

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 Case No. PDBP-005412-2025 and Design Review Case No. PDR-
PDR-003195-2024

Project Location - Specific: 236 N. Central Ave, 201 W. California Ave and 212 W. California Ave

Project Applicant: Maple Multi-Family Land CA, LP, a Delaware limited partnership

Project Location - City: Glendale

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The project location is a 4.57-acre site located at 236 North Central Avenue and 212 W. California Avenue, and 201 West California Avenue and consists of two sites: (i) a 3.7-acre Mixed-Use Building Site and (ii) a 0.87-acre Potential Public Park Site, both located within the Downtown Specific Plan-Orange Central District.

The Mixed-Use Building Site, located at 236 North Central Avenue and 212 West California Avenue, is bounded to the north by West California Avenue, to the west by North Central Avenue, and to the east by North Orange Street, includes four parcels (APNs: 5642-015-045, 5642-015-056, 5642-015-057, and 5642-015-058) and is bisected by Alley 239, an 18 foot wide public alley. Project proposes the demolition of the 176,629 square-foot three-story retail building (former Sears Department Store), 164,308 square-foot three-level parking structure and a small asphalt surface parking lot and to construct a new 8-story, 655,418 square-foot, Mixed-Use Building that includes 682 residential units comprised of 37 Studio units, 493 One-Bedroom units, 135 Two-Bedroom, 1 Three-Bedroom unit, and 16 Live/Work units. The Project would contain a total of 72 residential units affordable to very low- and low-income households.

The Potential Public Park Site, located at 201 West California Avenue on the northwest corner of North Orange Avenue and West California Avenue, includes three parcels (APNs 5643-020-038, 5643-020-039, and 5643-020-040). This Site, currently developed with two vehicle repair buildings totaling 15,933 square-feet and associated surface parking, is being made available for purchase by the City of Glendale for the demolition and development of a public park.

Name of Public Agency Approving Project: City of Glendale

Name of Person or Agency Carrying Out Project: Maple Multi-Family Land CA, LP, a Delaware limited partnership

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

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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:

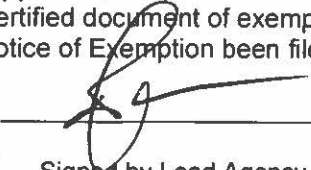
1. The project site is not more than 20 acres.
2. The project site is located within the boundaries of an incorporated municipality.
3. The project site has been previously developed with an urban use. "Urban use" includes any current or previous residential
4. The project is consistent with the applicable 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.

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Lead Agency Contact Person: Dennis Joe **Area Code/Telephone/Extension:** (818) 937-8157

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:** 3/16/2026 **Title:** Principal Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: