

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-001912-2023

Project Location - Specific: 345 West Cerritos Avenue

Project Applicant: Rodney Khan

Project Location - City: Glendale

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

To construct a new six-story, 41-unit, 55,263 square-foot mixed-use building, featuring three affordable units restricted to very low-income households with a one-level subterranean parking garage and a total of 42 parking spaces. The 13,265 square-foot site was developed with an existing 7,620 square-foot, one-story commercial (built in 1967) is proposed to be demolished. The site is zoned TOD I (Transit Oriented Development District I), formerly SFMU (Commercial/Residential Mixed Use) and described as Lots 15 and 16 of Tract No. 910, in the City of Glendale, County of Los Angeles (APN: 5640-030-023).

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:

- 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;
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban areas;
- The project site has no value as habitat for endangered, rare or threatened species;
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- 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:

- Attach certified document of exemption finding.
- Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Aileen B Date: 6/10/2024 Title: Case planner

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: