

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 5-story, 36-unit, Residential Building

Project Location - Specific: 117-121 East Fairview Avenue, Glendale, CA 91207

Project Applicant: Rodney Khan c/o Khan Consulting Inc.

Project Location - City: Glendale

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Design Review application to construct a new five (5)-story, 40,489 square-foot multi-family residential project with 36 residential units, featuring three (3) affordable units restricted to very low-income households and two (2) affordable units restricted to moderate income households ("Project"). Parking will be provided within an under-ground (subterranean) garage with 43 parking spaces. The project site is 18,260 square feet and located at **117-121 East Fairview Avenue**, in the "R-1250" - (High Density Residential) zone and described as Lots 39 and 41 of the Fairview Tract, as per Map recorded in Book 11, Page 15 of Maps, in the City of Glendale, and both in the Office of the Recorder of Los Angeles County (APNs 5644-011-009 and 5644-011-009).

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: 15332
- Statutory Exemptions. State code number: 15262

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: Dennis Joe 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: March 14, 2025 Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: