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

232 Tower Drive - Development Plan Review

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
Community Development Department - Planning
455 North Rexford Drive, Beverly Hills, CA 90210
(Address)

Project Title: 232 Tower Drive - Development Plan Review

Project Applicant: Oak Investment Company LLC and Beachside Suites LLC

Project Location - Specific:

232 South Tower Drive, Beverly Hills, CA 90211

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

Description of Nature, Purpose and Beneficiaries of Project:

The Project involves approval of Development Plan Review utilizing state Housing Accountability Act Builder's Remedy provisions, pursuant to Government Code (GC) Section 65589.5(d)(5), to allow for the construction of a new eight-story, 101'-0" tall, multi-family residential development with 55 dwelling units at 232 South Tower Drive. The City Council approved the Project and associated DPR entitlements on appeal on July 21, 2026.

Name of Public Agency Approving Project: City of Beverly Hills

Name of Person or Agency Carrying Out Project: Dave Rand (Rand, Paster, Nelson 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: 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. Additionally, pursuant to 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: Edgar Arroyo, Project Manager Area Code/Telephone/Extension: (310) 285-1138

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: 7/23/2026 Title: Project Manager

▪ 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: _____