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

9945 Durant Drive: Development Plan Review, Density Bonus, and R-4 Permits

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
455 N. Rexford Drive
Beverly Hills, CA 90210
(Address)

Project Title: 9945 Durant Drive: Development Plan Review, Density Bonus, and R-4 Permits

Project Applicant: YK 9441 Durant LLC

Project Location - Specific:
9937, 9941, and 9945 Durant Drive, Beverly Hills, CA 90212

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

Description of Nature, Purpose and Beneficiaries of Project:
The project involves the approval of a Development Plan Review, Density Bonus pursuant to California Government Code §65915, and two R-4 Permits for the construction of a new six-story, 29-unit multiple family residential building. The Planning Commission approved the project on October 21, 2025.

Name of Public Agency Approving Project: City of Beverly Hills

Name of Person or Agency Carrying Out Project: YK 9441 Durant LLC (c/o Yosef Simsoly, Manager)

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: _____
- ☑ Statutory Exemptions. State code number: California Public Resources Code (PRC) §21080.66

Reasons why project is exempt:
Consistent with this statutory exemption, this project consists of a housing development project that meets all of the conditions specified in PRC §21080.66(a), including project site size, project location, urban uses, general plan and zoning consistency, minimum density, environmental conditions, historic resources, and hotel and transient uses.

Lead Agency Contact Person: Sevag Sassounian Area Code/Telephone/Extension: (310) 285-1173

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: 10/23/2025 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: _____