

CEQA Exemption Findings
246 North Jackson Street
Density Bonus Case Number PDBP2120753

PROJECT LOCATION: 246 North Jackson Street, Glendale, CA 91206

PROJECT DESCRIPTION: Density Bonus to construct a new 3-story, 11-unit, 9,760 square-foot (SF) residential building, featuring 10 market rate units and one affordable unit with a one-level subterranean garage on a 7,512 SF lot in the R-1250 Zone. The existing three-unit multi-family building built in 1945/1946 will be demolished.

CEQA REVIEW: The proposed residential project, located at 246 North Jackson Street, 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. The existing site is developed with a three-unit multi-family building to be demolished and replaced with an 11-unit multi-family project utilizing density bonus incentives and waivers due to the project providing affordable housing and being located near transit.

The site is located on the southeast corner of North Jackson Street and East California Avenue, on a relatively flat lot in an urbanized area with similar and complimentary uses (i.e., multi-family housing) in the immediate project vicinity.

The property is zoned R-1250 (High Density Residential Zone), and the proposed housing development is permitted in this zone and complies with the zoning code development standards considering density bonus provisions.

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.

Staff research finds that the property does not meet any of the eligibility criteria for listing in the National, California, or Glendale Registers and therefore is not considered a historic resource under CEQA (see Attachment A).

CCR § 15332. IN-FILL DEVELOPMENT PROJECTS

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 project is consistent with the General Plan designation (High Density) and zoning designation (R-1250, High Density Residential Zone), which is described as being intended for high-density residential development with a minimum of 1,250 square feet of lot area per dwelling unit. The project complies with the zoning code development standards considering density bonus provisions in Glendale Municipal Code (GMC) Section 30.36.

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 Jackson Street between Glenoaks Boulevard and Colorado Street as an Urban Collector, a fully developed street that can adequately handle the traffic circulation around the site. Vehicular access to the site will be from a new driveway entrance from Jackson Street. Additionally, the City's Traffic Engineer reviewed the project and determined that no significant increase in traffic would occur as a result of the project, as it would not generate a significant increase in the number of vehicle trips to and from the site.

- (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 located within City of Glendale limits and is 7,512 SF (0.17 acres) in size, which is far less than five acres. The site is located in the City's downtown area near two of the City's main thoroughfares (Glendale Avenue and Colorado Street). The site is surrounded by high-density residential development.

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

The project is located in an area that has been heavily urbanized for decades. The site is surrounded by densely developed urban properties and is unsuitable for use as a wildlife habitat due to its location. No riparian habitat or sensitive natural community is located in the surrounding area or on the project site, and the site does not contain any indigenous trees or habitat areas. 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. Therefore, the proposed project would not have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (CWA), through direct removal, filling, hydrological interruption, or other means.

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.

The project site itself is developed with a vacant apartment building and an unimproved front yard. Only a limited number of plant species common in urban environments, none of which are considered rare or endangered, are found near the project site. Suitable habitats for sensitive mammal, reptile, amphibian, or fish species do not exist on the project site or within the surrounding 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 two streets: North Jackson Street and East California Avenue. The City's Traffic Engineer reviewed the proposed project and commented that per CEQA the project has no anticipated traffic impacts, because the project is estimated to generate less than 50 net peak-hour trips and therefore does not require a Local Transportation Analysis. However, a condition of approval has been recommended that the wall along the driveway to the subterranean garage not block visibility to pedestrians on the sidewalk. Therefore, the project has been designed to ensure the wall complies with this condition. Furthermore, in terms of visibility at the traffic intersection, the project will be required to comply with GMC Section 10.64.060 to ensure landscaping within the 25-foot triangular area of the corner (as more fully described in the code section) will not block traffic visibility, and no other traffic visibility issues have been identified that could impact pedestrians, bicyclists or vehicle drivers.

The applicant provided a Vehicle Miles Traveled (VMT) analysis demonstrating the project will generate 70 daily vehicle trips (less than the 145 daily trip threshold), which is considered to cause a less-than-significant transportation impact and would not require a more detailed VMT analysis per the City's Transportation Impact Guidelines.

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 is located in a developed urban area, within a neighborhood developed with multi-family residential buildings.

The General Plan Noise Element 2030 Noise Contour map indicates the noise level at the subject site ranges from 60 CNEL at the eastern end of the property to 70 or more at the western end of the property. The Noise Element of the General Plan (Noise/Land Use

Compatibility Table) indicates that multifamily residential development is conditionally acceptable in areas with noise levels ranging from 60 CNEL to 70 CNEL, and that new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Therefore, and a condition of approval has been imposed on the project per GMC 8.36.140 that prior to issuance of a building permit, an acoustic analysis of the project be presented demonstrating the project will comply with GMC 8.36, including the interior noise standard of 45 dBA.

In terms of construction noise, pursuant to Section 4.4.3 of the Noise Element of the City's General Plan, construction noise is exempted from compliance with the City's Noise Ordinance in Section 8.36.080. It states, "The noise ordinance exempts construction activities from compliance with the noise ordinance limits under certain circumstances. If construction occurs within 500 feet of a residential zone, then construction is prohibited from 7 p.m. to 7 a.m. every night and from 7 p.m. on Saturday to 7 a.m. on Monday (i.e., no Sunday construction). Construction on certain holidays is also prohibited." The Project will comply with these General Plan restrictions which are echoed in the Glendale Municipal Code (GMC) restricts operation of noise generating construction equipment from occurring 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.

Air Quality

The California Emissions Estimator Model® (CalEEMod) 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 the Southern California Air Quality Management District (SCAQMD) thresholds (See calculations in original staff report "Exhibit 5 – CEQA" at https://glendaleca.primegov.com/meeting/attachment/5955.pdf?name=PHO_06012022_EXHIBIT5_CEQA).

If asbestos-containing materials (ACM) are found to be present in building materials to be removed, the applicant will be required to submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health and Safety Code Section 25915- 25919.7; and other local regulations.

If the project includes the demolition or modification of buildings constructed prior to 1968, the applicant will be required to complete an assessment for the potential presence or lack thereof of ACM, lead-based paint, and any other building materials or stored materials classified as hazardous waste by state or federal law.

Where the remediation of lead-based paint is determined to be required, the applicant will be required to provide specifications to the appropriate agency, signed by a certified Lead Supervisor, Project Monitor, or Project Designer for the stabilization and/or removal of the

identified lead paint in accordance with all applicable laws and regulations, including but not necessarily limited to: California Occupational Safety and Health Administration's (Cal OSHA's) Construction Lead Standard, Title 8 California Code of Regulations (CCR) Section 1532.1 and Department of Health Services (DHS) Regulation 17 CCR Sections 35001–36100, as may be amended. If other materials classified as hazardous waste by state or federal law are present, the applicant will be required to submit written confirmation to the appropriate local agency that all state and federal laws and regulations should be followed when profiling, handling, treating, transporting, and/or disposing of such materials.

Water Quality

Implementation of the proposed project will require compliance with all the NPDES requirements including the submittal, review and approval of a Low Impact Development (LID) drainage system proposal. Therefore, implementation of the proposed project is not expected to violate any water quality standards or waste water discharge requirements 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 a previously developed infill parcel and can be adequately served by existing public facilities.

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

The City of Glendale Fire Department (GFD) 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.

Attachments:

- A) Staff historic evaluation

Staff Historic Evaluation

Address: 246 N. Jackson Street

Demolition

- A. The resource is identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, tribal, or historic heritage of the nation, state, city, and retains integrity.**

The building was originally constructed in 1945 as a two-story duplex with a third unit added to the first story in 1951. The lot at 246 N. Jackson Street was originally developed in the early 1900's with a one-story, single-family residence which was owned by Fred A. Tarr as early as 1922 (demolished in 1971). Tarr constructed the duplex at the rear of his lot to provide additional housing for his immediate family including his son and soon to be son-in-law.

In the post-World War II years, the development of multi-family properties such as bungalow courts, fourplexes, and apartment buildings boomed in Southern California and the South Glendale area to accommodate the soaring population growth. The property is not individually associated this significant event as it was constructed by Tarr for use by his family. The property was also not identified with important events in national, state, or city history and does not exemplify significant contributions to the broad cultural, political, economic, social, tribal, or historic heritage of the nation, state, or city during the South Glendale Historic Resources Survey completed in 2017-2019. The building is a common duplex design, later turned into a triplex, constructed in an area that is dense with multi-family development. Therefore, the property does not appear to be eligible for listing under Criterion 1.

- B. The resource is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city, and retains historic integrity.**

	1947	1948	1949	1957	1958	1967
244 ½	Arthur Tarr	Arthur Tarr	Arthur Tarr	Gerald L. Pettitt	Stanton F. Kahan	Vacant
246 ½	William Phetteplace	William Phetteplace	Robert E. Holzner	Mrs. Mona Pringle	Mrs. Mona Pringle	Mrs. Viola Myers
246A	-	-	-	Mrs. Garfay Wylie	Mrs. Garfay Wylie	Emma Cowen

Fred A. Tarr and his son Arthur were tile contractors that operated their own business, Fred A. Tarr & Son, in the city of Glendale. Arthur was also a building contractor in Southern California. Fred appears to have passed away in the late 1940s. Arthur left the tile and building business due to poor health and opened/operated Art's Liquor Barn in West Covina until he retired in 1977. He passed in 2002.

Frank's daughter Marjorie married William Phetteplace and lived at the main house, 246 Jackson Street, until they built a new residence in La Canada in the late 1940s. William Phetteplace opened a scaffolding

business in 1946 called Atlas Scaffold Corporation that he operated into the 1980s and was eventually taken over by their son Stephen.

By the 1950's all the units were being rented out to various tenants not in the Tarr family, as noted above. Information on the remaining tenants include:

- Robert E. Holzner was a salesman in an unknown industry.
- Wayne Thomas was an inspector for the Bank of America.
- Mrs. Mona Pringle was a widow.
- Mrs. Wylie was a dietitian at Burbank Hospital.
- Mrs. Viola Myers was retired from an unknown industry when she lived at 246 ½ Jackson Street.
- Information for an Emma Cowen living in Glendale who was a laundress and widow was found in the 1950 Census data, but it is unclear if this is the same Emma Cowen listed in the 1967 city directory.
- No information was found on Stanton Kahan or Gerald Pettitt.

Though Fred A. Tarr owned and operated a tile contracting business with his son in the city, no information was found to suggest he was a significant craftsman or that the business had a significant impact on the history of the city. Arthur also was a building contractor who left the field in the 1950's and does not appear to be a master builder. No other residents of the property appear to be significant in the history of the nation, state, region, or city based on lack of press coverage and information found and therefore the property does not appear to be eligible under Criterion 2.

C. The resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose genius influenced his or her profession; or possesses high artistic values, and retains historic integrity.

The two-story triplex at the east end of the lot was constructed in 1945 originally as a duplex, 244 ½ and 246 ½. It was converted into a triplex in 1951 with the addition of 246A at the southern end of the first story.

The building is vernacular with stucco cladding, a low-pitched hipped roof, and a mixture of vinyl, aluminum, and original wood windows. A staircase leading from the sidewalk along California Avenue at the north grants access to the second story units with entrances faces west. The additional unit is located on the first story to the south. The second story of the building slightly cantilevers on the east (rear) façade with two swing up garage doors on the north end of the first story.

The building is simple in design with little to no ornamentation. It is not a distinctive or excellent example of an architectural style and is not a distinctive, excellent, or unique example of a multi-family building type that was popular in the post-World War II years. Therefore, the property does not appear to be eligible for listing under Criterion 3.

D. The resource has yielded, or has the potential to yield. Information important to archeological pre-history or history of the nation, state, region, or city, and retains historic integrity.

The property was constructed using common building techniques and was graded at the time of construction and therefore is unlikely to yield information important to archeological pre-history or history of the nation, state, region, or city.

Final Determination: Staff research finds that the property does not meet any of the eligibility criteria for listing in the National, California, or Glendale Registers and therefore is not considered a historic resource under CEQA.

Reviewer/Date: Kasey Conley June 8, 2022