



STAFF REPORT

Meeting Date: April 5, 2016

To: Honorable Mayor & City Council

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

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 January 5, 2016, one project has been added to the list of monitored projects and two projects that have previously been monitored by the City have had a change in their status. These projects are summarized in this section. New information included in the project updates is provided in italicized text.

New Projects

22 Los Angeles Transportation Coastal Transportation Corridor Specific Plan (CTCSP) and West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP).

On January 8, 2016, staff received a notice of Availability for a Draft Environmental Impact Report for the Project. The Project includes amendments to the CTCSP and WLA TIMP including an update to the list of transportation improvements in the specific plan areas that would be funded by impact fees collected by new developments as well as an update to the transportation impact assessment fee program. The project area of the WLA TIMP includes the portion of Los Angeles to the west of the City of Beverly Hills and the project area for the CTCSP includes Playa Vista, Playa Del Rey, Westchester and LAX. The updated list of transportation improvements proposed in the project includes: transit, bicycle, pedestrian, roadway, and intelligent transportation system improvements. As the transportation improvement projects are more fully developed, they will each undergo a separate environmental review, which City staff will monitor. Staff reviewed the Draft Environmental Impact Report for the specific plan amendments and submitted a comment letter to the City of Los Angeles on the proposed project. Staff will continue to monitor the project and provide the Council with updates as appropriate.

Project updates

2 LA RICS

On August 19, 2014, The Los Angeles Regional Interoperable Communications System (LA-RICS) Joint Powers Authority (JPA) released a notice of preparation for an Environmental Impact Report (EIR) for the proposed Land Mobile Radio System. The project consists of the installation and operation of up to 90 Land Mobile Radio facilities at sites located throughout Los Angeles County. These sites would contain the infrastructure to provide voice communications coverage through the County for emergency responders, which would allow emergency medical service professionals, hospitals, and public works and utilities to coordinate responses to disasters and special events. One site is proposed within the City of Beverly Hills in Trousdale Estates at 409 Walker Drive. The site would include the addition of 20 whip and up to 5 microwave antennas on the existing 120-foot monopole (extending the height by 20 feet), an equipment shelter and emergency generator. In 2014, city staff reviewed the notice of preparation for the Draft Environmental Impact Report and provided the JPA with comments outlining concerns regarding the proposed project. *Staff received a notice of availability for the Draft Environmental Impact Report in January 2016 and provided a comment letter regarding concerns related to the use of this site for the LA RICS project. Staff will continue to monitor this project and provide the Council with updates and appropriate.*

20 333 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. *The City received a notice of preparation of a Draft Environmental Impact Report in January 2016. Staff provided a comment letter to the City of Los Angeles regarding concerns related to potential traffic and construction impacts resulting from the proposed project. Staff will continue to monitor the project and provide project updates as appropriate.*

FISCAL IMPACT

There are no fiscal impacts associated with this report.

RECOMMENDATION

Staff recommends that the City Council receive this item.

Susan Healy Keene, AICP

Approved By



Attachment A

Regional Development Projects List



City of Beverly Hills
Regional Development Projects List
 Current as of March 20, 2016

ACTIVE PROJECTS

JURISDICTION	PROJECT NAME <i>Status</i>	LOCATION	DESCRIPTION	RECENT ACTIVITY	CITY OF BEVERLY HILLS ACTIONS TO DATE
1 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.	12/17/2015 - Beverly Hills Unified School District Board of Director's voted to adopt the Draft Environmental Impact Report. 10/28/2015 – Project Notice of Availability of Draft Environmental Impact Report released 2/13/2015 – Project Notice of Preparation released.	12/16 /15: City submitted comment letter on cultural resource section of Draft Environmental Impact Report 11/30/15: City submitted comment letter on Draft Environmental Impact Report and requested additional time to provide comments on cultural resources 3/16/15: City submitted comment letter regarding the Notice of Preparation
2 Beverly Hills	LA-RICS Towers <i>Status: Awaiting the release of the Final 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	January 2016 – Los Angeles RICS released a Draft Environmental Impact Report 8/19/2014 – Los Angeles RICS released an Environmental Initial Study.	2/25/2016 – City of Beverly Hills submitted a comment letter outlining concerns regarding the project 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	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



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	<i>Status</i>			Environmental Impact Report 2/13/2013 – Draft Environmental Impact Report released 3/12/2012 – Comment period closed on Notice of Preparation 2/13/2012 – West Hollywood released a Notice of Preparation for the upcoming EIR	Planning Commission consideration 4/7/2014 – City met with project representatives to discuss concerns 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: Project Approved</i>	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.	12/8/2015 – Developers announced that project will begin construction in March 2016. 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	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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				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.	
5 Los Angeles	10000 Santa Monica Blvd. <i>Status: Under Construction. For construction related concerns contact Matt Claussen at mclaussen@crescentheights.com or 415-269-6603.</i>	10000 Santa Monica Blvd. (10022 Santa Monica Blvd, 201 Moreno Drive)	Developer – Crescent Heights 39 story residential building (283 Condos) and 9 story ancillary building that includes parking and site amenities for residents. Entire project includes approximately 469,575 square feet of floor area.	3/8/2012 – Appeal Periods ends 2/22/2012 – Project Approved 1/25/2012 – Public Hearing before Zoning Administrator 1/3/2012 – Final EIR released 9/15/2011 – Draft EIR released. Comments due by 10/31/2011 5/12/2011 – Letter sent by City Staff including list of environmental factors to study in the EIR 3/1/2011 – Application for Environmental Review submitted	3/8/2012 – City negotiated for additional future traffic analysis and mitigation if needed 1/25/2012 – City negotiating with developer for additional future traffic analysis 10/31/2011 – City submitted a comment letter on the DEIR
6 Los Angeles	Century City Center <i>Status: Project approved by Los Angeles City Council.</i>	10131 Constellation Blvd. (1950 Avenue of the Stars) Century City	Modified project includes one 37-story office building, 25,830 square feet of low rise one- and two-story office buildings, 4,000 square feet of retail, 1,589 parking spaces, and a transit center.	June 2015 – 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	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 submit-



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				<p>5/8/2014 - Public hearing held to gather input</p> <p>11/15/2013 – Public hearing held to gather input</p> <p>10/10/2013 – Final Subsequent EIR released</p> <p>03/14/2013 - Draft Subsequent EIR released</p> <p>03/08/2012 - Draft Subsequent EIR being reviewed by City of Los Angeles</p> <p>6/28/2011 - Notice of preparation of an EIR released</p>	<p>ted comment letter on Draft Subsequent EIR.</p> <p>3/14/2013 - City received Draft Subsequent EIR.</p> <p>7/28/2011 - City submitted comment letter listing issues to study in the environmental review</p>
<p>7 Los Angeles</p>	<p>6739 W. Olympic <i>Status: Proposed Development.</i></p>	<p>9739 W. Olympic (970 S. Schumacher)</p>	<p>Commercial project proposed for currently vacant site (potentially retail/office).</p>	<p>04/25/13 - Developer held community meeting introducing project</p>	<p>04/25/13 – Staff attended community meeting</p>
<p>8 Los Angeles</p>	<p>Academy Museum of Motion Pictures Project <i>Status: Project under construction.</i></p>	<p>6067 Wilshire Boulevard</p>	<p>Proposed museum would reuse the historic 1939 May Company Wilshire Department store with construction of a new museum wing. The museum would be located at the Fairfax/Wilshire subway station and parking would be shared with the existing museums on site. Estimated completion in 2017.</p>	<p>6/22/2015 – City Council approved project</p> <p>3/16/2015 – Public Hearing Officer held hearing on project</p> <p>12/20/2015 – Final Environmental Impact Report received by staff</p> <p>08/28/2014 – Draft Environmental Impact Report received by staff</p> <p>05/30/2013 - Notice of preparation of an EIR released</p>	<p>Currently Monitoring</p>
<p>9 West Hollywood</p>	<p>8555 Santa Monica Boulevard <i>Status: Waiting on release of DEIR.</i></p>	<p>8555 Santa Monica Boulevard</p>	<p>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.</p>	<p>04/12/2013 - Notice of preparation of an EIR released</p>	<p>Currently Monitoring</p>



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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
11 West Hollywood	8899 Beverly Boulevard <i>Status: City of West Hollywood City Council considered and approved the project.</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 76 residential units, approximately 30,000 square feet of office, retail and restaurant space and 256 off-street parking spaces.	8/17/2015 – City Council Considered a revised project and voted to approve project with conditions 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 in process</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



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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 approved original project.	Currently Monitoring
15 West Hollywood	Sunset La Cienega Project (Formerly Sunset Millennium Project) <i>Status: Demolition underway. For construction related questions or concerns contact CIM Group at 323-860-4820.</i>	8490 Sunset Boulevard & 8500 Sunset Boulevard	Project consists of two developments. The east parcel (8490 Sunset Boulevard) will consist of a hotel with 296 rooms, a restaurant, and retail uses in two ten-story towers totaling 235,000 square feet. The west parcel (8500 Sunset Boulevard) will contain 190 residential units and 55,000 square feet of retail uses in two eight-story towers. Both parcels include underground parking.	8/5/2013 – Demolition began 1999 – Project approved by West Hollywood City Council.	Currently Monitoring
16 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.



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17 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.
18 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
19 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.
20 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.	January 2016 – City of Los Angeles released Notice of Preparation of a Draft Environmental Impact Report for project 3/4/2015 – Project application filed with the City of Los Angeles.	2/25/2016 – The City of Beverly Hills submitted a comment letter to the City of Los Angeles in response to the Notice of Preparation
21 Beverly Hills	Parcels 12 and 13 Removal Action Plan	9315 Civic Center Drive	The Department of Substances Control has prepared a draft Removal Action Plan for the remediation of the contamination on	6/17/2015 – Department of Toxic Substances Control held community workshop to discuss project	6/17/15: City staff attended community meeting



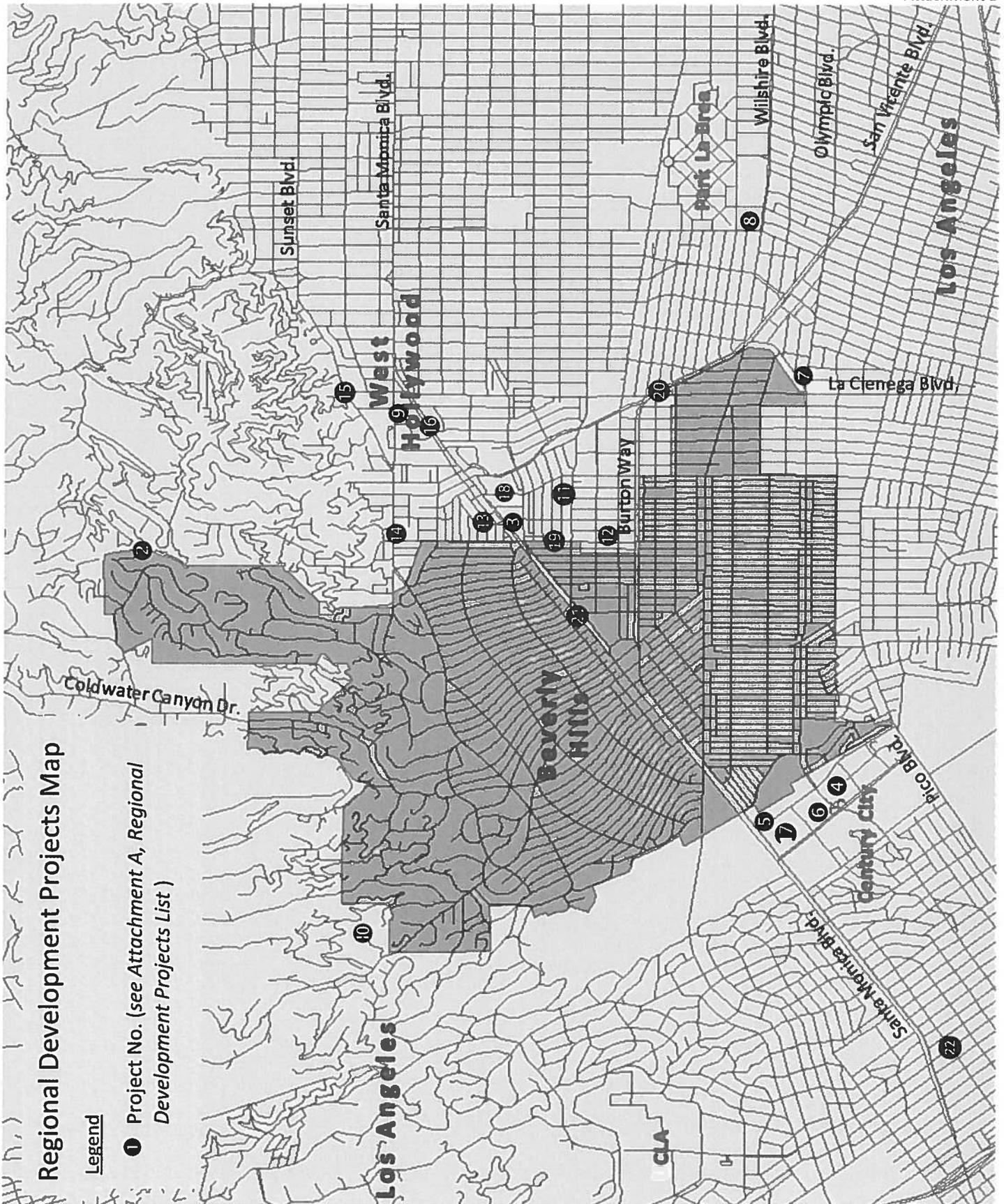
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22 Los Angeles	Los Angeles Transportation Specific Plan (CTCSP) and West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP)	West Los Angeles	<p>the property.</p> <p>The Project includes amendments to the CTCSP and WLA TIMP including an update to the list of transportation improvements in the specific plan areas that would be funded by impact fees collected by new developments as well as an update to the transportation impact assessment fee program. The project area of the WLA TIMP includes the portion of Los Angeles to the west of the City of Beverly Hills and the project area for the CTCSP includes Playa Vista, Playa Del Rey, Westchester and LAX.</p>	1/8/2016 – City of Los Angeles Released a Notice of Availability for a Draft Environmental Impact Report for the project	3/7/2016 – The City of Beverly Hills submitted a comment letter to the City of Los Angeles in response to the Draft Environmental Impact Report

Attachment B

Regional Development Projects Map



Regional Development Projects Map

Legend

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