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 Tile: Design Review Case No. PDR-003330-2024

Project Location - Specific: 340 North Central Avenue, Glendale, CA 91203

Project Applicant: Kazanchyan Design

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 commercial surface parking lot to construct a new 6-story, mixed-use building including a 956 square-foot retail space on the first floor and 20 residential units on the floors above. The project will be 26,338 square feet with one level subterranean parking garage. The project site is located in the Downtown Specific Plan, Orange Central District (DSP/OC) zone, and described as Portion of Lot 2 of Glendalia Park Tract, in the City of Glendale, County of Los Angeles (APN: 5643-020-029).

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, Section15332
- ☐ 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 require 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: 10/28/2026 Title: Senior Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: