
ATTACHMENT 10

PUBLIC NOTICE



City Clerk's Office

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the City of Beverly Hills, at its meeting to be held on **Tuesday, September 20, 2016, at 7:00 p.m.**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

A Vesting Tentative Tract Map, Development Plan Review, and Density Bonus Permit to allow the construction of a 4-story, 8-unit residential building inclusive of a very low-income affordable housing unit on the property located at **250 North Crescent Drive**. On March 10, 2016, the City of Beverly Hills Planning Commission conditionally approved the Tentative Tract Map, Development Plan Review and Density Bonus Permit for the Project. On April 5, 2016, the City Council voted to review the decision and thereafter set the matter for the de novo hearing.

The project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Projects characterized as in-fill development that meet certain criteria are categorically exempt from CEQA pursuant to Section 15332 of the State CEQA Guidelines. The project appears to meet all five of the following criteria set forth in Section 15332 of the State CEQA Guidelines for in-fill development projects:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

Therefore, the City Council will consider the finding that the project will not have a significant environmental impact and is exempt from further environmental review 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 **Cynthia de la Torre, Assistant Planner** in the Beverly Hills Community Development Department at (310) 285-1195, or by email at cdelatorre@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.



BYRON POPE, MMC
City Clerk