

## MOTION

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Minassian, that upon consideration of Vacation Case No. 187V, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said alley vacation, subject to compliance with State Government Code Section 65402 and Chapters 2.68 and 12.24 of the Glendale Municipal Code, the Planning Commission finds and recommends to the City Council that the requested conditional vacation of a portion of the First Alley Easterly of Cedar Street, Southerly of Broadway (Alley 502) is consistent with the goals and objectives of the Comprehensive General Plan of the City of Glendale.

Adopted this 2nd day of November, 2022.

### Vote As Follows

Ayes: Chraghchian, Fuentes, Minassian, Shahbazian Lee

Noes: None

Abstain: None

Absent: None



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

### **AGENDA ITEM**

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**Report:** Request to vacate a portion of the First Alley Easterly of Cedar Street, Southerly of Broadway (Alley 502).

**File No./Case:** Alley Vacation Case No. 187V

**Location:** 900-920 East Broadway

**Applicant:** 900 E Broadway LP

**Owners:** City of Glendale/Glendale Housing Authority

<b>Approved for</b>	November 2, 2022
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### **ADMINISTRATIVE ACTION**

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**Prepared by:**  
Roger Kiesel, Senior Planner

**Reviewed by:**  
Kristen Asp, Principal Planner

### **GENERAL BACKGROUND INFORMATION:**

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#### **General Information**

**General Plan:** Commercial – Community Services  
Residential – Medium Density

**Zone:** R-2250 (Medium Density Residential) and C3 I (Commercial Services, Height District I) zones

**Surrounding Zoning/Use:** North: C3-I (Commercial Service-Height District I) zone / Office and general retail.  
South: R-2250 (Medium Density Residential) / Multi-family residential.  
East: C3-I (Commercial Service-Height District I) zone / former Tobin World.  
West: C3-I (Commercial Service-Height District I) and R-2250 (Medium Density Residential) zones / senior density bonus project under construction.

**Existing Conditions:** See attached vacation map.

### **Background**

**History:** In January 2021, the Housing Authority approved an Affordable Housing Agreement with 900 E Broadway, L.P. a California Limited Partnership to develop the Citrus Crossing Affordable Housing Project ("Project") at 900 E Broadway to create 126 units of 100% affordable rental housing for seniors. Upon vacation, the alley will be integrated into the Project and converted into a public pedestrian paseo that is shared between the Project and neighboring Harrower Village affordable housing project (both currently under development) and accessible to the public.

**Future Actions:** The alley vacation will be presented to the City Council on a November 29, 2022, upon review and recommendation by the Planning Commission.

### **ENVIRONMENTAL DETERMINATION**

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The 900 East Broadway Project was reviewed under the California Environmental Quality Act (CEQA) and has been determined to be exempt from any further CEQA review pursuant to Section 15332 of Title 14 of the California Code of Regulations (CEQA Guidelines), as a Class 32 "In-Fill Development Project", as the project meets all the threshold criteria set forth in Section 15332(a) through (e).

### **RECOMMENDATION**

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The Planning Division recommends that the Planning Commission find that the proposed vacation of a portion of the First Alley Easterly of Cedar Street, Southerly of Broadway (Alley 502), is consistent with the City's General Plan.

## 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.

Upon vacation, the former alley will be improved as a publicly-accessible pedestrian paseo, with a decorative paved path leading to a large patio/gathering area, landscaping, benches, bike racks and decorative lighting. A new 20-foot wide east-west alley is proposed along the southerly property line of the Project site connecting the remaining (unvacated) portion of the north-south alley to Cedar Street. This east-west alley will also provide access to the Project's 92-space subterranean parking garage. The subject portion of the alley proposed to be vacated is currently 20 feet in width and approximately 210 feet in length. The subject alley is improved with concrete pavement and contains over-head power and telecommunications lines. The applicant is working with Glendale Water & Power and the various telecommunications companies to relocate the facilities. Easements will be reserved for all utilities within the subject alley.

The vacation of the alley will 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 project site are Commercial – Community Services and Residential – Medium Density. The Commercial – Community Services designation is designed to offer a full range of functional services and facilities, such as offices (medical, real estate, etc.), personal services, shopping and restricted industries. The Residential – Medium Density use designation generally allows relatively dense residential development. The alley vacation will enable the conversion of the alley into publicly-accessible pedestrian paseo that links the two adjacent senior affordable projects. Surrounding the Project site are commercial businesses (retail, restaurants, auto repair, etc.) to the north (across Broadway), office and residential on the west, multi-family residential on the south, and a future senior affordable housing project and multi-family residential on the west. The Project is consistent with both designations underlying General Plan Land Use Element as it will enhance the site with landscaping and open space allowed in both land use designations.

The Housing Element Goal 1 encourages a city with a wide range of housing types to meet the needs of current and future residents. The alley vacation, by facilitating the adjacent affordable housing project aids the City in achieving this goal. Policy 1.3 of the Housing Element encourages affordable housing to be dispersed throughout the City; and Policy 1.4 seeks to provide higher density residential development in close proximity to public transportation, jobs, services and activity centers. The vacation meets Housing Element Goal 1 because it assists in adding a high density residential development along a public transportation corridor and a commercial corridor in close proximity to services. It also further disperses affordable housing in the City by developing it in a neighborhood that currently does not have many affordable units.

Housing Element Goal 2 seeks a City with high quality residential neighborhoods that are attractive and well designed. Policy 2.7 encourages the preservation of historic resources in a manner sensitive to historic design. The alley vacation will be used as a pedestrian paseo for the two adjacent senior affordable housing projects and the public at-large; the adjacent 920 East Broadway project will adaptively reuse and renovate the three historic Harrower Lab buildings in accordance with the Secretary of the Interior's Standards for Rehabilitation and, thus, preserve historic resources.

Housing Element Goal 3 calls for increase opportunities for affordable housing. Policy 3.1 encourages both the public and private sectors to produce or assist in the production of affordable housing. As noted, the vacation is being requested in connection with two affordable housing projects that have leveraged Federal Tax Credits and other affordable housing funds and, thus, the vacation meets Housing Element Goal 3.

Housing Element Goal 4 states that Glendale is a city with housing services that address groups with special housing needs. Specifically, Policy 4.1: to continue to offer housing and supportive services to special needs groups, including the elderly to enable independent living. The alley vacation facilitates the construction of two affordable senior projects that by utilizing density bonuses are creating a total of 167 new units and, thus, the vacation is consistent with Housing Element Goal 4.

The Land Use Element Residential Goal 3 supports the creation of higher density residential development and alternative forms of medium and high density housing in those areas best suited from the standpoint of accessibility, current development, community organization, transportation and circulation facilities and economic feasibility. Land Use Element Community Facilities Goal 1 promotes the development of parks and other recreation facilities in accordance with the adopted plan. By introducing higher density residential development along a major transportation and commercial corridor with new open space (created by the alley vacation) that will be available to project residents and the public at-large, the vacation is consistent with these Land Use Element goals.

Circulation Element Objective 3.2 encourages housing around and in commercial centers. The project is consistent with this objective since it adds housing opportunities in a commercial corridor and in close proximity to downtown.

The Open Space and Conservation Element Policy 2 and Objective 1 states that the City shall provide a variety of outdoor recreation opportunities to all residents. Vacation of the proposed alley is consistent with this as once vacated, the area will be converted to a pedestrian paseo with various amenities and accessible not only to the future adjacent affordable housing developments but also to the public at-large. Goal 8 of this Element emphasizes continuing efforts to identify, preserve and maintain structures or sites with historic or cultural value. Specifically, Objective 3 encourages utilization of historic and cultural structures and sites for public use and Objective 4 encourages adaptive reuse of historic and cultural structures. While the sites located at 900 and 920 East Broadway are separate projects, they were approved concurrently and seen, with the alley (to be vacated) between them, as an integrated project. The 920 East

Broadway project will rehabilitate the Harrower's Lab complex, a historic site within the City, into affordable housing for seniors, like the project on the subject site. The proposed alley vacation is consistent with these objectives.

Goals of the Recreation Element include having a variety of recreational opportunities and programs for all residents, and new parks and recreational facilities be responsive to particular neighborhoods. Objective 1 of this Element is to incrementally expand the quantity and quality of recreational experiences for residents. The alley proposed to be vacated along with the two senior affordable housing projects is located in Recreation Planning Area 9. This area is the most densely populated area of the City and while there are three evenly distributed parks in Area 9, because of the area's density and size, they do not adequately serve the residents. The alley, once vacated, will be developed as a publicly accessible pedestrian paseo and improved with a walking path, benches, landscaping and other amenities. This passive park will be appropriate for the senior population that will eventually live adjacent to it, an amenity for the surrounding community and bolster the amount of parks in an area of the City that is lacking in open space and, therefore, is consistent with the Recreation Element.

## **EXHIBITS**

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1. Proposed Street Vacation Map and Location Map
2. Site Plan
3. Glendale Senior Apartments-900 E. Broadway Class 32 Categorical Exemption Findings
4. Glendale Senior Apartments-920 E. Broadway Class 32 Categorical Exemption Findings

### MOTION

Moved by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_, that upon consideration of Vacation Case No. 187V, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said alley vacation, subject to compliance with State Government Code Section 65402 and Chapters 2.68 and 12.24 of the Glendale Municipal Code, the Planning Commission finds and recommends to the City Council that the requested conditional vacation of a portion of the First Alley Easterly of Cedar Street, Southerly of Broadway (Alley 502) is consistent with the goals and objectives of the Comprehensive General Plan of the City of Glendale.

Adopted this     day of November, 2022.

### VOTE:

Ayes:

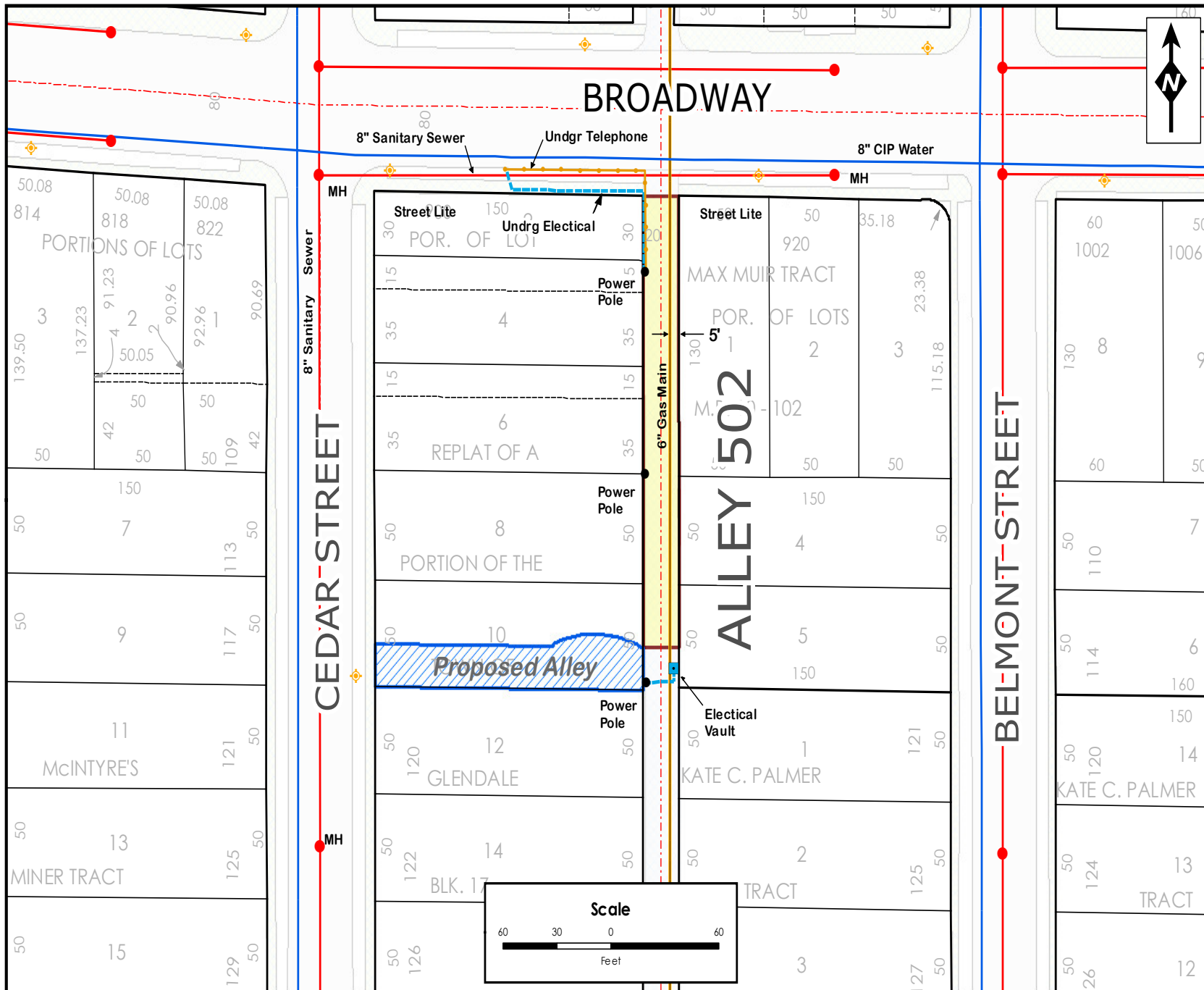
Noes:

Absent:

Abstain:

# MAP OF PROPOSED VACATION OF ALLEY 502

## IN THE CITY OF GLENDALE, CALIFORNIA



**AREA TO BE VACATED**

### Legend

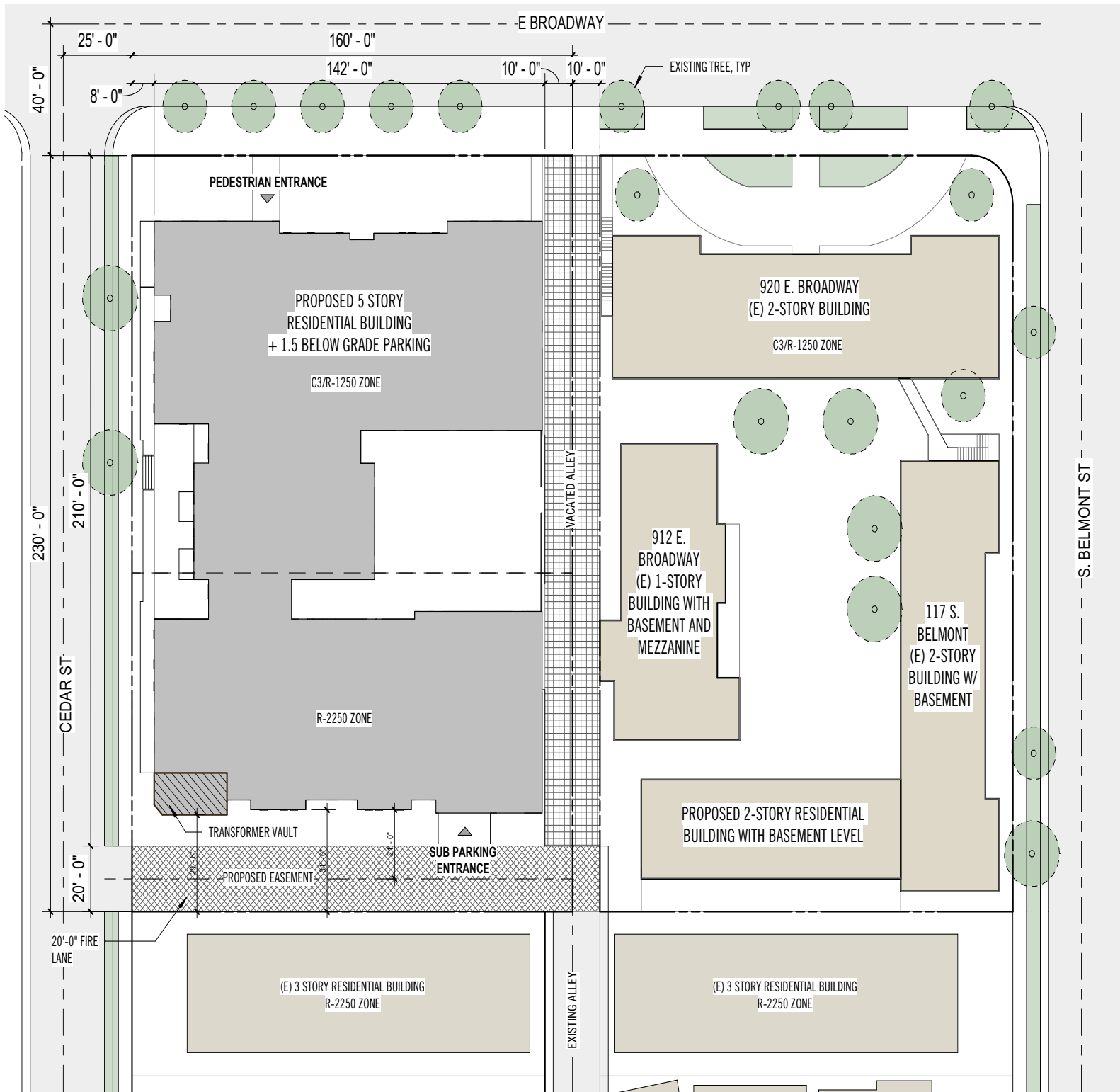
- Basemap**
- ROW & Tract Lines
  - Lot Lines
  - - - City Lot Split Lines
  - - - Other
  - - - County Lot Split Lines
  - - - City Boundary
  - Alleys
  - Street Pavement
  - Side walks
  - Street Centerline
- Utilities**
- Memorial Hospital Conduit
  - CATV
  - AT&T
  - Undgr Electrical
  - Natl Gas
  - Undgr Telephone
  - Power Poles
  - Street Lights
  - GWP- Electric Vault
  - Pedestrian Flashing Beacon
- Potable Water System**
- Distribution Main
  - Supply Line
  - Transmission Main
- Sanitary Sewers**
- Sewer Mainlines
  - Sewer Manholes
- Storm Drain System**
- GM
  - Catch Basins
  - Manholes

Map Prepared by:  
Mapping & Real Property  
W.F. A'Hearn, GIS Analyst  
19 October 2022

**Case No. 187V**

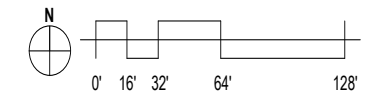
**Plan No.**

**12-241**



LEGEND

- PROJECT BUILDING
- ADJACENT BUILDINGS, NOT A PART OF PROJECT



**SITE PLAN**  
ENTITLEMENT SET

## NOTICE OF EXEMPTION

**TO:** ☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**FROM:** City of Glendale, Planning Department  
633 E. Broadway, Room 103  
Glendale, CA 91206-4386

☒ Los Angeles Registrar-Recorder/County Clerk  
Business Filings and Registration Section, Room 2001  
12400 Imperial Highway  
Norwalk, CA 90650

**Project Title:** New 127-Unit Residential Density Bonus Affordable Housing Project

**Project Location - Specific:** 900 East Broadway, Glendale, CA 91205

**Project Applicant:** City of Glendale Housing Authority

**Project Location - City:** Glendale

**Project Location - County:** Los Angeles

### Description of Nature, Purpose and Beneficiaries of Project:

The proposed project involves the demolition of the existing, approximately 11,000 SF on-site building (built in 1976) and a surface parking lot in conjunction with the construction of a new five-story, 127-unit density bonus residential housing project with 100% affordable units (aside from the manager's unit). The multi-family residential building will be constructed over a 92-space, subterranean parking garage located on a 36,800 SF site in the C3 (Commercial Service) and the R-2250 (Medium Density Residential) zones.

On May 27, 2021, the Design Review Board approved with conditions a Design Review Application (Case No. PDR 2107450) with 100% of the units (aside from the manager's unit) reserved for low, very low and extremely low senior households.

**Name of Public Agency Approving Project:** City of Glendale

**Name of Person or Agency Carrying Out Project:** City of Glendale, Meta Housing Corporation

### Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Class-32, Section15332
- ☐ Statutory Exemptions. State code number:

**Reasons why project is exempt:**

## NOTICE OF EXEMPTION

The project is exempt from CEQA review as a Class 32-"In-fill Development Projects" exemption pursuant to State CEQA Guidelines Section 15332 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 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.

**Lead Agency Contact Person:** Roger Kiesel **Area Code/Telephone/Extension:** (818) 937-8152

**If filed by applicant:**

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature:  Date: May 27, 2021 Title: Senior Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR:

## NOTICE OF EXEMPTION

**TO:** ☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**FROM:** City of Glendale, Planning Department  
633 E. Broadway, Room 103  
Glendale, CA 91206-4386

☒ Los Angeles Registrar-Recorder/County Clerk  
Business Filings and Registration Section, Room 2001  
12400 Imperial Highway  
Norwalk, CA 90650

**Project Title:** New 40-Unit Residential Density Bonus Affordable Housing Project

**Project Location - Specific:** 920 East Broadway, Glendale, CA 91205

**Project Applicant:** City of Glendale Housing Authority

**Project Location - City:** Glendale

**Project Location - County:** Los Angeles

**Description of Nature, Purpose and Beneficiaries of Project:**

The proposed project involves the adaptive reuse of the existing on-site buildings and construction of a new two-story building with a basement to provide a 40-unit density bonus residential housing project with 100% affordable units (aside from the manager's unit). The project is located on a 33,450 SF site in the C3 (Commercial Service) zone.

On May 20, 2021, the Historic Preservation Commission approved with conditions a Design Review Application (Case No. PDR 2107484) with 100% of the units (aside from the manager's unit) reserved for low, very low and extremely low senior households.

**Name of Public Agency Approving Project:** City of Glendale

**Name of Person or Agency Carrying Out Project:** City of Glendale

**Exempt Status:** *(check one)*

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Class-31, Section 15331 and Class-32, Section 15332
- ☐ Statutory Exemptions. State code number:

**Reasons why project is exempt:**

## NOTICE OF EXEMPTION

The project is exempt from CEQA review as a Class 31 "Historic Resource Restoration/Rehabilitation" exemption as the project seeks a federal rehabilitation tax credit and has been determined to conform to the Secretary of the Interior's Standards for Rehabilitation by a consultant meeting the Secretary of the Interior's Professional Qualification Standards and as a Class 32-"In-fill Development Projects" exemption pursuant to State CEQA Guidelines Section 15332 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 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.

**Lead Agency Contact Person:** Roger Kiesel **Area Code/Telephone/Extension:** (818) 937-8152

**If filed by applicant:**

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

**Signature:** Roger Kiesel **Date:** May 24, 2024 **Title:** Senior Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

**Date received for filing at OPR:**