

## 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 Application Case No. PADR-006059-2025

Project Location - Specific: 1286 Boynton Street, Glendale, CA 91205

Project Applicant: K&M Engineering & Design, Helbert Moradian

Project Location - City: Glendale

Project Location - County: Los Angeles

### Description of Nature, Purpose and Beneficiaries of Project:

To demolish the existing 2,220 square-foot residential dwellings (duplex built in 1923) and a detached garage and construct a new, approximately 11,600 square-foot six-unit residential building on a 13,670 square-foot lot, in the R-2250 (Medium Density Residential) zone. The proposed building features a new subterranean parking garage to include 16 parking spaces and described as Portion of Lot 15 of Heide Boynton Tract, in the City of Glendale, County of Los Angeles (APN: 5676-025-025).

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 required 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:  Date: 9/30/2026 Title: Senior Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR: