

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 40-Unit Residential Density Bonus Affordable Housing Project

Project Location - Specific: 920 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 adaptive reuse of the existing on-site buildings and construction of a new two-story building with a basement to provide a 40-unit density bonus residential housing project with 100% affordable units (aside from the manager's unit). The project is located on a 33,450 SF site in the C3 (Commercial Service) zone.

On May 20, 2021, the Historic Preservation Commission approved with conditions a Design Review Application (Case No. PDR 2107484) with 100% of the units (aside from the manager's unit) reserved for low, very low and extremely low senior households.

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-31, Section 15331 and Class-32, Section 15332
- Statutory Exemptions. State code number:

Reasons why project is exempt:

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The project is exempt from CEQA review as a Class 31 "Historic Resource Restoration/Rehabilitation" exemption as the project seeks a federal rehabilitation tax credit and has been determined to conform to the Secretary of the Interior's Standards for Rehabilitation by a consultant meeting the Secretary of the Interior's Professional Qualification Standards and 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 24, 2021 Title: Senior Planner

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: