

Attachment 16

Public Notice



City Clerk's Office

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the City of Beverly Hills, at a **SPECIAL MEETING** to be held on **Monday, November 7, 2016 at 2:30 p.m.**, subject to tentative continuance at the Council's discretion to **Tuesday November 8, 2016 at 1:00 p.m.** and/or **Wednesday, November 9, 2016 at 12:00 p.m.**, or another time as the City Council may determine, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

A request for a Specific Plan Amendment and Development Agreement for the property located at **9900 Wilshire Boulevard** (referred to as the **One Beverly Hills Project**). The 9900 Wilshire Specific Plan was previously approved in 2008 and included 235 residential condominiums and approximately 15,856 square feet of retail and restaurant uses. The proposed project consists of revisions that would allow up to 193 residential condominiums and a luxury hotel with up to 134 rooms and ancillary facilities, ballroom/meeting rooms, and restaurant/bar uses. The proposed project also includes a new motor court access along Santa Monica Boulevard. To allow these changes in use, amendments are required to the 9900 Wilshire Specific Plan. The previously approved project also included adoption of a Development Agreement. Revisions are being proposed to the Development Agreement in conjunction with the proposed project.



This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City of Beverly Hills has prepared a Final Supplemental Environmental Impact Report (Final SEIR) to analyze potential environmental impacts associated with development

of the project. Specifically, the Final SEIR analyzes the following potential environmental effects of the project:

- Greenhouse Gas Emissions
- Land Use Planning
- Transportation/Traffic
- Utilities and Service Systems
- Air Quality
- Noise
- Mandatory Findings of Significance

The City Council will consider the Final SEIR, and may adopt a resolution certifying the Final SEIR, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations. The City Council will also consider whether to conditionally approve the Specific Plan Amendments and proposed Development Agreement.

At a Special Meeting on October 19, 2016, the Planning Commission of the City of Beverly Hills adopted a resolution recommending that the City Council adopt amendments to the 9900 Wilshire Specific Plan (also known as the One Beverly Hills Project) and associated development agreement between the City and Wanda Beverly Hills Properties, LLC to allow luxury residential condominiums, a luxury boutique hotel, public gardens, and ancillary commercial uses, at 9900 Wilshire Boulevard and made a recommendation to certify the Final SEIR under CEQA.

At the public hearing, the City Council will hear and consider all comments. All interested persons are invited to attend and speak on this matter. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210. The comments should be received prior to the hearing date.

Please note that if you challenge the Council's action in regards to this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact **Andre Sahakian, Associate Planner** in the Beverly Hills Community Development Department at 310.285.1127, or by email at asahakian@beverlyhills.org. Copies of the project application and associated documents are on file in the Community Development Department and can be reviewed by any interested person at 455 N. Rexford Drive, Beverly Hills, California 90210. The Final SEIR and other environmental documents related to the project can be accessed at the City's website at www.beverlyhills.org/environmental.


for BYRON POPE, MMC
City Clerk