include underground parking.	**8-5-2013** – Demolition began **1999** – Project approved by West Hollywood City Council.	Currently Monitoring