



**NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF AND INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION**

HEARING DATE: September 23, 2021
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: This meeting will be held via teleconference, more information is included in this notice.

The Planning Commission of the City of Beverly Hills, at a REGULAR meeting on September 23, 2021, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider:

**AN AMENDMENT TO THE GENERAL PLAN TO ADOPT AN UPDATED HOUSING
ELEMENT FOR THE 6TH CYCLE PLANNING PERIOD FROM 2021 TO 2029; AND
THE REVIEW OF A DRAFT INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION FOR THE UPDATE TO THE HOUSING ELEMENT**

The Project involves the amendment of the City's General Plan to adopt an updated Housing Element for the next planning period from 2021 to 2029. No physical development nor construction is currently proposed as part of the Project. The Housing Element is a planning document, which contains programs and policies to guide housing development in the City. The Housing Element will include the following topics: analysis of the City's demographic characteristics and housing needs; evaluation of resources and opportunities available to address housing needs; analysis of potential constraints to meeting the City's housing needs; a review of the City's accomplishments during the previous planning period; and updated policies and programs intended to address the City's housing needs for the next 8 years. Additionally, the updated Housing Element will discuss how the City's land use and zoning regulations and programs will accommodate the City's Regional Housing Needs Assessment (RHNA), which is the number of housing units expected to be needed for the next planning period (2021-2029), and includes housing at various levels of affordability. As such, the Housing Element may call for changes to the land use and zoning regulations in the City, but will not approve specific development projects.

The Project area covers the entire City of Beverly Hills, since the Housing Element addresses housing conditions throughout the City. The Planning Commission will also review a draft Initial Study/Mitigated Negative Declaration prepared for the Project, and is expected to forward to the City Council a recommendation regarding adoption of the Mitigated Negative Declaration in conjunction with its recommendations regarding the update to the Housing Element of the General Plan. The updated Housing Element document will be available at: www.beverlyhills.org/housingelementupdate. In order to be notified about when this document becomes available to the public, please send an email to housingelement@beverlyhills.org to be added to the interested parties list.

ENVIRONMENTAL REVIEW:

The City of Beverly Hills is preparing a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the updates to the Housing Element of the General Plan (Project). The City of Beverly Hills is the lead agency, City of Beverly Hills 455 N. Rexford Drive Beverly Hills, California 90210 p (310) 285-1141 f (310) 858-5966 BeverlyHills.org

pursuant to the California Environmental Quality Act (CEQA), and is responsible for the preparation of the IS/MND. The Project description and Project location are described above. The Draft IS/MND will be available for public review beginning on September 7, 2021 and the comment period will be from September 7, 2021 to October 6, 2021. The document will be available at www.beverlyhills.org/environmental. If a digital copy cannot be obtained by an interested party, please contact the staff listed in this notice and alternate arrangements will be made.

The Planning Commission will consider the contents for the Draft IS/MND at their meeting on September 23, 2021. The preliminary initial study analysis indicates that the Project would not result in significant impacts to Agricultural and Forestry Resources, and Mineral Resources, and less than significant impacts, with certain mitigations, related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Transportation/Traffic, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. **Thus, it appears that the project would not result in any significant environmental impacts.**

HOW TO PARTICIPATE AND COMMENT:

Written comments on the Draft IS/MND must be submitted during the comment period, and should be addressed to:

Timothea Tway, AICP, City Planner
City of Beverly Hills Community Development Department
455 North Rexford Drive
Beverly Hills, California 90210
Email: ttway@beverlyhills.org

Oral and written comments regarding the project in general can be submitted up to and at the September 23, 2021 Planning Commission meeting. 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).

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 prior to the posted meeting date/time. If a comment is received after the agenda item is heard, but before the close of the meeting, the comment will still be included as a part of the record of the meeting, but will not be read into 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 **Chloe Chen, Associate Planner** in the Planning Division at (310) 285-1194, or by email at cchen@beverlyhills.org. The case file, including associated

documents are on file in the Community Development Department, and can be reviewed by contacting the planner listed above.

Sincerely,



Chloe Chen, Associate Planner

Mailed: September 3, 2021



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) 285-1194 prior to the meeting for assistance.