

## 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 340-Unit Residential Density Bonus & Affordable Housing Project

**Project Location - Specific:** 515 Pioneer Drive, Glendale, CA 91203

**Project Applicant:** LINC Housing and National CORE

**Project Location - City:** Glendale

**Project Location - County:** Los Angeles

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

The proposed project consists of the demolition of the existing on-site structures and surface parking lot and construction of a new 100% affordable (aside from three manager units) Density Bonus Housing project. The proposed development involves a new five-story, 298,020 SF multi-family residential development containing 340-units. An on-site-parking garage is provided with 342 parking spaces within two levels of subterranean (below grade) parking. The project qualifies for reduced parking inclusive of guest and handicapped spaces under the State Density Bonus Law.

On August 10, 2021, the Glendale Housing Authority authorized the Executive Director of the Housing Authority to execute a Letter of Loan Commitment and Lease Option with LINC and National Core, and the City Council adopted a Resolution of Appropriation in the amount of \$10.0M for the funding of the 515 Pioneer Drive project, as well as approved a Density Bonus and Inclusionary Housing Plan application (Case No. PDBP2112447) with 100% of the units (aside from three manager units) reserved for extremely low, very low and low income senior and small family households earning between 30% to 80% area median income, a 750% density bonus and findings for four concessions and two waivers as follows:

**Concessions**

- 1) Reductions in various street front, street side and certain interior setbacks;
- 2) Reduction in studio unit size from 600 square feet to 360 square feet, reduction in one-bedroom unit size from 600 square feet to 530 square feet, and reduction in two-bedroom unit size from 800 square feet to 750 square feet;
- 3) Increase in building height from 69 feet (36 feet, as permitted under the R-3050 zoning standards plus the automatic height increase per Government Code sections 65915(b)(1)(G) & (d)(2)(D) of 33 feet) to 75 feet; and
- 4) Reduction in permanently landscaped open space from 30% to 15%.

**Waivers**

- 1) Increase the maximum allowed floor area ratio (FAR) from 0.65:1 to 2.45:1; and
- 2) Increase the maximum allowed lot coverage from 50% to 58%.

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

**Name of Person or Agency Carrying Out Project:** LINC Housing and National CORE

**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, Section15332
- Statutory Exemptions. State code number:

**Reasons why project is exempt:**

## NOTICE OF EXEMPTION

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: 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: 8/11/2021 Title: Senior Planner

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