



**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

**PL2500040 (8300 WILSHIRE BLVD) MINISTERIAL PLANNING APPLICATION
UNDER ASSEMBLY BILL 2011**

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
COMMUNITY DEVELOPMENT DEPT. PLANNING
455 NORTH REXFORD DR, BEVERLY HILLS, CA 90210

(Address)

Project Title: PL2500040 (8300 WILSHIRE BLVD) MINISTERIAL PLANNING APPLICATION UNDER ASSEMBLY BILL 2011

Project Applicant: MPLA WILSHIRE LLC C/O MARIO PALUMBO, PRESIDENT

Project Location - Specific:

8300 Wilshire 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:

CONSTRUCTION OF A NEW 34 STORY, MIXED USE BUILDING CONSISTING OF 211 UNITS, INCLUDING 179 FOR SALE CONDOMINIUMS AND 32 DEED RESTRICTED AFFORDABLE RENTAL UNITS. OF THE 32 RENTAL UNITS, 16 UNITS WOULD BE RESTRICTED TO VERY LOW INCOME HOUSEHOLDS AND 16 UNITS WOULD BE RESTRICTED TO MODERATE INCOME HOUSEHOLDS. A TOTAL OF 473 PARKING SPACES WOULD BE ACCOMMODATED WITHIN THREE SUBTERRANEAN LEVELS.

Name of Public Agency Approving Project: CITY OF BEVERLY HILLS

Name of Person or Agency Carrying Out Project: NEDDA MAHROU/EDGAR KHALATIAN, MAYER BROWN 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: _____

Reasons why project is exempt:

THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DIVISION 13, (COMMENCING WITH SECTION 21000) OF THE PUBLIC RESOURCES CODE DOES NOT APPLY TO PROJECTS QUALIFYING FOR THE STREAMLINED MINISTERIAL APPROVAL PROCESS PURSUANT TO CEQA GUIDELINES SECTION 15268. AS A RESULT, THIS PROJECT IS NOT SUBJECT TO CEQA REVIEW AND THERE ARE NO UNUSUAL CIRCUMSTANCES THAT WOULD PRECLUDE THE USE OF THIS EXEMPTION.

Lead Agency

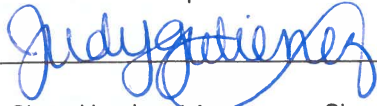
Contact Person: JUDY GUTIERREZ, SENIOR PLANNER

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:  Date: 6/25/2026 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: _____