

**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-001729-2023

**Project Location - Specific:** 822 E Chestnut Street

**Project Applicant:** Hamlet Zohrabians

**Project Location - City:** Glendale

**Project Location - County:** Los Angeles

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

To construct a new three-story, 9-unit, 15,947 square-foot residential building, featuring one (1) affordable unit restricted to very low-income households with a one-level subterranean parking garage and a total of 18 parking spaces. The existing 11,557 square-foot site is developed in 1923 with an existing 1,754 square-foot, one-story single-family residence and a detached garage, which are proposed to be demolished. The site is zoned R-2250 (Medium Density Residential) and described as Lot 34 of Witham Tract, in the City of Glendale, County of Los Angeles (APN: 5675-008-014).

**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 require utilities and public services.

**Lead Agency Contact Person:** Aileen Babakhani Area Code/Telephone/Extension: (818) 937-8331

**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: 2/11/2025 Title: Senior planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: