

# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

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

County Clerk

County of: Los Angeles

(Address)

12400 Imperial HWY

Norwalk, CA 90650

Project Title: 55 North La Cienega Boulevard - Development Plan Review and Density Bonus

Project Applicant: 55 Del Norte, LLC

Project Location - Specific:

**55 North La Cienega 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 a seven-story, 140-unit mixed-use development. 22 of the 140 residential units would be reserved for low income households. The Project includes 19,055 SF of ground floor commercial and includes three levels of subterranean parking for 172 parking spaces. The Project included three DB concessions for an additional 41'-0" in height, additional four stories, and reduction of rear yard setback and one waiver for a reduction of 18,200 SF of required outdoor living area. The overall building height is 86'-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: 55 Del Norte, 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 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:  Date: 3/18/2025 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: \_\_\_\_\_