

**PROJECT LOCATION:** 117-121 East Fairview Avenue, Glendale, CA 91207

**PROJECT DESCRIPTION:** Density Bonus to construct a new 5-story, 36-unit, 40,489 square-foot, residential building, featuring five affordable units (3 very low- and 2 moderate-income units) and 31 market rate units and a two-level subterranean parking garage, located on a 18,260 square-foot lot, zoned R-1250 (High Density Residential). The project proposes to demolish the seven existing buildings addressed as 117 E. Fairview, 117 E. Fairview Apt. A, 117 E. Fairview Apt. B, 119 East Fairview, 121 E Fairview, 121 E Fairview Apt. A and an accessory building (constructed circa 1911, 1922, 1923 and 1924).

**CEQA REVIEW:** The proposed multi-family residential project, located at 117-121 East Fairview 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 mid-block of East Fairview Avenue on the northside between North Brand Boulevard and North Louise Street, in an urban environment with similar and complimentary uses in the immediate project vicinity. The site consists of two lots and the topography is relatively flat. The lot currently developed with seven existing buildings addressed as 117 E. Fairview, 117 E. Fairview Apt. A, 117 E. Fairview Apt. B, 119 East Fairview, 121 E Fairview, 121 E Fairview Apt. A and an accessory building (constructed circa 1911, 1922, 1923 and 1924). All seven of the existing buildings on the subject property are proposed to be demolished as part of the project. As a result, a Historical Resources Assessment Report (HRA) was prepared by Sapphos Environmental, Inc. (dated October 26, 2022) for the Project to determine if the subject property constitutes as a historical resource. The HRA determined the subject property does not appear to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the City of Glendale Register of Historic Resources. The subject property is a courtyard apartment complex located on two parcels had been substantially altered and lacks a cohesive design style due to construction and alterations and the vernacular cottages are not associated with a particular architectural period of significance. Further, due to lack of architectural cohesion, the subject property does not appear to be eligible for listing as a potential historic district overlay. No significant events are known to have occurred at the site and the property is not associated with any persons of historic significance. The permits for the existing buildings were reviewed and determined to not be the work of a master architect and building. The buildings are common in design, contain few character-defining features of style, and were built with common building materials and methods. Therefore, the subject property does not meet one or more eligibility criteria and is not a historic resource pursuant to Section 15064.5 (a) of the CEQA Guidelines. 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 residential development 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 – which is generally centered around the Central Business District north of Broadway with a relatively small pocket located in North Glendale. These locations provide ideal access to the regional freeway network as well as close-in convenience to the major shopping facilities of the Central Business District. The standards within High Density Residential Land Use areas provide for relatively large multiple dwelling complexes at a density of 35 to 60 dwellings to the acre, with an overall average density of 45 units per acre. The Project proposes 36 units on an approximately 0.42-acre site and will increase the amount of housing opportunities in the R-1250 zone with five affordable units (3 very low- and 2 moderate-income units) and 31 market rate units. The Land Use Element is the most directly related to the approval of this use. 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 East Fairview Avenue both as a local street. Local streets are generally adjacent to single- and multi-family residential land uses and carry low volumes of traffic to and from collectors and arterials. The primary function of local streets are to provide access to adjacent properties and connect to collector streets that distributes traffic to other neighborhoods, commercial land uses or public spaces and arterial streets that provide access to freeways, activity centers and business centers. Vehicular access to the site will be from a new driveway entrance from East Fairview 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.

The applicant is seeking approval of three concessions pursuant to Government Code Section 65915, et seq. and GMC Chapter 30.36 (Density Bonus Incentives) for 1) increasing the maximum allowed building height to 60 feet, 11-inches (20-ft., 11-inch height increase) and five stories; 2) increasing the maximum allowed FAR to 2.2 (40,489 SF), where the maximum allowed is 1.2 [exceeding the maximum allowed by 1.0; (21,912 SF)]; and 3) decrease the amount of common outdoor space to 3,220 SF, where the minimum amount of common outdoor space shall be 200 square feet per dwelling unit for the first 25 dwelling units on a lot and 150 square feet shall be provided per dwelling unit for the second 25 dwelling units on a lot (6,650 SF of common outdoor space required; decrease of 3,430 SF). The concessions, together, will reduce costs to the applicant for providing affordable units by creating construction efficiencies and inherent reductions in costs by allowing the construction of a greater

number of units. The additional units will result in actual and identifiable cost reductions because the additional units will take advantage of construction efficiencies when being built and will generate rental income to offset the cost of providing the units at an affordable rent. Aside the three requested density bonus concessions, the project complies with the applicable zoning designation and regulations and no variances/waivers 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 18,260 square feet, which is approximately 0.42 acres, and complies with the site size criteria. Located in the R-1250 Zone and High Density Residential area by the City's Land Use Element, the project site is substantially surrounded by urban uses and within city limits. The subject property is located mid-block on the north side of East Fairview Avenue and is surrounded by similar multi-family residential buildings to the west and southwest, commercial buildings to east and south, and institutional buildings (Saint Mark's Episcopal Church and Preschool) abutting north of the subject site.

- (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 accessed by a single street, East Fairview Avenue, between North Brand Boulevard and North Louise Street. The City's Traffic Engineer reviewed the proposed project and commented that the proposed 36 new residential units consisting of 29 one-bedroom and 7 two-bedroom units are estimated to generate less than 50 net peak-hour trips. Additionally, this comment from the City's Traffic Engineer determined that a detailed vehicle miles traveled (VMT) analysis is not required for this project. 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 seven existing buildings and the construction of a new 5-story, 36-unit, 40,489 square-foot, residential building above a two-level semi-subterranean garage, featuring five affordable units and 31 market rate units on an approximately 18,260

square-foot lot. The site is an interior lot bordered by commercial uses to the west and south (bank and retail), institutional buildings (Saint Mark's Episcopal Church and Preschool) abutting north, and multi-family residential buildings to the east and southeast. The proposed use as a residential use is permitted by right on the subject property zoned R-1250 and complies with the Land Use Element of the General Plan. As shown in the City's Noise Element, the project 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 2022.1.1.26) 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 (RWCQB) 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 of 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 seven dwelling units, 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 commercial buildings 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.