



NOTICE OF PUBLIC HEARINGS

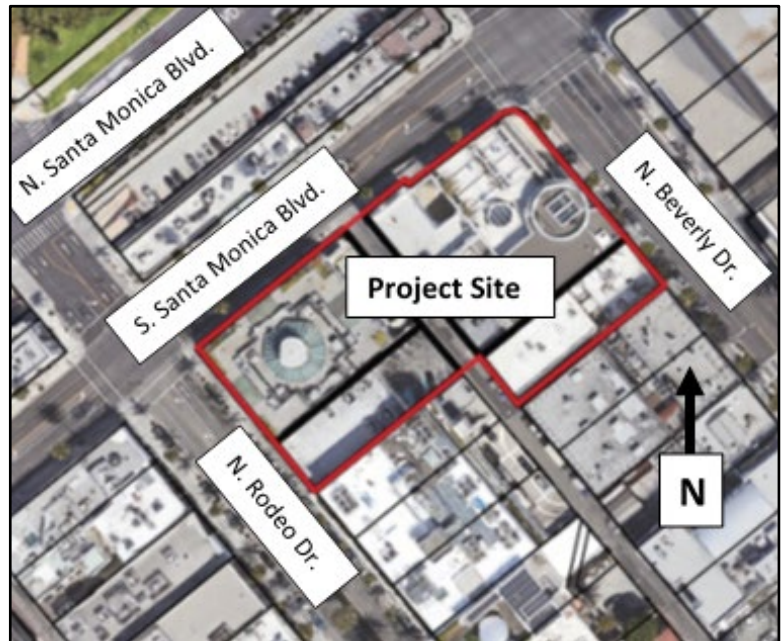
DATES: Thursdays, February 10 and February 24, 2022

TIME: 7:00 PM, or as soon thereafter as the matter may be heard

LOCATION: Meetings will be held via teleconference; details provided below

PROJECT: Cheval Blanc Beverly Hills Specific Plan Project

ADDRESS: 456 and 468 North Rodeo Drive; 449, 451 and 453 North Beverly Drive and 461 through 465 North Beverly Drive



The Planning Commission of the City of Beverly Hills, at SPECIAL meetings on February 10 and February 24, 2022, will hold public hearings beginning at 7:00 PM, or as soon thereafter as the matter may be heard to consider the following requests associated with the **Cheval Blanc Beverly Hills Specific Plan Project**:

- **Final Environmental Impact Report:** City certification of the Environmental Impact Report.
- **General Plan Amendment:** Create the Cheval Blanc Beverly Hills Specific Plan land use designation and apply it to the Project site. Amend General Plan Land Use Element Policy 9.4 text to identify that anchor location design criteria applies to the Project site. (*legislative request*)
- **Specific Plan:** Adopt a specific plan that includes: 1) allowed uses, development standards, and guidelines for the plan area, 2) operational standards for uses, 3) plan implementation and administration, and 4) a conceptual project plan. (*legislative request*)
- **Zone Text and Map Amendments:** Add the Cheval Blanc Beverly Hills Specific Plan to the Beverly Hills Municipal Code and update the City's zoning map to apply the Cheval Blanc Beverly Hills Specific Plan zoning designation to the Project site. (*legislative request*)
- **Vesting Tentative Parcel Map:** Merge 4 existing lots into one lot and relocate the surface public alley right-of-way to the southern portion of the Project Site.
- **Encroachment Permit:** Allow: 1) subsurface utility vaults to encroach into the public right-of-way, 2) subterranean parking to extend under the public sidewalk from 10 feet below grade and up to the existing

sidewalk curb, 3) installation and maintenance of landscaped parkways and special paving in the public right-of-way fronting the Project Site.

- **Master Plan of Streets Amendment:** 1) relocate the existing surface right-of-way for public alley purposes; 2) dedicate additional surface right-of-way for public sidewalk purposes along South Santa Monica Boulevard, and 3) allow the public roadway along North Rodeo Drive, South Santa Monica Boulevard and North Beverly Drive to remain in their current locations.
- **Development Agreement:** The Applicant is requesting a development agreement with the City in conjunction with the proposal. At a future date the City Council will consider this request.

Project Description: The 1.28-acre Project site is bounded on the west by North Rodeo Drive, on the north by South Santa Monica Boulevard and on the east by North Beverly Drive. The Project site consists of four existing parcels as well as a portion of the existing north-south alley located between North Rodeo Drive and North Beverly Drive. The Project site is currently developed with two retail commercial structures on North Rodeo Drive (“Celine” and former “Brooks Brothers” locations) and is developed with a retail building and an institutional building (former “Paley Center”) on North Beverly Drive.

The Cheval Blanc Beverly Hills Specific Plan Project is a proposal for a single multiple-use building with up to 220,950 SF of floor area and up to 115 guest rooms allowed. The development standards included in the proposed Specific Plan would allow a maximum floor area ratio (FAR) of 4.2 and a maximum above ground FAR of 3.91. 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 includes the following features:

- The proposed building heights vary across the Project site, ranging from 4-stories, 51-feet in height on the North Rodeo Drive facing portion of the building to a maximum of 9-stories, 115-feet in height on the North Beverly Drive facing portion of the building.
- The conceptual plan includes 187,058 SF of hotel floor area with 109 hotel guest rooms and 24,976 SF of street level accessible retail floor area for a total of 212,034 SF of floor area.
- The proposed club would allow up to 500 individual members and would provide social and recreational facilities within the hotel portion of the building with a club specific screening room and social rooms.
- Appurtenant uses for the hotel and club include: hotel guest/club member dining facilities, a wellness center with exercise equipment and services, a day/cosmetic spa, and outdoor pools, decks and balconies.
- A motor court with access from South Santa Monica Boulevard with valet operation for all Project uses.
- A ground level publicly accessible restaurant is proposed on North Beverly Drive.
- 185 vehicle parking spaces located on subterranean levels.
- A new public pedestrian plaza at the corner of North Rodeo Drive and South Santa Monica Boulevard.
- Relocation of the existing public alley that runs north-south across the Project site to an east-west alignment on the southern portion of the Project site with access from North Beverly Drive.

Final Environmental Impact Report (Final EIR): The Proposed Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA guidelines, and the environmental regulations of the City. The City of Beverly Hills is preparing a Final EIR to analyze potential environmental impacts associated with the Project. The Final EIR will be distributed on **Thursday, February 3, 2022** for public review in conjunction with the Planning Commission Agenda Packet for the February 10, 2022 hearing. The Planning Commission will review and consider certification of the Final EIR for the Project. The Final EIR analyzes the following potential environmental effects of the Project:

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

The Final EIR impact analysis determines that, after mitigation, no significant environmental effects are anticipated.

How to Participate

Pursuant to Government Code Section 54953(e)(3), members of the Beverly Hills Planning Commission and staff may participate in these meetings 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) 288-2288 or by video at <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners' packet, it must be received no later than 8 calendar days before the date of the hearing. Comments will be read into the record, with a maximum allowance of 3 minutes per individual comment (approximately 350 words), subject to the Commission's discretion. It is recommended that written comments be submitted at least two hours prior to the posted meeting date/time. If a comment is received after the agenda item is heard, it will not be a part of the record.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Masa Alkire, AICP, Project Manager**, in the Planning Division at (310) 285-1135, or by email at malkire@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,

Masa Alkire

Masa Alkire, AICP, Project Manager

Mailed: January 21, 2022



Members of the public may listen to these meetings 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) 288-2288. 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.