

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 Commercial Development - Personal Storage Facility

Project Location - Specific: 127 Concord Street, Glendale 91203

Project Applicant: Mike Diacos, Insite Property Group

Project Location - City: Glendale

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Demolish the existing structures in conjunction with the construction of a new, five-story plus two basement storage levels, 112,216 SF personal storage facility building (inclusive of 869 SF of office use). The 21,345 SF site is located in the IMU (Industrial/Commercial Mixed Use) zone.

On January 5, 2023, the Planning Hearing Officer approved with conditions Parking Reduction Permit Case No. PPRP2207900 to allow the construction of a new personal storage facility, providing seven parking spaces on-site and nine-spaces across the alley, including one handicapped parking space, where 112 parking spaces and seven loading spaces are required.

On July 13, 2023, the Design Review Board approved with conditions, the design of the proposed personal storage facility building described above (DRB Case No. PDR-000931-2023).

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 required utilities and public services.

Lead Agency Contact Person: Milca Toledo Area Code/Telephone/Extension: (818) 937-8181

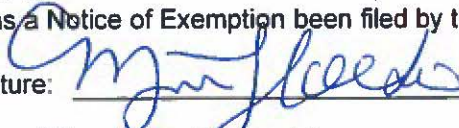
NOTICE OF EXEMPTION

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: _____

7/13/2023

Title: _____

Senior Planner

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant