



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Authorization to set the time, date and place for a public hearing concerning the Vacation of a portion of the First Alley Easterly of Cedar Street, Southerly of Broadway

1. Motion authorizing the City Clerk to set the time, date and place for a public hearing concerning Vacation Case No.187V; being the vacation of the First Alley Easterly of Cedar Street, Southerly of Broadway (Alley 502) for the Citrus Crossing affordable housing project.

COUNCIL ACTION

Item Type: Consent Calendar

Approved for November 15, 2022 **calendar**

EXECUTIVE SUMMARY

The Glendale Housing Authority is developing 126 units of affordable rental housing for seniors as part of the Citrus Crossing Affordable Housing Project at 900 E. Broadway. Vacation of the adjacent alley will allow development of a public pedestrian paseo adjacent to the project for use by the project and neighborhood residents.

COUNCIL PRIORITIES

Housing: The vacation of the alley will allow for the development of 126 affordable housing units.

Mobility: The vacation of the alley adjacent to the Citrus Crossing Affordable Housing Project will allow the creation of a public pedestrian paseo to be used by the project and neighborhood residents.

RECOMMENDATION

That the City Council authorize the City Clerk to set a date for a public hearing to consider the conditional vacation of a portion of the first public alley east of Cedar Street, southerly of Broadway to facilitate the construction of the Housing Authority's Citrus Crossing Affordable Housing Project.

BACKGROUND

In October 2019, the Housing Authority acquired 900 E. Broadway and 912, 920 E. Broadway and 117 S. Belmont Street ("920 E. Broadway", or "Harrower Village") for a future 100% affordable housing development. The properties acquired are split evenly in half by the north-south (Alley 502) connecting Broadway and Harvard Street. In July 2020, the Housing Authority issued two Request for Qualifications (RFQs) for the development of 100% affordable rental housing at 900 E. Broadway, and another at 920 E. Broadway. In January 2021, the Housing Authority of the City of Glendale approved an Affordable Housing Agreement with 900 E Broadway, L.P. a California Limited Partnership created by Meta Housing Corporation for the development of the Citrus Crossing Affordable Housing Project at 900 E Broadway to create 126 units of 100% affordable rental housing for seniors. The Project site is 34,500 square feet in area and improved with a one-story building and a surface parking lot.

Upon vacation, the subject alley will be incorporated into the proposed Project site, providing for the creation of a public pedestrian paseo. This open space will serve as a shared open space between the proposed Citrus Crossing Project, Harrower Village, and the neighboring community. It will be improved with a decorative paved path at both ends leading to a large patio/gathering area at its center, landscaping, benches, bike racks and decorative lighting. As part of the site improvements, a new 20-foot wide east-west alley is proposed along the southerly property line of the Project site connecting the remaining north-south alley to Cedar Street. This east-west alley will also provide access to the proposed 92-space subterranean parking garage.

The subject north-south alley between Broadway and Harvard is currently 20 feet wide 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 prior to beginning of construction of the Project. Easements will be reserved for all utilities within the subject alley. Upon vacation, the subject alley will be incorporated into the proposed Project.

Planning Commission Finding

On November 2, 2022, the Planning Commission reviewed the proposed alley vacation for consistency with the goals and objectives of the General Plan. Their findings will be included in the Resolution Authorizing the Vacation.

ANALYSIS

Upon vacation, the public pedestrian paseo created for the Citrus Crossing Affordable Housing Project will serve as public open space accessible to project residents, the adjoining Harrower Village Project, and the surrounding community.

The construction of this project has commenced and is scheduled for completion by Spring 2024.

STAKEHOLDERS/OUTREACH

Public notification will be provided through mailings to property owners within 300 feet of the proposed alley vacation.

FISCAL IMPACT

The action proposed in this report has no fiscal impact to the City, as it merely sets a date for a public hearing for the proposed vacation of public right of way.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

The project is exempt from CEQA review as a Class 32 “Infill Development Project” as it meets all threshold criteria set forth in section 15332(a) through (e).

CAMPAIGN DISCLOSURE

Not applicable.

ALTERNATIVES

Alternative 1: Approve the attached Motion authorizing the City Clerk to set a Public Hearing for the Subject Alley Vacation. This will allow development of the alley into a public pedestrian paseo.

Alternative 2: Do not approve the attached Motion. This option prevents Council from considering an application to vacate the alley, preventing development of the public pedestrian paseo.

Alternative 3: The City Council may consider any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

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Reviewed by:

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Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS/ATTACHMENTS

Exhibit A: Location Map