

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 450 North Roxbury Project

Lead Agency: City of Beverly Hills Contact Person: Minjee Hahm, AICP
 Mailing Address: 455 North Rexford Drive Phone: (310) 285-1136
 City: Beverly Hills Zip: 90210 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Beverly Hills
 Cross Streets: 450 North Roxbury Drive Zip Code: 90210

Longitude/Latitude (degrees, minutes and seconds): 34 ° 4 ' 6 " N / 118 ° 24 ' 24 " W Total Acres: 0.8

Assessor's Parcel No.: 4343-024-020 Section: 00 Twp.: 1S Range: 15W Base: _____

Within 2 Miles: State Hwy #: SR-2 Waterways: _____
 Airports: N/A Railways: _____ Schools: Good Shepherd Catholic School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Zone Text Amendment

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 6,797 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, GHG, Tribal

Present Land Use/Zoning/General Plan Designation:

Present Use: Parking Garage and Office. General Plan Land Use Designation: Commercial (Low Density General). Zoning Designation: C-3 Commercial.

Project Description: (please use a separate page if necessary)

The Project would redevelop a 6,797 square foot portion of the ground floor of a five-floor, partially subterranean parking garage (the upper two levels are above ground) with rooftop parking located at 450 North Roxbury Drive to retail space. The Project would also remove 29 existing parking spaces, add 300 square feet of planter area, and restripe the remaining ground level of parking to replace the 3 removed ADA parking spaces. Project construction is anticipated to occur over one phase, lasting approximately 14 months, beginning as early as January 2025 and ending as early as February 2026. The Applicant is requesting a Zone Text Amendment (ZTA) and General Plan Amendment (GPA) to allow an increase in the maximum FAR as a result of the conversion of the ground level of an existing parking structure abutting a public street to retail business(es), as defined in Beverly Hills Municipal Code (BHMC) Section 10-3-100, up to a depth of 70 feet from the front property line, subject to approval of a Development Plan Review pursuant to BHMC Section 10-3-3100.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 11, 2024 Ending Date October 1, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>450 Roxbury II Manager, LLC</u>
Address: <u>660 South Figueroa Street, Suite 2050</u>	Address: <u>433 N Camden Dr #1000</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Beverly Hills/CA/90210</u>
Contact: <u>Jessie Fan</u>	Phone: _____
Phone: <u>(213) 261-4040</u>	

Signature of Lead Agency Representative:  Date: September 11, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.