



**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: Architectural Review of New Six-Story, 29-Unit Multi-Family
Residence and Building Identification Sign

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):

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: Architectural Review of New Six-Story, 29-Unit Multi-Family Residence and Building Identification Sign

Project Applicant: YK 9441 Durant LLC

Project Location - Specific:

9937, 9941, and 9945 Durant Drive, Beverly Hills, CA 90210

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

Description of Nature, Purpose and Beneficiaries of Project:

The project involves the approval of an Architectural Review of a new six-story, 29-unit multiple-family residential building. The Planning Commission approved the project on October 21, 2025. Subsequently, the Architectural and Design Review Commission approved the Architectural Review associated with the project on March 18, 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:

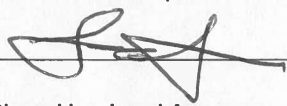
Consistent with this statutory exemption, the project consists of a housing development project that meets all of the conditions specified in PRC §21080.66(a), including project size, project location, urban uses, general plan and zoning consistency, minimum density, environmental conditions, historic 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: 3/30/2026 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: _____