

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: 8811 Wilshire Boulevard Mixed Use Development

Project Applicant: Four BJD, LLC

Project Location - Specific:
8811 Wilshire Boulevard, Beverly Hills CA 90211

Project Location - City: City of Beverly Hills Project Location - County: County of 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 an eight-story, 56-unit mixed-use development. Ten of the 56 residential units would be reserved for low income households. The Project includes 7,644 SF of ground floor retail, 20,092 SF of commercial office on floors two and three. The Project includes four levels of subterranean parking. The project included one DB concession for shared parking between commercial and residential uses and three waivers for additional 42'-0" in height, additional five stories, and reduction of 823 SF of required outdoor living area. The overall building height is 87'-0". The Planning Commission conditionally approved the Project and associated DPR and DB Permits.

Name of Public Agency Approving Project: City of Beverly Hills

Name of Person or Agency Carrying Out Project: Ben Yadegar c/o Four BJD, 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));
[X] 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 in-fill development.

Lead Agency
Contact Person: Alexandria Smille, Associate Planner 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: [Signature] Date: 10/1/2024 Title: Associate Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.