

## **Appendix 1B**

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*Notice of Preparation (NOP) and Scoping Meeting*



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

**DATE:** Tuesday, April 26, 2016      **TIME:** 6:00 p.m. to 8:00 p.m.

**LOCATION:** Municipal Gallery - Beverly Hills City Hall, 2<sup>nd</sup> Floor  
455 North Rexford Drive, Beverly Hills, CA 90210

**PROJECT:** 9908 South Santa Monica Boulevard Condominium Project

The City of Beverly Hills is preparing a Draft EIR for the proposed 9908 South Santa Monica Boulevard Condominium Project located at 9908 S. Santa Monica Boulevard as more fully described below. The public is invited to attend a preliminary “scoping” meeting on Tuesday, April 26, 2016 at 6:00 p.m. to comment on environmental issues that should be addressed in the Draft EIR.

**Project Location:** The 36,002 square foot (sf) project site is located at 9900-9916 South Santa Monica Boulevard, in the City of Beverly Hills. The site is located at the southwest corner of the intersection of Charleville Boulevard and South Santa Monica Boulevard and consists of five parcels. The project site is denoted by Assessor Parcel Numbers 4328-002-010, -011, -012, -013, and -034. The project site is regionally accessible from Interstate 405 (the San Diego Freeway) and Interstate 10 (the Santa Monica Freeway), and locally accessible from Santa Monica Boulevard (State Route 2).



**Project Description:** The project site is comprised of five lots located on the south side of South Santa Monica Boulevard, at the corner of South Santa Monica Boulevard and Charleville Boulevard. The proposed project would involve the construction of a new 27-unit condominium building with units ranging from one to four bedrooms and subterranean parking. The condominium building would consist of five stories of residential units, rooftop common areas, and one level of underground parking containing a total of 74 parking spaces for residents.

The project site is located in a C-3A Commercial Zone, which does not allow multi-family residential uses. Therefore, the proposed project would require amendments to the General Plan and Municipal Code in order to create a Residential Overlay Zone, as well as a Planned Development Permit.

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

**Purpose of the Scoping Meeting:** The purpose of the scoping meeting is to present the proposed 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 the environmental issues to be analyzed in the Draft EIR will be described. 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 made during the scoping meeting will provide an inventory of potential environmental effects of the project to be addressed by the Draft EIR.

### Project Characteristics

<b>Assessor's Parcel No.</b>	4328-002-010 4328-002-011 4328-002-012 4328-002-013 4328-002-034
<b>Project Site Size</b>	36,002 sf (0.83 acres)
<b>Building Floor Area</b>	89,988 sf (2.10 acres)
<b>1-Bedroom Units</b>	5
<b>2-Bedroom Units</b>	18
<b>4-Bedroom Units</b>	4
<b>Total Units</b>	27
<b>Parking</b>	74
<b>Proposed Floor Area Ratio (FAR)</b>	2.5:1
<b>Max Building Height/Stories</b>	66 ft / 5 stories


*Note: sf = square feet, ft = feet*

**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 30-day comment period, which starts on April 14, 2016 and will conclude on May 13, 2016. Written comments should be addressed to:

**Andre Sahakian, Associate Planner**  
**City of Beverly Hills Community Development Department**  
**455 North Rexford Drive**  
**Beverly Hills, California 90210**  
**Fax: (310) 858-5966**  
**Email: [asahakian@beverlyhills.org](mailto:asahakian@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 available for public review at the Planning Division, 455 North Rexford Drive, Beverly Hills, CA 90210. Copies of the Initial Study are also available in the Planning Division at City Hall and online at [www.beverlyhills.org/environmental](http://www.beverlyhills.org/environmental). If there are any questions regarding this notice, or if you would like to review the file or receive copies of available documents, please contact Andre Sahakian, Associate Planner at (310) 285-1127 or via email at [asahakian@beverlyhills.org](mailto:asahakian@beverlyhills.org).

  
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 Signature

April 14, 2016  
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 Date

Andre Sahakian  
 \_\_\_\_\_  
 Printed Name

Associate Planner  
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 Title