



STAFF REPORT

Meeting Date: October 7, 2014

To: Honorable Mayor & City Council

From: Ryan Gohlich, Senior Planner, 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

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 July 1, 2014, two projects have been added to the list of monitored projects and six 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

19 10250 Santa Monica Boulevard

This project consists of renovation of the Westfield shopping center in Century City and additional development on the site. Originally approved in 2009, the applicant is proposing a modified project and has prepared an addendum to the previously certified Environmental Impact Report for the project. The previously approved project included reconfiguration and renovation of the existing buildings and outdoor areas within the

shopping center to provide new retail/restaurant, office, and residential space. The proposed modified project reduces the project from 262 new residential units to 20 new residential units and represents approximately 700,000 fewer square feet of residential development than the originally approved project. Additionally, the modified project would provide approvals to modify the commercial uses in the approved project, including the conversion of approximately 100,000 square feet of approved office use to a combination of office and shopping center uses. The addendum to the previously certified EIR states that the potential negative impacts from the modified project are less than those of the previously approved project. On September 11, 2014, a public hearing was held on the project to obtain public testimony on the proposed modified project. No decision was made at this hearing. A City Planning Commission hearing date for the project has not yet been determined. Staff will continue to monitor the project and provide Council with updates as necessary.

20 LA-RICS Land Mobile Radio system

On August 19, 2014, The Los Angeles Regional Interoperable Communications System (LA-RICS) Joint Powers Authority (JPA) released a notice of preparation for an Environmental Impact Report (EIR) for the proposed Land Mobile Radio System. The project consists of the installation and operation of up to 90 Land Mobile Radio facilities at sites located throughout Los Angeles County. These sites would contain the infrastructure to provide voice communications coverage through the County for emergency responders, which would allow emergency medical service professionals, hospitals, and public works and utilities to coordinate responses to disasters and special events. One site is proposed within the City of Beverly Hills in Trousdale Estates at 409 Walker Drive. The site would include an antenna structure up to 180 feet in height, equipment shelter and emergency generator. City staff reviewed the notice of preparation and provided the JPA with comments outlining concerns regarding the proposed project. Staff will continue to monitor this project and update the Council as appropriate.

Project updates

2 Errant Golf Ball Fence

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 at 10101 Wilshire Boulevard. After several months of delay the applicant and appellant have come to an agreement and the application for the fence was withdrawn by the Los Angeles Country Club on July 23, 2014. This project will be removed from the Regional Projects Report.

6 Century City Center (1950 Avenue of the Stars)

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 City of Beverly Hills has submitted several letters to the City of Los Angeles regarding the project and attended several public hearings to raise concerns over potential traffic impacts resulting from the project. The City of Los Angeles Planning Commission approved the project and associated development agreement on June 12, 2014. Since the Planning Commission's approval, the decision has been appealed by five parties. The Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council considered the project and appeals at a public hearing on

September 16, 2014, and requested that the Los Angeles City Attorney's Office move forward with the preparation of a modified Development Agreement for consideration by the City Council. Staff will continue to monitor the progress of this project and update the Council as appropriate.

3 Melrose Triangle Project

This project consists of complete demolition and reconstruction of the blocks in West Hollywood between Doheny Drive, Almont Drive, 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 West Hollywood Planning Commission approved the project on June 19, 2014. The City of Beverly Hills has submitted several comment letters and met with project representatives to discuss impacts to the City. The City Council public hearing for the project was held on August 18, 2014. At this meeting the City Council adopted a resolution certifying the Environmental Impact Report and directed staff to address various traffic and transportation related project issues and return with a revised resolution for approval at the October 6, 2014 meeting. Staff will continue to monitor the project, provide comments to the City of West Hollywood, and report to Council as appropriate.

8 Academy of Motion Pictures Project

The proposed new museum would be located within the existing Los Angeles County Museum of Art Campus at the northeast corner of Wilshire Boulevard and Fairfax Avenue. The project would rehabilitate the historic 1939 May Company Wilshire Department Store and also involve construction of a new museum wing. Banquet and conference space, a café, a museum store, and ancillary museum uses would also be included. The Draft Environmental Impact Report is currently being reviewed by staff and comments will be submitted to the City of Los Angeles as appropriate.

11 8899 Beverly Boulevard Project

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. The City of Beverly Hills submitted comments regarding the project to the City of West Hollywood. The City of West Hollywood Planning Commission considered the project on August 7, 2014 and recommended denial of the project to the City Council. The City Council considered the project on September 22, 2014 and requested that staff work with the developer to address several outstanding concerns, including the size of the proposed building. The Council will reconsider the project at a future date. Staff will continue to monitor the project and report as appropriate.

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

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2012. As part of its review, City staff identified 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. In response, on June 11, 2014, the County of Los Angeles released a recirculated Supplemental Environmental Impact Report for the project. This document indicates that according to the City of Beverly Hills traffic thresholds for Average Daily Trips, there is a significant and unavoidable environmental impact with respect to traffic on Saturdays. On August 12, 2014 the Los Angeles County Board of Supervisors approved the proposed operational changes for a period of one year. After a year the changes and impacts will be reevaluated by the Board of Supervisors.

FISCAL IMPACT

There are no fiscal impacts associated with this report.

RECOMMENDATION

Staff recommends that the City Council receive this item.

Susan Healy Keene

Approved By

A handwritten signature in black ink that reads "Susan Healy Keene". The signature is written in a cursive style and is positioned below the printed name and the "Approved By" text.

Attachment A
Regional Development
Projects List



City of Beverly Hills
Regional Development Projects List
 Current as of September 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: Application for the golf ball fence was withdrawn on July 23, 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.	7/23/2014 – Applicant withdrew application for golf ball fence 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	3/25/2014 – City provided a letter identifying concerns with potential visual impacts from the proposed fence.
3 West Hollywood	Melrose Triangle <i>Status: Planning Commission approved project on June, 19, 2014. City Council public hearing for project held on August 18, 2014. Staff was di-</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.	8/18/2014 – West Hollywood City Council opened public hearing on project and directed staff to return to October 6, 2014 meeting. 6/19/2014 – West Hollywood Planning Commission approved project 5/2014 – Final EIR released 2/17/2014 – Comment period closed on Draft	8/18/2014 – Staff attended City Council Public hearing 8/13/2014 – Staff provided comment letter for City Council consideration 6/18/2014 – City provid-



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	<p><i>Status</i></p> <p>ected to return with a revised resolution on October 6, 2014.</p>			<p>Environmental Impact Report</p> <p>2/13/2013 – Draft Environmental Impact Report released</p> <p>3/12/2012 – Comment period closed on Notice of Preparation</p> <p>2/13/2012 – West Hollywood released a Notice of Preparation for the upcoming EIR</p>	<p>ed comment letter for Planning Commission consideration</p> <p>4/7/2014 – City met with project representatives to discuss concerns</p> <p>2/13/2014 – City provided a letter identifying environmental issues identified in the DEIR including:</p> <ul style="list-style-type: none"> • Traffic • Water infrastructure • Construction impacts <p>3/12/2012 – City provided 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</p> <p>Los Angeles</p>	<p>Century Plaza Project</p> <p><i>Status: Pending building permits.</i></p> <p>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 publically 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.</p> <p>7/18/12 – Hearing scheduled to consider vesting tentative tract maps.</p> <p>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.</p> <p>8/10/10 – Hotel building designated as historic.</p> <p>7/30/10 – City provided a list of potential issues to be studied including aesthetics; air quality; circulation impacts, both during emergencies as</p>	<p>1/15/2013 – Staff attended project hearing.</p> <p>9/6/2011 – City submitted comment letter identifying additional traffic intersections to include in the analysis.</p>



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				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.	
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: Project approval by City Planning Commission appealed by several parties. Project considered by Planning and Land Use Management (PLUM) Committee of the City Council on September 16, 2014. PLUM Committee requested City Attorney's Office</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.	9/16/2014 – Planning and Land Use Management (PLUM) Committee of the LA City Council held a public hearing on the project. 8/19/2014 – Final appeal date. Project appealed by five parties. 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	9/16/2014 – City staff submitted comment letter to PLUM Committee 5/8/2014 – City staff attended public hearing 11/15/2013 – City staff attended public hearing 11/14/2013 – City submitted comment letter on Final Subsequent EIR. 4/29/2013 - City submit-



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	prepare approval documents for City Council hearing.			<p>03/08/2012 - Draft Subsequent EIR being reviewed by City of Los Angeles</p> <p>6/28/2011 - Notice of preparation of an EIR released</p>	<p>ted comment letter on Draft Subsequent EIR.</p> <p>3/14/2013 - City received Draft Subsequent EIR.</p> <p>7/28/2011 - City submitted comment letter listing issues to study in the environmental review</p>
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: Draft EIR currently under review. Comments due by October 14, 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.	<p>08-28-2014 – Draft Environmental Impact Report received by staff</p> <p>05-30-2013 - Notice of preparation of an EIR released</p>	Currently reviewing Draft Environmental Impact Report
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 Es-	9941 Tower Lane	In 2011 the owner proposed redeveloping the existing estate. Development plans were submitted to the City of Los Angeles.	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	Currently Monitoring



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	tate) <i>Status: Appeals court ruled in favor of the property owner. Waiting on processing of building permits.</i>		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.	would require additional environmental review.	
11 West Hollywood	8899 Beverly Boulevard <i>Status: City of West Hollywood City Council considered the project at a meeting on September 22, 2014 and directed staff to return with more information at a later date.</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.	9-22-2014 – City Council Considered Project and requested that staff return with more information at a later date. 8-7-2014 – Planning Commission Recommended Denial of the project to the City Council 8-2014 – Final Environmental Impact Report Released 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</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



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	construction granted.				
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
16 Beverly Hills	Virginia Robinson Gardens <i>Status: LA County Board of Supervisors approved the proposed operational changes for a period of one year as a pilot effort.</i>	1009 Elden Way	Project consists of proposed operational modifications including expanding the operating house to include Monday and Saturday.	8-12-2014 – County of Los Angeles Board of Supervisors Approves operational changes for one year. 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</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	6/11/2014 - Staff submits a Historic Memo to the City of Los Angeles indicating that the buildings on the property are



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	Angeles complete an Environmental Impact Report for the project.			issued by the City of Los Angeles	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 historic nature of buildings to be demolished.
18 West Hollywood	8550 Santa Monica Boulevard <i>Status: Reviewing 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.	9-15-2014 – City of West Hollywood released a Notice of Availability of Draft Environmental Impact Report 5-23-2014 – City of West Hollywood released a Notice of Preparation for an Environmental Impact Report.	Currently Reviewing Draft Environmental Impact Report
19 Century City	10250 Santa Monica Boulevard <i>Status: Currently Monitoring</i>	10250 Santa Monica Boulevard, 1801 Avenue of the Stars	Project consists of the request to modify a previously approved project that included the reconfiguration and renovation of the existing buildings in the Westfield Mall shopping center. The modified project represents a reduction the number of residential units.	9-11-2014 – City of Los Angeles Advisory Agency held a public hearing on the Modified Project Permit and Addendum to the previously certified Environmental Impact Report to gather public testimony. No decision was made at this meeting.	Currently monitoring, impacts of modified project are expected to be less than impacts of previously approved project
20 Beverly Hills	LA-RICS Towers <i>Status: Awaiting the release of the Draft Environmental Impact Report.</i>		Project consists of installing up to 90 towers throughout Los Angeles County to aid in the goal of creating effective radio communication for emergency personnel across the County to prevent and respond to emergencies. One tower is proposed to be located in the City of Beverly Hills	8-19-2014 – Los Angeles RICS released an Environmental Initial Study.	9/18/2014 – City of Beverly Hills submitted a comment letter outlining concerns to be addressed in the Environmental Impact Report

Attachment B
Regional Development
Projects Map

Regional Development Projects Map

Legend

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

