

## 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 14-Unit Residential Density Bonus Affordable Housing Project

**Project Location - Specific:** 1301-1303 N. Pacific Avenue & 501 Glenwood Road, Glendale 91202

**Project Applicant:** Armen Kazanchyan

**Project Location - City:** Glendale

**Project Location - County:** Los Angeles

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

A Density Bonus and Inclusionary Housing Plan pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.36 and California Government Code Sections 65915, et seq. ("Density Bonus Law"). The project involves the demolition of three residential dwelling units (triplex) and a detached garage (built circa 1946) located on a 10,700 square-foot site addressed as 1301-1303 N. Pacific Avenue and 501 Glenwood Road in conjunction with the construction of a new 11,241 square-foot density bonus rental housing project, consisting of a new three-story, multi-family residential building with 14 residential dwelling units. Parking will be provided on-site within a one-level, semi-subterranean parking structure containing 19 parking spaces (inclusive of 8 tandem spaces). The project will provide two (2) affordable units (15 percent of the total number of units of the base density of 9) reserved for rent to very low-income households. The Project site is located in the R-1650 (Medium-High Density Residential) zone.

On April 3, 2024, the Director of Community Development approved a Density Bonus and Inclusionary Housing Plan application (Case No. PDBP-000356-2022) with two (2) affordable units reserved for very low income households and made the requisite findings supporting three concessions, as follows:

- (1) Increase the maximum allowed floor area ratio (FAR);
- (2) Reduce required minimum and average street front setback (all floors); and
- (3) Reduce required common open space

**Name of Public Agency Approving Project:** City of Glendale

**Name of Person or Agency Carrying Out Project:** Armen Kazanchyan

### 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:**

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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: 04/03/2024 Title: Senior Planner

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