



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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Director  
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Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

May 10, 2024

Alvaro Gomez

Senior Planner

City of Beverley Hills

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Governor's Office of Planning & Research

**May 10 2024**

**STATE CLEARINGHOUSE**

RE: DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE 9600 WILSHIRE BOULEVARD SPECIFIC PLAN DATED APRIL 5, 2024 STATE CLEARINGHOUSE NUMBER [2023030273](#)

Dear Alvaro Gomez,

The Department of Toxic Substances Control (DTSC) received a DEIR for the 9600 Wilshire Boulevard Specific Plan (project). The project would facilitate the rehabilitation and adaptive reuse of the Saks Fifth Avenue Women's Building, the retention of the existing commercial building at 9570 Wilshire for continued commercial use, and the development of new residential, retail, office, hospitality, social club, boutique hotel and open space uses throughout the Specific Plan Area. The Specific Plan Area would be divided into two Districts: a Wilshire Boulevard District fronting Wilshire Boulevard and a Neighborhood District to the south. The Specific Plan would permit a range of commercial and other compatible uses in the Wilshire Boulevard District, including retail, restaurant, boutique hotel, social club, and office uses, with the potential to convert a portion of the buildings to residential units in the future.

The Specific Plan would permit a limited range of uses in the Neighborhood District, including multi-family residential and small shop/boutique retail uses, as well as publicly accessible open space. The Applicant is proposing a Conceptual Plan that includes: • Rehabilitation in accordance with the Secretary of Interior's Standards for the Treatment of Historic Properties, and adaptive reuse of the Saks Women's Building with Retail, Spa, Restaurant, Boutique Hotel, Social Club, and Appurtenant Uses and the construction of a new attached 97.5-foot tall (seven-story) building with Office and Restaurant uses. These two buildings would cumulatively contain 188,108 square feet (sf) of floor area (9600-9620 Wilshire Boulevard); • The development of an 84.5-foot tall (six-story), 73,614-sf building with office and restaurant uses (9588-9596 Wilshire Boulevard); • The development of a 75-foot tall (six-story), approximately 115,905-sf, 30-unit multi-family residential building with small shop/boutique retail uses (128 South Bedford Drive); The development of a 73-foot tall (six-story), approximately 116,304-sf, 38-unit multi-family residential building with small shop/boutique retail uses (133 South Camden Drive); and • Four levels of subterranean parking beneath the Specific Plan Area, containing a total of up to 937 parking spaces. The development of a privately owned/maintained but publicly accessible open space in the form of a "Terrace" and "Via". Construction of the project would commence in 2024 and would occur in nine phases, which would overlap in their duration. The overall duration of construction is estimated to be approximately 50 months (or commencing approximately in 2028), with 14 months of utility relocation and 36 months of construction. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

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2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [PEA](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the DEIR for the project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

*Tamara Purvis*

Tamara Purvis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

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cc: (via email)

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