

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: 246 North Jackson Density Bonus 11-unit

Project Location - Specific: 246 North Jackson Street, Glendale, CA 91206; Lot 2 in Block 6 of Town of Glendale, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 14, Pages 95-96 of Miscellaneous Records, in the Office of the County Recorder of Said County.

Project Applicant: Farzin Maly

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

Description of Nature, Purpose and Beneficiaries of Project: The project scope of work includes the following: construct a new 9,760 square-foot, three-story, 11-unit rental housing project, with two Density Bonus incentives and two waivers per State Density Bonus Law, with one unit being reserved for very low income households. The two incentives are for additional height/stories and reduced setbacks, and the two requested waivers are for additional floor area ratio and decreased unit size. The project qualifies for reduced parking inclusive of guest and handicapped spaces, under the State Density Bonus Law and Glendale Municipal Code Section 30.36.090. Development of the project includes demolition of an existing three-unit multi-family building (constructed in 1946), and will require Design Review Board approval.

Name of Public Agency Approving Project: City of Glendale

Name of Person or Agency Carrying Out Project: Farzin Maly, Architect

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: 15332
- Statutory Exemptions. State code number:

Reasons why project is exempt:

This project is categorically exempt from California Environmental Quality Act (CEQA) review as a Class 32 In-Fill Development Project per CEQA Guidelines Section 15332, because the project is consistent with the General Plan and Zoning Code; occurs within city limits on a project site of less than five acres surrounded by urban uses; is on a site with no value as habitat for endangered, rare or threatened species; upon approval would not result in any significant impacts relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Cassandra Pruet Area Code/Telephone/Extension: (818) 937-8186

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: 8/16/23 Title: Planner

- Signed by Lead Agency Date received for filing at OPR:
- Signed by Applicant