



## CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

### **AGENDA ITEM**

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Report: Resolution Ordering the Vacation of a portion of the First Alley Easterly of Cedar Street, Southerly of Broadway (Alley 502) for the Citrus Crossing affordable housing project, Vacation Case No. 187V

1. Resolution Ordering the Vacation
2. Resolution Adopting Plan No. 12-241

### **COUNCIL ACTION**

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**Item Type:** Public Hearing

**Approved for** December 6, 2022 **calendar**

### **EXECUTIVE SUMMARY**

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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**

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

Mobility/Connectivity/Safety: 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**

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Public Works recommends that the City Council approve the following resolutions involving Vacation Case No 187V, the Vacation a portion of the First Alley Easterly of Cedar Street, Southerly of Broadway (Alley 502), as identified on the attached Exhibit “A” location map and Plan No. 12-241, to facilitate the construction of the Citrus Crossing affordable housing project and the public pedestrian paseo.

1. Adopt a resolution ordering the vacation of said public alley; and
2. Adopt Plan No. 12-241 (Alley Vacation Map) showing the location of said public alley.

## **BACKGROUND**

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In October 2019, the Glendale 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 (“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 will be dedicated 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 and underground power and telecommunications lines

together with a natural gas main. The applicant is working with Glendale Water & Power and the various telecommunications companies to relocate the overhead facilities underground during 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, and recommended approval by adopting a motion finding consistency with the applicable Goals and Objectives of the Comprehensive General Plan of the City. Accordingly, the vacation of the Subject Alley is consistent with General Plan goals of providing for realistic future infrastructure as required by State Government Code Section 65402, and Chapters 2.68 and 12.24 of the Glendale Municipal Code. The Planning Department's Staff Report and the Planning Commission's motion are attached hereto as Exhibit "B".

### **Public Notices**

As required by the California Streets & Highways Code Sections 8300 et seq., notice of the public hearing for the subject vacation was published in the Glendale Independent, and notices were posted at locations along the subject Alley.

### **Conditions of Proposed Vacation**

All City Departments, and various agencies and public utility companies were notified of the proposed vacation. Easements were requested and are included in the resolutions as follows:

1. An easement to Glendale Water and Power for electrical purposes.
2. An easement to the Charter Communications for telecommunications purposes.
3. An easement to the Pacific Bell Telephone Company, dba AT&T California for telecommunications purposes.
4. An easement to the Southern California Gas Company for gas piping facilities.

### **ANALYSIS**

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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**

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The Citrus Crossing Affordable Housing Project will provide 100% affordable housing for seniors, and the public pedestrian paseo will provide needed public open space to the project residents and the surrounding community.

Public notification was provided by physical posting at the vacation site, publication in the local newspaper, and thru mailings to property owners within 300 feet of the proposed

alley vacation.

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**FISCAL IMPACT**

The action proposed in this report has no fiscal impact to the City.

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**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).

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**CAMPAIGN DISCLOSURE**

Not applicable.

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**ALTERNATIVES**

Alternative 1: Approve the attached resolutions. Previously, the proposed development received approval by the City Council and Planning Commission with the project incorporating the vacated alley into their site design.

Alternative 2: Do not approve the attached resolutions. This option will prevent the creation of a public pedestrian paseo which serve as a shared open space between the proposed Citrus Crossing Project, Harrower Village, and the neighboring community.

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

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**ADMINISTRATIVE ACTION****Prepared by:**

William A’Hearn, GIS Analyst

**Reviewed by:**

Yazdan T. Emrani, P.E., Director of Public Works

**Approved by:**

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

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**EXHIBITS/ATTACHMENTS**

Exhibit A: Plan No. 12-241 and Location Map (2 pages)

Exhibit B: Planning Commission Motion Dated November 2, 2022 and Community Planning Staff Report