



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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October 26, 2020

Rodney Khan
1111 North Brand Boulevard, STE 403
Glendale, CA 91202

**RE: DENSITY BONUS REVIEW CASE NO. PDBP 2010686
314-324 WEST DORAN STREET**

Dear Mr. Khan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.36, the Planning Division has processed your application for a Density Bonus to construct a new four-story, 33-unit multi-family residential project with three affordable units reserved for very-low income households. Development of the project site requires demolition of the existing parking lot currently on-site. The 0.55-acre project site is located at **314-324 West Doran Street**, in the R-1250 PS (High Density Residential, Parking Structure Overlay) Zone, described as Lots 80, 81, and a Portion of Lot 82, Tract No. 253, in the City of Glendale, County of Los Angeles, State of California.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 32 "Infill Development Projects" exemption pursuant to Section 15332 of the State CEQA Guidelines 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 a 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.

REQUIRED/MANDATED FINDINGS

The applicant is seeking approval of a Density Bonus Housing Plan as well as two

concessions, pursuant to California Government Code Sections 65915, *et seq.* (“Density Bonus Law”), that allows developers that seek and agree to provide at least 11 percent of the units in a housing development to very-low income households, a mandatory 35 percent density bonus, as well as two concessions. The Density Bonus Housing Plan meets the requirements of the Density Bonus Law and Glendale Municipal Code (GMC) Section 30.36.050 because the project is providing 12.5 percent of the total base density units of the housing development as affordable units which will be restricted to very-low income households, as defined in Section 50105 of the Health and Safety Code.

The project involves the demolition of an existing surface parking lot to construct a new four-story, 33-unit Density Bonus rental housing project with three affordable units being reserved for very-low income households. The project site is located in the R-1250 PS (High Density Residential, Parking Structure Overlay) zone. In accordance with GMC 30.12.020, the maximum density allowed on a lot where the width is greater than 90 feet is one dwelling unit for every 1,000 square-feet of lot area. The subject property is 23,970 square feet in size, with a lot width of 152 feet. By right, the maximum density allowed on this lot is 23.9 units, which is rounded up to 24 units in accordance with Density Bonus Law. In this case, the applicant is requesting the maximum density bonus of 35 percent, which allows nine (8.4 which, according to Density Bonus Law, shall be rounded up) additional units above the base density of 24 units, for a total of 33 units. The applicant will be required to designate three of the rental units for very-low income households (at least 11 percent of 24 base density units, resulting in 2.64, rounded up to three units). The applicant is providing 12.5% of the base density units as affordable to very low-income households. Two concessions are requested pursuant to the Density Bonus Law and GMC Chapter 30.36. In accordance with GMC 30.36.090 the project qualifies for reduced parking inclusive of guest and handicapped spaces, and tandem parking. The project is providing a total of 49 parking spaces within a one-level subterranean parking garage, in compliance with the parking concession standards. The unit mix includes 17 one-bedroom units, 12 two-bedroom units, and four three-bedroom units.

The Developer will be required to enter into a Density Bonus Housing Agreement (“DB Agreement”) in which the Developer will covenant that at least 11 percent of the 24 base density units (three units) will be restricted to rental to very-low income households. The DB Agreement with the City will be a recorded restriction on the property on which the affordable units and density bonus are constructed. In addition, the DB Agreement will run with the land and bind all future owner and successors in interest for a period of 55 years.

Additionally, as regulated by GMC Chapter 30.35, the project is subject to the Inclusionary Zoning Ordinance (the “IZO”), which requires a housing development (a rental development project of eight or more dwelling units proposed to be constructed in the City) to provide 15 percent of the units as affordable to low-income households. The IZO would require the project to provide four affordable units to low-income households (15 percent of 24 base density units (3.6 rounded up to 4)). In accordance with GMC 30.35.060, developers of housing development projects may choose to pay a fee, or a combination of payment of a fee and the provision of units, in-lieu of providing all inclusionary units on site. In this instance, the project meets the IZO requirement because the developer will be providing a combination of three affordable units to very-low income households and paying the required in-lieu fees.

The applicant is seeking approval of two concessions pursuant to Government Code § 65915, and GMC Chapter 30.36 (Density Bonus Incentives) to provide three (3) very low income rental units. The two requested concessions are as follows:

1. Floor Area Ratio (FAR): In accordance with GMC Section 30.11.020 Table 30.11 B, the applicant is requesting to exceed the maximum allowable FAR of 1.2 (28,763.9 square feet). As proposed, the project features an FAR of 1.61 (38,819 square feet), exceed the maximum allowable FAR by 0.41.
2. Height: In accordance with GMC Section 30.11.020 Table 30.11 B, the applicant is requesting to exceed the maximum allowable height of three stories (36'-0", plus an additional 5'-0" for sloped roofs). As proposed, the project features an overall height of four stories (47'-0") with a flat roof.

In addition to these concessions, the project qualifies for parking concessions in accordance with GMC 30.36.090 and California Government Code Section 65915(p), which provides that upon the request of an owner/applicant, the City must allow the following vehicular parking ratios, inclusive of handicapped and guest parking, of a development providing at least eleven (11) percent of the base unit count to very-low income households: one (1) on-site parking space per unit for zero to one-bedroom units; two (2) on-site parking spaces per unit for two- to three-bedroom units; and on-site parking for a housing development may be provided through tandem parking ("Parking Concession"). The unit mix includes 17 one-bedroom units, 12 two-bedroom units, and four three-bedroom units. Based on the number of units and bedrooms provided, the Parking Concession requires the project to provide a minimum of 49 parking spaces for the residential development. The project is providing a total of 49 parking spaces within a one-level subterranean parking garage, with a total of seven parking spaces being provided in a tandem configuration.

After considering the evidence presented with respect to this application, the Director of Community Development was unable to make the necessary findings to deny any of the requested concessions for approval of the Density Bonus Housing Plan. The requested concessions are required in this case to allow the density bonus of up to 35 percent, while reducing costs to the developer. The additional density and the resulting savings that the developer realizes will be significant and will allow the affordable housing costs and rents to be reduced. The City's General Plan Housing Element encourages the production of affordable housing and provides for flexibility in creating such units. As a result, the Director of Community Development has **GRANTED** the requested concessions pursuant to Government Code § 65915(d), because at least 11 percent of the base number of units are reserved for very-low income households, as outlined in the Density Bonus Housing Plan and subject to the attached conditions. Pursuant to GMC Section 30.36.080(A), the Director of Community Development shall grant the requested incentives or concessions, unless he or she makes written findings, based upon substantial evidence, of any one (1) or more of the following:

1. **The incentive or concession does not result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents.**

The incentives or concessions do result in identifiable and actual cost reductions and are required in order to provide affordable housing costs or to provide affordable rents. The Density Bonus Housing Plan meets the requirements of Government Code Section 65915 because at least 11 percent of the total units of the housing development are for very-low income households, as defined in Section 50105 of the Health and Safety Code. The project is located in the R-1250 PS (High-Density Residential, Parking Structure Overlay) zone that permits a maximum density of one dwelling unit for each 1,000 square-feet of lot area for sites with a lot width of 90 feet or greater. A total of 24 units are permitted by right on the 23,970 square-foot (0.55 acre) project site. By providing the 12.5% very-low affordable units, the project applicant is allowed a maximum of 35 percent density bonus, in addition to the code-allowed 24 units (maximum 33 units, or 9 additional units). The project includes the construction of a new four-story, 33-unit multi-family residential development with three affordable units that will be restricted to very-low income households as provided in the Density Bonus Housing Plan which was reviewed and found acceptable by the Community Development Department, Housing Division.

The applicant is seeking approval of two concessions pursuant to Government Code Section 65915 and GMC 30.36 (Density Bonus Incentives) to allow an increase in FAR to 1.61 (38,819 square feet) where a maximum FAR of 1.2 (28,764 square feet) is permitted, and an overall height of four stories (47'-0") where a maximum height of 3-stories (36'-0", plus an additional 5'-0" for sloped roofs) is permitted. The requested concessions are necessary in this case to allow for additional density to reduce the cost to the applicant of providing affordable units. The savings that the applicant realizes will be significant and will allow the affordable housing costs and rents to be reduced. Without the additional density, the applicant would not be able to provide for the affordable housing units.

- 2. The incentive or concession would have a "specific adverse impact upon public health and safety" or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. As used herein, "specific adverse impact upon public health or safety" means a significant, quantifiable, direct, and unavoidable impact, based on conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or the land use designation in the General Plan shall not constitute a specific, adverse impact upon public health or safety.**

The applicant is seeking approval of two concessions pursuant to Government Code Section 65915 and GMC Chapter 30.36 (Density Bonus Incentives) in order to provide three affordable units for very-low income households. No specific adverse impact upon public health or safety or on the physical environment or on any real property that is listed in the California Register of Historical Resources would occur by granting the

requested concessions for increased FAR and height. The project provides substantial setbacks throughout the building in order to provide adequate light, air and ventilation for the surrounding developments. This includes a generous street-front setback which allows for a large open courtyard for common outdoor space, as well as large setbacks on the fourth floor to allow for a rooftop patio for additional common outdoor space. To the east of the project site is an existing alley which will be maintained and which offers separation for light and air from the adjacent neighborhood. The surrounding neighborhood features a mix of one-, two- and three-story residential developments, with larger developments located nearby on Central Avenue in the DSP Zone. Meanwhile, directly across the street from the project site is a five-story residential development. The project's generous setbacks and the stepping down of building massing towards adjacent structures help to reduce the project's overall mass and address any potential impacts to the public health or safety of neighboring residents. The overall number of affordable units will be provided (a total of three units) and the project will exceed the minimum 5% of very low income units (12.5% provided). The project complies with all other Zoning Code development standards in the R-1250 PS Zone, including setbacks, open space, landscaping, lot coverage, etc. The requested concessions do not include waivers of any Building and Safety, Fire Department, Engineering or other requirements pertaining to health or safety.

- 3. The incentive or concessions will be contrary to state or federal law. The granting of an incentive or concession shall not require or be interpreted, in and of itself, to require a general plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, "study" does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition.**

The two concessions that are requested will not be contrary to state or federal law and do not require any other discretionary entitlement. The project is designed to comply with Building and Safety codes and the proposed 33-unit affordable housing residential project is consistent with the General Plan. The project is within the Southern California Association of Governments (SCAG) projections for housing and meets the goals and policies in the Housing Element to provide affordable housing. There is no evidence of state or federal laws being violated.

In addition to the two requested concessions, the applicant is requesting to use the parking concessions under California Government Code Section 65915(p) and GMC 30.36.090. Upon request of an owner/applicant, the City must allow the following vehicular parking ratios, inclusive of handicapped and guest parking, or a development providing at least 11 percent of the base unit count to very-low income households: one on-site parking space per unit for zero to one-bedroom units; two on-site parking spaces per unit for two- to three- bedroom units; and on-site parking for a housing development may be provided through tandem parking. The unit mix includes 17 one-bedroom units, 12 two-bedroom units, and four three-bedroom units. Based on the number and units and bedrooms provided, the mandatory parking concession allows the project to provide a minimum of 49 parking spaces for the residential development. The project is

providing a total of 49 parking spaces within a one-level subterranean parking garage, with a total of seven parking spaces provided in a tandem configuration.

CONDITIONS OF APPROVAL

APPROVAL of this State Density Bonus Law shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein as approved by the Director of Community Development.
2. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
4. That any expansion or modification of the structure or use shall require a new Density Bonus application. The phrase "modification of the structure or use" includes, but is not limited to, proposing a different percentage of the units as affordable or altering the affordability of the units (i.e., proposing the affordable units be restricted to low or moderate income households when the approval is originally for very-low income households). Expansion shall constitute adding of new floor area, reduction of parking and open spaces, or any physical changes as determined by the Director of Community Development.
5. That the applicant shall work with the Community Development Department and the City Attorney's Office to make any permissible or required additions, deletions and/or amendments to the Density Bonus Housing Plan and to execute and record a Density Bonus Housing Agreement pursuant to GMC Section 30.36.140, to the satisfaction of the Director of Community Development or his designee and subject to approval as to form and content by the City Attorney. Such Density Bonus Housing Agreement shall restrict the rentals of the required percentage of dwelling units in the housing development to persons or families of very-low income households, as specifically identified in this approval. The applicant shall be required to execute and record such Density Bonus Housing Agreement prior to issuance of any and all required building permits.
6. That all affordable units shall be reasonably dispersed throughout the project site (e.g., throughout the different floors) and shall be comparable with the other dwelling units in the project in terms of appearance, finished quality and materials. Subject to requested changes necessary to comply with health and safety standards approved by the Director of Community Development or his designee, the unit type, size and location of the affordable units shall be to the satisfaction of the City's Housing Division.

7. That the affordability term shall not start until the date of recordation of the Housing Notice of Completion. The applicant shall notify the Housing Division at least six months prior to the anticipated date of the Certificate of Occupancy so that affordable units may be marketed in a timely manner.
8. That the premises shall be made available to any authorized City personnel (Fire, Police, Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval of this Density Bonus application are complied with.
9. That approval of the Design Review Board shall be obtained prior to applying for or obtaining building permits.
10. That the developer shall comply with the City's Inclusionary Zoning Ordinance (IZO), as regulated by GMC Chapter 30.35, by providing a combination of three affordable units to very low income households and paying the required in-lieu fees for the difference.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period so that imperfections/incompleteness may be corrected before the appeal period expires.

Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals, appeal forms and fees will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140.

The completed appeal form must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **NOVEMBER 10, 2020**.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the November 10^h, 2020 deadline (mailed to Community Development Department – Planning Division, Attention Vista Ezzati, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner Vista Ezzati at VEzzati@glendaleca.gov prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact the case planner to

make arrangements with the cashier. Note: The standard 2.5% fee for credit card payment applies.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website. Visit us.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under Section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation.

Violations of conditions required by this determination may be grounds for a revocation.

TERMINATION AND EXTENSION

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION: Every right or privilege authorized by a Density Bonus Housing Plan shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

EXTENSION: An extension of the Density Bonus Housing Plan may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the Density Bonus Housing Plan.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Vista Ezzati**, who acted on this case. This would

include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Vista Ezzati, Planner, during normal business hours at (818) 937-8180 or via email at VEzzati@glendaleca.gov.

Sincerely,



PHILIP LANZAFAME
Director of Community Development

PL:EK:ve

Attachments: Density Bonus Housing Plan, Class 32 Infill Exemption

Cc: City Attorney's Office (Yvette Neukian)
Community Development – Housing Division (Peter Zovak/Mike Fortney)

Density Bonus Housing Plan

**314 – 324 W. Doran Street
Glendale, California, 91203**

Number of Dwelling Units Proposed:

The project involves the development of a new 4-story, 33-unit rental housing project. The project will provide 3 units (12.5 percent of base density) affordable to very-low income households. The proposal includes development of one-bedroom, two-bedroom and three-bedroom units.

Maximum Number of Units Permitted per Zoning Code:

The project is located in the R-1250 PS (High Density Residential with Parking Structure Overlay) zone that permits a maximum density of 43 units per acre. A total of 24 units are permitted by right on the 23,969.9 SF (.55 acre) project site.

Number of Affordable Units meeting Density Bonus Requirement:

3 units (12.5% of the 24 permitted units) will be made available as rental units for very low income households.

Amount of Density Bonus Requested:

By providing the 12.5% very low affordable units, the project applicant is allowed 35% bonus density above the Code-allowed 23.9 units (Base Density and Bonus Density Resulting in Fractional Units shall be separately rounded up to the next whole number for a total of 33 units). We are proposing a total of 33 units.

Number and Description of Incentives and Concessions Requested:

1. Height / Story Incentive we are requesting is related to Glendale Municipal Code 30.11.030, Table 30.11-B Height. Code allows this property a maximum Height of 3 stories and 36. We are requesting a height of 4 stories and 47 feet.
2. Floor Area Ratio Incentive we are requesting is related to Glendale Municipal Code 30.11.030, Table 30.11-B Floor Area Ratio Maximum. Code allows a maximum FAR of 1.2 (28,763.9 SF) for our Site. We are requesting a Floor Area Ratio Maximum of 1.6 (38,819 SF).

Amount of parking concessions requested:

We are requesting to use the parking concession under 30.36.090. Pursuant to Government Code Section 65915(p), the City cannot require a vehicle parking ratio greater than one space per unit for one-bedroom units, and two spaces per unit for two bedroom to three bedroom units, inclusive of guest and handicap parking for a density bonus project. The Glendale Municipal Code normally requires 2 spaces per unit for one-bedroom and two-bedroom units, 2.5 spaces for three-bedroom units and 0.25 spaces per unit for guest parking, when a development has four or more units. This would total 76 spaces required.

The Project will provide 49 parking spaces, which includes tandem parking spaces, for the residents (17 – 1 bedroom units, 12– 2 bedroom units and 4-3 bedroom units) inclusive of guest and handicap parking. The required parking for the residential units meets what is required by the provisions of SB1818 and Glendale Municipal Code Section 30.36.090.

Affordability:

The Affordable Units shall be made available to Very Low Income Households at an Affordable Rent (as defined in Health and Safety Code Section 50053) for a period of not less than 55 years.

Dispersal of Affordable Units:

All Affordable Units shall be reasonably dispersed throughout the Project (e.g. throughout the different floors) and shall be comparable with the other dwelling units in the Project in terms of appearance, finished quality and materials. The Unit Type and location of the initial three (3) Affordable Units as of the date such Affordable Units are first leased to Very Low Income Households shall be as follows:

One 1-bedroom unit and Two 2-Bedroom units distributed as follows:

- 1st Floor – one 1-bedroom/1 bath unit (Unit #103, 760 sf)

- 2nd Floor – one 2-bedroom/2 bath unit (Unit #203, 1,095 sf)
- 3rd Floor – one 2- bedroom/2 bath unit (Unit #305, 1,095 sf)

PROJECT LOCATION: 314 – 324 West Doran Street, Glendale, CA 91203

PROJECT DESCRIPTION: Demolition of the existing surface parking lot to construct a new four-story, 33-unit multi-family residential (rental housing) project, featuring a total of three affordable housing units (12.5 percent of total number of base units) for very-low income households, and a total of 49 parking spaces within a one-level subterranean parking garage on an approximately 23,969 SF lot, zoned R-1250 PS (High Density Residential, Parking Structure Overlay). The project features a total of 12,782 SF of outdoor space: 9,898 SF of common outdoor space (common courtyard on the ground floor, and a roof top patio), and 2,884 SF of private outdoor space (private balconies).

CEQA REVIEW: The proposed commercial project, located at 515-523 North Central Avenue, is exempt from CEQA as a Class 32 “In-fill Development Projects” exemption, pursuant to § 15332 of the State CEQA Guidelines.

CCR § 15300.2. Exceptions

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no unusual circumstances associated with the project site. The project is located on the south side of West Doran Street, west of the public alley, in an urban environment with similar and complimentary uses in the immediate project vicinity. The site consists of three contiguous lots and the topography is relatively flat. The site currently features a parking lot and drive-thru queue lane for an existing fast-food restaurant located at 515-523 North Central Avenue that was built in 1993. The property is zoned R-1250 (High Density Residential), and the proposed 33-unit multi-family residential building is permitted in this zone. Furthermore, the project complies with the zoning standards in terms of floor area, setbacks, height, landscaping and parking. The applicant is requesting a Density Bonus Approval and is requesting incentives for increased FAR and height. As indicated in the City’s Safety Element, the project site is not within a liquefaction zone, landslide hazard zone, dam inundation zone, fault hazard zone or fire hazard zone.

CCR § 15332. In-fill Development Projects Exemption

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (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.

The proposed 33-unit affordable housing residential project will be consistent with the various elements and objectives of the General Plan. The Land Use Element of the General Plan designates the project site as High Density Residential, and the proposed affordable housing project is consistent with its land use designation. The proposed project, and the affordable housing units contained within it, is consistent with the

Housing Element which includes providing a wide range of housing types to meet the needs of current and future residents. All other elements of the General Plan will not be impacted as a result of the project. The project site has not been slated for open space or recreation, and will operate within compliance with the Noise Element thresholds. The Circulation Element identifies West Doran Street as an Urban Collector. These streets are fully developed and can adequately handle the traffic circulation around the site. Vehicular access to the site will be from a new driveway entrance along West Doran Street, towards the westerly portion of the site. The project is eligible to screen out of a detailed Vehicle Miles Traveled (VMT) analysis under, high-quality transit, and low VMT area screening criteria. As such a detailed VMT analysis is not required and the project would have a less-than-significant VMT impact. The project complies with the applicable zoning designation and regulations and no variances are required.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is approximately 23,969 square feet, which is 0.55 acres, and complies with the site size criteria. Located in the R-1250 PS Zone, the project site is substantially surrounded by urban uses and within city limits.

- (c) The site has no value as a habitat for endangered, rare or threatened species.

The project is located in an area that has been heavily urbanized for decades. Natural vegetation does not exist on-site. The site is surrounded by densely developed urban properties and is unsuitable for use as a wildlife habitat due to its location. No wildlife species other than those which can tolerate human activity and/or are typically found in urban environments are known to exist on or near the project site. These human-tolerant species are neither sensitive, threatened, nor endangered. Implementation of the project would not result in any impact to species identified as endangered, threatened, sensitive or being of special concern by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service. In addition, the project site does not provide suitable habitat for endangered or rare species given the pattern, type, and level of development in the area.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

The project site is served by one street: West Doran Street. The applicant submitted a Trip Generation Memorandum, dated February 20, 2020, for this project that was prepared by a licensed traffic engineer. The memorandum concluded that the project would not generate more than 50 trips in both the AM and PM peak periods and therefore it does not exceed the City's thresholds for the preparation of a Traffic Impact Study. Additionally, the project is eligible to screen out of a detailed Vehicle Miles Traveled (VMT) analysis under, high-quality transit, and low VMT area screening criteria. As such a detailed VMT analysis is not required and the project would have a

less-than-significant VMT impact. There would be an increase in day-time traffic as a result of the construction activities; however, this increase is not considered substantial since the construction phase is short-term. A Construction Traffic Management Plan will be required to be submitted to the City's Public Works Department for review and approval prior to project construction. The Construction Traffic Management Plan will include a Construction Traffic Control Plan, a Construction Parking Plan, a Haul Routes Plan, and construction hours. Therefore, no significant impacts are anticipated.

Noise

The project involves the demolition of an existing parking lot and the construction of a new, four-story, 33-unit multi-family residential (rental housing) project, featuring a total of three affordable housing units and a total of 49 parking spaces in a one-level subterranean parking garage on an approximately 23,969 square-foot lot. The site is bordered by West Doran Street to the north, the public alley to the east, and to the south there are three 2-story multi-family residential developments with a total of 24 units (8 units each). The proposed use as a multi-family residential development is permitted by right on the subject property zoned R-1250 PS, and complies with the Land Use Element of the General Plan. As shown in the City's Noise Element, the northeast portion of the project site is located within the 70 dB and over noise contour, and the remainder of the site is located within the 65-70 dB noise contour. The new project would be constructed to reduce interior noise to acceptable levels as required by the building code, and the project is not anticipated to generate noise in excess of limits contained in the Noise Element. Construction associated with the project will be required to comply with the City of Glendale Noise Ordinance (GMC Chapter 8.36), which prohibits construction activities between the hours of 7:00 PM on one day and 7:00 AM of the next day or from 7:00 PM on Saturday to 7:00 AM on Monday or from 7:00 PM preceding a holiday. Compliance with the City's noise ordinance would ensure that noise impacts will be less than significant.

Air Quality

The California Emissions Estimator Model (CalEEMod Version 2016.3.2) was used to estimate air quality impacts during the construction and operation stages of the project. Results from the model indicate that the proposed project would not exceed thresholds for construction, area, or operational impacts. No impacts would occur. Based on the model run, construction and operation of the project would not exceed the SCAQMD thresholds of significance.

Water Quality

Under Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges. In the City of Glendale, the Los Angeles Regional Water Quality Control Board (RWQCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges that include construction activities. Implementation of the proposed project will require compliance with all of the NPDES requirements including the submittal and certification

of plans and details showing both construction and post-construction Best Management Practices (BMPs) that are integrated into the design of the project. The submittal of a Standard Urban Storm Water Mitigation Plan (SUSMP), as approved by the City Engineer, will also be required to be integrated into the design of the project. Therefore, implementation of the proposed project is not expected to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality since the project will be required to comply with applicable permitting requirements.

- (e) The site can be adequately served by all required utilities and public services.

The project site is an infill parcel that is currently developed with a surface parking lot, and surrounded by commercial and residential developments. The site is located in an urbanized area and can be adequately served by existing public facilities.

Section 65995 of the Government Code provides that school districts can collect a fee on a per square foot basis for new residential development to assist in the construction of or addition to schools. The State has determined that payment of the school fee mitigates impacts to schools to a level less than significant.

The Glendale Police Department provides police services to the project site. The overall need for police protection services are not expected to increase significantly as a result of the proposed project as the site is located in an already urbanized area.

The City of Glendale Fire Department provides fire and paramedic services to the project site. The project will be required to comply with the Uniform Fire Code, including installation of fire sprinklers, and to submit plans to the Glendale Fire Department at the time building permits are submitted to ensure adequate fire flow protection.