



## **CITY OF GLENDALE, CALIFORNIA REPORT TO THE PLANNING COMMISSION**

### **AGENDA ITEM**

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**Report:** Request to vacate a 15 foot wide alley, Alley 130, to be incorporated into the development of a Density Bonus application, approved by the Director of Community Development Director on August 20, 2024, to construct a new 5-story, 40,489 square-foot multi-family residential project with 36 residential units, featuring three affordable units restricted to very low-income households and two affordable units restricted to moderate income households on a lot located at 117 East Fairview Avenue.

**File No./Case:** Alley Vacation Case No. 188V

**Location:** Alley 130

**Applicant:** Rodney Khan, c/o Khan Consulting, Inc.

**Owners:** Stevenson Family Trust

<b>Approved for</b> October 16, 2024
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### **ADMINISTRATIVE ACTION**

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**Prepared by:**  
Dennis Joe, Senior Planner

**Reviewed by:**  
Dennis Joe, Senior Planner

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## **GENERAL BACKGROUND INFORMATION:**

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### **General Information**

**General Plan:** Residential – High Density and Commercial- Community Services

**Zone:** R-1250 (High Density Residential) zone and C3 III (Commercial Service, Height District III) zone

**Surrounding Zoning/Use:**

North: R-1250 (High Density Residential) zone / Place of worship  
South: C3 III (Commercial Service, Height District III) zone / General retail and restaurants  
East: R-1250 (High Density Residential) zone /Multi-family residential  
West: C3 III (Commercial Service, Height District III) zone / Bank and financial institution

**Existing Conditions:** See attached Exhibits 2-3.

### **Background**

**History:** On August 9, 2024, the Director of Community Development approved case no. PDBP-002254-2023 to demolish seven existing buildings and to construct a new five-story, 40,489 square-foot multi-family residential project with 36 residential units, featuring three affordable units restricted to very low-income households and two affordable units restricted to moderate income households at 117-121 East Fairview Avenue.

**Future Actions:** Alley Vacation will be presented to the City Council on a future to be determined date, upon review and recommendation by the Planning Commission.

## **ENVIRONMENTAL DETERMINATION**

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The Project has undergone environmental review required by the California Environmental Quality Act (“CEQA”) and has been determined to be exempt from further CEQA review under a Class 32 “In-fill Development Project” exemption pursuant to State CEQA Guidelines Section 15332, because after review and consideration of all required technical reports and/or studies, staff determined the Project meets all the conditions for an infill 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.

## **ANALYSIS**

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The Planning Commission’s role is to make findings as to whether the proposed alley vacation will be consistent with the goals and objectives of the City of Glendale Comprehensive General Plan, pursuant to Chapters 2.68 and 12.24 of the City of Glendale Municipal Code, and State Government Code Section 65402.

Alley 130 is a 15-foot-wide with a single entry/exit onto East Fairview Avenue. The proposed vacation of this alley will split and incorporate 7.5 feet between two properties: 117-121 East Fairview Avenue and 1000 North Brand Boulevard. This request is part of a recently approved Density Bonus application dated August 20, 2024, which plans to construct a new 5-story, 36 unit, 40,489 square-foot multi-family residential project at 117-121 East Fairview Avenue. With the vacation, 7.5 feet will be added to the Density Bonus project, bringing its total area to approximately 18,260 square feet (0.42 acres). The remaining 7.5 feet will be added to the commercial property at 1000 North Brand Boulevard, increasing its area to about 26,474 square feet (0.61 acres). The alley is currently improved with asphalt concrete pavement and has aboveground electrical and telecommunication facilities from AT&T. The applicant is coordinating with Glendale Water & Power and AT&T to establish easements for their infrastructure.

The vacation of the alley would be consistent with the applicable goals and objectives of the elements of City of Glendale Comprehensive General Plan.

The General Plan Land Use Element designations for the adopting sites are Residential – High Density and Commercial – Community Services. The Residential – High Density designation allows for relatively large multiple-family dwelling complexes at a density of 35 to 60 dwelling units per acre. The Commercial – Community Services designation offers a full range of functional services and facilities, including offices (medical, real estate, etc.), personal services, shopping, and restricted industries. The alley vacation will enable the construction of a 36-unit density bonus project featuring three affordable units restricted to very low-income households and two affordable units restricted to moderate-income households at 117-121 East Fairview, as well as a modest additional lot area for the C3-zoned property located at 1000 North Brand Boulevard.

Surrounding the project site are commercial businesses (bank, retail, restaurants, etc.) to the south and west, a place of worship (St. Mark's Episcopal Church) to the north, and multi-family residences to the east. The project is consistent with both designations in the General Plan Land Use Element, as it will accommodate high-density residential development and provide added lot area to a commercial site currently occupied by a bank.

Following the vacation of Alley 130, the R-1250 and C3 zones will no longer be buffered by the alley and will directly abut one another. To comply with Glendale Municipal Code (GMC) sections 30.31.030 (B) (1) and 30.31.030 (B) (2), trees shall be planted along the abutting property line (one tree per 20 linear feet) to provide an effective screen, and a minimum 5.5-foot-high decorative masonry wall shall be constructed along the property line abutting any residential zone boundary.

The General Plan Housing Element Strategy 3 aims to encourage development of housing for senior and affordable family housing through density bonuses and continue to implement the Inclusionary Zoning Ordinance (IZO). The density bonus project will provide 3 affordable units to low-income households [15% of 19 base density units] and will satisfy its IZO requirement and sets aside 2 moderate-income units (10% of the 19 base density units) for an additional density bonus.

The Land Use Element Economic Goal 2 provides for opportunities for the expansion of revenue-producing commercial establishments within the parameters of other community goals. Portion of the vacated alley will be incorporated into the commercially zoned lot. The project is consistent with this Land Use Element goal because it will increase the area of the commercial site provides opportunities for expansion of the site and increases the assessed value.

The Project will implement the goals of the City's Recreation Element. An in-lieu fee for the acquisition and management of recreational land consistent with the Recreation element, is collected with the development review process. This project will pay Development Impact Fees which will implement the Recreation Element goal to acquire and manage recreational land.

The Project will implement the policies of the Community Facilities Element. A policy of this Element is to preserve the high standards of library facilities in their educational and recreational roles. The Project is required to pay Development Impact Fees which will enable the City to proceed with Library and Community Services and Parks Department's CIP programs, including developing new or rehabilitating existing parks and recreation facilities and libraries.

The Circulation Element Objective 2.1 encourages land use which can be supported within the capacity constraints of existing and realistic future infrastructure. The purpose of the alley vacation is to allow for the construction of a density bonus project with 36 residential units, featuring three affordable units restricted to very low-income households and two affordable units restricted to moderate income household. The project site is currently served by East Fairview Avenue, which are identified as local street by the Circulation Element. Local streets perform a variety of functions and accommodations for vehicular, bicycle and pedestrian. In most instances, local streets serve residential needs of the immediate community and carry low volumes to and from collector and arterials, such as Brand Boulevard. Provided that the project is consistent with the Land Use Element, complements the mix of existing commercial and residential uses surrounding the subject site, and is currently supported by streets designed to handle the vehicular capacity of residential land uses, the project is consistent with the Circulation Element.

## **RECOMMENDATION**

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The Planning Division recommends that the Planning Commission find that the proposed Alley Vacation Case No. 188V (Alley 130) is consistent with the City's General Plan.

## **EXHIBITS**

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1. Motion of Finding of Consistency with the General Plan
2. Photographs
3. Location Map
4. Proposed Street Vacation Map
5. Site Plan