



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

**AGENDA ITEM**

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Report: Appropriation of \$500,000 in Grant Funds from California Department of Housing and Community Development, LEAP Planning Grants Program.

1) Resolution of Appropriation in the amount of \$500,000.

**COUNCIL ACTION**

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**Item Type:** Consent Calendar

**Approved for**         June 27, 2023         **calendar**

**EXECUTIVE SUMMARY**

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Community Development Department secured a \$500,000 grant from the California Department of Housing and Community Development, LEAP Planning Grants Program in 2022. This appropriation will help fund work on Planning projects such the Land Use Element update.

## **COUNCIL PRIORITIES**

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Fiscal Responsibility.

## **RECOMMENDATION**

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Appropriate the grant funding for use on Planning Land Use Element Update.

## **BACKGROUND**

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In January 2020, the California Department of Housing and Community Development (HCD) announced the release of a Notice of Funding Availability for approximately \$119 million as part of the Local Early Action Planning Grants Program (LEAP). This amount was almost half of the \$250 million that Governor Newsom allocated as part of the 2019-20 Budget Act for all regions, cities, and counties to help meet identified housing needs of every community by prioritizing planning activities that accelerate housing production. The LEAP program provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will speed up housing production and help local governments address their Regional Housing Needs Assessment (RHNA).

Eligible applicants for the non-competitive LEAP grants were limited to local governments, i.e., cities and counties. Maximum award amounts were determined based on population estimates as of January 1, 2019. Because Glendale had a population between 100,000 and 299,000 people at that time, per the guidelines, the city was eligible for a maximum grant amount of \$500,000.

Per the HCD guidelines, awarded grants may only be used for the following eligible planning documents, activities and strategies that demonstrate an increase in housing related planning activities and facilitate accelerated housing production, such as:

- Rezoning and encouraging development by updating planning documents and zoning ordinances, such as General Plans, community plans, specific plans, or local planning related to implementation of sustainable communities' strategies;
- Performing infrastructure planning, including for sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents;
- Revamping local planning processes to speed up housing production;
- Preparing planning documents for a smaller geography (less than jurisdiction-wide) with a significant impact on housing production, including an overlay district, project level specific plan, or development standards modifications proposed for significant areas of a locality, such as corridors, downtown or priority growth areas; and other such activities.

Based on Department's application to HCD, as reviewed and approved by City Council at the July 27, 2021, the City received the \$500,000 LEAP grant for the following:

- Complete the Land Use and Housing Element Updates. These General Plan Element updates are part of the De Novo Planning Group contract for the “Glendale Land Use, Housing and Circulation Elements Update, SB 743 Implementation and Transportation Impact Fee Analysis,” as approved for execution by City Council on December 3, 2019. The majority of this contract is budgeted using Measure M funds, while a portion of the Housing Element and Land Use Element updates utilize SB 2 grant funding. The LEAP grant award would pay for any remainder not covered by the SB 2 grant for the Housing Element, and all of the Land Use Element update, including the environmental review. The Housing Element Update has been completed and staff is now working with De Novo on the Land Use Element Update.
- Research, develop and implement a Specific Plan for the area identified in the South Glendale Community Plans as “Pacific Avenue Gateway,” an approximately 30-acre area directly adjacent to the 134 Freeway off-ramp at Pacific Avenue and within walking distance of Downtown Glendale. This area would encompass the 2.8 acre AT&T Site (515 Pioneer Drive) that was acquired by the City to develop a 100% affordable housing project involving a density bonus. The specific plan would consider upzoning sites to strategically provide for higher density housing allowed by right within this area located near transit, jobs and other civic amenities. Objective design standards would be included in the proposed specific plan. This Planning project, however, is only a minor part of the grant award and will move forward only as staffing and timing permit.

**ANALYSIS**

Staff pursues grant opportunities that further the City’s priorities and providing a fiscally responsible avenues for accomplishing those goals.

**STAKEHOLDERS/OUTREACH**

Not applicable.

**FISCAL IMPACT**

HCD’s LEAP Planning Grants Program was not included as part of the FY 2022-23 budget or FY 2023-24 budget. The grant amount totals \$500,000 and will help cover the cost of updating various Planning elements. Staff requests an appropriation of \$500,000 from grant revenue. The appropriation request is outlined below:

Requesting Appropriation			
Amount	From (Account String)	To (Account String)	Funding Source
\$500,000	32610-2160-CDD-0020-P0000-CDD01002AG	43110-2160-CDD-0020-P0000-CDD01002AG	Grant Fund

## **ENVIRONMENTAL REVIEW (CEQA/NEPA)**

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This is exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations ("CEQA Guidelines") Section because it is not a project under CEQA Guidelines Section 15060(c)(3) and 15378(b)(4) because it constitutes a governmental fiscal activity that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. Furthermore, this action is exempt from further environmental review under CEQA pursuant to CEQA Guidelines Section 15262 because it involves only feasibility or planning studies for possible future actions which the City has not yet approved, adopted, or funded.

## **CAMPAIGN DISCLOSURE**

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This item is exempt from campaign disclosure requirements.

## **ALTERNATIVES**

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Alternative 1: Approve the appropriation of \$500,000 from the California Department of Housing and Community Development, LEAP Planning Grants Program. This will provide funding to updating Planning documents.

Alternative 2: Do not approve appropriation. Staff will need to terminate the agreement with the California Department of Housing and Community Development, LEAP Planning Grants Program. This will result in the General Fund having to absorb the costs of these projects.

Alternative 3: Consider any other alternative not proposed by staff.

## **ADMINISTRATIVE ACTION**

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**Approved by:**

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

## **EXHIBITS/ATTACHMENTS**

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No Exhibits