



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: April 1, 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 January 7, 2014, no projects have been added to the list of monitored projects and four projects that have previously been monitored by the City have had a change in their status. These projects are summarized below.

Project updates

③ Melrose Triangle Project

The Draft Environmental Impact Report (DEIR) for this project was released in January, 2014. This project consists of 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. The City of Beverly Hills reviewed the report and submitted a comment letter outlining concerns related to traffic, infrastructure, and construction impacts to the City of West Hollywood on February 13, 2014. Staff has plans to meet with project representatives to discuss the comment letter in late March and will continue to monitor the project as it moves forward.

11 8899 Beverly Boulevard Project

The Draft Environmental Impact Report for this proposed mixed-use development in West Hollywood was released on December 20, 2013. The proposed project includes adaptive re-use of an existing retail/commercial building on Beverly Boulevard between Almont Dr. and Robertson Blvd 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. According to the DEIR the project will result in a reduction of vehicular trips from the current level to and from the site. After reviewing the DEIR, the City of Beverly Hills submitted a comment letter to the City of West Hollywood on February 13, 2014. This letter identified concerns related to traffic, infrastructure and construction impacts anticipated from the project. Staff will continue to monitor the project as it moves forward.

10 9941 Tower Lane (Old King Vidor Estate)

In 2011, the owner submitted plans to the City of Los Angeles for a residential development. Subsequently, the owner of the property filed lawsuits against the City of Los Angeles to allow the project to move forward without a tentative tract map and environmental review as requested by the City of Los Angeles. In March, 2014, a state appeals court panel upheld a ruling that building officials in Los Angeles improperly refused to issue permits for the property. Should construction commence, construction related traffic through the City of Beverly Hills will be required to use designated haul routes as feasible. The City will continue to monitor this project and will work with the City of Los Angeles and Public Works to address potential construction related concerns.

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 representing 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. The project is scheduled to be heard by the Los Angeles Planning and Land Use Committee in early April. The City has submitted a letter to the City of Los Angeles expressing concerns over the aesthetic impacts of the fence. Staff has also learned that the owners of 9900 Wilshire and the Country Club are seeking to resolve the matter between the two parties.

Meeting Date: April 1, 2014
Regional Development Projects Report

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 March 24, 2014

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
1 Los Angeles	Adas Torah, Orthodox Jewish Synagogue <i>Status: Entitlements approved. Pending building permits.</i>	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
2 Los Angeles	Errant Golf Ball Fence <i>Status: Project appealed to City Council. Public hearing before the City Council Planning and Land Use Management Committee is scheduled to be heard on April 8, 2014 with an anticipated City Council hearing on April 30, 2014.</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.	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	3/25/2014 – City provided a letter identifying concerns with potential visual impacts from the proposed fence.
3 West Hollywood	Melrose Triangle <i>Status: Draft environmental impact report released. Waiting on release of final report.</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.	2/17/2014 – Comment period closed on Draft Environmental Impact Report 2/13/2013 – Draft Environmental Impact Report released 3/12/2012 – Comment period closed on Notice of Preparation 2/13/2012 – West Hollywood released a Notice of Preparation for the upcoming EIR	2/13/2014 – City provided a letter identifying environmental issues identified in the DEIR including: <ul style="list-style-type: none"> • Traffic • Water infrastructure • Construction impacts 3/12/2012 – City provid-



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Regional Development Projects List**
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					<p>ed a letter identifying environmental issues to be studied in the EIR, including:</p> <ul style="list-style-type: none"> • Traffic impacts • Construction impacts • Infrastructure impacts
<p>4 Los Angeles</p>	<p>Century Plaza Project <i>Status: Pending building 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>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.</p>	<p>1/15/2013 – Staff attended project hearing. 9/6/2011 – City submitted comment letter identifying additional traffic intersections to include in the analysis.</p>
<p>5 Los Angeles</p>	<p>10000 Santa Monica Blvd. <i>Status: Under Construction. For construction related concerns contact Matt Claussen at mclaussen@crescentheights.com or 415-269-6603.</i></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>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</p>	<p>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 sub-</p>



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	2/22/2012 – Project Approved 1/3/2012 – Final EIR released. 1/25/2012 – Public Hearing Scheduled			3/1/2011 – Application for Environmental Review submitted	mitted a comment letter on the DEIR
6 Los Angeles	Century City Center <i>Status: Awaiting project consideration by City Planning Commission.</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.	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
7 Los Angeles	6739 W. Olympic <i>Status: Proposed Development.</i>	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
8 Los Angeles	Academy Museum of Motion Pictures Project <i>Status: Waiting on release of DEIR, expected in mid-2014.</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 site. Estimated completion in 2017.	05-30-2013 - Notice of preparation of an EIR released	Currently Monitoring



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<p>9 West Hollywood</p>	<p>8555 Santa Monica Boulevard <i>Status: Waiting on release of DEIR.</i></p>	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
<p>10 Los Angeles</p>	<p>9941 Tower Lane (Old King Vidor Estate) <i>Status: Appeals court ruled in favor of the property owner. Waiting on processing of building permits.</i></p>	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.	04-2014 – An appeals court ruled that the City of Los Angeles improperly required the applicant to submit a tract map for the project that would require additional environmental review.	Currently Monitoring
<p>11 West Hollywood</p>	<p>8899 Beverly Boulevard <i>Status: Draft EIR released. Waiting on release of Final EIR.</i></p>	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.	<p>2-18-2014 – Comment period on Draft Environmental Impact Report closed 12-20-2013 – Draft Environmental Impact Report released 07-12-2013 - Notice of preparation of an EIR released</p>	<p>02-13-2014 – City submitted comment letter on Draft EIR with concerns related to:</p> <ul style="list-style-type: none"> • traffic • infrastructure • construction impacts <p>08-07-2013 – City submitted comment letter listing issues to study in the environmental review</p>



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12 Los Angeles	300 South Wetherly Drive <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.	09-12-2013- Public Information Design Workshop held	09-12-2013- Staff attended design workshop
13 West Hollywood	Palm Mixed Use Project <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.	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
14 West Hollywood	Sunset-Doheny Hotel <i>Status: Project approved. Construction not yet begun.</i>	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
15 West Hollywood	Sunset La Cienega Project (Formerly Sunset Millennium Project) <i>Status: Demolition underway. For construction related questions or concerns contact CIM Group at 323-860-4820.</i>	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

Attachment B
Regional Development
Projects Map

Regional Development Projects Map

Legend

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

