STAFF REPORT

Meeting Date: April 7, 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
C. March 16, 2015 Central Area Planning Commission Determination on 332-336 Oakhurst
D. Beverly Hills Comment Letter on Robertson Lane Hotel Project

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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 January 6, 2015, 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 in this section.

Projects Added to the List

㉒ 333 S. La Cienega

The proposed 333 S. La Cienega project is located between San Vicente and La Cienega Boulevards, south of West 3rd Street, adjacent to Beverly Hills. The project includes one 19-story mixed use tower with 154 luxury housing units and space for a restaurant/café and grocery store. An application for the project was filed with the City of Los Angeles on March 3, 2015. Staff will continue to monitor the project and update the Council as more details are provided.

㉓ BHUSD Project

On February 13, 2015, the City received a Notice of Preparation (NOP) for the Draft Environmental Impact Report (EIR) for the Beverly Hills High School, Hawthorne K-8 School, and El Rodeo K-8 School Improvement Project. The project would involve improvements and required code upgrades to the structural, mechanical, electrical and plumbing systems at the three schools, as well as more significant changes at the High School property. Staff reviewed the NOP and provided a letter to the Beverly Hills Unified School District on March 16, 2015 summarizing staff's comments on the EIR. Staff will continue to monitor the project and update Council as appropriate.

Project updates

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' zoning regulations apply only to the portions of the project that are located Beverly Hills (approximately the first 40 feet of the project along Oakhurst). However, additional aspects of the project may be considered during Beverly Hills' review of the project if necessary for the reviewing authority to make the required findings. 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. The letter requested that the City of Los Angeles prepare an Environmental Impact Report for the project. An Environmental Impact Report was not prepared. On February 3, 2015, the project was approved by the City of Los Angeles Advisory Agency. Subsequently, the Beverly Hills City Council held a special meeting on February 12, 2015, to consider a formal appeal of the project. The Council did not vote to appeal the project; however, the project was appealed by a third party. The City of Los Angeles Central Area Planning Commission held a hearing to consider the appeal on March 10, 2015. Staff attended this meeting to provide comment. The appeal was denied. Because portions of the project are in the City of Beverly Hills, the project will be subject to the City's discretionary process including Planning Commission and Architectural Commission review. Staff will continue to monitor the project as it moves forward and provide updates as appropriate.

❻ 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. Staff submitted a letter to the Los Angeles City Clerk regarding the project on January 8, 2015. On January 13, 2015 the City of Los Angeles City Council Planning and Land Use Committee denied the project appeals and on January 27, 2015 the Los Angeles City Council denied the project appeals and approved the project. Staff will continue to monitor the project and provide updates as appropriate.

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

The City received a notice of preparation for a Draft Environmental Impact Report (DEIR) and notice of environmental 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. Staff provided the City of West Hollywood with a comment letter on January 21, 2015 and will monitor the project and provide additional comments as appropriate.

㉑ 702-714 N. Doheny Drive Condominium Project

The City received a notice of Intent to Adopt a Mitigated Negative Declaration for the 702-714 N. Doheny Drive Condominium 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 three- and four-story 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. Staff submitted a letter to the City of West Hollywood regarding the Draft Mitigated Negative Declaration on January 12, 2015. The project was heard by the City of West Hollywood Planning Commission on January 15, 2015, at which time the Planning Commission recommended that the City Council approve the project. The City Council approved the project at a public hearing on February 17, 2015. Staff will continue to monitor the project as it moves forward.

❽ Academy of Motion Pictures Museum Project at LACMA

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 Final Environmental Impact Report (FEIR) was released on February 20, 2015. On March 16, 2015 a City Planning Commission Hearing Officer held a public hearing on the project to consider public testimony. No decision was made at this hearing. No significant impacts to the City of Beverly Hills are expected to result from the project. Staff will continue to monitor the project.

❿ 9941 Tower Lane (Old King Vidor Estate)

In 2011, a new owner proposed redeveloping the existing estate. The current proposal for the site totals approximately 60,000 square feet of development on three lots in Benedict Canyon. On March 15, 2011, Mayor Delshad submitted a letter to the Director of Planning in Los Angeles requesting that the project undergo environmental review. Subsequently, the City of Los Angeles Planning Department suspended the processing of the application due to the fact that additional environmental review was required for the project. The applicant then filed a lawsuit against the City of Los Angeles to compel the city to issue building permits for the project. In 2013, A Los Angeles Superior Court upheld the Los Angeles Planning Director's requirement for environmental review. Further, on February 13, 2015, a California appellate court determined that the proposed project must undergo environmental review, and rejected the applicant's claim that the project complies with all building and zoning codes, due to the fact that there is no secondary access to the site. Staff will continue to monitor the project.

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

Susan Healy Keene

Attachment A

Regional Development Projects List

City of Beverly Hills
Regional Development Projects List
Current as of March 25, 2015

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
❶ Los Angeles	**Adas Torah, Orthodox Jewish Synagogue** *Status:* **Entitlements approved.**	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.	**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.	Currently Monitoring
❷ **Beverly Hills**	**LA-RICS Towers** *Status*: **Awaiting the release of the Draft Environmental Impact Report.**		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
❸ West Hollywood	**Melrose Triangle** *Status:* **Project Approved.**	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.	**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	**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

City of Beverly Hills
Regional Development Projects List
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JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
				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: • Traffic • Water infrastructure • Construction impacts **3/12/2012** – City provided a letter identifying environmental issues to be studied in the EIR, including: • Traffic impacts • Construction impacts • Infrastructure impacts
❹ Los Angeles	**Century Plaza Project** *Status*: **Pending building permits.** 01/15/13 – Project Approved	2025 Avenue of the Stars (@ Constellation Blvd.), Century City	New residential condominium, hotel, and commercial complex consisting of two 46-story towers with a combined 290 residential units, and a 100,000 square foot publicly accessible plaza. The project approved in the development agreement will preserve the existing Century Plaza Hotel Building, which will contain 394 rooms and 63 luxury residences. The entire project will contain over 10 million square feet of office space, residences, and retail stores.	**1/15/2013** –Development Agreement, EIR, Mitigation Monitoring Program, and Statement of Overriding Circumstances approved by the Los Angeles City Council. **7/18/2012** – Hearing scheduled to consider vesting tentative tract maps. **5/1/2012 –** 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. **8/10/2010** – Hotel building designated historic. **7/30/2010 –** 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. **02/12/2010 –** 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.

City of Beverly Hills
Regional Development Projects List
Current as of March 25, 2015

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
❺ Los Angeles	**10000 Santa Monica Blvd.** *Status*: **Under Construction. For construction related concerns contact Matt Claussen at mclaussen@crescentheights.com or 415-269-6603.** 2/22/2012 – Project Approved 1/3/2012 – Final EIR released. 1/25/2012 – Public Hearing Scheduled	10000 Santa Monica Blvd. (10022 Santa Monica Blvd, 201 Moreno Drive)	Developer – Crescent Heights 39 story residential building (283 Condos) and 9 story ancillary building that includes parking and site amenities for residents. Entire project includes approximately 469,575 square feet of floor area.	**3/8/2012 –** Appeal Periods ends **2/22/2012 –** Project Approved **1/25/2012 –** Public Hearing before Zoning Administrator **1/3/2012** – Final EIR released **9/15/2011** – Draft EIR released. Comments due by 10/31/2011 **5/12/2011** – Letter sent by City Staff including list of environmental factors to study in the EIR **3/1/2011** – Application for Environmental Review submitted	**3/8/2012** – City negotiated for additional future traffic analysis and mitigation if needed **1/25/2012** – City negotiating with developer for additional future traffic analysis **10/31/2011** – City submitted a comment letter on the DEIR
❻ Los Angeles	**Century City Center** *Status*: **Project approved by Los Angeles City Council.**	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.	**1/27/2015 –** City Council denied appeals and approved project **1/13/2015 –** PLUM Committee denied appeals **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	**1/8/2015 –** City staff submitted comment letter to Los Angeles City Clerk **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

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ACTIVE PROJECTS

JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
				03/08/2012 - Draft Subsequent EIR being reviewed by City of Los Angeles **6/28/2011** - Notice of preparation of an EIR released	EIR. **7/28/2011** - City submitted comment letter listing issues to study in the environmental review
❼ Los Angeles	**6739 W. Olympic** *Status*: **Proposed Development.**	9739 W. Olympic (970 S. Schumacher)	Commercial project proposed for currently vacant site (potentially retail/office).	**04/25/13** - Developer held community meeting introducing project	**04/25/13** – Staff attended community meeting
❽ Los Angeles	**Academy Museum of Motion Pictures Project** *Status:* **Final EIR released.**	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.	**3/16/2015** – Public Hearing Officer held hearing on project **12/20/2015** – Final Environmental Impact Report received by staff **08/28/2014** – Draft Environmental Impact Report received by staff **05/30/2013** - Notice of preparation of an EIR released	Currently Monitoring
❾ West Hollywood	**8555 Santa Monica Boulevard** *Status:* **Waiting on release of DEIR.**	8555 Santa Monica Boulevard	Proposed mixed use development on 1.04 acres in West Hollywood. The five story development would include: 93 apartment units, 6,720 sf. of restaurant uses, 4,708 sf. of live/work use, and 27,840 sf. of retail uses. The project also includes four levels of parking with 308 parking spaces. Impacts to the City of Beverly Hills are not anticipated from this project.	**04/12/2013** - Notice of preparation of an EIR released	Currently Monitoring
❿ Los Angeles	**9941 Tower Lane (Old King Vidor Estate)** *Status:* **Appellate Court finds that project must complete environmental**	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.	**02/2015** – A California appellate court rules that the proposed project must go through environmental review **03/2013** – Los Angeles County Superior Court rejects project proponent's argument that the City should allow construction to commence and upholds LA Planning Director assertion that	**3/15/2011** – The Mayor of Beverly Hills submitted a letter to the Los Angeles Director of Planning requesting additional environmental review for the project

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	review			the property must have secondary vehicular access and undergo environmental review	
⓫ West Hollywood	**8899 Beverly Boulevard** *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.**	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: • traffic • infrastructure • construction impacts **08/07/2013 –** City submitted comment letter listing issues to study in the environmental review
⓬ Los Angeles	**300 South Wetherly Drive** *Status:* **Construction fence installed, building permits submitted, not yet issued.**	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
⓭ West Hollywood	**Palm Mixed Use Project** *Status:* **Time extension for commencement of construction granted.**	9001 Santa Monica Boulevard	Five-story mixed use building that includes 42 residential units approved by the City of West Hollywood in 2007. Project includes retail, restaurant, market-rate and affordable housing and 180 parking stalls in subterranean parking.	**8/19/2013 –**West Hollywood City Council approved a request to amend the development agreement to extend the time period to commence construction. Substantial construction must begin before July 2016.	Currently Monitoring
⓮ West Hollywood	**Sunset-Doheny Hotel** *Status:* **Project approved.**	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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ACTIVE PROJECTS

JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
			and modified in 2012.	**3/15/2010** – West Hollywood City Council approved original project.	
⓯ West Hollywood	**Sunset La Cienega Project** **(Formerly Sunset Millennium Project)** *Status:* **Demolition underway. For construction related questions or concerns contact CIM Group at 323-860-4820.**	8490 Sunset Boulevard & 8500 Sunset Boulevard	Project consists of two developments. The east parcel (8490 Sunset Boulevard) will consist of a hotel with 296 rooms, a restaurant, and retail uses in two ten-story towers totaling 235,000 square feet. The west parcel (8500 Sunset Boulevard) will contain 190 residential units and 55,000 square feet of retail uses in two eight-story towers. Both parcels include underground parking.	**8/5/2013** – Demolition began **1999** – Project approved by West Hollywood City Council.	Currently Monitoring
⓰ Beverly Hills	**Virginia Robinson Gardens** *Status:* **LA County Board of Supervisors approved the proposed operational changes for a period of one year as a pilot effort.**	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.
⓱ Beverly Hills/Los Angeles	**332-336 North Oakhurst** *Status:* **Project approved by City of Los Angeles, must undergo review in City of Beverly Hills.**	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.	**3/10/2015** – Los Angeles Central Area Planning Commission considers appeal of project. Appeal fails. **2/3/2015** – City of Los Angeles approved project **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	**2/12/2015** - City Council holds special meeting to discuss formal appeal of project. Does not appeal project. **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

City of Beverly Hills
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ACTIVE PROJECTS

JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
					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** *Status:* **Currently Monitoring**	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** *Status:* **Currently Monitoring**	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** *Status:* **Reviewing Notice of Preparation**	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.	**1/21/2015** – Staff submitted a letter to the City of West Hollywood in response to the Notice of Preparation
21 West Hollywood	**702-714 N. Doheny Drive Condominium Project** *Status:* **Project Approved**	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.	**2/17/2015 –** City of West Hollywood City Council adopted the Mitigated Negative Declaration and approved the project. **1/15/2015 –** City of West Hollywood Planning Commission unanimously recommended that the City Council approve the project. **12/24/2014 –** City of West Hollywood released a	**1/12/2015** – The City of Beverly Hills Submitted a comment letter to the City of West Hollywood in response to the Draft Mitigated Negative Declaration.

City of Beverly Hills
Regional Development Projects List
Current as of March 25, 2015

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JURISDICTION	PROJECT NAME *Status*	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
				Notice of Intent to Adopt a Mitigated Negative Declaration	
22 Los Angeles	**333 South La Cienega**	333 South La Cienega Boulevard, Los Angeles	Proposed project consists of a mixed use 19-story tower. The project would include 154 units, grocery store, and restaurant/café space.	**3/4/2015 –** Project application filed with the City of Los Angeles.	Currently Monitoring
23 Beverly Hills	**BHUSD Project**	Beverly Hills High School, El Rodeo K-8 School, Hawthorne K-8 School Improvement Project	Proposed project consists of improvements and required code upgrades to structural, mechanical, electrical, and plumbing systems at the BHHS, Hawthorne K-8 School, and El Rodeo K-8 School. The work also includes the potential demolition of several buildings on the High School campus in order to allow for the new aquatic center, new athletic/administrative building, upgraded sports fields, and parking.	**2/13/2015 –** Project Notice of Preparation released.	**3/16/15:** City submitted comment letter regarding the Notice of Preparation

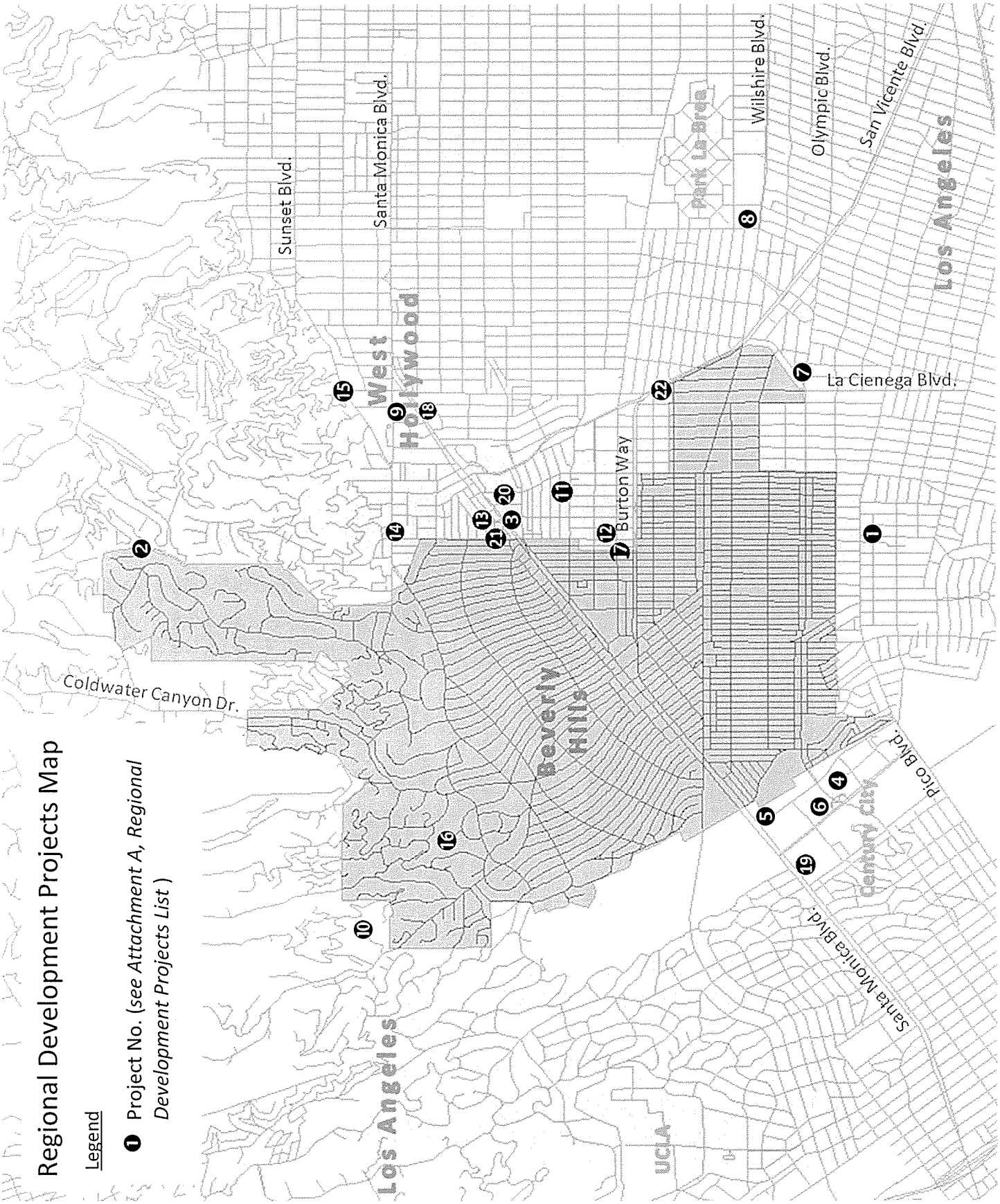
Attachment B

Regional Development Projects Map

Regional Development Projects Map

Legend

❶ Project No. (*see Attachment A, Regional Development Projects List*)



Attachment C

March 16, 2015 Central Area Planning Commission Determination on 332-336 Oakhurst

CENTRAL AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
http:// planning.lacity.org/

Determination Mailing Date: MAR 16 2015

CASE NO. VTT-70499-CN-1A
CEQA: ENV-2011-3325-MND-REC

Location: 332-336 North Oakhurst Drive
Council District: 5 - Koretz
Plan Area: Wilshire
Zone: [Q]R4-1-O

Applicant: Oakhurst, LLC
Representative: Matthew Hayden

Appellant: Steve Mayer

At its meeting on **March 10, 2015,** the Central Area City Planning Commission failed to reach a consensus. The Commission's failure to act resulted in the automatic denial of the appeal and reaffirmation of the decision of the Deputy Advisory Agency's Approval of Vesting Tentative Tract No. 70499-CN for the approval of 31 residential condominiums, and affirming Mitigated Negative Declaration ENV-2011-3325-MND-REC as the environmental clearance.

The Commission's vote was as follows:

Moved:	Commissioner Chung Kim
Seconded:	Commissioner Millman
Nay:	Commissioner Brogdon
Absent:	Commissioners Chemerinsky and Lopez

Vote: **2 – 1, motion failed**

Fiscal Impact Statement: There is no General fund impact as administrative costs are recovered through fees.

Effective Date
Effective upon the mailing of this notice

Appeal Status
Further appealable to City Council

Rhonda Ketay
Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

Effective Date/Appeals: **This action of the Central Area Planning Commission will be final within 10 days from the mailing date on this determination unless an appeal is filed within that time to the City Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln.**

Final Appeal Date: MAR 26 2015

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Deputy Advisory Agency Decision Letter dated February 3, 2015

cc: Notification List
Luci Ibarra

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION
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Decision Date: February 3, 2015

Appeal Period Ends: February 13, 2015

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Tala Associates
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Matthew Hayden (R)
Three6ixty
4309 Overland Avenue
Culver City, CA 90230

RE: Vesting Tentative Tract No. 70499-CN
Address: 332-336 North Oakhurst Drive
Council District: 5
Existing Zone: [Q]R4-1-O
Community Plan: Wilshire
CEQA No.: ENV-2011-3325-MND-REC

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03 of the, the Advisory Agency approved Vesting Tentative Tract Map No. 70499-CN composed of 1-lot, located at 332-336 North Oakhurst Drive for a new maximum **31 residential condominium units** as shown on map stamp-dated December 13, 2013 in the Wilshire Community Plan. This unit density is based on the proposed [Q]R4-1-O Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That the portions of the tract within the City of Los Angeles and the City of Beverly Hills be shown as separate lots on the final map and that a Covenant and Agreement be recorded tying the lots together.

2. That the final map not be recorded until the tentative tract map has been filed with and approved by the City of Beverly Hills.

3. That any fee deficit under Work Order No. EXT00458 expediting this project be paid.

4. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

5. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated January 27, 2012, Log No. 76058 and attached to the case file for Tract No. 70499. (MM)

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

6. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

   a. Revise the submitted to show that the tract map is for the portion within the Los Angeles City only unless otherwise approved by the City of Los Angeles Planning Advisory Agency to include the portion within the City of Beverly Hills.

   b. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

   Notes:

   Tract subdivision approval from the City of Beverly Hills will be required for portion of the tract within the City of Beverly Hills.

   Compliance with the City of Beverly Hills Zoning requirements is will be required for portion of tract within the City of Beverly Hills.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

7. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure: (MM)

   a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.

   b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.

FIRE DEPARTMENT

8. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following: (MM)

   a. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.

   b. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

   c. No framing shall be allowed until the roadway is installed to the satisfaction for the Fire Department.

   d. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

   e. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But in no case

greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.

f. Entrance to the main lobby shall be located off the address side of the building.

g. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

h. Site plans shall include all overhead utility lines adjacent to the site.

i. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

j. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

9. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

10. In a letter dated, February 9, 2012, the Bureau of Street Lighting determined that no street lighting improvements were required for the project.

BUREAU OF SANITATION

11. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

12. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

13. That the Quimby fee be based on the R4 Zone. (MM)

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

14. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

    a. Limit the proposed development to a maximum of 31 residential units.

    b. Provide the number of parking spaces in accordance with LAMC Section 12.21-A,4.

    If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

    In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (Development Services Center).

    c. The applicant shall install an air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project. (MM)

    d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

    e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

    f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)

g. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties. (MM)

15. That the subdivider shall record and execute a Covenant and Agreement to comply with [Q] Condition per Ordinance No. 167,711.

16. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

17. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement. (MM)

18. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code § 7060, et seq.) and §§ 151.22-151.28 of the LAMC.

19. Adjustment. Pursuant to LAMC Section 17.03, the Advisory Agency has approved an adjustment to allow a 10% increase in the allowable FAR (3:1), or an FAR of 3.3:1.

20. City of Beverly Hills. Prior to the issuance of a demolition permit by the Department of Building and Safety, the applicant shall provide evidence in the form of a letter from the City of Beverly Hills, that the project has been reviewed for conformance with any and all applicable zoning regulations, and has made suitable arrangements for any necessary improvements relative to the public right-of-way, including sewers, street dedications and improvements, street trees, etc.

21. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

22. Prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 5, 7, 8, 13, 14c, 14f, 14g, 17, 23, and 24 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

23. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

MM-1 Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.

The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from the street or alley, pursuant to Los Angeles Municipal Code Section 91.8104.15.

MM-2. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties pr the public right-of-way.

MM-3. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right-of-way.

All signiciant (8-inch or greater trunk diameter, or cumulative trunk diameter of multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inc box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of way, may be counted toward replacement tree requirements.

Removal or plating of any tree in the public right-of-way required approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division of the Department of Public Works, Bureau of Street Services.

MM-4. The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

MM-5. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Publci Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMP's includes but is not limited to the following mitigation measures:

- Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

MM-6. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movements or reduction in foundation bearing soil-capacity, and discuss mitigation measures that may include building design consideration. Building design consideration shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacement or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified.

MM-7. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or registered civil engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movements or reduction in foundation bearing soil-capacity, and discuss mitigation measures that

may include building design consideration. Building design consideration shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacement or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified.

MM-8. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

MM-9. Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

Prior to the issuance any permit for the demolition or alteration of any existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSA regulations.

Prior to the issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulations governing PCB removal and disposal.

MM-10. All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.

MM-11. Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

MM-12. a. Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical

threshold standard is required.

b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.

c. Promote natural vegetation by using parking lot islands and other landscaped areas.

d. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.

e. Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.

f. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.

g. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.

h. Legibility of stencils and signs must be maintained.

i. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.

j. The storage area must be paved and sufficiently impervious to contain leaks and spills.

k. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.

l. Trash container areas must have drainage from adjoining roofs and pavement diverted around the areas.

m. Trash container areas must be screened or walled to prevent off-site transport of trash.

n. Reduce impervious surface area by using permeable materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block and granular materials, i.e. crushed aggregates, cobbles.

o. Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.

p. Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.

q. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation, and flow reducers.

r. Prescriptive Methods detailing BMPs specific to this project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at: www.lastormwater.org.

s. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

MM-13. The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the area.

MM-14. The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

MM-15. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

i. Weather-based irrigation controller with rain shutoff;
ii. Matched precipitation (flow) rates for sprinkler heads;
iii. Drip/microspray/subsurface irrigation where appropriate;
iv. Minimum irrigation system distribution uniformity of 75 percent;
v. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials; and
vi. Use of landscape contouring to minimize precipitation runoff.
vii. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf. and greater, to the satisfaction of the Department of Building and Safety.

MM-16. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

MM-17. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

Prior to the issuance of any demolition permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

24. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.

a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.

b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.

c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-6. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

CM-8. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

CM-9. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

CM-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

CM-12. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

CM-13. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.

CM-14. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned: These will shield and bind the soil.

CM-15. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

CM-16. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

CM-17. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

CM-18. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.

CM-19. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

CM-20. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

CM-21. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

C-1. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

C-3. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting, as follows:

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

(i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

a. Improve the alley adjoining the subdivision by the reconstruction of alley intersection with 3rd Street including any necessary removal and reconstruction of the existing bad order alley improvements.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

A public hearing was held on March 19, 2014 in City Hall, Room 1020. In attendance were the applicant, the applicant's representative, the applicant's architect, and area residents and property owners. The representative for the project stated for the record that the project would be eligible to meet LEED Silver certification, is providing bicycle parking and is providing 5,000 square feet of open space, in excess of what is required by code. The applicant clarified the request for the 10% increase in Floor Area, stating that the request was meant to provide bigger units without expanding the building foot print or height. They detailed their outreach efforts, stating that they met with the Mid City West Neighborhood Council, and held an informational meeting for tenants on March 1, 2014. The applicant provided some letters of support from adjacent property

owners. In addition, the representative stated that the applicant was prepared to provide a historic assessment of the property at the request of the community, the Council Office, and the Planning Department.

Also in attendance at the public hearing were tenants, area residents and nearby property owner, with speakers in opposition citing concerns with traffic, the proposed height of the project, construction impacts on adjacent older properties, air quality and health impacts associated with construction, and changes to the character of development along the immediate block of Oakhurst Avenue.

Shawn Bayliss, of Council District 5, asked that the case be placed under advisement pending the completion of a historic resources assessment of the property. The case was placed under advisement pending the preparation and submittal of a Historic Resource Assessment, which was submitted to the department electronically on May 1, 2014. The Historic Resource Evaluation was prepared by Kaplan Chen Kaplan and dated April 21, 2014, and concluded that the properties at 332, and 334-336 North Oakhurst Drive do not meet the criteria for designation to the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic Cultural Monument of historic district. Moreover, that the buildings do not meet the criteria for designation as a City of Beverly Hills Landmark nor as a City of Beverly Hills Historic District. Following that report, the City of Beverly Hills provided a two-page memo prepared by the Historic Resources Group and dated May 29, 2014, contesting the findings of the report, arguing that there is potential for the creation of a historic district along North Oakhurst Drive and requesting that the City of Los Angeles prepare and EIR. Planning staff then requested that a report be provided to address the potential historic district issue along North Oakhurst Drive. This report, dated December 3, 2014 and prepared by Kaplan Chen Kaplan, determined that there is no potential for the establishment of a City of Los Angeles Historic Preservation Overlay Zone, and that while no buildings have been identified as individual landmarks, an argument could be made for the establishment of a potential district within the City of Beverly Hills based on commonalities of two architectural styles (Spanish Colonial Revival and Minimal Traditional/Regency) common to the 1930's and for which structures remain.

FINDINGS OF FACT (CEQA)

The subject property is located in two jurisdictions, with one third of the site being located within the City of Beverly Hills. In a letter dated, November 7th, 2011, the City of Beverly Hills stated that their City Attorney reviewed the project and that the City of Los Angeles would be the lead agency as it would process the application first. With respect to environmental impacts, they identified traffic as being "the category that presents the greatest potential for environmental impact."

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2011-3325-MND on March 28, 2012 for a 5- and 6-story residential condominium with 37 units. Based on the Department of Transportation's (DOT) Traffic Study Exemption Thresholds, the 37-unit project was below the threshold of 48 units for residential condominiums, resulting in a less than significant impact. The tract map was placed on hold and the new owner revised the tract map proposing a reduced project of a 4- and 5-story residential condominium with 31 units. A Reconsideration of ENV-2011-3325-MND was issued on February 7, 2014. Upon issuance of both the originally issued

Mitigated Negative Declaration (MND) and the subsequent Reconsideration of the MND, no comments were submitted by the City of Beverly Hills relative to the environmental analysis or the mitigation measures.

At the public hearing held on March 19, 2014, several public speakers, including a representative from Council Office 5, expressed concern about the potential historic value of the existing buildings. The applicant volunteered to hire a consultant and the Advisory Agency placed the case under advisement pending the submittal of a historic resource assessment.

A Historic Resource Evaluation prepared by Kaplan Chen Kaplan (dated April 21, 2014), concluded that "the buildings at 332 North Oakhurst Drive, 334 North Oakhurst Drive, and 336 North Oakhurst Drive, do not meet the criteria for designation to the National Register of Historic Places, the California Register of Historic Resources or as a City of Los Angeles Historic Cultural Monument or as a historic district." In particular, the report found that 332 North Oakhurst was built in 1931 in the Spanish Colonial Revival style by architect Paul Needham, of whom nothing has been identified about his body of work. The property at 334-336 North Oakhurst was designed by Edith Norman, in the Monterey sub-style of the Spanish Colonial revival style. Architect Edith Mortensen Northman, practiced architecture in Los Angeles in the 1930's beginning with multi-family buildings, having moved onto commercial and institutional buildings and factories, including over 50 service stations for the Union Oil Company and military engineering fortifications for the U.S. Army Corps of Engineers. While there are some references to Northman in the Los Angeles Times together with other practicing architects, there are "no newspaper references to any contemporaneous awards or recognition of her work" and "no references to Northman in the Avery Index to Architectural Periodicals".

Moreover, the report asserted that while the buildings are reflective of the Spanish Colonial Revival style prevalent in the 1930's, there are no noteworthy architectural features or characteristics, and no association with historic events or historic persons, that elevated these structures beyond being typical representations of the Spanish Colonial Revival architectural style. The historic resource report concluded that the properties at 332, and 334-336 North Oakhurst Drive do not meet the criteria for designation to the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic Cultural Monument or historic district. Moreover, the report stated that the buildings do not meet the criteria for designation as a City of Beverly Hills Landmark nor as a City of Beverly Hills Historic District.

Following the submittal of the report, the City of Beverly Hills submitted a letter (dated June 11, 2014), together with a two-page memo prepared by the Historic Resources Group (HRG) contesting the findings of the report and requesting that the City of Los Angeles prepare an EIR. The HRG memo, dated May 29, 2014, argued that nine properties along North Oakhurst Drive were "identified as a potential historic district during the preliminary reconnaissance for the survey update," finding that the area included lots that were uniform, rectangular, modest, with a consistent setback, sharing concrete walkways, detached garages, concrete sidewalks and parkways, and mature Jacaranda trees with "a notable concentration of Period Revival style multi-family residences from the 1930's". While the City of Beverly Hills contends in their June 11,

2014 letter that "100 percent of the buildings located along the east side of North Oakhurst between Alden Drive and West 3rd Street contribute to a potential historic district," the HRG report only analyzed 9 of the 11 properties that constitute the entirety of the east side of the North Oakhurst block between Arden Drive and 3rd Street, with no mention of the two properties on the west side of North Oakhurst Drive and entirely within the City of Beverly Hills, that share these same characteristics. In addition, the report prepared by HRG provides no analysis as to how the properties meet the criteria used to establish historic districts, including important events, association with the lives of significant persons, or any distinctive characteristics of the structures. The memo found only one architect to correspond to the list of master architects for a property located at 344 North Oakhurst Drive (not the project site). In addition, aside from the "potential district" having originally been subdivided in 1922 by the Rodeo Land and Water Company, the report offered little information relative to development of the 1930's residences, any distinctive characteristics, the level of integrity, or its relationship to the history or prehistory of the Beverly Hills. Moreover, the report fails to establish, without substantial evidence in the record, how the potential district would meet the criteria of the California Register of Historic Resources, or what methodology was used to reach its conclusion.

With respect to the California Environmental Quality Act (CEQA), the consideration of historic resources or potential historic resources is discussed in CEQA in Section 21084.1, which states:

> "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, and historical resources is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not including in a local register of historical resources, or not deemed significant pursuant to a criteria set for in the subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for the purposes of this section."

In determining the significance of a project not yet listed or determined to be eligible for listing, subsection (g) of Section 5024.1 of CEQA states:

(g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:
   (1) The survey has been or will be included in the State Historic Resources Inventory.
   (2) The survey and survey documentation were prepared in accordance with office procedures and requirements.

(3) The resources is evaluated and determined by the office to have a significance rating of Category 1 to 5 on DPR Form 523.

(4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

None of the individual properties along north Oakhurst between Alden Drive and West 3rd Street have been identified for historic significance, and until recently, no argument has been made as to the potential of a historic district. The information provided by both consultants, Historic Resources Group and Kaplan Chen Kaplan, provides little substantive information to support how the features of the potential district meet a standard of significance under local and state criteria. For example, in determining the significance of impacts on historical resources, Section 15064.5 of CEQA, the term "historical resources" includes a resource listed in the California Register of Historical Resources, listed in a local register of historical resources, or is characterized as a site, structure, or area determined to be historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California provided the determination is substantiated be the evidence in light of the whole record. In this instance, the resource must meet the criteria for listing the California Register of Historical Resources, including: being associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; is associated with the lives of persons important in our past; embodies distinctive characteristics of a type, period, region, method of construction, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or, has yielded, or may be likely to yield, information important in prehistory or history.

To address the potential historic district issue, planning staff requested that an additional historic resources report be prepared to further analyze the project site and North Oakhurst Drive between Alden Drive and 3rd Street. The report prepared by Kaplan Chen Kaplan and dated December 3, 2014, reviewed North Oakhurst Drive between Alden Drive and West 3rd Street against the criteria used to establish a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) and as an Historic District within the City of Beverly Hills. The report determined that the west side of Oakhurst Drive, which is entirely within the jurisdictional boundaries of the City of Beverly Hills would not qualify as an historic district as only two buildings (20 percent) retain potential historic significance, and which would not qualify for designation as individual landmarks under City of Beverly Hills criteria. Of the potentially contributing properties on the east side, there are five Spanish Colonial Revival buildings and five Minimal Traditional/Regency style buildings and one contemporary building, with the principal facades of the structures being located in the City of Beverly Hills, and the remainder of the structures sitting within the jurisdictional boundaries of the City of Los Angeles.

The criteria for the designation of a HPOZ within the City of Los Angeles looks for an area that: adds to the historic architectural qualities or associations for which a property is significant during a period of significance, represents an established feature of the neighborhood, community or city due to its unique location or singular physical

characteristics, and retaining the building, structure, landscaping, or natural feature would contribute to the preservation and protection of a historic place or area of historic interest in the City. The report finds that there is no potential for the establishment of a City of Los Angeles HPOZ as the portions of the buildings on the 300 block having their street-facing facades, where the primary architectural features are found, are within the City of Beverly Hills. The area within the bounds of the City of Los Angeles is otherwise limited.

For designation of a Historic District within the City of Beverly Hills, the project must meet seven criteria, including:

(1) At least 70% of the properties in the proposed district have been identified as contributing properties.

(2) Must meet at least two of the following criteria:

a. Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad, social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community;

b. Is directly associated with the lives of Significant Persons important to national, state, City or local history;

c. Embodies distinctive characteristics of a style, type, period, or method of construction;

d. Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value;

e. Has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community;

f. Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.

(3) The proposed District retains integrity of location, design, setting, materials, workmanship, and association. A proposed Contributing Property's or District's deferred maintenance, dilapidated condition, or illegal alterations shall not, on their own, be construed to equate loss of integrity.

(4) The nominated District is of significant architectural value to the community beyond its simple market value, and its designation as a District is reasonable, appropriate, and necessary to promote, protect, and further the goals and purposes of this Article.

(5) The District is a contiguous or non-contiguous grouping of thematically related properties, or a definable area possessing a concentration of historic, scenic, or thematic Sites, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality.

(6) The district reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

(7) The proposes designation is in conformance with the purpose of the city's historic preservation provisions set forth in this article and the city's general plan.

None of the existing properties within the City of Beverly Hills on the North Oakhurst Block between Arden Drive and 3rd street have been designated and would not qualify as individual landmarks and have not yet been identified as contributing buildings to a potential historic district by the City of Beverly Hills. No historic events or significant persons have been identified that would characterize the significance of the district as a whole, and only one structure has been found to correspond with the City of Beverly Hills' list of Master Architects. In addition, the architectural styles identified are common to the era in which they were constructed and lack a high level of cohesiveness, diverging from Spanish Colonial Revival to Minimal Traditional/Regency, and no unique or distinctive features have been identified which distinguish these residences from similar structures of the era.

Nevertheless, if the City of Beverly Hills should choose to consider a potential district relative to these architectural styles, the 20% (two) properties that remain on the west side of Oakhurst together with ten of the 11 structures on the east side of Oakhurst, could potentially constitute an historic district with a total of 12 structures in the Spanish Colonial Revival and Minimal/Traditional Regency styles. With the development of property at 332 and 334-336 North Oakhurst, more than 70% of the properties would remain, thereby meeting the 70% threshold per the City of Beverly Hills criteria for an Historic District.

As such, this assessment coincides with Mitigated Negative Declaration, ENV-2011-3325-MND(REC), which determined that "the project site is not designated a historic monument nor listed as a significant historic resource" thereby having a less than significant impact and not resulting a "substantial adverse change in the significance of a historic resources as defined in Section 15064.5."

With the reconsideration of the reduced project, the Department of City Planning found that no additional negative impacts would occur from the project's implementation. Moreover, mitigation measures have been imposed to reduce impacts to less than significant levels in the areas of:

Aesthetics;
Biological Resources;
Geology/Soils;
Hydrology & Hazardous Materials;
Noise;
Population/Housing;
Public Services;
Transportation/Traffic;
Utilities/Service Systems

The Advisory Agency hereby certifies that Mitigated Negative Declaration No. ENV-2011-3325-MND(REC) reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant

level through implementation of Condition **Nos. 5, 7, 8, 13, 14c, 14f, 14g, 17, 23, and 24** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with residential structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 23.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 70499-CN, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Wilshire Community Plan designates the subject property for High Medium Residential land use with the corresponding zone of R4-1. The property is not located in any specific plan area. The property is comprised of three parcels with approximately .531 net acres (23,165 net square feet after required dedication) and is presently zoned [Q]R4-1. The property has a frontage of 154.5 feet along Oakhurst Drive and a lot depth of 150 feet, and is located north of 3rd Street and south of Alden Drive. Approximately one-third of the property, with an approximate depth of 46 feet from the westerly property line, is located within the municipal boundaries of the City of Beverly Hills. The remaining two-thirds of the site is located within the City of Los Angeles. The subject site is currently developed with three two-story apartment buildings on three respective parcels with a total of 17 units.

The proposed development of 31 dwelling units is allowable under the current adopted zone and the land use designation. The project will provide much needed new home ownership opportunities for the Community Plan area. The

existing tenants will be provided with relocation assistance pursuant to the Los Angeles Housing Department's applicable ordinances.

The 'Q' condition on the site has numerous development limitations, including, but not limited to the following:

Height: No building abutting a single-family zoned lot shall exceed 45 feet

Side yards: The minimum side yard shall be 8 feet for developments that exceed 80 feet of street frontage.

Parking: Guest parking shall be provided at 0.25 per unit and tandem parking shall only be used to serve a single residential unit.

Garage: A parking garage of one level shall be permitted above the natural existing grade with a maximum height of ten feet.

Trees: Trees not less than 24-inch box in size shall be planted on the property at a ratio of one tree for every 1,000 square feet of lot area.

Articulation: The continuous width of any exterior wall shall not exceed 40 feet without a change in the plane of at least 5 feet for a minimum distance of 8 feet before returning to the original plane.

The subject property does not abut a single-family residential zone and the designated Height District 1 has no height limitation for the subject property. As such, the building is proposed to be four stories in height on the portion of the property located within the City of Beverly Hills and five stories within the boundaries of the City of Los Angeles, and includes two levels of subterranean parking.

With the exception for the request seeking an increase in the allowable FAR by 10%, the project complies with the aforementioned 'Q' conditions for the site.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The project fronts Oakhurst Drive, which is in the jurisdiction of the City of Beverly Hills. The alley to the east is located within the City of Los Angeles and is dedicated to a 20-foot width at the project's rear frontage. The Bureau of Engineering requires no dedication along Oakhurst and is only requesting improvements to the existing alley dedication. While the project is not subject to

any Specific Plan requirements, the proposed project will meet the height, side yard setback, parking, garage, tree ratio, and articulation conditions specified in the 'Q'. Moreover, the development will provide 68 parking spaces and 14 guest parking spaces in conformance with the L.A.M.C. Advisory Agency's policy for residential condominium projects. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans. As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

As previously mentioned, the property sits within the boundaries of the City of Beverly Hills for a lot depth of approximately 46 feet. The portion within Beverly Hills includes the primary frontage, together with the sidewalks and the adjoining parkway, street trees, and street lights. The project's design has been reviewed by the City of Beverly Hills on at least two occasions. In a letter dated September 15, 2011, planning staff for the City of Beverly Hills reviewed the Conceptual Review application for the originally proposed 37-unit project, discussing the required entitlements, fees to be paid, and provided a series of recommendations to update the plans, by providing clarity on open space calculations, setbacks, and parking, to name a few. It also provided requirements intended to address street trees, fire, storm water, traffic, and building and safety issues. Aside from architectural review, development review and an R-4 permit for parking and paving, no other entitlements were listed as being required, and aside from traffic, no other issues were raised by the City of Beverly Hills relative to project impacts. In a November 20, 2013 report to the Architectural Commission, Beverly Hills planning staff presented the project to Architectural Commission as "well-articulated with appropriate massing, modulation, and fenestration", providing "a good use of color variation and horizontal banding," and requesting that the applicant present a night rendering for purposes of understanding the "streetscape context of the building in both day and evening hours."

The project meets the regulations of the underlying zone, land use designation, and the 'Q' conditions relative to the development of the site. Moreover, while preliminary reviews of the design by the City of Beverly Hills are preliminarily favorable, a condition has been included herein requiring that the applicant seek the necessary entitlements to satisfy the public improvements to develop within that portion within the jurisdiction of the City of Beverly Hills.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The site is currently developed with three existing apartment buildings. The site is designated for High Medium Residential Density by the Wilshire Community Plan which allows for a density of 400 square feet per dwelling unit. The 23,165 square-foot site would allow a maximum of 57 residential units. As proposed, the 31-unit residential condominium project is well below the maximum permitted density. The development of this tract is an infill of an otherwise multiple-family neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

Properties to the north along Oakhurst Drive are improved with multi-family residences ranging in density from 4 units to 8 units in the [Q]R4-1-O Zone. Immediately to the south properties are improved with a duplex, and single-family residences on small substandard lots of less than 2,400 square feet and lot widths of 45 feet in the [Q]R4-1-O Zone. Properties to the east across the alley are improved with multi-family residences ranging in density from 6 units to 42 units. To the west across Oakhurst Drive properties are improved with small single-family residences along 3rd Street and multi-family residences along Oakhurst Drive ranging in density from 4 units to 21 units within the City of Beverly Hills. The proposed project will comply with all LAMC requirements for parking, yards, and open space. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife with no natural open spaces or areas of significant biological resource value.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision. A Mitigated Negative Declaration, ENV-2011-3325-MND, and a Reconsideration for a reduced project was prepared for the project, which determined that the project would not have a significant effect upon the environment provided the mitigation measures listed in ENV-2011-3325-MND are implemented and incorporated herein as conditions of approval.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

(h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate; contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 70499-CN.

Michael LoGrande
Advisory Agency

JAE KIM
Deputy Advisory Agency

JK:LI:jjq

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the Central Area Planning Commission, it must be accepted as complete by the Development Services Center of the Department of City Planning and appeal fees paid, prior to

expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
818 374-5050

Forms are also available on-line at www.lacity.org/pln.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Development Services Center staff at (213) 482-7077.

Attachment D

Beverly Hills Comment Letter on Robertson Lane Hotel Project

January 21, 2015

Jennifer Alkire, AICP Senior Planner
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6219

RE: Notice of Preparation of a Draft Environmental Impact Report – Robertson Lane Hotel Project

Dear Ms. Alkire:

Thank you for the opportunity to comment on the Notice of Preparation for the Draft Environmental Impact Report (EIR) for the Robertson Lane Hotel Project (Project). Included in this letter is a list of issues the City of Beverly Hills (City) would like studied in the draft EIR that is to be completed for the Project. It is our understanding that the Project includes properties addressed 645, 647, 653, 655, 657, 661, 665 and 681 Robertson Boulevard and 648, 650, 652 and 654 La Peer Drive. The project would include hotel and commercial uses and construction of the project would involve the demolition of three existing commercial buildings on the site.

Due to the project's close proximity to the City boundary there is a potential that the City of Beverly Hills and its residents could experience negative impacts both during the construction of this project and as a result of operation thereafter. The City of Beverly Hills requests that the potential for any environmental impact, including the following specific issues be studied in the draft EIR.

TRAFFIC

a. Please conduct traffic analysis for the following intersections located in the City of Beverly Hills near the project site. This list should be considered as the minimum amount of analysis to conduct to estimate traffic impacts from the project.

1. Santa Monica Boulevard and Doheny Drive
2. Santa Monica Boulevard and Beverly Boulevard-Palm Drive
3. Robertson Boulevard and Burton Way (include Bike counts)
4. LaPeer Drive and Burton Way (include Bike counts)
5. Doheny Drive and Beverly Boulevard

We are requesting that the intersections be studied using the ICU method, Beverly Hills thresholds and methodology, as well as West Hollywood thresholds and methodology. Please contact the City's Transportation Division at (310) 285-2556 for the methodology and thresholds of significant impact criteria.

b. Please estimate cumulative traffic generated from all projects (approved/pending) within a one mile radius of the project site. The City of Beverly Hills Transportation Division maintains up to date lists of all major projects occurring and pending in the City of Beverly Hills. The Transportation Division can be reached at (310) 285-2556.

INFRASTRUCTURE

As noted in the Project Initial Study, water service on west side of West Hollywood, including the project site, is provided by Beverly Hills and the proposed project would be expected to increase demand for potable water supplies. The City requests that the draft EIR study the potential impacts of the proposed project on the water infrastructure as well as the water supply, taking into consideration the cumulative impacts of pending and approved projects in the vicinity.

CONSTRUCTION IMPACTS

The City of Beverly Hills has concerns regarding potential impacts resulting from demolition, excavation, and delivery/hauling of construction materials and waste. If any haul route comes through the City of Beverly Hills, dust control, safety, and construction traffic must be addressed.

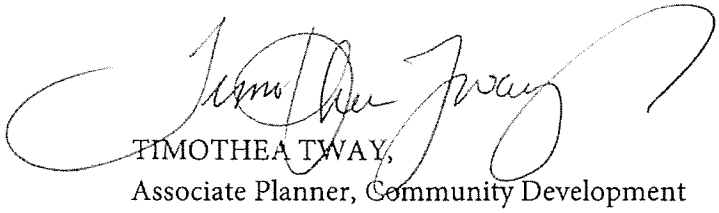
All construction related issues for the proposed project should be studied in detail, and when applicable, mitigation measures should be proposed. This includes, but is not limited to all of the following:

a. Heavy haul routing,
b. Frequency of hauling trips,
c. Truck size,
d. Hours of construction,

e. Location of construction ramps and driveways,
f. Construction parking supply and demand,
g. Duration of the project and calendar,
h. Dust control and truck wheels washing practice,
i. Pavement quality control, and
j. Any other construction related issues and information that could impact City of Beverly Hills neighborhoods.

Thank you again for this opportunity to provide input on the environmental review of this project. If you have any questions regarding this letter, please feel free to contact me at (310) 285-1122 or by email at ttway@beverlyhills.org.

Sincerely,



TIMOTHEA TWAY,
Associate Planner, Community Development

cc: Mahdi Aluzri, Interim City Manager
Susan Healy Keene, AICP, Director of Community Development
Aaron Kunz, AICP, Deputy Director Transportation