



**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

PL2400348 - Development Plan Review & Vesting Tentative Map

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 DEPARTMENT. PLANNING
455 NORTH REXFORD DR, BEVERLY HILLS, CA 90210

(Address)

Project Title: PL2400348 - DEVELOPMENT PLAN REVIEW & VESTING TENTATIVE MAP

Project Applicant: MASOUD NETTY - WILSHIRE CAMDEN LLC

Project Location - Specific:

140 SOUTH CAMDEN DRIVE, BEVERLY HILLS, CA 90212

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 15-story, 194 tall, housing development with 27 dwelling units, 6 of which would be reserved for lower-income households (2 very-low income and 4 low-income), and subterranean parking for 40 automated spaces at the property located at 140 South Camden Drive.

Name of Public Agency Approving Project: CITY OF BEVERLY HILLS

Name of Person or Agency Carrying Out Project: RYAN LEADERMAN - 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: AB130, 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: 7-28-2026

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: _____