

# 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 & INCLUSIONARY HOUSING PLAN\_NEW 22-UNIT MIXED-USE BUILDING

Project Location - Specific: 3450 NORTH VERDUGO ROAD

Project Applicant: Hamlet Zohrabians

Project Location - City: Glendale

Project Location - County: Los Angeles

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

Density Bonus and Inclusionary Housing Plan to construct a new 3-story, 25,141 square-foot mixed-use building containing new office and retail uses (total of 3,031 square feet) with 18 parking spaces at the first floor; and 22 residential units at the second and third floor, featuring four (4) affordable units restricted to very-low income households. The project provides a total of 61 parking spaces, of which 43 parking spaces will be located within a new one-level subterranean parking garage, designated for the residential units. The existing two, one-story commercial buildings totaling 10,500 square feet with office, vehicle repair, and storage use (built in 1923/1979) will be demolished.

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 Babakhani Date: 9/23/2021 Title: Planner

- Signed by Lead Agency  
 Signed by Applicant

Date received for filing at OPR: