



**City of Beverly Hills  
Notice of Preparation of an Environmental Impact Report  
(EIR) and Notice of Public Scoping Meeting**

**DATE:** Monday, September 21, 2020

**TIME:** 6:30 p.m. to 8:00 p.m.

**LOCATION:** **VIRTUAL MEETING ON-LINE LOCATION:** <https://www.gotomeet.me/CBHCD/events>  
Alternatively, phone access is available at 1-866-899-4679  
Phone Access Code: 954-861-509

**PROJECT:** One Beverly Hills Overlay Specific Plan Project

The City of Beverly Hills is preparing a Draft Supplemental EIR for the proposed One Beverly Hills Overlay Specific Plan (herein referred to as "Overlay Specific Plan Project" or "Project"). The public is invited to attend a preliminary "scoping meeting" on **Monday, September 21, 2020 at 6:30 p.m.** to comment on environmental issues that should be addressed in the Draft Supplemental EIR. Due to the on-going public health issues associated with holding in-person gatherings during the Covid-19 pandemic, the scoping meeting will be held virtually. Access to the meeting is available through: (i) the video conferencing link, and (ii) the phone access information identified at the top of this notice.

**Project Location:** The Project Site is located in the City of Beverly Hills and is bounded on the north by Wilshire Boulevard, on the south by North Santa Monica Boulevard, on the east by the intersection of Wilshire and Santa Monica Boulevards, and on the west by the City's western boundary, which is contiguous with the Los Angeles Country Club. The site is 17.4 acres (758,064 square feet [SF]) in size and includes Assessor Parcel Numbers 4327-028-002 through -016. The Project Site is regionally accessible from Interstate 405 (the San Diego Freeway) and Santa Monica Boulevard, and locally accessible from Wilshire Boulevard. The Project Site is currently developed with the Waldorf Astoria Hotel (9850 Wilshire Boulevard), Beverly Hilton Hotel (9876 Wilshire Boulevard), a 76 service station (9988 Wilshire Boulevard), and includes the vacant former location of the Robinsons-May Department Store (9900 Wilshire Boulevard).



**Project Background:** The 9900 Wilshire Boulevard portion of the site has an approved entitlement for future development (9900 Wilshire Specific Plan) that allows for the construction of up to 193 condominium units and a 134-room luxury hotel. The Beverly Hilton/Waldorf Astoria site has an

approved entitlement (Beverly Hilton Specific Plan) that allows for additional phases of development, including the future construction of 110 condominium units, a net reduction of 47 hotel rooms in comparison to conditions existing at the time the specific plan was adopted and like-for-like demolition and reconstruction of approximately 51,600 SF of retail, restaurant, meeting and office space.

The proposed Overlay Specific Plan Project is a unified development plan that encompasses the sites with the currently approved entitlements (9900 Wilshire Specific Plan and Beverly Hilton Specific Plan) as well as the parcel addressed 9988 Wilshire Boulevard, the current location of a 76 gas station (Gas Station Site). The proposed Overlay Specific Plan Project consists of two new residential buildings, a new hotel/residential building, alterations to the existing Beverly Hilton hotel, a below grade parking structure, and structures supporting project amenities and features. An elevated platform over Merv Griffin Way from the Beverly Hilton to the southwesterly property line would be the location of an 8-acre botanical garden that would include water features, seating areas, pathways, and other amenities. Approximately 4.5 acres of the botanical gardens are proposed to be publicly accessible.

**Project Description:** The Overlay Specific Plan Project would allow for alternative site development of the 17.4-acre Project Site than the site development authorized by the development approvals and regulations that are currently applicable to the overall project area (the approved 9900 Wilshire Specific Plan, the approved Beverly Hilton Specific Plan, and the C-3 zoning designation applicable to the Gas Station Site). The proposed Project includes the following:

- New 162 residential unit, 499,806 SF, 32-story, 410' tall residential building (Santa Monica Residences)
- New 141 residential unit, 424,266 SF, 28-story, 369' tall residential building (Garden Residences)
- New 37 residential unit and 42 hotel room, 213,966 SF, 11-story, 124' tall hotel/residential building (Wilshire Building)
- New 127,324 SF amenities and support areas structure, including 30 residential accessory spaces that could be used for staff housing (Promenade)
- Replacement 37,562 SF, 31' tall conference center for Beverly Hilton Hotel
- Replacement 72,697 SF, 20' tall hotel restaurant, retail, 36 hotel room, and support area structure (Beverly Hilton Enhancement)
- 10-acres of open space, including 8-acre botanical garden

**Summary Comparison of Approved Entitlements and Proposed Overlay Specific Plan**

	Currently Approved Entitlements <sup>1</sup>	Proposed Overlay Specific Plan	Net Change: Proposed Overlay Specific Plan – Currently Approved
Residential Uses (units [sf])	303 [1,068,676]	340 [1,024,553]	+37 [-44,123]
Hotel Uses (rooms [sf])	656 [806,403]	600 [746,323]	-56 [-60,080]
Shared hotel/residential amenities <sup>2</sup> (sf)	0	117,232	+117,232
Accessory Spaces (units [sf])	0 [0]	30 [10,092]	+30 [+10,092]

	Currently Approved Entitlements <sup>1</sup>	Proposed Overlay Specific Plan	Net Change: Proposed Overlay Specific Plan – Currently Approved
Retail Floor Area (sf)	58,357	35,236	-23,121
Total Floor Area Ratio	2.55 <sup>3</sup>	2.55	0
Maximum Building Height	9900 Wilshire Boulevard Site: 185'-0" <sup>4</sup> Gas Station Site: 45'-0" <sup>8</sup> Beverly Hilton Site: 200'-0 <sup>5</sup>	9900 Wilshire Boulevard Site: 410'-0" <sup>6</sup> Gas Station Site: 124'-0" <sup>6</sup> Beverly Hilton Site: 124'-0" <sup>6</sup>	9900 Wilshire Boulevard Site: +236'-0" <sup>7</sup> Gas Station Site: +79'-0" Beverly Hilton Site: -60'-0" <sup>7</sup>
Parking Spaces	3,323	2,179	-1,144

<sup>1</sup> Approved 9900 Wilshire Specific Plan and Beverly Hilton Specific Plan

<sup>2</sup> Shared amenity space includes the Promenade and a park pavilion building

<sup>3</sup> The FAR used for the gas station site (9988 Wilshire Boulevard) is the 2.0 FAR allowable under C-3 zoning

<sup>4</sup> Measured from +290 datum

<sup>5</sup> Measured from +285 datum

<sup>6</sup> Measured from +301 datum

<sup>7</sup> Height difference measures physical difference (adjusted for datum difference)

<sup>8</sup> Gas Station Site maximum height is the maximum height allowed under C-3 zoning

Construction is anticipated to commence in late 2021 and take approximately 50 months to complete.

**Initial Study:** Based on the conclusions of the Initial Study prepared for the Overlay Specific Plan Project, the following areas of potentially significant environmental impact are anticipated to require analysis in the Draft Supplemental EIR:

- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

Potential cumulative impacts and potential for growth inducement will also be addressed; alternatives, including the No Project Alternative, will be evaluated.

**Purpose of the Scoping Meeting:** The purpose of the scoping meeting is to present the Overlay Specific Plan Project in a public setting and provide an opportunity for a full airing of the environmental issues that are important to the community. The meeting will include a presentation of the proposal and the environmental issues to be analyzed in the Draft Supplemental EIR will be described. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning what environmental issues should be included in the Draft Supplemental EIR. The oral and written comments regarding potential environmental effects of the Overlay Specific Plan Project made during the scoping meeting will be addressed by the Draft Supplemental EIR.

**30-Day Comment Period:** The City invites all interested members of the public to attend the public scoping meeting. The City also invites written comments on issues related to potential environmental impacts during a 30-day comment period, which starts on **Friday, September 4, 2020** and will conclude on **Monday, October 5, 2020**. Written comments should be addressed to:

**Masa Alkire, AICP, Principal Planner**  
**City of Beverly Hills Community Development Department**  
**455 North Rexford Drive**  
**Beverly Hills, California 90210**  
**Fax: (310) 858-5966**  
**Email: [malkire@beverlyhills.org](mailto:malkire@beverlyhills.org)**

After the Draft Supplemental EIR has been prepared, it will be released for public review and comment. The Planning Commission will then hold a public hearing on the Draft Supplemental EIR and on the Overlay Specific Plan Project. Separate notices of the availability of the Draft Supplemental EIR and of the hearings on the Project will be released at later dates.

The case file on this Project, which includes the plans and applications, is on file at the Planning Division, 455 North Rexford Drive, Beverly Hills, California 90210. Copies of the Initial Study are also available in the Planning Division at City Hall and online at [www.beverlyhills.org/environmental](http://www.beverlyhills.org/environmental). If there are any questions regarding this notice, or if you would like to review the case file (plans and applications) or receive copies of available documents, please contact **Masa Alkire, AICP, Principal Planner** at (310) 285-1135 or via email at [malkire@beverlyhills.org](mailto:malkire@beverlyhills.org).



Signature

September 2, 2020

Date

Masa Alkire, AICP

Printed Name

Principal Planner

Title



The meeting is accessible at <https://www.gotomeet.me/CBHCD/events> and oral comment may be provided during the meeting. Members of the public may attend this meeting telephonically at 1-866-899-4679 (access code 954-861-509) to listen to and to provide oral public comment. Written public comment can be offered electronically prior to and during the meeting by emailing [malkire@beverlyhills.org](mailto:malkire@beverlyhills.org). If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.