

## 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: Density Bonus Housing Plan No. PDBP-000330-2022

Project Location - Specific: 1242 and 1246 S. MARYLAND AVENUE

Project Applicant: Hamlet Zohrabians

Project Location - City: Glendale

Project Location - County: Los Angeles

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

To construct a new 3-story, 12-unit, 17,685 square-foot residential building, featuring two affordable units restricted to very-low income households with a one-level subterranean parking garage including 26 parking spaces. The site includes two adjoining currently vacant lots, located at 1242 and 1246 S. Maryland Avenue, in the R-2250 P (Medium Density Residential Parking Overlay) Zone and described as Lots 18 and 19 of Tract No. 314 (APNs: 5640-015-043 and -044), in the City of Glendale, County of Los Angeles.

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:

### 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 require utilities and public services.

Lead Agency Contact Person: Aileen Babakhani Area Code/Telephone/Extension: (818) 937-8331

### 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: Aileen Babakhani Date: 6/12/2023 Title: planner

- Signed by Lead Agency  
 Signed by Applicant

Date received for filing at OPR: