



COUNTY CLERK'S USE  
THIS NOTICE WAS POSTED

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

# NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

ON December 22 2023

UNTIL January 22 2024

REGISTRAR - RECORDER/COUNTY CLERK

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

**PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS**

ADM-2023-5853-DB-VHCA / Three On-Menu Density Bonus Incentives: 1) Up to 35% increase in FAR; 2) Up to 20% decrease in northerly side yard; 3) up to 20% decrease in open space.

**LEAD CITY AGENCY**

**City of Los Angeles (Department of City Planning)**

**CASE NUMBER**

ADM-2023-5853-DB-VHCA

**PROJECT TITLE**

412 North Oakhurst Drive

**COUNCIL DISTRICT**

5

**PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)**

**412 North Oakhurst Drive Beverly Hills 90210 (Beverly Blvd to the north)**

Map attached.

**PROJECT DESCRIPTION:**

40-unit multifamily structure

Additional page(s) attached.

**NAME OF APPLICANT / OWNER:**

**Oakhurst Skyline LLC, c/o Alan T. Nissel**

**CONTACT PERSON (If different from Applicant/Owner above)**

**(AREA CODE) TELEPHONE NUMBER**

**EXT.**

323-909-5210

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

**STATE CEQA STATUTE & GUIDELINES**

**STATUTORY EXEMPTION(S)**

Public Resources Code Section(s) Public Resources Code 21080(b)(1)

**CATEGORICAL EXEMPTION(S)** (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) \_\_\_\_\_

**OTHER BASIS FOR EXEMPTION** (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

**JUSTIFICATION FOR PROJECT EXEMPTION:**

Additional page(s) attached

Ministerial projects, such as this project, are exempt from CEQA.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE  
RICARDO VAZQUEZ

STAFF TITLE  
PLANNING ASSOCIATE

**ENTITLEMENTS APPROVED**

On-Menu Density Bonus Incentives: 1) Up to 35% increase in FAR; 2) Up to 20% decrease in northerly side yard; 3) up to 20% decrease in open space.

DISTRIBUTION: County Clerk, Agency Record

2023 274528

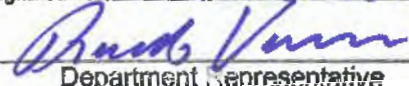


FILED  
Dec 22 2023

Dani G. Logan, Registrar - Recorder/County Clerk

Electronically signed by RICKENA MCCLAIN

I hereby certify and attest this to be a true and correct copy of the official record on file in the office of the Department of City Planning of the City of Los Angeles designated as ADM-2023-DB-VHCA



Department Representative