

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 43-Unit Residential Density Bonus Affordable Housing Project

Project Location - Specific: 424,.430 & 434 W. Milford Street, Glendale 91203

Project Applicant: Alen Malekian

Project Location - City: Glendale

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Demolish the existing on-site structures in conjunction with the construction of a new Density Bonus Housing project with an affordable housing component. The proposed development involves a new four-story, 43-unit, 30,665 square-foot multi-family residential project over a one-level, semi-subterranean parking structure containing 36 residential parking spaces on a 21,750 square-foot site. The applicant is requesting a 152.9% density bonus and will be providing a total of eight (8) affordable rental units restricted to very low-income households. Pursuant to Government Code Section 65915 and GMC Chapter 30.36, the applicant is requesting three concessions from certain development standards, and the project qualifies for reduced parking inclusive of guest and handicapped spaces under the State Density Bonus Law. The subject site is located in the R-1650 (Medium-high Density Residential) Zone.

On April 11, 2023, the City Council approved a Density Bonus and Inclusionary Housing Plan application (Case No. PDBP2212648) with eight (8) affordable units reserved for very low income households and a 152.9% density bonus, and made the requisite findings supporting three concessions, as follows:

- (1) Increase the maximum allowed floor area ratio (FAR);
- (2) Increase the maximum allowed building height and stories; and
- (3) Not be subject to the requirement to provide additional open space for additional density gained by having a lot width greater than 90 feet wide.

On December 14, 2023, the Design Review Board, approved with conditions, the design of the proposed residential housing project described above (DRB Case No. PDR-001601-2023).

Name of Public Agency Approving Project: City of Glendale

Name of Person or Agency Carrying Out Project: Andre Aboolian

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, Section15332
- Statutory Exemptions. State code number:

Reasons why project is exempt:

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The project is exempt from further CEQA review under 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: 12/14/2023 Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: