



City of Beverly Hills
Notice of Preparation of an Environmental Impact Report
(EIR) and Notice of Public Scoping Meeting

DATE: Thursday, February 4, 2021

TIME: 6:30 p.m. to 8:00 p.m.

LOCATION: **VIRTUAL MEETING ON-LINE LOCATION:** <https://www.gotomeet.me/CBHCD/events>
Alternatively, phone access is available at 1-866-899-4679
Phone Access Code: 954-861-509

PROJECT: Beverly Hills Creative Offices Specific Plan Project

The City of Beverly Hills is preparing a Draft Environmental Impact Report (Draft EIR) for the Beverly Hills Creative Offices Specific Plan (herein referred to as "Project") proposed by the Beverly Hills Land Company (herein referred to as "Applicant"). The public is invited to attend a preliminary "scoping meeting" on **Thursday, February 4, 2021 at 6:30 p.m.** to comment on environmental issues that should be addressed in the Draft EIR. Due to the on-going public health issues associated with holding in-person gatherings during the Covid-19 pandemic, the scoping meeting will be held virtually. Access to the meeting is available through: (i) the video conferencing link, and (ii) the phone access information identified at the top of this notice.

Project Location: The 2.49-acre (108,216 square-feet [SF]) Project Site is located in the City of Beverly Hills. The Project Site consists of: a 2.11-acre (92,037 SF) private property formerly occupied by railroad right-of-way (commonly known as "Parcel 12" and currently addressed 9220 North Santa Monica Boulevard) and bound by Santa Monica Boulevard to the northwest, Beverly Boulevard to the northeast and Civic Center Drive to the southeast and southwest; and approximately 0.37-acres (16,279 SF) of Civic Center Drive public right-of-way that the Applicant has requested the City vacate and incorporate into the Project Site. The Project Site also includes a 34,756 SF subsurface merger area located 4-feet underneath Civic Center Drive and extending 25 feet from the existing southern property line of the 9220 North Santa Monica Boulevard parcel. The 9220 North Santa Monica Boulevard parcel consists of Assessor Parcel Number (APN) 4342-015-038 and the western portion of APN 4342-015-040. The Project Site is regionally accessible from Interstate 405 (the San Diego Freeway) and North Santa Monica Boulevard. The private property portion of the Project Site is



currently undeveloped and the public right-of-way portion of the Project site is the current location of public on-street parking.

Project Description: The Project is a proposal to construct up to 11 new creative office buildings oriented in a linear fashion within the Project Site area, with the development governed by the proposed Beverly Hills Creative Offices Specific Plan. The buildings are proposed to be spaced between 25 to 30 feet apart with on-site landscaping between and surrounding the buildings. The proposed office buildings would range between approximately 8,500 SF and 21,700 SF in floor area and 3 to 4 stories in height (a maximum of 52 to 60 feet tall per the height standards of the proposed Specific Plan). The proposed 4-story structures would be designed with a stepped back partial 4th-story surrounded by outdoor terrace areas. The proposed Project totals approximately 114,202 SF of new floor area. The proposed floor area ratio (FAR) of the Project is 1.24 to 1 when calculated before the Applicant requested merger of existing public right-of-way with Parcel 12 and 1.07 to 1 when calculated based on the post-merger size of the Project Site.

A two-level subterranean parking structure containing 490 parking spaces is proposed. The subterranean parking structure is proposed to extend up to 25-feet south under the Civic Center Drive public right-of-way from the current southern property line of Parcel 12. This subterranean parking structure is proposed to be accessible from four access ramps located in areas that are currently part of the Civic Center Drive right-of-way, which the Applicant is proposing be vacated by the City and merged with the Project Site. The Project would result in the removal of 74 on-street public parking spaces on Civic Center Drive. The Applicant is proposing to replace the spaces with 74 valet operated public parking stalls located within the subterranean parking structure. A total of 84 public on-street parking spaces would remain on the north site of Civic Center Drive adjacent to the Project Site. One full-time at-grade loading zone adjacent to Civic Center Drive is proposed near the center of the Project Site. Two part-time loading zones (available from 7 AM to 9 AM) located within the City right-of-way are proposed at each end of the Civic Center Drive Project frontage.

The Applicant also owns two vacant properties located east of the Project Site, commonly known as "Parcel 13" (approximately 2.25-acres in size) and "the Triangle" (approximately 0.3-acres in size). These parcels are also former railroad right-of-way and are adjacent to North Santa Monica Boulevard, running from Beverly Boulevard to the eastern boundary of the City of Beverly Hills. As part of the Project, the Applicant is proposing to transfer ownership of Parcel 13 and the Triangle to the City as a public benefit contribution.

Project Construction is anticipated to commence in 2022 and be completed in 2024.

Initial Study: Based on the conclusions of the Initial Study prepared for the Beverly Hills Creative Offices Specific Plan Project, the following areas of potentially significant environmental impact are anticipated to require analysis in the Draft EIR:

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| • Aesthetics | • Hydrology and Water Quality |
| • Air Quality | • Land Use and Planning |
| • Cultural Resources | • Noise |
| • Energy | • Transportation |
| • Geology and Soils | • Tribal Cultural Resources |
| • Greenhouse Gas Emissions | • Utilities and Service Systems |
| • Hazards and Hazardous Materials | • Mandatory Findings of Significance |

Potential cumulative impacts and potential for growth inducement will also be addressed; and alternatives, including the No Project Alternative, will be evaluated.

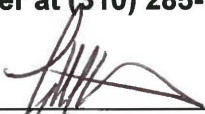
Purpose of the Scoping Meeting: The purpose of the scoping meeting is to present the Beverly Hills Creative Offices Specific Plan Project in a public setting and provide an opportunity for a full airing of the environmental issues that are important to the community. The meeting will include a presentation of the proposal and a description of the environmental issues to be analyzed in the Draft EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning what environmental issues should be included in the Draft EIR. The oral and written comments regarding potential environmental effects of the Project made during the scoping meeting will be addressed as appropriate in the Draft EIR.

Required 30-Day Comment Period: The City invites all interested members of the public to attend the public scoping meeting. The City also invites written comments on issues related to potential environmental impacts during a 35-day comment period, which starts on **Friday, January 15, 2021** and will conclude on **Friday, February 19, 2021**. Written comments should be addressed to:

Masa Alkire, AICP, Principal Planner
City of Beverly Hills Community Development Department
455 North Rexford Drive
Beverly Hills, California 90210
Fax: (310) 858-5966
Email: malkire@beverlyhills.org

After the Draft EIR has been prepared, it will be released for public review and comment. The Planning Commission will then hold a public hearing on the Draft EIR and on the Project. Separate notices of the availability of the Draft EIR and of the hearings on the Project will be released at later dates.

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. Copies of the Initial Study are also available in the Planning Division at City Hall and online at www.beverlyhills.org/environmental. If there are any questions regarding this notice, or if you would like to review the case file (plans and applications) or receive copies of available documents, please contact **Masa Alkire, AICP, Principal Planner** at (310) 285-1135 or via email at malkire@beverlyhills.org.



Signature

January 12, 2021

Date

Masa Alkire, AICP

Printed Name

Principal Planner

Title



The meeting is accessible at <https://www.gotomeet.me/CBHCD/events> and oral comment may be provided during the meeting. Members of the public may attend this meeting telephonically at 1-866-899-4679 (access code 954-861-509) to listen to and to provide oral public comment. Written public comment can be offered electronically prior to and during the meeting by emailing malkire@beverlyhills.org. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.