



**LOS ANGELES COUNTY CLERK  
CEQA FILING COVER SHEET**

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

**TYPE OR PRINT CLEARLY**

**Project Title**

9884 South Santa Monica Boulevard - Development Plan Review

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.**

# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
County Clerk  
County of: Los Angeles  
12400 Imperial Hwy  
Norwalk, CA 90650

From: (Public Agency): City of Beverly Hills  
Community Development Department - Planning  
455 North Rexford Drive, Beverly Hills, CA 90210  
(Address)

Project Title: 9884 South Santa Monica Boulevard - Development Plan Review

Project Applicant: Impact Real Estate Group LLC

Project Location - Specific:

9884 South Santa Monica Boulevard, Beverly Hills, CA 90212

Project Location - City: Beverly Hills Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Project consists of an Development Plan Review application to allow for the rehabilitation of an existing two-story commercial building and the construction of a new third story addition, with modified loading facilities, at 9884 South Santa Monica Boulevard. The Project includes the construction of a new 1,404 SF third story addition over the existing building to provide additional office space on the property and a 945 SF outdoor terrace on the third floor. The City Council of the City of Beverly Hills approved the project on February 20, 2024.

Name of Public Agency Approving Project: City of Beverly Hills

Name of Person or Agency Carrying Out Project: Yaniv Tepper c/o Impact Real Estate Group LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 1 & 31 - Section 15301 and 15331
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Consistent with Section 15301 of the State CEQA Guidelines, the project is exempt as the addition to existing structure does not exceed 10,000 SF. Additionally, consistent with Section 15331, the project is exempt as it proposes the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Buildings.

Lead Agency  
Contact Person: Edgar Arroyo, Senior Planner Area Code/Telephone/Extension: (310) 285-1138

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 2/20/2024 Title: Senior Planner

• Signed by Lead Agency Signed by Applicant