



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

DATE: Wednesday, March 29, 2023

TIME: 7:00 p.m. to 8:30 p.m.

HOW TO PARTICIPATE:

IN PERSON: Beverly Hills City Hall - Municipal Gallery (2nd Floor)
455 North Rexford Drive
Beverly Hills, CA 90210

VIRTUAL MEETING: <https://beverlyhills-org.zoom.us/my/community> (Passcode: 90210)

PHONE: (310) 285-1020

PROJECT: 9600 Wilshire Boulevard Specific Plan

The City of Beverly Hills is preparing a Draft EIR for the proposed 9600 Wilshire Boulevard Specific Plan and its accompanying Conceptual Plan (herein referred to as “9600 Wilshire Boulevard Specific Plan” or “Project”) The public is invited to attend a preliminary “scoping meeting” on **Wednesday, March 29, 2023 at 7:00 p.m.** to comment on environmental issues that should be addressed in the Draft EIR. Members of the public may attend the scoping meeting in person or virtually. Virtual 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 approximately four-acre Specific Plan Area is located south of Wilshire Boulevard, between Bedford Drive to the west and Camden Drive to the east, in the southwestern portion of the City of Beverly Hills. The Specific Plan Area generally consists of two rectangular blocks bisected by South Peck Drive (Assessor’s Parcel Numbers: 328-026-030, -039, 4328-026-039, 4328-026-030, 4328-026-003, -004, 4328-021-001, -002, 4328-021-019, 4328-021-020, -021, -022, and -023). Local access to the Project Site is provided by Wilshire Boulevard, South Bedford Drive, South Camden Drive, and South Peck Drive, with regional access provided by I-405 and I-10.

The Project Site currently contains two existing commercial structures, including the Saks Fifth Avenue Women’s Building and the former Barneys New York Building, an ancillary loading facility, and



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Fig. 4 Project Location

two surface parking lots. The Project Site also contains an approximately 27-foot-wide alley that runs along the southwestern boundary of the site between South Bedford Drive and South Peck Drive and an additional approximately 20-foot-wide alley in the southeastern portion of the site that connects to South Camden Drive and an existing residential alley to the south of the Specific Plan Area.

Project Description: The 9600 Wilshire Boulevard Specific Plan would facilitate the rehabilitation and adaptive reuse of the Saks Fifth Avenue Women's Building, the retention of the existing commercial building at 9570 Wilshire for continued commercial use, and the development of new residential, retail, office, hospitality, social club, boutique hotel, open space, and related uses throughout the Specific Plan Area.

The Specific Plan Area would be divided into two Districts: a Wilshire Boulevard District fronting Wilshire Boulevard and a Neighborhood District to the south. The Specific Plan would permit a range of commercial and other compatible uses in the Wilshire Boulevard District, including retail, restaurant, boutique hotel, social club, and office uses, with the potential to convert a portion of the buildings to residential units in the future. The Specific Plan would permit a limited range of uses in the Neighborhood District, including multi-family residential and Small Shop/Boutique Retail uses, as well as publicly accessible open space. In overall compliance with the proposed Specific Plan, the Applicant is proposing a Conceptual Plan (see figure on the following page) that includes:

- Rehabilitation in accordance with the Secretary of Interior's Standards for the Treatment of Historic Properties, and adaptive reuse of the Saks Women's Building with Retail, Spa, Restaurant, Boutique Hotel, Social Club, and Appurtenant Uses and the construction of a new attached seven-story building with Office and Restaurant uses. These two buildings would cumulatively contain 188,108 square feet (sf) of floor area (9600-9620 Wilshire Boulevard);
- The development of an 84.5-foot (six story), 73,614-sf building with Office and Restaurant uses on Parcel A (9588-9596 Wilshire Boulevard);
- The development of a six-story, approximately 115,905-sf, 30-unit multi-family residential building with small shop/boutique retail uses (128 South Peck Drive);
- The development of a six-story, approximately 116,304-sf, 38-unit multi-family residential building with small shop/boutique retail uses (133 South Peck Drive); and
- Four levels of subterranean parking beneath the Specific Plan Area, containing a total of up to 937 parking spaces.

Construction of the Project would commence in 2024 and would occur in nine phases, which would overlap in their duration. The overall duration of construction is estimated to be approximately 50 months, with 14 months of utility relocation and 36 months of construction.

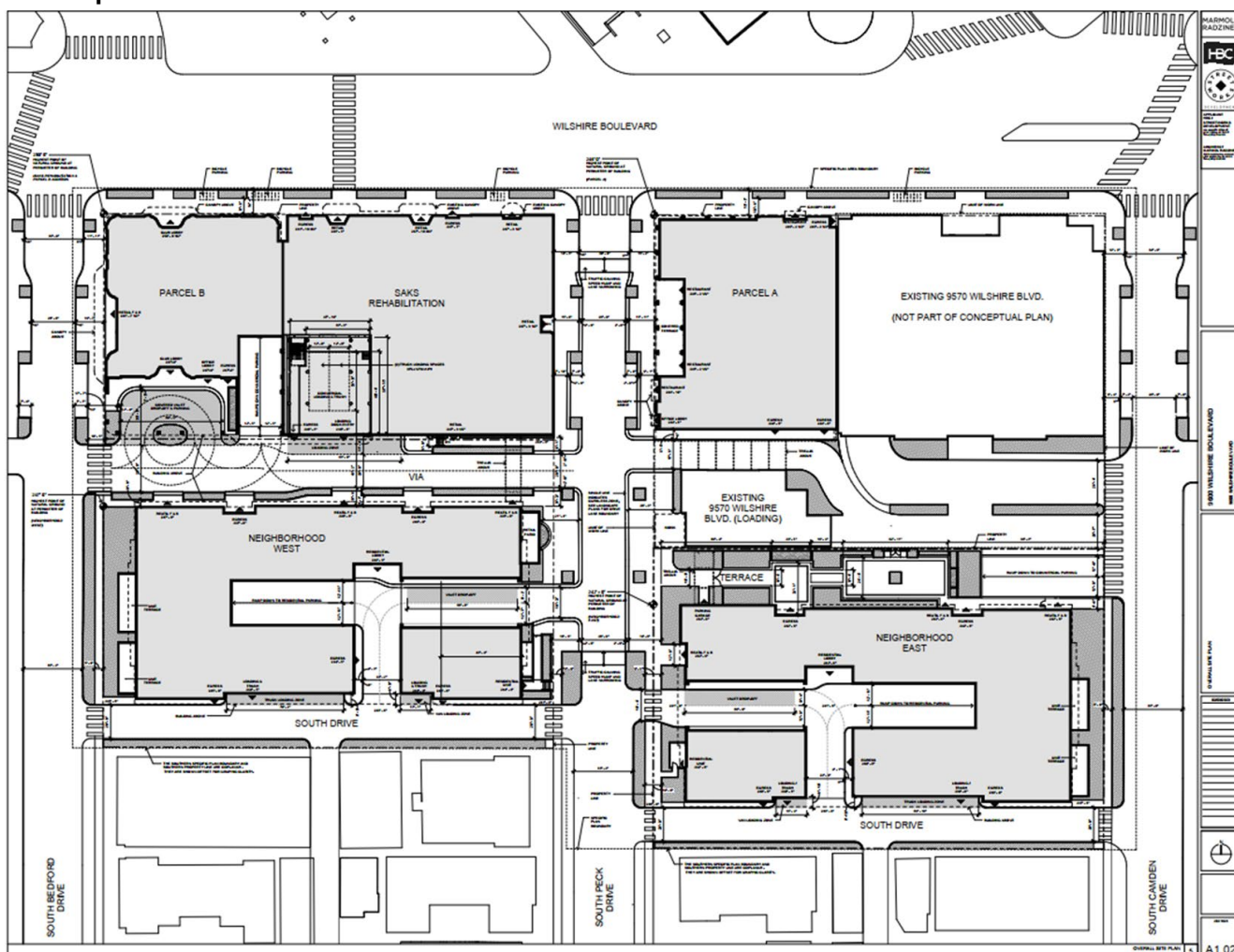
Based on the Phase I Environmental Site Assessment prepared for the Specific Plan Area, it was determined the site is not included on existing lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Initial Study: The Initial Study prepared for the 9600 Wilshire Boulevard Specific Plan Project determined that the project would have less than significant impacts to Agriculture and Forestry Resources, Hydrology and Water Quality, Mineral Resources, Public Services, Recreation, and Wildfire and these topics will not be studied further in the Draft EIR. Based on the conclusions of the Initial Study, the following areas of potentially significant environmental impact are anticipated to require analysis in the Draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural/Historic Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use and Planning
- Population/Housing
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

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

Conceptual Plan



Purpose of the Scoping Meeting: The purpose of the scoping meeting is to present the 9600 Wilshire Boulevard Specific Plan Project in a public setting and provide an opportunity for input regarding 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. 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 9600 Wilshire Boulevard Specific Plan Project made during the scoping meeting will be addressed in the Draft EIR.

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 **Thursday, March 9, 2023** and will conclude on **Monday, April 10, 2023**. Written comments should be addressed to:

Andre Sahakian, AICP, Principal Planner
City of Beverly Hills Community Development Department
455 North Rexford Drive
Beverly Hills, California 90210
Fax: (310) 858-5966
Email: 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 9600 Wilshire Boulevard Specific Plan 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 **Andre Sahakian, AICP, Principal Planner** at **(310) 285-1121** or via email at asahakian@beverlyhills.org.



Signature

March 9, 2023

Date

Andre Sahakian, AICP

Printed Name

Principal Planner

Title



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Municipal Gallery, is wheelchair accessible. The Municipal Gallery is also equipped with audio equipment for the hearing impaired.