

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: Design Review Case No. PDR-002693-2023

Project Location - Specific: 820 North Central Avenue, 208 Arden Avenue, and 212 Arden Avenue

Project Applicant: Rodney Khan

Project Location - City: Glendale

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of demolition of an existing 5,688 square-foot commercial building (restaurant) and two surface parking lots to construct a new 105-unit, 131,846 square-foot, 8-story multi-family residential building with 186 parking spaces within the ground floor and two levels of subterranean parking garage. The project includes a 3,388 square-foot publicly accessible open space area. The 36,173 square-foot project site is located at the southeast corner of Central and Arden Avenue, in the Downtown Specific Plan, Gateway District (DSP/Gateway) zone and described as Lot 18-21 and Portion of Lot 17 of Glendale Mountain View Tract, in the City of Glendale, County of Los Angeles (APN: 5644-003-033, 5644-003-073, 5644-003-081).

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: _____

Date: 11/05/2025

Title: Senior Planner

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: