

PROJECT LOCATION: 200 South Louise Street (306 East Harvard Street), Glendale, CA 91203

PROJECT DESCRIPTION: Density Bonus to construct a new 3-story, 14-unit, 6,263 square-foot, residential building, featuring two affordable units and 12 market rate units and a one-level subterranean parking garage. The project will be attached to the existing two-story, approximately 6,500 SF office building (to remain), located on a 12,000 square-foot lot, zoned DSP/EB (Downtown Specific Plan/East Broadway District).

CEQA REVIEW: The proposed commercial project, located at 200 South Louise Street (306 East Harvard 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 site. The project is located on the southeast corner of South Louise Street and East Harvard Street, in an urban environment with similar and complimentary uses in the immediate project vicinity. The site consists of a single lot and the topography is relatively flat. The lot currently features a two-story office building (200 South Louise Street) that was originally constructed in 1959. The existing office building will remain on site and will not affect cultural resources. The property is zoned DSP/EB (Downtown Specific Plan/East Broadway District), and the proposed housing development is permitted in this zone. Furthermore, the project complies with the zoning standards and DSP requirements in terms for floor area, setbacks, height, and landscaping. 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 Downtown Specific Plan, East Broadway District (DSP/EB). The Downtown Specific Plan seeks to preserve and enhance aspects which provide each district its unique character, while improving the attractiveness and livability of the Downtown area. The purpose of this district is to encourage development to expand upon the existing mixed-use and moderate residential density of this area with newer mixed-use projects. The proposed residential development is permitted by right in the DSP East Broadway District and will increase amount of housing opportunities in the DSP featuring two affordable units and 12 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 South Louise Street and Harvard Street both as Urban Collectors. 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 from Harvard 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 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 12,000 square feet, which is 0.28 acre, and complies with the site size criteria. Located in the Downtown Specific Plan 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 two streets: South Louise Street and East Harvard Street. The City's Traffic Engineer reviewed the proposed project and commented the proposed 14 new residential one-bedroom/studio units and the existing two-story commercial office building to remain are estimated to generate less than 145 net daily 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 an existing 14 space at-grade parking lot and the construction of a new 3-story, 14-unit, 6,263 square-foot, residential building, featuring two affordable units and 12 market rate units and a one-level subterranean parking garage on a 12,000 square-foot lot. The site is bordered by South Louise to the west, East Harvard Street to the north, a surface parking lot to the east, and a one-story office use directly to the south. The proposed use as a residential use is permitted by right on the subject property zoned DSP/EB, 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 70 dB and over 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 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 a two-story general office building, 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.