

## 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 33-Unit Residential Density Bonus Affordable Housing Project

**Project Location - Specific:** 413, 417 and 419 Irving Avenue, Glendale 91201

**Project Applicant:** ONYX Architects, c/o. Hrag DerHovagimian & Luisa Salazar

**Project Location - City:** Glendale

**Project Location - County:** Los Angeles

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

A Density Bonus and Inclusionary Housing Plan with a request for a total density bonus of 371.4% (321.4% discretionary) as well as three concessions and one waiver from development standards, pursuant to California Government Code sections 65915, et seq. ("Density Bonus Law"). Eight units will be reserved for very low income households. The proposed project consists of the demolition of five existing residential dwelling units and existing accessory structures on-site, and the construction of a new 33-unit, four-story with mezzanine, multi-family density bonus residential housing development totaling 46,622 square feet (SF). A total of 49 parking spaces are proposed on-site, including one level of surface parking containing 18 spaces (inclusive of three tandem spaces) and one level underground, semi-subterranean parking structure containing 31 residential parking spaces. The project qualifies for reduced parking inclusive of guest and handicapped spaces under the State Density Bonus Law. The project site is 18,366 square feet located in the R-3050 (Moderate Density Residential) zone.

On February 27, 2024, the City Council approved a Density Bonus and Inclusionary Housing Plan application (Case No. PDBP-000174-2022) with eight (8) affordable units reserved for very low income households and a 371.4% density bonus, and made the requisite findings supporting three concessions, as follows:

- (1) Increase the maximum allowed floor area ratio (FAR);
- (2) Increase the maximum allowed building height and stories; and
- (3) Provide above-grade parking

The applicant requested and received approval from the City Council for one modification or waiver of a development standard, and made the requisite findings supporting one waiver as follows:

- 1) Increase the maximum allowed lot coverage

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

**Name of Person or Agency Carrying Out Project:** ONYX Architects, c/o. Hrag DerHovagimian & Luisa Salazar

### 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 further CEQA review under 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 required 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: 02/28/2024 Title: Senior Planner

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