

## 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 127-Unit Residential Density Bonus Affordable Housing Project

**Project Location - Specific:** 900 East Broadway, Glendale, CA 91205

**Project Applicant:** City of Glendale Housing Authority

**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 11,000 SF on-site building (built in 1976) and a surface parking lot in conjunction with the construction of a new five-story, 127-unit density bonus residential housing project with 100% affordable units (aside from the manager's unit). The multi-family residential building will be constructed over a 92-space, subterranean parking garage located on a 36,800 SF site in the C3 (Commercial Service) and the R-2250 (Medium Density Residential) zones.

On May 4, 2021, the City Council approved a Density Bonus Housing Application (Case No. PDBP 2106442) with 100% of the units (aside from the manager's unit) reserved for low, very low and extremely low senior households, 324% density bonus and findings for four concessions and three waivers, as follows:

#### Concessions

- 1) Reductions in various street front, street side and interior setbacks;
- 2) Reduction in minimum studio unit size;
- 3) Allowance for multi-family housing on the ground floor in the C3 zone without approval of a conditional use permit; and
- 4) Reduction in common open space.

#### Waivers

- 1) Increase in lot coverage;
- 2) Increase in floor area ratio; and
- 3) Reduction in additional open space.

**Name of Public Agency Approving Project:** City of Glendale

**Name of Person or Agency Carrying Out Project:** City of Glendale, Meta Housing Corporation

#### 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:**

## NOTICE OF EXEMPTION


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:** Roger Kiesel Area Code/Telephone/Extension: (818) 937-8152

**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: May 5, 2024 Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: