

## Notice of Determination

## Appendix D

## To:

Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: Los Angeles  
 Address: 12400 E. Imperial Hwy Room #2001  
Norwalk, CA 90560

## From:

Public Agency: City of Beverly Hills  
 Address: 455 North Rexford Drive  
Beverly Hills, CA 90210  
 Contact: Masa Alkire, AICP, Principal Planner  
 Phone: 310-285-1135

Lead Agency (if different from above):  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2020090048

Project Title: One Beverly Hills Overlay Specific Plan Project

Project Applicant: Permit Recipients: BH Luxury Residences, LLC and Oasis West Realty, LLC

Project Location (include county): 9850, 9876, 9900, and 9988 Wilshire Blvd., Beverly Hills, Los Angeles County

## Project Description:

On June 8, 2021, the Beverly Hills City Council adopted resolutions for a General Plan Amendment and conditional approval of an Overlay Specific Plan. The Project allows alternative development of the 17.4-acre site than that authorized by previously approved Specific Plans/C-3 zoning. The Project includes: a 162 residential unit, 499,806 SF, 410' tall building; a 141 residential unit, 424,266 SF, 369' tall building; a 37 residential unit/42 hotel room, 213,966 SF, 124' tall building; a 127,324 SF amenities structure, with 30 residential accessory spaces; a 37,562 SF, 31' tall conference center; a 72,697 SF, 20' tall restaurant/retail, 36-hotel room structure; 8-acres of gardens.

This is to advise that the City of Beverly Hills has approved the above  
 Lead Agency or  Responsible Agency)

described project on June 8, 2021 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not] adopted for this project.
5. A statement of Overriding Considerations  was  was not] adopted for this project.
6. Findings  were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Beverly Hills, Community Development Department, 455 North Rexford Drive, Beverly Hills, CA 90210

Signature (Public Agency):  Title: Principal Planner

Date: 6/9/2021 Date Received for filing at OPR: \_\_\_\_\_