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

PL2400152 - DEVELOPMENT PLAN REVIEW, CONDITIONAL USE PERMIT, DENSITY BONUS PERMIT

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.

Print Form

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 DEPT. PLANNING
455 NORTH REXFORD DR, BEVERLY HILLS, CA 90210
(Address)

Project Title: PL2400152 - DEVELOPMENT PLAN REVIEW, CONDITIONAL USE PERMIT, DENSITY BONUS PERMIT

Project Applicant: ALAN T. NISSEL C/O 9229 WILSHIRE SKYLINE LLC

Project Location - Specific:
9229 WILSHIRE BOULEVARD, BEVERLY HILLS, CA 90210

Project Location - City: CITY OF BEVERLY HILLS Project Location - County: COUNTY OF LOS ANGELES

Description of Nature, Purpose and Beneficiaries of Project:

Construction of a new 14-story, mixed use development consisting of 116 residential units, 24 of which would be reserved for low-income households, ground floor commercial uses, a 60-room hotel, and three levels of subterranean parking for 140 spaces at the property located at 9229 Wilshire Boulevard.

Name of Public Agency Approving Project: CITY OF BEVERLY HILLS

Name of Person or Agency Carrying Out Project: RYAN LEADERMAN C/O HOLLAND & KNIGHT LLP

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: AB 130, PRC SECTION 21080.66(a)

Reasons why project is exempt:

Consistent with this statutory exemption, this project consists of a housing development project that meets all of the criteria specified in PRC Section 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. Additionally, pursuant to the Housing Accountability Act (GC Section 65589.5(d)(5)), this project qualifies as a Builder's Remedy project and provides the required number of affordable units to be eligible.

Lead Agency Contact Person: JUDY GUTIERREZ, SENIOR PLANNER Area Code/Telephone/Extension: 310-285-1192

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: Judy Gutierrez Date: 11/4/2025 Title: SENIOR 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: _____

THIS NOTICE WAS POSTED
ON November 04 2025
UNTIL December 04 2025
REGISTRAR – RECORDER/COUNTY CLERK

2025 249047
FILED
Nov 04 2025
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by CORTNEY MAFFITT

Revised 2011