



**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

349 North Oakhurst Drive - Development Plan Review and Density Bonus

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 Highway

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: 349 North Oakhurst Drive - Development Plan Review and Density Bonus

Project Applicant: Oakhurst Investment Group LLC

Project Location - Specific:

349 North Oakhurst Drive

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

Description of Nature, Purpose and Beneficiaries of Project:

Development Plan Review for construction of a new 7-story, 14-unit multifamily apartment building, where 2 units would be dedicated to very low-income households. The project entitles applicant to a density bonus of 50%.

Name of Public Agency Approving Project: City of Beverly Hills

Name of Person or Agency Carrying Out Project: Oakhurst Investment Group 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: _____
- Statutory Exemptions. State code number: Public Resources Code (PRC) Section 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 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.

Lead Agency

Contact Person: Minjee Hahm Area Code/Telephone/Extension: 310 285 1136

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: 6/1/26 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: _____