



STAFF REPORT

Meeting Date: January 6, 2015

To: Honorable Mayor & City Council

From: Susan Healy Keene, AICP, 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

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 October 10, 2014, two projects have been added to the list of monitored projects and three 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

20 Robertson Lane Hotel Project (645-681 North Robertson Boulevard)

The City received a notice of preparation for a Draft Environmental Impact Report and notice of scoping meeting for the proposed Robertson Lane Hotel Project. The proposed project is located on a 1.94 acre site between North Robertson Boulevard and North La Peer Drive in the City of West Hollywood, approximately one half mile

from the City of Beverly Hills. The project would involve the demolition of several structures on the site and the construction of an eight-story, approximately 252,700 square foot development including a 251-room hotel, restaurant, retail, wholesale showroom, and personal service uses. The project would also include 1,048 parking spaces in four subterranean parking levels. Potential environmental impacts have been identified in a number of issue areas including: Land Use and Planning, Noise, Public Services, and Traffic. A scoping meeting will be held on Wednesday, January 7, 2015 and the response deadline for the notice of preparation is January 23, 2015. Staff will monitor the project and provide comments to the City of West Hollywood as appropriate.

21 702-714 N. Doheny Drive Condominiums Project

The City received a notice of Intent to Adopt a Mitigated Negative Declaration for the 702-714 N. Doheny Drive Condominiums Project located in the City of West Hollywood, immediately adjacent to the City of Beverly Hills. The project involves the demolition of two single-family residential dwelling units and the development of 38 market-rate condominiums and 12 affordable apartments on a 1.2 acre site. The project would include 100 parking spaces and approximately 142,000 total square feet of construction. According to the notice of intent, the project would result in less than significant impacts to aesthetics, operational and construction air quality, greenhouse gas emissions, construction noise and vibration, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. Mitigation will be required to reduce impacts to geology and soils to a less than significant level. The review period for the Mitigated Negative Declaration ends on January 15, 2015. Staff will monitor the project and provide comments to the City of West Hollywood as appropriate.

Project updates

2 Adas Torah (9040 W Pico Boulevard)

The Victory Furniture Store property, at 9040 W Pico Boulevard, was purchased by Adas Torah, an orthodox Jewish synagogue, and after a remodel the synagogue plans to relocate from its current location in the Beverlywood area to the site.

On May 20, 2013 the Los Angeles Zoning Administrator approved the requested variances for reduced parking. In September 2014 the City of Los Angeles granted building permits for the synagogue. Staff will continue to monitor the project as appropriate.

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. The PLUM Committee of the Los Angeles City Council will hold an additional public hearing on Tuesday, January 13, 2015 in order to consider the proposed Development Agreement ordinance prepared by the City Attorney as well as the appeals filed against the project. Staff will continue to monitor the progress of this project, submit comment letters, and update the Council as appropriate.

3 Melrose Triangle Project

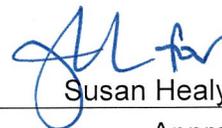
This project consists of complete demolition and reconstruction of the blocks in West Hollywood between Doheny Drive, Almont Drive, Santa Monica Boulevard and Melrose Avenue. The project area is approximately 3 acres and includes 4-levels of below ground parking and 3, 5-story mixed use/ commercial/ 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 West Hollywood City Council public hearing for the project was held on August 18, 2014. At this meeting the West Hollywood 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. Several traffic related conditions were incorporated into the resolution to address comments from the City of Beverly Hills including a requirement for an additional traffic study, potential improvements to the intersection of Doheny Drive and Santa Monica Boulevard, and a requirement that the City of Beverly Hills be notified of any upcoming street closures. The West Hollywood City Council approved the project on October 6, 2014. Staff will continue to monitor the project and work with the City of West Hollywood to address any concerns that arise during construction.

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

Approved By

Attachment A
Regional Development
Projects List



**City of Beverly Hills
Regional Development Projects List**
Current as of December 23, 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>09/22/2014 – Building permit issued by City of Los Angeles Department of Building and Safety 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 Beverly Hills</p>	<p>LA-RICS Towers <i>Status: Awaiting the release of the Draft Environmental Impact Report.</i></p>		<p>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</p>	<p>8-19-2014 – Los Angeles RICS released an Environmental Initial Study.</p>	<p>9/18/2014 – City of Beverly Hills submitted a comment letter outlining concerns to be addressed in the Environmental Impact Report</p>
<p>3 West Hollywood</p>	<p>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 directed to return with a revised resolution on October 6, 2014. The City Council approved the project on October 6, 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>10/6/2014 – West Hollywood City Council Approved project 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 Environmental Impact Report 2/13/2013 – Draft Environmental Impact Report released 3/12/2012 – Comment period closed on Notice of Preparation</p>	<p>8/18/2014 – Staff attended City Council Public hearing 8/13/2014 – Staff provided comment letter for City Council consideration 6/18/2014 – City provided comment letter for Planning Commission consideration 4/7/2014 – City met with project representatives to discuss concerns</p>



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<i>Status</i>				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 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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<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>2/22/2012 – Project Approved 1/3/2012 – Final EIR released. 1/25/2012 – Public Hearing Scheduled</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 3/1/2011 – Application for Environmental Review submitted</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 submitted a comment letter on the DEIR</p>
<p>6 Los Angeles</p>	<p>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 prepare approval documents for City Council hearing.</i></p>	<p>10131 Constellation Blvd. (1950 Avenue of the Stars) Century City</p>	<p>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.</p>	<p>11/25/2014 – Applicant team submitted letter agreeing to an extension for the City Council to act on the matter. The last day to act is January 30, 2015. 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 03/08/2012 - Draft Subsequent EIR being re-</p>	<p>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 submitted comment letter on Draft Subsequent EIR. 3/14/2013 - City received Draft Subsequent EIR.</p>



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				viewed by City of Los Angeles 6/28/2011 - Notice of preparation of an EIR released	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 Final EIR</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.	08-28-2014 – Draft Environmental Impact Report received by staff 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</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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	permits.				
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 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.</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,	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.	Currently Monitoring



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	Construction not yet begun.		and modified in 2012.	3-15-2010 – West Hollywood City Council approved original project.	
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 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



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					City of Los Angeles City staff about potential historic nature of buildings to be demolished.
18 West Hollywood	8550 Santa Monica Boulevard <i>Status: Currently Monitoring</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 Monitoring.
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 West Hollywood	Robertson Lane Hotel Project <i>Status: Reviewing Notice of Preparation</i>	645, 647, 653, 655, 657, 661, 665, and 681 Robertson Boulevard and 648, 650, 652 and 654 La Peer Drive	Project consists of the demolition of several structures on the site and construction of an eight-story, approximately 252,700 square foot development including a 251-room hotel, restaurant, retail showroom and personal service uses.	12-11-2014 – City of West Hollywood released a Notice of Preparation of a Draft Environmental Impact Report.	Currently reviewing Notice of Preparation.
21 West Hollywood	702-714 N. Doheny Drive Condominium Project <i>Status: Reviewing Mitigated Negative Declaration</i>	702-714 N. Doheny Drive, 9040-9056 West Keith Avenue, 9057-9073 West Harland Avenue	Project consists of the demolition of two single family homes on the 1.2 acre site and the development of 38 market rate condominiums and 12 affordable apartments.	12-24-2014 – City of West Hollywood released a Notice of Intent to Adopt a Mitigated Negative Declaration	Currently reviewing Mitigated Negative Declaration

Attachment B
Regional Development
Projects Map

Regional Development Projects Map

Legend

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

