



NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The City of Beverly Hills is the Lead Agency under the California Environmental Quality Act (CEQA) and has prepared a Draft Initial Study/Negative Declaration (IS/ND) for the proposed 450 North Roxbury Project (herein referred to as “Project”).

Project Description: 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 parking garage and office building together are considered the Project Site; however, the remainder of the parking garage and the attached office building would not be redeveloped as part of this Project. 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 Americans with Disabilities Act (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 Project includes a requested a Zone Text Amendment (ZTA) and General Plan Amendment (GPA) to allow for properties within the Business Triangle an increase in the maximum floor area ratio (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.

Project Location: The Project Site is located on a 0.8-acre parcel (Assessor’s Parcel Number 4343-024-020), and the ZTA/GPA covers the Business Triangle, which is defined in BHMC Section 10-3-2703 as the area bounded by the centerline of Wilshire Boulevard, the centerline of Santa Monica Boulevard (south roadway), and the centerline of the alley between Canon Drive and Crescent Drive.

Hazardous Waste Disclosure: The Project Site is not included on any lists enumerated under Government Code Section 65962.5, which includes but is not limited to lists of hazardous waste facilities, properties, and disposal sites.

Findings/Environmental Effects: The City, as the Lead Agency has prepared an Initial Study (IS) for the 450 North Roxbury Project to provide the public, trustee and responsible agencies with information about the potential effects on the local and regional environment associated with the proposed Project. The analysis provided in the IS determined that there are no potentially significant impacts, and no mitigation measures would be required. The IS concludes that the Project will not have a significant effect on the environment. The City hereby proposes to adopt a Negative Declaration (ND) for this Project.

PUBLIC REVIEW PERIOD:

The Draft IS/ND will be available for public review beginning on September 11, 2024 and the comment period will be from September 11, 2024 to October 1, 2024. The document will be available at the following locations:

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

It will also be available on the City’s website at <https://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.

HOW TO PARTICIPATE AND COMMENT:

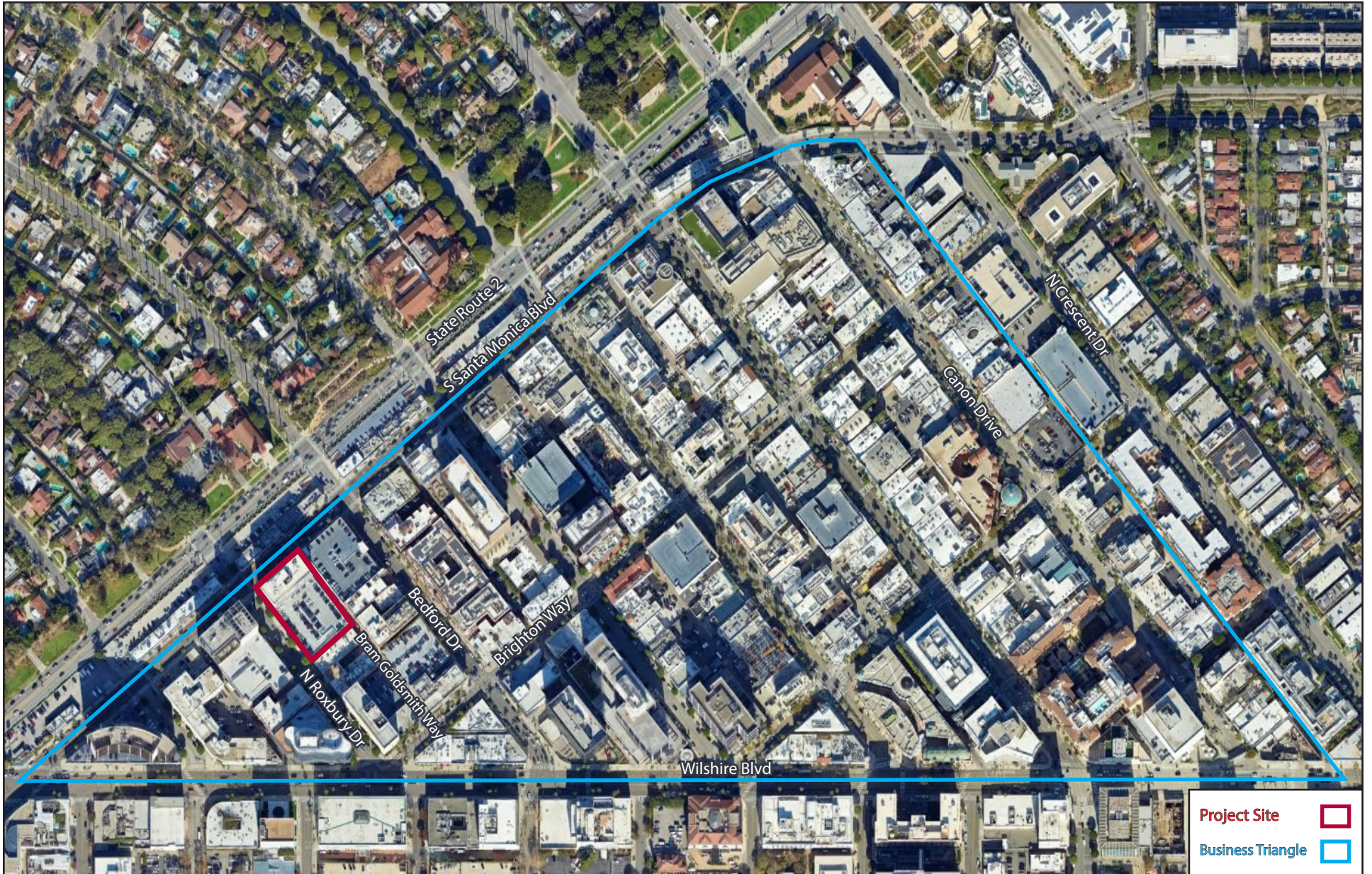
Written comments on the Draft IS/ND must be submitted during the comment period, and should be addressed to:

Minjee Hahm, AICP, Associate Planner
City of Beverly Hills Community Development Department
455 North Rexford Drive
Beverly Hills, California 90210
Email: mham@beverlyhills.org

Sincerely,



Minjee Hahm, AICP, Associate Planner



SOURCE: Google Earth, 2024



Local Vicinity Map

450 NORTH ROXBURY DRIVE PROJECT

Kimley»Horn