



STAFF REPORT

Meeting Date: July 1, 2014

To: Honorable Mayor & City Council

From: Jonathan Lait, AICP, City Planner/Assistant Director, Community Development
Timothea Tway, Associate Planner, Community Development

Subject: Regional Development Projects Report - City Council Quarterly Update

Attachments: A. Regional Development Projects List
B. Regional Development Projects Map
C. 332-336 Oakhurst Historic Consultant Letter

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.

Attachment A to this report 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 April 1, 2014, three 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 the List

16 Virginia Robinson Gardens

The Virginia Robinson Gardens is located at 1009 Elden Way in the City of Beverly Hills and is owned and operated by the County of Los Angeles. The County has proposed operational modifications to the gardens including expanding the operating

hours to include Monday and Saturday (the park is currently only open Tuesday-Friday) and previously prepared a Supplemental Environmental Impact Report for the project in 2012. City staff has noted that there are potential traffic impacts resulting from the project that were not previously included in the Supplemental Environmental Impact Report. The City of Beverly Hills requested that the environmental document be recirculated for public comment given potential traffic impacts resulting from the project. These impacts include 160 new vehicle trips on Saturday. In response, on June 11, 2014, the County of Los Angeles released recirculated Supplemental Environmental Impact Report for the project. This document indicates that according to the City of Beverly Hills thresholds for Average Daily Trips, there is a significant and unavoidable environmental impact with respect to traffic on Saturdays. The County will have to adopt a Statement of Overriding Considerations if the change is to be approved and the traffic impact cannot be mitigated. The final day to comment on the document is July 11, 2014. Staff has identified other potential flaws in the environmental document; however, unless directed by council, staff does not intend to comment further on this project.

17 332-336 North Oakhurst

A 31 unit condominium project is being proposed for the site, which is split between Beverly Hills and Los Angeles. Beverly Hills' regulatory and zoning regulations apply only to the portions of the project that are located in the City (approximately the first 40 feet of the project). Los Angeles prepared a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), but failed to study the historic significance of the properties that would be demolished as part of the project. In response to concerns raised by Beverly Hills, the City of Los Angeles had a historic assessment prepared. The City of Los Angeles' historic analysis concludes that the structures do not have any historic significance. A memorandum prepared by the City of Beverly Hills' historic consultant indicates that the properties are potentially historically significant. On June 11, 2014, the City of Beverly Hills submitted a letter to the City of Los Angeles providing this information and offering to meet with City representatives and the applicant to explore mitigation measures and alternatives that may be more appropriate for the neighborhood (Letter provided as Attachment C). The letter requests that the City of Los Angeles have Environmental Impact Report prepared for the project. Because portions of the project are in the City of Beverly Hills, the project will be subject to the City's discretionary process, pending a decision by the City of Los Angeles. Staff will continue to monitor the project as it moves forward and provide updates as appropriate.

18 8550 Santa Monica Boulevard Project

The proposed project, located in West Hollywood, involves construction of a three-story building with approximately 42,300 square feet of commercial space on a 0.6-acre undeveloped site. The new commercial building would include a 20,000 market, a café with an outdoor patio, approximately 4,000 square feet of office space and an 8,000 square foot fitness center. The City of Beverly Hills received a notice of preparation for an Environmental Impact Report for the proposed project on May 23, 2014. Staff will continue to monitor the project and comment on the environmental documents as appropriate.

Project updates

⑥ Century City Center

The proposed Century City Center project is located at the northeast corner of Constellation Boulevard and Avenue of the Stars. Two 47-story condominium towers with a total of 483 units were approved for the site in 2006; however, the developer is proposing to revise the project to a single office tower and mobility hub/transit plaza. The proposed project will include one 37-story office tower, a 1,300 square foot mobility hub, 1,579 parking spaces and 731,250 square feet of total floor area. The City of Beverly Hills has submitted several letters to the City of Los Angeles regarding the project including a letter on July 28, 2011, April 29, 2013, and November 14, 2013. These letters addressed concerns over potential traffic impacts resulting from the project. Additionally, on May 6, 2014 the City Council adopted a resolution formally opposing the project. Staff attended two public hearings on the project, one on November 15, 2013 and another on May 8, 2014. Per City Council direction, staff commented on the project at the May 8, 2014 public hearing. The City of Los Angeles Planning Commission approved the project and associated development agreement on June 12, 2014. The project will be considered by the City Council in the near future. Staff will continue to monitor the project and provide updates on City Council hearing dates as appropriate.

③ Melrose Triangle Project

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 met with project representatives to discuss the comment letter on April 7, 2014. The City of Beverly Hills submitted a comment letter to the West Hollywood Planning Commission on June 18, 2014 and the West Hollywood Planning Commission approved the project on June 19, 2014. The project is expected to be considered by the City Council for final approval in the next several months. Staff continues to maintain contact with the City of West Hollywood and project representatives regarding potential impacts on the City of Beverly Hills and will provide the Council with updates as appropriate.

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 24, 2014

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
<p>1 Los Angeles</p>	<p>Adas Torah, Orthodox Jewish Synagogue <i>Status: Entitlements approved. Pending building permits.</i></p>	<p>9040 W Pico Blvd.</p>	<p>Convert existing furniture store to a synagogue. Floor area of the building will increase from 12,000 square feet to 15,000 square feet.</p>	<p>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.</p>	<p>Currently Monitoring</p>
<p>2 Los Angeles</p>	<p>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 held on June 24, 2014 with an anticipated City Council hearing on August 6, 2014.</i></p>	<p>Los Angeles Country Club (10101 Wilshire Boulevard)</p>	<p>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.</p>	<p>10/30/2013 – Decision of Area Planning Commission appealed to the City Council. 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</p>	<p>3/25/2014 – City provided a letter identifying concerns with potential visual impacts from the proposed fence.</p>
<p>3 West Hollywood</p>	<p>Melrose Triangle <i>Status: Planning Commission approved project on June, 19, 2014</i></p>	<p>9040-9098 Santa Monica Boulevard (603-629 Almont Drive, 9001-9021 Melrose Avenue)</p>	<p>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.</p>	<p>6/19/2014 – West Hollywood Planning Commission approved project 5/2014 – Final EIR released 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</p>	<p>6/18/2014 – City provided comment letter for Planning Commission consideration 4/7/2014 – City met with project representatives to discuss concerns 2/13/2014 – City provided a letter identifying environmental issues</p>



City of Beverly Hills
Regional Development Projects List
 Current as of June 24, 2014

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
<i>Status</i>				2/13/2012 – West Hollywood released a Notice of Preparation for the upcoming EIR	identified in the DEIR including: <ul style="list-style-type: none"> • Traffic • Water infrastructure • Construction impacts 3/12/2012 – City provided a letter identifying environmental issues to be studied in the EIR, including: <ul style="list-style-type: none"> • Traffic impacts • Construction impacts • Infrastructure impacts
4 Los Angeles	Century Plaza Project <i>Status: Pending building 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.	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.



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JURISDICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
5 Los Angeles	10000 Santa Monica Blvd. <i>Status: Under Construction. For construction related concerns contact Matt Claussen at mclaussen@crescentheights.com or 415-269-6603.</i> 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
6 Los Angeles	Century City Center <i>Status: Awaiting project consideration by City Council.</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.	6/12/2014 – Los Angeles City Planning Commission approved project 5/8/2014 - Public hearing held to gather input 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	5/8/2014 – City attended public hearing 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



**City of Beverly Hills
Regional Development Projects List**
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ACTIVE PROJECTS

JURISDICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
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
9 West Hollywood	8555 Santa Monica Boulevard <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.	04-12-2013 - Notice of preparation of an EIR released	Currently Monitoring
10 Los Angeles	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>	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



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11 West Hollywood	8899 Beverly Boulevard <i>Status: Draft EIR released. Waiting on release of Final EIR.</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.	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	02/13/2014 – City submitted comment letter on Draft EIR with concerns related to: <ul style="list-style-type: none"> • traffic • infrastructure • construction impacts 08/07/2013 – City submitted comment letter listing issues to study in the environmental review
12 Los Angeles	300 South Wetherly Drive <i>Status: Construction fence installed, building permits submitted, not yet issued.</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.	5-2014 – Application submitted to Department of Building and Safety for plan check 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



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Regional Development Projects List**
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JURISDICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
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
16 Beverly Hills	Virginia Robinson Gardens <i>Status: Supplemental Environmental Impact Report currently being recirculated.</i>	1009 Elden Way	Project consists of proposed operational modifications including expanding the operating house to include Monday and Saturday.	6-11-2014 – County of Los Angeles releases recirculated Supplemental Environmental Impact Report. 2012- Supplemental Environmental Impact Report prepared	2014- ongoing discussion between staff and County of Los Angeles staff regarding potential traffic impacts 2012- Staff requested that the Environmental Impact Report use City of Beverly Hills traffic threshold numbers for traffic analysis.
17 Beverly Hills/Los Angeles	332-336 North Oakhurst <i>Status: Currently requesting that the City of Los Angeles complete an Environmental Impact Report for the project.</i>	332-336 North Oakhurst	Project consists of a 31 unit condominium project, which is split between Beverly Hills and Los Angeles. The project would include the demolition of several potentially historic multi-family residences.	2-7-2014 – City of Los Angeles released a letter that states the project has been modified (reduced number of units) and that the environmental document will not be recirculated. 3-28-2012 – Mitigated Negative Declaration issued by the City of Los Angeles	6/11/2014- Staff submits a Historic Memo to the City of Los Angeles indicating that the buildings on the property are potentially historic and requesting that an Environmental Impact Report be prepared. March 2014 – Beverly Hills City staff contacts City of Los Angeles City staff about potential



City of Beverly Hills
Regional Development Projects List
 Current as of June 24, 2014

ACTIVE PROJECTS

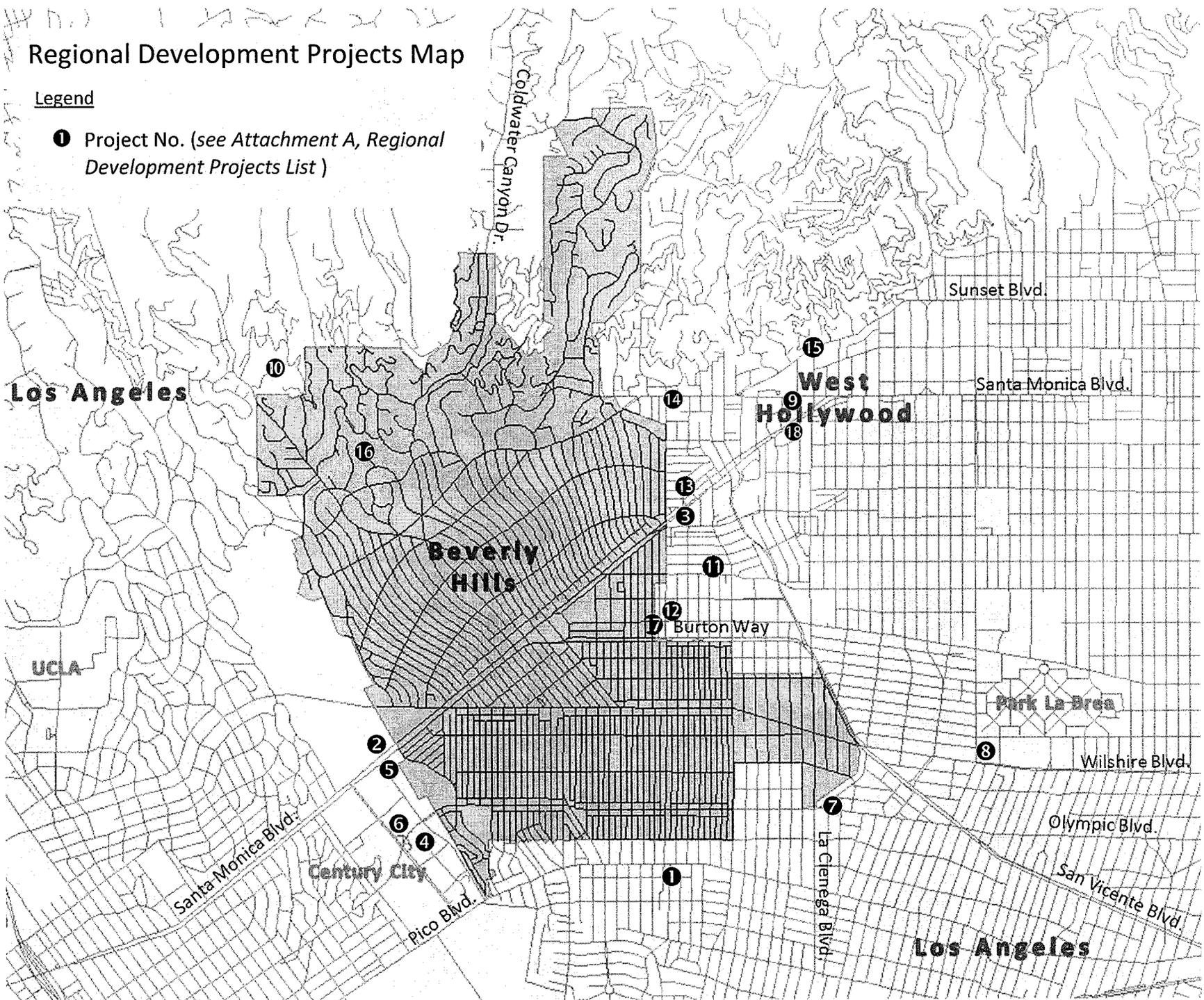
JURISDICTION	PROJECT NAME	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
18 West Hollywood	8550 Santa Monica Boulevard <i>Status: Awaiting the release of the Draft Environmental Impact Report.</i>	8550 Santa Monica Boulevard	Project consists of the construction of a three story building on a 0.6 acre undeveloped site. Uses will include a market, café, office space, and a fitness center.	5-23-2014 – City of West Hollywood released a Notice of Preparation for an Environmental Impact Report.	historic nature of buildings to be demolished. Currently Monitoring

Attachment B
Regional Development
Projects Map

Regional Development Projects Map

Legend

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



Attachment C
332-336 Oakhurst Historic
Consultant Letter



June 11, 2014

Luciralia Ibarra
City Planner – Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Los Angeles, CA 90012

RE: 332-336 North Oakhurst Drive (Case No. VTT-70499-CN and CEQA No. EVN-2001-3325-MND)

Dear Ms. Ibarra,

As you are aware, the City of Beverly Hills serves as a responsible agency pursuant to the California Environmental Quality Act for the purposes of processing the subject project, while the City of Los Angeles serves as the lead agency. Previously, the City of Beverly Hills requested that additional analysis of potential impacts to historic resources be undertaken as part of the proposed mitigated negative declaration (MND). In response to this request, the project applicant engaged Kaplan Chen Kaplan to further assess potential impacts. The City is aware that the applicant-prepared Historic Resource Evaluation concludes that the subject properties are not potentially historic, and the City further understands that the City of Los Angeles intends to support this conclusion. The purpose of this letter is to notify the City of Los Angeles that the City of Beverly Hills has engaged its own historic consultant, Historic Resources Group, to study the subject properties. Contrary to the conclusions of the applicant-prepared assessment, the assessment prepared by Historic Resources Group concludes that the subject properties are located within a potential historic district, which is eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Beverly Hills historic district due to the notable concentration of Period Revival style multi-family residences from the 1930s. The assessment prepared by Historic Resources Group is attached for your information.

Because the attached assessment concludes that 100% of the buildings located along the east side of North Oakhurst Drive between Alden Drive and West 3rd Street contribute to the potential historic district, demolition of the structures to make way for the proposed project would result in impacts to the potential district.

332-336 North Oakhurst Drive
Historic Analysis
June 11, 2014

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 21080(d), if there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. For the purposes of CEQA, substantial evidence includes fact, a reasonable assumption predicated upon fact, or expert opinion supported by fact. Historic Resources Group is recognized as an expert in the field of historic preservation, and their expert opinion (based on facts developed through intensive fieldwork and investigations) that the subject properties contribute to a potential historic district qualifies as substantial evidence. Because there is conflicting expert opinion regarding the potential historic district, the City of Beverly Hills respectfully requests that an EIR be prepared for the project to fully assess and disclose the project's impacts, and to identify any mitigations or project alternatives that can eliminate or reduce the project impacts. In preparing the EIR required for the project, the appropriate public review and evaluation guidelines for EIRs must be met pursuant to CEQA statutes and Guidelines.

The City of Beverly Hills remains committed to processing the subject project in a cooperative manner with the City of Los Angeles, and is available to meet with the City of Los Angeles and the project applicant to explore possible mitigation measures and/or project alternatives. Thank you for your attention to this important matter, and please feel free to contact me directly to discuss the information provided in this letter. I can be reached at 310-285-1192 or via email at srojemann@beverlyhills.org.

Sincerely,



Shena Rojemann, Associate Planner

Attachment: City of Beverly Hills - Historic Memo (prepared by Historic Resources Group)

To: Reina Kapadia, Shena Rojemann

City of Beverly Hills

From: Christine Lazzaretto

Date: May 29, 2014

Per your request, the survey team for the 2014 Beverly Hills Citywide Survey Update has reviewed the potential historic district along North Oakhurst Drive for potential historic significance. North Oakhurst Drive was identified as a potential historic district during the preliminary reconnaissance for the survey update, and that finding has been confirmed following completion of an intensive level survey of the area.¹ The team has determined that North Oakhurst Drive is eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Beverly Hills historic district. The district overall, as well as the individual buildings, retain an unusually high level of historic integrity.

DESCRIPTION

The Oakhurst Drive Residential Historic District is a multi-family historic district located along the eastern edge of Beverly Hills at the city's boundary with Los Angeles. The district is one block in size and comprised of nine multi-family residences on the east side of North Oakhurst Drive between Alden Drive and West 3rd Street. The topography of the district is flat and the lots are uniform, with a rectangular form, modest size, and consistent setback. The residences are two-story duplexes, four-plexes, and small-scale apartment houses predominantly in the Spanish Colonial Revival or Minimal Traditional styles with Monterey Revival and American Colonial Revival features. They have concrete walkways and rear, detached garages accessible via a rear alley. Significant district features include a concrete sidewalk and parkway, with mature Jacaranda trees lining both sides of the street. All nine properties contribute to the district. Common alterations include window replacements and the addition of window security bars.

¹ Per the identified fieldwork methodology for the project, the reconnaissance survey was undertaken by the entire project team; intensive level fieldwork was conducted by Architectural Resources Group.

MEMO

**City of Beverly Hills
North Oakhurst Drive**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
historica.com

SIGNIFICANCE

2

The North Oakhurst Residential Historic District is significant as a notable concentration of Period Revival style multi-family residences from the 1930s. Its period of significance has been defined as 1930 to 1939, which encompasses the earliest and latest residences constructed during the district's development. The historic district is part of a tract that was originally subdivided in 1922 by the Rodeo Land and Water Company and the residences were constructed in the subsequent decade by individual property owners. Various architects and builders contributed to the district with notable local architect, S. Charles Lee, designing the building at 344 North Oakhurst Drive. One hundred percent of the residences contribute to the district's significance, making the North Oakhurst Residential Historic District a cohesive representation of Period Revival style multi-family residences.

MEMO

City of Beverly Hills North Oakhurst Drive

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
historica.com

North Oakhurst Drive
Potential Historic District

APN	No.	Street	Suffix	Dir	Architectural Style	Year Built	Architect	Builder	BH Master List [Y/N]	Property Type	Alterations	2014 Survey Evaluation LOCAL STATUS CODE	2014 Survey Evaluation CR STATUS CODE	2014 Survey Evaluation NR STATUS CODE	District Name	District [C/NC/Not Visible]
4335007005	332	Oakhurst	Dr	N	Spanish Colonial Revival	1931	Neddham; Paul	Illegible	No	MFR	some windows replaced	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007007	334	Oakhurst	Dr	N	Spanish Colonial Revival; Monterey Revival	1930	Northman; E.	Northman; E.	No	MFR	security bars at windows added	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007009	336	Oakhurst	Dr	N	Spanish Colonial Revival; Monterey Revival	1930	permit not available online, presumably work of E. Northman	permit not available online, presumably work of E. Northman	No	MFR	security bars at windows added	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007011	338	Oakhurst	Dr	N	Minimal Traditional; American Colonial Revival	1939	Unknown: permit not available electronically	Unknown: permit not available electronically	Unknown: permit not available electronically	MFR	security bars at windows added	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007103	340	Oakhurst	Dr	N	Spanish Colonial Revival	1930	Unknown: permit not available electronically	Unknown: permit not available electronically	Unknown: permit not available electronically	MFR	cladding altered	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007015	342	Oakhurst	Dr	N	Minimal Traditional; American Colonial Revival	1939	None listed on permit	Rees, J.J.	No	MFR	security bars at windows added; some windows replaced	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007017	344	Oakhurst	Dr	N	Minimal Traditional; American Colonial Revival	1937	Lee; S. Charles	Associates Inc.	Yes	MFR	security bars at windows added	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007019	346	Oakhurst	Dr	N	Minimal Traditional; American Colonial Revival	1936	Scherer; L. G.	California Engineering and Construction Co.	No	MFR	some windows replaced	5D3	3CD	3D	North Oakhurst Historic District	Contributor
4335007021	348	Oakhurst	Dr	N	Minimal Traditional; American Colonial Revival	1936	Scherer; L. G.	California Engineering and Construction Co.	No	MFR	none visible	5D3	3CD	3D	North Oakhurst Historic District	Contributor