



STAFF REPORT

Meeting Date: July 21, 2015

To: Honorable Mayor & City Council

From: Ryan Gohlich, Assistant Director/City Planner, Community Development
Timothea Tway, Associate Planner, Community Development

Subject: Regional Development Projects Report - City Council Quarterly Update

Attachments: A. Regional Development Projects List
B. Regional Development Projects Map

INTRODUCTION

This is the quarterly report of proposed development outside the City of Beverly Hills. The Community Development Department regularly monitors development projects occurring in neighboring jurisdictions near the City's boundaries and provides information to the community on the projects.

Attachment A to this report is the Regional Development Projects List, which is a list of development projects that could potentially result in impacts to the City. Attachment B is the Regional Development Projects Map. Numbers have been placed on the map to correspond with the projects on the list and are also included in the project summaries below. The report and map can be found on the City's website at www.beverlyhills.org/regionalprojects.

DISCUSSION

Since the last quarterly report on April 7, 2015, one project has been added to the list of monitored projects and three projects that have previously been monitored by the City have had a change in their status. These projects are summarized in this section. New information included in the project updates is provided in italicized text.

Projects Added to the List

24 Parcels 12 and 13

Parcels 12 and 13 are located in the City of Beverly Hills at 9315 Civic Center Drive. The vacant parcels are the site of a former railroad line which runs parallel to Santa Monica Boulevard from Alpine Drive to Doheny Drive and are zoned T-1 for transportation purposes. The lots are contaminated with elevated levels of arsenic. The Department of Toxic Substances Control (DTSC) hosted a community meeting on Wednesday, June 17, 2015 to discuss the potential remediation of the site and the draft Removal Action Workplan (RAW). Staff attended this meeting. The public comment period for the RAW closes on August 17, 2015. DTSC's involvement in the properties pertains to remediation only, and any requests by the property owner for future development projects would require code amendments and be subject to review by the Beverly Hills Planning Commission and City Council. Staff will continue to monitor this project.

Project updates

6 Century City Center (1950 Avenue of the Stars)

The proposed Century City Center project is located at the northeast corner of Constellation Boulevard and Avenue of the Stars. Two 47-story condominium towers with a total of 483 units were approved for the site in 2006; however, the developer is proposing to revise the project to a single office tower and mobility hub/transit plaza. The City of Beverly Hills has submitted several letters to the City of Los Angeles regarding the project and attended several public hearings to raise concerns over potential traffic impacts resulting from the project. The City of Los Angeles Planning Commission approved the project and associated development agreement on June 12, 2014. Since the Planning Commission's approval, the decision has been appealed by five parties. 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. *In June 2015, the current owner of the property announced that the property is up for sale. New ownership may choose to utilize the previously approved entitlements, or may seek entitlements for a residential project.* Staff will continue to monitor the project and provide updates

8 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. No significant impacts to the City of Beverly Hills are expected to result from the project. 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. *The project was approved by the Los Angeles City Council on June 22. The museum is slated to open in 2017.* Staff will continue to monitor the project.

17 332-336 North Oakhurst

A 31 unit condominium project is being proposed for the site, which is split between Beverly Hills and Los Angeles. Beverly Hills' 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.

On April 21 the appeal was denied by the Los Angeles City Planning and Land Use Management Committee, and on April 22 the appeal was denied by the Los Angeles City Council. A lawsuit has been filed by a third party challenging the Los Angeles City Council's decision, and the lawsuit is currently pending. Despite the pending lawsuit, state law requires the City of Beverly Hills to continue processing the project, Accordingly, the portion of the project located in Beverly Hills is currently being processed by City staff and is expected to be presented to the Planning Commission within the next several months.

FISCAL IMPACT

There are no fiscal impacts associated with this report.

RECOMMENDATION

Staff recommends that the City Council receive this item.

Susan Healy Keene, AICP

Approved By



Attachment A

Regional Development Projects List



City of Beverly Hills
Regional Development Projects List
 Current as of July 2, 2015

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
1 Los Angeles	Adas Torah, Orthodox Jewish Synagogue <i>Status: Entitlements approved.</i>	9040 W Pico Blvd.	Convert existing furniture store to a synagogue. Floor area of the building will increase from 12,000 square feet to 15,000 square feet.	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
2 Beverly Hills	LA-RICS Towers <i>Status: Awaiting the release of the Draft Environmental Impact Report.</i>		Project consists of installing up to 90 towers throughout Los Angeles County to aid in the goal of creating effective radio communication for emergency personnel across the County to prevent and respond to emergencies. One tower is proposed to be located in the City of Beverly Hills	8/19/2014 – Los Angeles RICS released an Environmental Initial Study.	9/18/2014 – City of Beverly Hills submitted a comment letter outlining concerns to be addressed in the Environmental Impact Report
3 West Hollywood	Melrose Triangle <i>Status: Project Approved.</i>	9040-9098 Santa Monica Boulevard (603-629 Almont Drive, 9001-9021 Melrose Avenue)	Complete demolition and reconstruction of the blocks in West Hollywood between Doheny and Almont Drives, and Santa Monica Boulevard and Melrose Avenue. The project area is approximately 3 acres and includes 4-levels of below ground parking and 3, 5-story mixed use/ commercial/ residential/ office buildings.	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



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	<i>Status</i>				
				2/13/2012 – West Hollywood released a Notice of Preparation for the upcoming EIR	2/13/2014 – City provided a letter identifying environmental issues identified in the DEIR including: <ul style="list-style-type: none"> • Traffic • Water infrastructure • Construction impacts 3/12/2012 – City provided a letter identifying environmental issues to be studied in the EIR, including: <ul style="list-style-type: none"> • Traffic impacts • Construction impacts • Infrastructure impacts
4 Los Angeles	Century Plaza Project <i>Status: Pending building permits.</i> 01/15/13 – Project Approved	2025 Avenue of the Stars (@ Constellation Blvd.), Century City	New residential condominium, hotel, and commercial complex consisting of two 46-story towers with a combined 290 residential units, and a 100,000 square foot publicly accessible plaza. The project approved in the development agreement will preserve the existing Century Plaza Hotel Building, which will contain 394 rooms and 63 luxury residences. The entire project will contain over 10 million square feet of office space, residences, and retail stores.	1/15/2013 – 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.



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<p>5 Los Angeles</p>	<p>10000 Santa Monica Blvd. <i>Status: Under Construction. For construction related concerns contact Matt Claussen at mclaussen@crescentheights.com or 415-269-6603.</i></p>	<p>10000 Santa Monica Blvd. (10022 Santa Monica Blvd, 201 Moreno Drive)</p>	<p>Developer – Crescent Heights 39 story residential building (283 Condos) and 9 story ancillary building that includes parking and site amenities for residents. Entire project includes approximately 469,575 square feet of floor area.</p>	<p>3/8/2012 – Appeal Periods ends 2/22/2012 – Project Approved 1/25/2012 – Public Hearing before Zoning Administrator 1/3/2012 – Final EIR released 9/15/2011 – Draft EIR released. Comments due by 10/31/2011 5/12/2011 – Letter sent by City Staff including list of environmental factors to study in the EIR 3/1/2011 – Application for Environmental Review submitted</p>	<p>3/8/2012 – City negotiated for additional future traffic analysis and mitigation if needed 1/25/2012 – City negotiating with developer for additional future traffic analysis 10/31/2011 – City submitted a comment letter on the DEIR</p>
<p>6 Los Angeles</p>	<p>Century City Center <i>Status: Project approved by Los Angeles City Council.</i></p>	<p>10131 Constellation Blvd. (1950 Avenue of the Stars) Century City</p>	<p>Modified project includes one 37-story office building, 25,830 square feet of low rise one- and two-story office buildings, 4,000 square feet of retail, 1,589 parking spaces, and a transit center.</p>	<p>June 2014 – Developer announces property is up for sale 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 03/08/2012 - Draft Subsequent EIR being reviewed by City of Los Angeles</p>	<p>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 EIR. 7/28/2011 - City submitted comment letter</p>



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				6/28/2011 - Notice of preparation of an EIR released	listing issues to study in the environmental review
7 Los Angeles	6739 W. Olympic <i>Status: Proposed Development.</i>	9739 W. Olympic (970 S. Schumacher)	Commercial project proposed for currently vacant site (potentially retail/office).	04/25/13 - Developer held community meeting introducing project	04/25/13 – Staff attended community meeting
8 Los Angeles	Academy Museum of Motion Pictures Project <i>Status: Final EIR released.</i>	6067 Wilshire Boulevard	Proposed museum would reuse the historic 1939 May Company Wilshire Department store with construction of a new museum wing. The museum would be located at the Fairfax/Wilshire subway station and parking would be shared with the existing museums on site. Estimated completion in 2017.	6/22/2015 – City Council approved project 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
9 West Hollywood	8555 Santa Monica Boulevard <i>Status: Waiting on release of DEIR.</i>	8555 Santa Monica Boulevard	Proposed mixed use development on 1.04 acres in West Hollywood. The five story development would include: 93 apartment units, 6,720 sf. of restaurant uses, 4,708 sf. of live/work use, and 27,840 sf. of retail uses. The project also includes four levels of parking with 308 parking spaces. Impacts to the City of Beverly Hills are not anticipated from this project.	04/12/2013 - Notice of preparation of an EIR released	Currently Monitoring
10 Los Angeles	9941 Tower Lane (Old King Vidor Estate) <i>Status: Appellate Court finds that project must complete environmental review</i>	9941 Tower Lane	In 2011 the owner proposed redeveloping the existing estate. Development plans were submitted to the City of Los Angeles. Project proponents filed a lawsuit in May 2012 with the Los Angeles County Superior Court to allow the project to move forward without environmental review.	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 the property must have secondary vehicular access and undergo environmental review	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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11 West Hollywood	8899 Beverly Boulevard <i>Status: City of West Hollywood City Council considered the project at a meeting on September 22, 2014 and directed staff to return with more information at a later date.</i>	8899 Beverly Boulevard	The existing site consists of a 10 level building and a surface parking lot. The proposed project includes adaptive re-use of the existing 10 level retail/commercial building and the development of new residential uses on the 1.73 acre site located. The project would include 81 residential units, approximately 39,000 square feet of office, retail and restaurant space and 257 off-street parking spaces.	9/22/2014 – City Council Considered Project and requested that staff return with more information at a later date. 8/7/2014 – Planning Commission Recommended Denial of the project to the City Council 8/2014 – Final Environmental Impact Report Released 2/18/2014 – Comment period on Draft Environmental Impact Report closed 12/20/2013 – Draft Environmental Impact Report released 07/12/2013 - Notice of preparation of an EIR released	02/13/2014 – City submitted comment letter on Draft EIR with concerns related to: <ul style="list-style-type: none"> • traffic • infrastructure • construction impacts 08/07/2013 – City submitted comment letter listing issues to study in the environmental review
12 Los Angeles	300 South Wetherly Drive <i>Status: Construction fence installed, building permits submitted, not yet issued.</i>	300 South Wetherly Drive	Developer - Genton Property Group 12-story condominium building that includes up to 95 units on a 1.3 acre site approved by the City of Los Angeles in 2009.	5/2014 – Application submitted to Department of Building and Safety for plan check 09/12/2013 - Public Information Design Workshop held	09/12/2013 - Staff attended design workshop
13 West Hollywood	Palm Mixed Use Project <i>Status: Time extension for commencement of construction granted.</i>	9001 Santa Monica Boulevard	Five-story mixed use building that includes 42 residential units approved by the City of West Hollywood in 2007. Project includes retail, restaurant, market-rate and affordable housing and 180 parking stalls in subterranean parking.	8/19/2013 –West Hollywood City Council approved a request to amend the development agreement to extend the time period to commence construction. Substantial construction must begin before July 2016.	Currently Monitoring
14 West Hollywood	Sunset-Doheny Hotel <i>Status: Project approved.</i>	9040 Sunset Boulevard	Eleven-story mixed use project consisting of 190 hotel rooms, 20 condominiums, a nightclub, and 18,000 square feet of retail. Project was originally approved in 2010, and modified in 2012.	6/18/2012 – West Hollywood City Council approved proposed modifications to the project to increase number of hotel rooms to 190 from 148 and add a nightclub to the project. 3/15/2010 – West Hollywood City Council ap-	Currently Monitoring



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				proved original project.	
15 West Hollywood	Sunset La Cienega Project (Formerly Sunset Millennium Project) <i>Status: Demolition underway. For construction related questions or concerns contact CIM Group at 323-860-4820.</i>	8490 Sunset Boulevard & 8500 Sunset Boulevard	Project consists of two developments. The east parcel (8490 Sunset Boulevard) will consist of a hotel with 296 rooms, a restaurant, and retail uses in two ten-story towers totaling 235,000 square feet. The west parcel (8500 Sunset Boulevard) will contain 190 residential units and 55,000 square feet of retail uses in two eight-story towers. Both parcels include underground parking.	8/5/2013 – Demolition began 1999 – Project approved by West Hollywood City Council.	Currently Monitoring
16 Beverly Hills	Virginia Robinson Gardens <i>Status: LA County Board of Supervisors approved the proposed operational changes for a period of one year as a pilot effort.</i>	1009 Elden Way	Project consists of proposed operational modifications including expanding the operating house to include Monday and Saturday.	8/12/2014 – County of Los Angeles Board of Supervisors Approves operational changes for one year. 6/11/2014 – County of Los Angeles releases recirculated Supplemental Environmental Impact Report. 2012 - Supplemental Environmental Impact Report prepared	2014 - ongoing discussion between staff and County of Los Angeles staff regarding potential traffic impacts 2012 - Staff requested that the Environmental Impact Report use City of Beverly Hills traffic threshold numbers for traffic analysis.
17 Beverly Hills/Los Angeles	332-336 North Oakhurst <i>Status: Project approved by City of Los Angeles, currently under review in City of Beverly Hills.</i>	332-336 North Oakhurst	Project consists of a 31 unit condominium project, which is split between Beverly Hills and Los Angeles. The project would include the demolition of several potentially historic multi-family residences.	4/22/2015 – City Council denies appeal 4/21/2015 – Planning and Land Use Management Committee considered an appeal, recommended that Council deny the appeal 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 environ-	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 requesting that an Envi-



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				mental document will not be recirculated. 3/28/2012 – Mitigated Negative Declaration issued by the City of Los Angeles	ronmental Impact Report be prepared. March 2014 – Beverly Hills City staff contacts City of Los Angeles City staff about potential historic nature of buildings to be demolished.
18 West Hollywood	8550 Santa Monica Boulevard <i>Status: Project Approved</i>	8550 Santa Monica Boulevard	Project consists of the construction of a three story building on a 0.6 acre undeveloped site. Uses will include a market, café, office space, and a fitness center.	3/19/2015 – West Hollywood Planning Commission held public hearing to consider project was recommended for approval February 2015 – Final Environmental Impact Report released 9/15/2014 – City of West Hollywood released a Notice of Availability of Draft Environmental Impact Report 5/23/2014 – City of West Hollywood released a Notice of Preparation for an Environmental Impact Report.	Currently Monitoring.
19 Century City	10250 Santa Monica Boulevard <i>Status: Currently Monitoring</i>	10250 Santa Monica Boulevard, 1801 Avenue of the Stars	Project consists of the request to modify a previously approved project that included the reconfiguration and renovation of the existing buildings in the Westfield Mall shopping center. The modified project represents a reduction the number of residential units.	9/11/2014 – City of Los Angeles Advisory Agency held a public hearing on the Modified Project Permit and Addendum to the previously certified Environmental Impact Report to gather public testimony. No decision was made at this meeting.	Currently monitoring, impacts of modified project are expected to be less than impacts of previously approved project.
20 West Hollywood	Robertson Lane Hotel Project <i>Status: Currently monitoring</i>	645, 647, 653, 655, 657, 661, 665, and 681 Robertson Boulevard and 648, 650, 652 and 654 La Peer Drive	Project consists of the demolition of several structures on the site and construction of an eight-story, approximately 252,700 square foot development including a 251-room hotel, restaurant, retail showroom and personal service uses.	12/11/2014 – City of West Hollywood released a Notice of Preparation of a Draft Environmental Impact Report.	1/21/2015 – Staff submitted a letter to the City of West Hollywood in response to the Notice of Preparation



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21 West Hollywood	702-714 N. Doheny Drive Condominium Project <i>Status: Project Approved</i>	702-714 N. Doheny Drive, 9040-9056 West Keith Avenue, 9057-9073 West Harland Avenue	Project consists of the demolition of two single family homes on the 1.2 acre site and the development of 38 market rate condominiums and 12 affordable apartments.	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 Notice of Intent to Adopt a Mitigated Negative Declaration	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.
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
24 Beverly Hills	Parcels 12 and 13	9315 Civic Center Drive	The Department of Substances Control has prepared a draft Removal Action Plan for the remediation of the contamination on the property.	6/17/2015 – Department of Toxic Substances Control held community workshop to discuss project	6/17/15: City staff attended community meeting

Attachment B

Regional Development Projects Map

Regional Development Projects Map

Legend

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

