

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 18-Unit Residential Mixed Use Developed/Density Bonus & Affordable Housing Project

Project Location - Specific: 2941-2943 Honolulu Avenue

Project Applicant: Garo Nazarian c/o Domus Design

Project Location - City: Glendale

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project involves the demolition of the existing, approximately 4,600 SF, two-story commercial building (built in 1983) and a surface parking lot in conjunction with the construction of a new three-story, 18-unit 18,493 SF density bonus residential housing project with an affordable component. The residential building will be constructed over a 23-space, semi-subterranean parking garage located on a 13,299 SF lot (before dedication) located in the C1 (Neighborhood Commercial) zone).

On January 9, 2020, the Planning Hearing Officer approved with conditions a Conditional Use Permit (Case No. PCUP 1913153) to allow multi-family residential dwellings on the ground floor of the proposed project located in the C1 zone.

On February 14, 2020, the Director of Community Development approved with conditions a Density Bonus Housing Application (Case No. PDBP 1904390) with three 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 allowed floor area ratio (FAR) to 1.4;
- 2). Increase the maximum height and stories to 42'-3" and three stories; and
- 3). Reduce required parking – seven space shortfall. The project will require a total of 30 parking spaces by utilizing the Density Bonus Law automatic parking concession under Government Code 56915(p). The project will provide 23 parking spaces total. The project will result in a parking shortfall of seven (7) spaces.

On July 23, 2020, the Design Review Board approved, with conditions, the design of the proposed multi-family residential development described above (DRB Case No. PDR2004976). Subsequently, the Design Review Board's decision was appealed to the City Council.

On March 23, 2021, the City Council sustained the Design Review Board decision, and approved the design of the multi-family residential development with one additional condition based on the above project description (DRB Case No. PDR2004976), presented in the revised plans (Exhibit 4 to the Report to Council dated March 23, 2021), which address the Board's conditions of approval. and without making any changes to the density or incentives/concessions approved under the February 14, 2020 Density Bonus Application approval decision.

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:

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Reasons why project is exempt:


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: 3-24-2021 Title: Senior Planner

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: