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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020090048

Project Title: One Beverly Hills Overlay Specific Plan

Lead Agency: City of Beverly Hills

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Project Location: Beverly Hills (*City*) Los Angeles (*County*)

Project Description (Proposed actions, location, and/or consequences).

The project site is located in the City of Beverly Hills and is bounded on the north by Wilshire Boulevard, on the south by North Santa Monica Boulevard, on the east by the intersection of Wilshire and Santa Monica Boulevards, and on the west by the City's western boundary, which is contiguous with the Los Angeles Country Club. The site is 17.4 acres (758,064 square feet [SF]) in size and includes Assessor Parcel Numbers 4327-028-002 through -016. The Overlay Specific Plan Project would allow for alternative site development instead of development approvals and regulations that are currently applicable (the approved 9900 Wilshire Specific Plan, Beverly Hilton Specific Plan, and the C-3 zoning designation applicable to the Gas Station Site). The proposed project includes the following: (1) New 162 residential unit, 499,806 SF, 32-story, 410' tall residential building (Santa Monica Residences); (2) New 141 residential unit, 424,266 SF, 28-story, 369' tall residential building (Garden Residences); (3) New 37 residential unit and 42 hotel room, 213,966 SF, 11-story, 124' tall hotel/residential building (Wilshire Building); (4) New 127, 324 SF amenities and support areas structure, including 30 residential accessory spaces that could be used for staff housing (Promenade); (5) Replacement 37,562 SF, 31' tall conference center for Beverly Hilton Hotel; (6) Replacement 72,697 SF, 20' tall hotel restaurant, retail, 36 hotel room, and support area structure (Beverly Hilton Enhancement); (7) 13.4-acres of open space, including 8-acre botanical garden. Construction is anticipated to commence in late 2021 and take approximately 50 months to complete.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would have significant and unavoidable impacts to historic resources due to demolition of buildings that contribute to the historic significance of the Beverly Hilton Property and Wilshire Tower. The project includes demolition of Wilshire Edge Building, Vehicle Entry Courtyard, Swimming Pool, Palm/Oasis Court, Lanai Rooms, and Parking Garage. The Approved Entitlements would also demolish these buildings and would have similarly significant and unavoidable impacts to historic resources. The proposed project would implement measures to reduce impacts to the extent feasible including preservation of historic sign posts, video and/or audio documentation of oral histories of the cultural and social history of the project site to be provided to local organizations, such as the Beverly Hills Historical Society and the Beverly Hills Public Library (Historical Collection), and placement of an interpretive plaque on the project site discussing the history of the property, its significance, and its important details and features. The project would also have a significant and unavoidable cumulative impact with respect to construction noise and coordination with other planned and pending construction projects is required to reduce impacts from roadway closures and major deliveries. The project would have less than significant impacts for all other environmental issue areas with implementation of required mitigation measures. See the Draft SEIR Executive Summary for a detailed description of all proposed mitigation measures for Air Quality, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources, and Utilities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known issues

Provide a list of the responsible or trustee agencies for the project.

Implementation of the will require approvals from City of Los Angeles, California Department of Transportation, and Metropolitan Water District of Southern California.