NOTICE OF EXEMPTION

TO: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ Los Angeles Registrar-Recorder/County Clerk
Business Filings and Registration Section, Room 2001
12400 Imperial Highway
Norwalk, CA 90650

FROM: City of Glendale, Planning Department
633 E. Broadway, Room 103
Glendale, CA 91206-4386

Project Title: Density Bonus Case No. PDBP-002015-2023, Design Review Case No. PDR-003089-2024, Demolition Planning Clearance Case No. PDPRV-005544-2025

Project Location - Specific: 1303-1315 North Central Avenue

Project Applicant: Central BWB, LLC c/o David Brody

Project Location - City: Glendale **Project Location - County:** Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
The project consists of demolishing a 37-unit apartment complex (Glendale Garden Homes, built in 1957) and constructing a 149-unit apartment building (density bonus affordable housing project with 14 very low income and 5 moderate income units with four incentives [stories/height, FAR, lot coverage, interior setback]), three to six stories in height, with two parking levels (211 parking spaces), on an approximately 86,025 SF lot in the R-1250 (High Density Residential) Zone.

Name of Public Agency Approving Project: City of Glendale

Name of Person or Agency Carrying Out Project: Central BWB, LLC

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
- ☒ Statutory Exemptions. State code number: Public Resources Code Section 21080.66

Reasons why project is exempt:
The project is exempt from CEQA review per Public Resources Code Section 21080.66 because the project complies with the required statutory criteria including:

1. The project site is not more than 20 acres.
2. The project site is located within the boundaries of an incorporated municipality.
3. The project site has been previously developed with an urban use. "Urban use" includes any current or previous residential
4. The project is consistent with the applicable general plan and zoning ordinance...The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Section 65915 of the Government Code shall not be ground for determining that the project is inconsistent.
5. The project will be at least one-half of the applicable density specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code.
6. The project satisfies the requirements specified in paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code. This section requires that the development is *not* located on a site that is any of following, as listed below.

A) In certain portions of the coastal zone
B) Prime farmland or farmland of statewide importance
C) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
D) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code. This subparagraph does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following or their successor provisions: (i) Section 4291 of the Public Resources Code or Section 51182, as applicable.
(ii) Section 4290 of the Public Resources Code. (iii) Chapter 7A of the California Building Code (Title 24 of the California Code of Regulations).
E) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.
F) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist.
G) Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.
H) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.
I) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.
J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
K) Lands under conservation easement

7. The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.
8. For a project that was deemed complete pursuant to paragraph (5) of subdivision (h) of Section 65589.5 of the Government Code on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.
9. Notwithstanding any other law, the labor standards of paragraph (8) of subdivision (a) of Section 65913.4 of the Government Code shall apply to buildings over 85 feet in height above grade in any housing development project exempt from this division pursuant to this section.

Lead Agency Contact Person: Cassandra Pruett Area Code/Telephone/Extension: (818) 937-8186

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: for Cassandra Pruett Date: 11/26/25 Title: Senior Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR:

Attachment 1

Project Compliance with Requirements of Public Resources Code Section 21080.66

Statutory Requirement in Section 21080.66	Project Compliance	Comments
(a)(1)(A) The project site is not more than 20 acres.	The site totals approximately 1.97 acres.	Project complies.
(2)(A) The project site is located within the boundaries of an incorporated municipality.	The site is within the boundaries of the incorporated City of Glendale.	Project complies.
(3)(A) The project site has been previously developed with an urban use. "Urban use" includes any current or previous residential development.	The site is currently developed with a 37-unit residential apartment.	Project complies.
(4) The project is consistent with the applicable general plan and zoning ordinance…The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Section 65915 of the Government Code shall not be ground for determining that the project is inconsistent.	The project was "deemed consistent" with the general plan and zoning ordinance on May 21, 2024. The project's requests for a density bonus and concessions are not grounds for determining that the project is inconsistent.	Project complies.
(5) The project will be at least one-half of the applicable density specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code.	The applicable density is 30 units per acre. One-half of the applicable density equals 15 units per acre. The project proposes 149 units at a density of approximately 76 units per acre.	Project complies.
(6) The project satisfies the requirements specified in paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code. This section requires that the development is *not* located on a site that is any of following, as listed below.	See analysis below.	See analysis below.

Statutory Requirement in Section 21080.66	Project Compliance	Comments
(A) In certain portions of the coastal zone	No part of the City is located in the coastal zone.	Project complies.
(B) Prime farmland or farmland of statewide importance	Site is entirely developed and not used for agriculture.	Project complies.
(C) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	Site plans and physical examination of the site show that no wetlands exist on the site.	Project complies.
(D) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code. This subparagraph does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following or their successor provisions: (i) Section 4291 of the Public Resources Code or Section 51182, as applicable. (ii) Section 4290 of the Public Resources Code. (iii) Chapter 7A of the California Building Code (Title 24 of the California Code of Regulations).	The site is located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.[1] Applicant has provided letter dated August 28, 2025 from YCI Building Compliance Solutions verifying compliance.	Project complies.

[1] Fire hazard severity zones shown available at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones

Statutory Requirement in Section 21080.66	Project Compliance	Comments
(E) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.	Not a hazardous waste site.[2]	Project complies.
(F) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist.	Site is not within a designated earthquake fault zone.[3]	Project complies.
(G) Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.	Site is not within a special flood area as determined by FEMA.	Project complies.
(H) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.	Site is not within a regulatory floodway is determined by FEMA.	Project complies.
(I) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	Site is fully developed and has not been identified for conservation. Meridian Report provides additional evidence.	Project complies.

[2] All data sites comprising the Cortese and DTSC lists and listed here were searched: https://calepa.ca.gov/sitecleanup/corteselist/.

[3] Based on maps available at: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/.

Statutory Requirement in Section 21080.66	Project Compliance	Comments
(J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).	Meridian Report examined site and determined that no habitat for protected species existed on the site.	Project complies.
(K) Lands under conservation easement	No conservation easement has been recorded against the property.	Project complies.
(7) The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.	The structures to be demolished were not placed on any historic register before the date a preliminary application was submitted on March 14, 2024.	Project complies.
(8) For a project that was deemed complete pursuant to paragraph (5) of subdivision (h) of Section 65589.5 of the Government Code on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.	Project was deemed complete before January 1, 2025, and this provision is inapplicable.	Project complies.
(d)(2) Notwithstanding any other law, the labor standards of paragraph (8) of subdivision (a) of Section 65913.4 of the Government Code shall apply to buildings over 85 feet in height above grade in any housing development project exempt from this division pursuant to this section.	Proposed buildings have a maximum height of 84'-11" above grade. Any buildings exceeding 85 feet in height are subject to these labor standards.	Project complies. Labor requirements will be a condition of approval.