

## 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 PDBP 002709-2023

Project Location - Specific: 426 Piedmont Avenue and 507 Naranja Drive

Project Applicant: EAH Housing

Project Location - City: Glendale

Project Location - County: Los Angeles

**Description of Nature, Purpose and Beneficiaries of Project:** The Project includes a Density Bonus Housing Plan for the adaptive reuse of an existing 47,493-square-foot, three-story Assisted Living Facility into a 100% affordable senior housing development. The Project consists of 68 affordable senior dwelling units, one manager's unit, and 45 on-site vehicular parking spaces. The 39,178 square foot project site is located at 426 Piedmont Avenue and 507 Naranja Drive, in the R-1650 (Medium High Density Residential) zone.

Name of Public Agency Approving Project: City of Glendale

Name of Person or Agency Carrying Out Project: EAH Housing, Wanjiku Gachiri

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: 15301 and 15332
- Statutory Exemptions. State code number:

Reasons why project is exempt:

The Project is exempt from the California Environmental Quality Act (CEQA) review as a Class 1 "Existing Facilities" because the project is utilizing the existing building and as a Class 32 "In-fill Development Projects" 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: Erik Krause

Area Code/Telephone/Extension: (818) 937-8156

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: 1/25/2023 Title: Deputy Director CDD

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