



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

DATE: Thursday, April 25, 2024

TIME: 7:00 p.m. or as soon thereafter as the matter may be heard.

HOW TO PARTICIPATE:

IN PERSON: Beverly Hills City Hall – Council Chamber
455 North Rexford Drive
Beverly Hills, CA 90210

VIRTUAL MEETING: beverlyhills.org/bevpublic (Passcode: 90210)

PHONE: (310) 285-1020

PROJECT: 9600 Wilshire Boulevard Specific Plan Project

PROJECT LOCATION: 9570, 9588-9596, 9600-9610, 9620 Wilshire Boulevard; 133 South Camden Drive, 128 South Bedford 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 9600 Wilshire Boulevard Specific Plan Project (herein referred to as “Project”). The Planning Commission, at a special meeting on **Thursday April 25, 2024** in the City Hall Council Chamber, will hold a public hearing beginning at **7:00 PM**, or as soon thereafter as the matter may be heard, to review and accept comments on the Draft EIR. 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 consider developing a recommendation to the City Council regarding the Project.

Project Location: The approximately four-acre Specific Plan Area is located south of Wilshire Boulevard, between Bedford Drive to the west and Camden Drive to the east, in the southwestern portion of the City of Beverly Hills. The Specific Plan Area generally consists of two



rectangular blocks bisected by South Peck Drive (Assessor's Parcel Numbers: 4328-026-030, -039; 4328-026-003, -004; 4328-021-001, -002; 4328-021-019; 4328-026-006, -007, -008, -013, -014, -015; 4328-021-020, -021, -022, and -023). Local access to the Project Site is provided by Wilshire Boulevard, South Bedford Drive, South Camden Drive, and South Peck Drive, with regional access provided by I-405 and I-10.

The Specific Plan Area currently contains three existing commercial structures, including the Saks Fifth Avenue Women's Building, the former Barneys New York Building, an ancillary loading facility, and three surface parking lots. The Specific Plan Area also contains an approximately 27-foot-wide alley that runs along the southwestern boundary of the site between South Bedford Drive and South Peck Drive and an additional approximately 20-foot-wide alley in the southeastern portion of the site that connects to South Camden Drive and an existing residential alley to the south of the Specific Plan Area.

Project Description: The 9600 Wilshire Boulevard Specific Plan 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.

Environmental Review: In accordance with the 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
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use / Planning
- Noise
- Population / Housing
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems

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 energy, land use / planning, population / housing, 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 air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards & hazardous materials, transportation, and tribal cultural resources would also be less than significant. Noise and vibration impacts would be less than significant with implementation of mitigation measures, with the exception of construction noise impacts (construction outside allowed construction hours) which would be potentially significant and unavoidable during construction only. 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. Additionally, the project site is not on any list of hazardous water or disposal sites as enumerated in Government Code Section 65962.5.

Required 45-Day Public Review Period: The Draft EIR is being circulated for a 45-day public review period, from Friday, April 5, 2024, to Monday, May 20, 2024. Written comments must be submitted during the comment period, and should be addressed to:

Alvaro Gomez, AICP, Senior Planner
City of Beverly Hills Community Development Department
455 North Rexford Drive
Beverly Hills, California 90210
Fax: (310) 858-5966
Email: agomez@beverlyhills.org

Oral and written comments regarding the Draft EIR will also be taken at the April 25, 2024, Planning Commission hearing.


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

Copies of the Draft EIR are available for review and located at:

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

Beverly Hills Public Library
444 North Rexford Drive
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 **Alvaro Gomez, AICP, Senior Planner at (310) 285-1142 or via email at agomez@beverlyhills.org.**



Signature

April 5, 2024

Date

Alvaro Gomez, AICP

Printed Name

Senior Planner

Title



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Municipal Gallery, is wheelchair accessible. The Municipal Gallery is also equipped with audio equipment for the hearing impaired.

Mailed: April 5, 2024