



City of Beverly Hills
Notice of Public Hearing and Notice of Availability of a Draft Supplemental Environmental Impact Report (Draft SEIR)

- DATE:** Thursday, January 28, 2021
- TIME:** 7:00 p.m., or as soon thereafter as the matter may be heard
- LOCATION:** Meeting will be held via teleconference: <https://www.gotomeet.me/BevPublic> (additional details provided below)
- PROJECT:** One Beverly Hills Overlay Specific Plan Project
- PROJECT LOCATION:** 9850,9876, 9900 and 9988 Wilshire Boulevard

The City of Beverly Hills has prepared a Draft Supplemental Environmental Impact Report (Draft SEIR) for the proposed One Beverly Hills Overlay Specific Plan Project (herein referred to as “Overlay Specific Plan Project” or “Project”). The Planning Commission will hold a public hearing to review and accept comments on the Draft SEIR on **Thursday, January 28, 2021 at 7:00 p.m., or as soon thereafter as the matter may be heard.** The purpose of this hearing is to review the content and adequacy of the Draft SEIR. The merits of the Project will not be discussed at this hearing; therefore, the Planning Commission will make no decisions regarding approval or denial of the Project. At a future date, a separate, noticed public hearing will be held by the Planning Commission to review the merits of the Project and develop a recommendation to the City Council regarding the Project.

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 Beverly Hills Hotel (9850 Wilshire Boulevard), Beverly Hilton Hotel (9876 Wilshire Boulevard), a 76 gas 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 portion of the site has an approved entitlement (Beverly Hilton Specific Plan) that allows for the future construction of 110 condominium units and 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) and the parcel addressed 9988 Wilshire Boulevard (Gas Station Site). The proposed 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 southwestern property line would be the location of an 8-acre botanical garden that includes water features, 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 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 structure containing amenities and support areas, 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)
- 13.4-acres of open space, including 8-acre botanical garden

Summary Comparison of Approved Entitlements and Proposed Overlay Specific Plan

	Currently Approved Entitlements and Existing C-3 Zoning ¹	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 ² (sf)	0	117,232	+117,232
Accessory Spaces (units [sf])	0 [0]	30 [10,092]	+30 [+10,092]

	Currently Approved Entitlements and Existing C-3 Zoning ¹	Proposed Overlay Specific Plan	Net Change: Proposed Overlay Specific Plan – Currently Approved
Retail Floor Area (sf)	46,686 ³	35,236	-11,450
Total Floor Area Ratio	2.54 ³	2.55	+0.01
Maximum Building Height	9900 Wilshire Boulevard Site: 185'-0" ⁴ Gas Station Site: 45'-0" ⁸ Beverly Hilton Site: 200'-0 ⁵	9900 Wilshire Boulevard Site: 410'-0" ⁶ Gas Station Site: 124'-0" ⁶ Beverly Hilton Site: 124'-0" ⁶	9900 Wilshire Boulevard Site: +236'-0" ⁷ Gas Station Site: +79'-0" Beverly Hilton Site: -60'-0" ⁷
Parking Spaces	3,323	2,179	-1,144

¹ Approved 9900 Wilshire Specific Plan and Beverly Hilton Specific Plan

² Shared amenity space includes the Promenade and a park pavilion building

³ The FAR used for the gas station site (9988 Wilshire Boulevard) is the 2.0 FAR allowable under C-3 zoning. Retail floor area is based on 2.0 FAR.

⁴ Measured from +290 datum

⁵ Measured from +285 datum

⁶ Measured from +301 datum

⁷ Height difference measures physical difference (adjusted for datum difference)

⁸ Gas Station Site maximum height is the maximum height allowed under C-3 zoning

Environmental Review: In accordance with the California Environmental Quality Act (CEQA), the City of Beverly Hills has prepared a Draft SEIR to analyze potential environmental impacts associated with development of the Overlay Specific Plan Project. Specifically, the Draft SEIR analyzes the following potentially significant environmental effects of the Project:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- 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

The site is not on any list of hazardous water or disposal sites as enumerated in Government Code Section 65962.5.

Based on the impact analyses in the Draft SEIR, with mitigation, no significant environmental effects are anticipated regarding air quality, biological resources, geology/soils, hazards, transportation, tribal cultural resources, and utilities as a result of the Project. However, environmental effects to cultural resources (historical resources) and noise (in the event construction occurs outside the City's permitted hours) would remain significant and unavoidable after implementation of required mitigation.

Teleconference Meeting Participation: Pursuant to Executive Order N-25-20, members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting at (888) 468-1195 (participant code 105093) and/or offer comment through email at commentPC@beverlyhills.org. Public comment can be offered during the meeting by calling (310) 285-1020 or by video via at <https://www.gotomeet.me/BevPublic>.

Required 45-Day Public Review Period: The Draft SEIR is being circulated for a 52-day public review period, from Friday, December 18, 2020 to Monday, February 8, 2021. Written comments must be submitted during the comment period, and should be addressed to:

Masa Alkire, AICP, Principal Planner
City of Beverly Hills Community Development Department
455 North Rexford Drive
Beverly Hills, California 90210
Phone: (310) 285-1135
Email: malkire@beverlyhills.org

Oral and written comments regarding the Draft SEIR will also be taken at the January 28, 2021 Planning Commission hearing.

The Draft SEIR is available on the City's website at: www.beverlyhills.org/environmental

Copies of the Draft SEIR are located at:

City of Beverly Hills City Hall
Planning Division and Office of the City Clerk
455 North Rexford Drive
Beverly Hills, CA 90210

Beverly Hills Public Library
444 North Rexford Drive
Beverly Hills, CA 90210

Due to the on-going Covid pandemic, public access to City Hall and the public library is currently limited and/or restricted. Please contact Masa Alkire, project planner, if you need assistance accessing the Draft SEIR.

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. If there are any questions regarding this notice, or if you would like to review the file or receive copies of available documents, please contact **Masa Alkire, AICP, Principal Planner at (310) 285-1135 or via email at malkire@beverlyhills.org.**



Signature

December 18, 2020

Date

Masa Alkire, AICP

Printed Name

Principal Planner

Title

Mailed: December 18, 2020



Members of the public may listen to this meeting telephonically at (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing commentPC@beverlyhills.org. Oral public comment can be offered during the meeting by calling 310-285-1020. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at www.beverlyhills.org/watchlive. 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.