

NOTICE OF EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Glendale, Planning Department
633 E. Broadway, Room 103
Glendale, CA 91206-4386

Los Angeles Registrar-Recorder/County Clerk
Business Filings and Registration Section, Room 2001
12400 Imperial Highway
Norwalk, CA 90650

Project Title: New 34-Unit Residential Mixed Use Developed/Density Bonus & Affordable Housing Project

Project Location - Specific: 3950 Foothill Blvd.

Project Applicant: Hamlet Zohrabians

Project Location - City: Glendale

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

To demolish the existing, approximately 2,880 SF commercial building (built 1980) and associated parking lot, and construct a new three- and four-story mixed-use development designed with three separate buildings – “A”, “B” & “C”. The project will provide 4,473 SF of commercial area on the ground level and 32,567 SF, 34-unit multi-family residential units within the upper two-stories of buildings “A” & “B” facing Foothill Blvd. and the upper three-stories in building “C” at the rear. The total combined floor area (commercial and residential) proposed for the project is 37,040 SF. Parking for the project consists of 19 on-grade parking spaces for the commercial tenants and 77 parking spaces within a sub/semi-subterranean parking garage for the residents. The site is 30,870 square feet located on the southeast corner of Foothill Boulevard and Lowell Avenue in the CH – Commercial Hillside zone.

On March 9, 2020, the Director of Community Development approved with conditions a Density Bonus Housing (PDBP 1904390) with five affordable units reserved for very-low income households, and findings for three concessions because at least 15% of the base number of units are reserved for very low income households as follows: 1). Increase the maximum height and stories to 51 feet and 4 stories for the rear building (Building “C”), 2) Increase the maximum allowed lot coverage to 75%, and 3) Reduce the total required common outdoor space by 1,187 SF.

On February 25, 2021, the Design Review Board approved, with conditions, the design of the proposed mixed-use development described above (DRB Case No. PDR 2011350).

Name of Public Agency Approving Project: City of Glendale

Name of Person or Agency Carrying Out Project: City of Glendale

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: Class-32, Section15332
- Statutory Exemptions. State code number:

Reasons why project is exempt:

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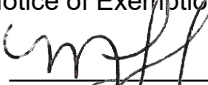
The project is exempt from CEQA review as a Class 32-"In-fill Development Projects" exemption pursuant to State CEQA Guidelines Section 15332 because the project meets all the conditions for an in-fill development project as follows:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban areas;
- c) The project site has no value as habitat for endangered, rare or threatened species;
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) The site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Milca Toledo Area Code/Telephone/Extension: (818) 937-8181

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: 3/4/2021 Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: