

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 E. Imperial Hwy Room #1201
Norwalk, CA 90560

From:

Public Agency: City of Beverly Hills
Address: 455 North Rexford Dr
Beverly Hills, CA 90210
Contact: Masa Alkire, AICP, Project Manager
Phone: 310-285-1135

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020110223

Project Title: Cheval Blanc Beverly Hills Specific Plan Project

Project Applicant: 468 N Rodeo Drive LLC, 456 N Rodeo Drive LLC, 461 N Beverly Drive LLC, & 449 N Beverly Drive, LLC

Project Location (include county): 456 & 468 N Rodeo Dr; 449, 451, & 453; 461-465 N Beverly Dr, Beverly Hills, Los Angeles County

Project Description:

The Cheval Blanc Beverly Hills Specific Plan facilitates orderly and efficient development of the site by establishing appropriate size, height, and density limits. Development could include up to 220,950 SF and 115 hotel rooms in a single building that includes hotel, dining, club, and retail uses. To allow for the Project, approximately 56,787 SF of existing commercial and institutional floor area would be removed. An existing public alley bisecting the site would be relocated to the southern portion of the site. The submitted conceptual plan (212,034 SF) would increase floor area 155,247 SF over existing conditions. The Specific Plan identifies a 4.2:1 maximum floor area ratio (FAR) with a 3.91:1 maximum FAR above ground. The conceptual plan includes 4.03:1 FAR with a 3.75:1 FAR above ground. This Notice of Determination is filed for the November 15, 2022 approval of: 1. Ordinance Approving Development Agreement between Developer and City; and 2. Ordinance adding Cheval Blanc Beverly Hills Specific Plan zoning to BHMC and applying it to the Project site. These actions are within the scope of the Final EIR previously certified for the project, and no supplemental or subsequent EIR is required pursuant to PRC 21166 and CEQA Guidelines section 15162.

This is to advise that the City of Beverly Hills has approved the above (Lead Agency or Responsible Agency)

described project on November 15, 2022 and has made the following determinations regarding the above described project. (date)

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Beverly Hills, Community Development Department, 455 North Rexford Drive, Beverly Hills, CA 90210

Signature (Public Agency): [Signature] Title: Project Manager

Date: 11/15/2022 Date Received for filing at OPR: