



**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

9229 Wilshire Boulevard - Wilshire Flats

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: 9229 Wilshire Boulevard - Wilshire Flats

Project Applicant: 9229 Wilshire Skyline, LLC

Project Location - Specific:

9229 Wilshire Boulevard, Beverly Hills CA 90210

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

Description of Nature, Purpose and Beneficiaries of Project:

The Project consists of a Development Plan Review (DPR) and Density Bonus (DB) Permit associated with the development of a new eight-story, 56-unit mixed-use development with rooftop restrooms. Six of the 56 residential units would be reserved for very low-income households. The project includes 7,926 SF of ground floor commercial and three levels of subterranean parking and storage. The project included three DB waiver's for additional 38'-11" in height, an additional five stories, and a zero rear setback. The overall building height is 83'-11". On July 2, 2024, the City Council conditionally approved the Project and associated Development Plan Review and Density Bonus Permits.

Name of Public Agency Approving Project: City of Beverly Hills

Name of Person or Agency Carrying Out Project: Alan Nissel c/o 9229 Wilshire Skyline, 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 32 - Section 15332

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Consistent with Section 15332 of the State CEQA Guidelines, the project is exempt as it consists of a in-fill development.

Lead Agency

Contact Person: Alexandria Smille, Associate Plar Area Code/Telephone/Extension: (310) 285-1162

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:  Date: 7/3/2024 Title: Associate Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____