

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: A new 5,878 square foot, 2-story self-service car wash with 29 surface parking spaces where 26 spaces to be utilized for self-serve vacuum stations.

Project Location - Specific: 722 N. Pacific Avenue, Glendale, CA 91203

Project Applicant: Alen Malekian, Malekian & Associates

Project Location - City: Glendale

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

To demolish the existing restaurant and construct a new two-story, 5,878 square-foot self-service car wash project with 29 surface parking spaces where 26 parking spaces are designated for self-service vacuum use. The project site is 46,432 square feet and located at **722 N. Pacific Avenue**, in the "C2-II- (Community Commercial Height District II) zone and described as Lot A, PM Book 84, Pages 34-35 in the City of Glendale, and both in the Office of the Recorder of Los Angeles County (APN 5636-015-058).

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: 15332
- ☐ Statutory Exemptions. State code number: 15262

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 required utilities and public services.

Lead Agency Contact Person: Shoghig Yepremian Area Code/Telephone/Extension: (818) 937-8135

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: Shoghig Yepremian

Date: Sept 17, 2026

Title: Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR:

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