



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

- DATE:** Thursday, October 28, 2021
- TIME:** 7:00 p.m., or as soon thereafter as the matter may be heard
- LOCATION:** Meeting will be held via teleconference (additional detail provided below):
<https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210)
- PROJECT:** Cheval Blanc Beverly Hills Specific Plan Project
- PROJECT LOCATION:** 456 and 468 North Rodeo Drive; 449, 451 and 453 North Beverly Drive; and 461 through 465 North Beverly Drive

The City of Beverly Hills is the lead agency under the California Environmental Quality Act (CEQA) and has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed Cheval Blanc Beverly Hills Specific Plan Project (herein referred to as "Project"). The Planning Commission will hold a public hearing to review and accept comments on the Draft EIR on **Thursday, October 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 EIR. 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 generally is located at the southeast corner of North Rodeo Drive and South Santa Monica Boulevard. The Project site is bounded on the north by South Santa Monica Boulevard, on the east by North Beverly Drive and on the west by North Rodeo Drive. The Project site is approximately 1.28 acres (55,608 square feet [SF]) in size and includes Assessor Parcel Numbers 4343-016-001, -002, -019, and -023, as well as a portion of the existing north-south alley located between North Rodeo Drive and North Beverly Drive. The Project Site is regionally accessible from Interstate 405 and locally accessible from North Santa Monica Boulevard.



The Project Site is currently developed with two retail commercial structures on North Rodeo Drive (The former "Brooks Brothers" and the "Celine" retail locations) and developed with a retail building and an institutional building (the former "Paley Center") on North Beverly Boulevard.

Project Description: The Cheval Blanc Beverly Hills Specific Plan Project is a proposal for a single multiple-use building, containing up to 220,950 SF in floor area and up to 115 hotel guest rooms. The development standards set forth in the proposed Specific Plan identify a maximum floor area ratio (FAR) of 4.2 to 1 overall and a maximum above ground FAR of 3.91 to 1. The proposed building includes a luxury hotel with restaurants and ancillary services, a private club, and street level retail uses with North Rodeo Drive frontage. The submitted conceptual plans for the Project identify the following features:

- The new building is proposed to vary in height across the Project Site. The portion of the building fronting North Rodeo Drive is proposed to be 4-stories, 51-feet in height. The structure would step up and back in height to a maximum of 9-stories, 115-feet in height on North Beverly Drive.
- The submitted conceptual plans identify an 187,058 SF hotel containing 109 hotel guest rooms and restaurant uses, including a ground floor restaurant open to the public.
- The proposed club would be physically contained within the hotel portion of the building. The club would provide facilities for social and recreational purposes for up to 500 individual members. Club amenities include meeting rooms, a 36-seat screening room, and access to bar and dining, wellness, and spa facilities.
- Appurtenant uses in connection with the hotel and club include: a wellness center, including fitness and exercise equipment and services; a spa, including day spa, cosmetic spa, and beauty and barber services; and outdoor pools, decks, balconies, and dining facilities.
- The new building is proposed to include a motor court with access from South Santa Monica Boulevard. The motor court will be valet operated and used for vehicle drop-off and pick-up for hotel, club, spa, retail, and restaurant users of the building.
- The submitted conceptual plans identify 24,976 SF of ground floor accessible retail space.
- The conceptual plan includes a new, approximately 20' by 35' pedestrian plaza on the southeast corner of the intersection of North Rodeo Drive and South Santa Monica Boulevard contiguous to the sidewalk and includes a private artwork display.
- The Project includes proposed relocation of the existing alley that runs north-south across the Project Site to the southern portion of the Project Site, accessible from North Beverly Drive.
- 178 vehicle parking spaces are proposed to be located on three subterranean levels.

Construction is anticipated to commence in 2022 and take approximately 38 months to complete.

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

- Air Quality
- Biological Resources (Bats)
- Cultural Resources
- Energy
- Geology/Soils (Paleontological)
- Greenhouse Gas Emissions
- Land Use/Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems (Energy)

The Draft EIR also evaluates several alternatives to the Project. Based on the impact analyses in the Draft EIR, the Project's potential impacts to air quality, energy, greenhouse gas emissions, land use/planning, and utilities/service systems would be less than significant. With the implementation of the mitigation measures described in the Draft EIR, the Project's impacts to biological resources, cultural resources, geology/soils, noise, transportation, and tribal cultural resources would also be less than significant. The analyses completed in the Initial Study for the Project determined other issue areas would not have the

potential to cause or otherwise result in significant environmental effects. The site is not on any list of hazardous water or disposal sites as enumerated in Government Code Section 65962.5.

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://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

Required 45-Day Public Review Period: The Draft EIR is being circulated for a 45-day public review period, from Friday, September 17, 2021 to Monday, November 1, 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 EIR will also be taken at the October 28, 2021 Planning Commission hearing.

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

Copies of the Draft EIR are located at:

City of Beverly Hills City Hall	Beverly Hills Public Library
Planning Division and Office of the City Clerk	444 North Rexford Drive
455 North Rexford Drive	Beverly Hills, CA 90210
Beverly Hills, CA 90210	

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.**

Masa Alkire

September 17, 2021

Signature

Date

Masa Alkire, AICP

Principal Planner

Printed Name

Title



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) 285-1135 prior to the meeting for assistance.

Mailed: September 17, 2021