

## 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:** Parcel Map Waiver- Central Park Block

**Project Location - Specific:** 222 E. Harvard Street; 215 S. Louise Street; 151 E. Colorado Street, and 201 E. Colorado Street, CA 91205

**Project Applicant:** City of Glendale

**Project Location - City:** Glendale **Project Location - County:** Los Angeles

### Description of Nature, Purpose and Beneficiaries of Project:

The proposed Parcel Map Waiver ("Project") is located on a 6.57-acre site in Downtown Glendale known as the Glendale Central Park Block within the Civic Centers District as defined by the Glendale Downtown Specific Plan ("Specific Plan") of the South Glendale Community Plan area. The proposed subdivision is within the Civic Center Block bounded by Harvard Street (North), Louise Street (East), Colorado Street (South), and a public alley ("Paseo") (West) on the east side of Brand Boulevard ("Central Park Block"). The boundary of the proposed Parcel Map Waiver involves the existing Central Library, Adult Recreation Center, Central Park, the proposed Armenian-American Museum and Cultural Center ("Museum Project"), existing accessory uses and public parking within the Central Park Block ("Project Site").

The Project Site consists of 37 existing parcels consolidated into one assessor parcel (APN 5642-013-909) owned by the City of Glendale and located at 222 E. Harvard Street. The Glendale Municipal Code (Title 16, Chapter 16.24.150 Waiver of Parcel Map) provides a procedure for waiving the requirements for a parcel map otherwise imposed by the City Code. The Parcel Map Waiver will consolidate and merge all existing parcels into two (2) legal parcels, by re-subdividing existing block, and will dedicate portions of land for street and alley purposes to meet existing public improvements. The Parcel Map Waiver is being prepared to complete a ground lease conveyance of a City-owned approximately .93-acre parcel to the Armenian American Museum and Cultural Center of California ("AAMCCC"), a California non-profit corporation, per the terms of the Amended and Rested Ground Lease between the City and AAMCCC executed on February 17, 2021 ("Amended and Restated Ground Lease").

On July 31, 2018, the City Council approved the Stage II Design Submission and Standards Variance, and on January 12, 2021 approved a Parking Reduction Permit for the Museum Project. On each occasion the City Council determined the Museum Project to be exempt from CEQA pursuant to State CEQA Guidelines Section 15332, Class 32 "In-fill Development Projects". The proposed Parcel Map Waiver is being prepared to complete the ground lease conveyance of City-owned land in furtherance of the Museum Project and will not result in environmental impacts as no new development will occur as a result of the Parcel Map Waiver. The categorical exemption is applicable since there is no reasonable possibility that the proposed Parcel Map Waiver will have an effect on the environment due to unusual circumstances.

**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, Section 15332
- Statutory Exemptions. State code number:

## NOTICE OF EXEMPTION

### 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: 7/21/2021 Title: Senior Planner

- Signed by Lead Agency  
 Signed by Applicant

Date received for filing at OPR: