

## 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 17-UNIT RESIDENTIAL BUILDING

**Project Location - Specific:** 526, 528, AND 532 HAZEL STREET

**Project Applicant:** Mahsa Taj

**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, 17-unit, 23,134 square-foot residential building, featuring two affordable units restricted to very-low income households with a one-level subterranean parking garage including 38 parking spaces. The existing three one-story residential dwellings and two detached garages on the project's site (three adjoining lots) 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:

- 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: Aileen Babakhani Date: 8/31/2021 Title: planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: