



**PROPOSED
NEGATIVE DECLARATION**
New 12-Unit Multi-Family Residential Project
348-350 Salem Street

The following Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970 as amended, the State Guidelines, and the Environmental Guidelines and Procedures of the City of Glendale.

Project Title/Common Name:	New 12-Unit Multi-Family Residential Project
Project Location:	348-350 Salem Street, Glendale, Los Angeles County
Project Description:	The proposed project involves the demolition of the existing residential units (348 Salem Street – one single family residence and detached garage; 350 & 352 Salem Street - three residential buildings divided into five residential units and a detached garage) and the construction of a new three-story, 12-unit multi-family residential development on a 13,955 SF lot with a total of 28 parking spaces in a one-level subterranean garage. The project includes common open space, private open space and landscaping. Development of the project requires Design Review Board approval for the design.
Project Type:	<input checked="" type="checkbox"/> Private Project <input type="checkbox"/> Public Project
Project Applicant:	Andre Haghverdian 2222 Foothill Blvd., Suite E531 La Canada, CA 91011
Findings:	The Director of Community Development, on June 28, 2017 , after considering an Initial Study prepared by the Planning Division, found that the above referenced project, , would not have a significant effect on the environment and instructed that a Negative Declaration be prepared.
Mitigation Measures:	None
Attachments:	Initial Study Checklist
Contact Person:	Phil Lanzafame, Director of Community Development City of Glendale Community Development Department 633 East Broadway Room 103 Glendale, CA 91206-4386 Tel: (818) 548-2140; Fax: (818) 240-0392

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INITIAL STUDY CHECKLIST
New 12-Unit Multi-Family Residential Project
348-350 Salem Street

1.	Project Title: New 12-Unit Multi-Family Residential Project
2.	Lead Agency Name and Address: City of Glendale Community Development Department Planning Division 633 East Broadway, Room 103 Glendale, CA 91206
3.	Contact Person and Phone Number: Vilia Zemaitaitis, AICP, Senior Planner Tel: (818) 937-8154 Fax: (818) 240-0392
4.	Project Location: 348-350 Salem Street, Glendale, Los Angeles County, CA 91203
5.	Project Sponsor's Name and Address: Andre Haghverdian 2222 Foothill Blvd., Suite E531 La Canada, CA 91011
6.	General Plan Designation: High Density Residential
7.	Zoning: R-1250 (High Density Residential) Zone
8.	Description of the Project: The proposed project involves the demolition of the existing residential units (348 Salem Street – one single family residence and detached garage; 350 & 352 Salem Street - three residential buildings divided into five residential units and a detached garage) and the construction of a new three-story, 12-unit multi-family residential development on a 13,955 SF lot with a total of 28 parking spaces in a one-level subterranean garage. The project includes common open space, private open space and landscaping. Development of the project requires Design Review Board approval for the design.
9.	Surrounding Land Uses and Setting: <u>North:</u> Multi-family Residential Uses <u>South:</u> Multi-family Residential Uses <u>East:</u> Multi-family Residential Uses <u>West:</u> Multi-family Residential Uses
10.	Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement). None

11. Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

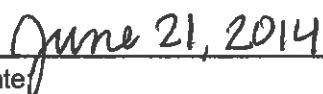
- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Prepared by:


Date:


Reviewed by:


Date:

Signature of Director of Community Development or his or her designee authorizing the release of environmental document for public review and comment.


Director of Community Development:


Date:

12. Environmental Factors Potentially Affected:

The following section provides an evaluation of the impact categories and questions contained in the checklist, and identifies mitigation measures, if applicable.

A. AESTHETICS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

1) Have a substantial adverse effect on a scenic vista?

No Impact. No scenic vistas, as identified in the Open Space and Conservation Element (January 1993), exist within or in proximity to the project site. Therefore, no impacts to scenic vistas would result from project implementation.

Mitigation Measures: No mitigation measures are required.

2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. No state scenic highway is located adjacent to or within view of the project site. No impacts to scenic resources within a State scenic highway would occur.

Mitigation Measures: No mitigation measures are required.

3) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. The project will be reviewed by the Design Review Board (DRB) in regard to the site planning, mass and scale, architecture, materials, and landscaping to ensure the project's design is compatible with the surrounding built environment. The DRB is charged with making a determination that the project complies with the City's Comprehensive Design Guidelines, Chapter 5 - Multi-Family Residential and Mixed Use Design Guidelines. Compliance with the zoning development standards for the R-1250 zone, including setbacks, height limit, landscaping and open space, influences the site planning (building placement) and massing/scale. The project is located towards the center of the lot, and features the required landscaped street front setback, setbacks with planters along the side, and a common open space area at the rear; setbacks and separation from adjacent buildings are met. The three-story building will be slightly taller than the existing, adjacent two-story multi-family residential buildings, but the step-backs along the upper floors and the articulation along the elevations helps break down the size and appearance of the massing. The massing treatment also helps the three-story structure to relate to the larger, four-story Veteran's Village (331 Salem Street) a few parcels east of the project site, the three-story multi-family project at 340 Salem Street to the east, and the three-story multi-family projects to the west at 360 and 361

Salem Street. Meanwhile, the contemporary design provides separate units defined by strong architectural elements, as suggested in the Design Guidelines. Therefore, impacts to visual character are anticipated to be less than significant given the project review processes, the location of the lot, and existing neighboring structures within the project vicinity.

Mitigation Measures: No mitigation measures are required.

4) **Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

No Impact. Day and nighttime lighting for the project would only represent a slight increase above existing conditions and would be similar to the existing two-, three- and four-story multi-family buildings within the project vicinity along Salem Street. Therefore, no impacts associated with day and nighttime lighting would occur.

Mitigation Measures: No mitigation measures are required.

B. AGRICULTURE AND FOREST RESOURCES

<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's Inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project</i>				
	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

1) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No Impact. There is no prime farmland, unique farmland, or farmland of statewide importance within or adjacent to the proposed project site and no agricultural activities take place on the project site.

No agricultural use zone currently exists within the City, nor are any agricultural zones proposed. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The proposed project site is located in an urbanized area developed with other buildings similar in use, scale, and style to the proposed structure. No portion of the project site is proposed to include agricultural zoning designations or uses, nor do any such uses exist within the City under the current General Plan and zoning. There are no Williamson Act contracts in effect for the project site or surrounding vicinity. No conflicts with existing zoning for agricultural use or Williamson Act contract would result. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

3) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?

No Impact. There is no existing zoning of forest land or timberland in the City of Glendale. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

4) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no forest land within the City of Glendale. No forest land would be converted to non-forest use under the proposed project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. There is no farmland or forest land in the vicinity of or on the proposed project site. No farmland would be converted to non-agricultural use and no forest land would be converted to non-forest use under the proposed project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

C. AIR QUALITY

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan?				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Expose sensitive receptors to substantial pollutant concentrations?			X	
5. Create objectionable odors affecting a substantial number of people?			X	

1) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The project is located in the South Coast Air Quality Management District (SCAQMD), which recently approved the 2016 Air Quality Management Plan (AQMP). The purpose of the AQMP is to set forth a comprehensive and integrated program that will lead the Basin into compliance with the federal 24-hour PM_{2.5} air quality standard, and to provide an update to the Basin's commitments towards meeting the federal 8-hour ozone standards. Projects that are considered to be consistent with the AQMP do not interfere with attainment and do not contribute to exceeding an existing air quality violation because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended thresholds.

The project would not increase population figures over those that have been planned for the area and would be consistent with the AQMP forecasts. Therefore, the project would be consistent with the air quality-related regional plans, and should not jeopardize attainment of state and federal ambient air quality standards.

Another measurement tool in determining AQMP consistency is to determine how a project accommodates the expected increase in population and employment. Generally, if a project is planned in such a way that results in the minimization of vehicle miles traveled both within the project and in the community in which it is located, and consequently the minimization of air pollutant emissions, it would be consistent with the AQMP. The project site is located in close proximity to several modes of public transportation, which could accommodate a portion of the project-generated trips. As a result, vehicle miles traveled and, consequently, air pollutant emissions from mobile sources, would be reduced from the proximity to existing transit facilities. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant Impact. The URBEMIS2007 Environmental Management Software was used to estimate the emissions associated with construction and operation of the proposed project. URBEMIS2007 is a land use and transportation based computer model designed to estimate regional air emissions from new land use development projects. The model accounts for certain meteorological conditions that characterize specific air basins in California. The model was developed by the California Air Resources Board (CARB) and is approved for use by the SCAQMD.

The project's construction information was entered into the model to estimate construction emissions. Based on the model run, construction of the project would not exceed the SCAQMD thresholds of significance for construction.

Area sources emissions would be generated during the consumption of natural gas for space and water heating devices, by natural gas fireplaces, and during the operation of gasoline-powered landscape maintenance equipment and use of consumer products (e.g., hair spray, deodorants,

lighter fluid, air fresheners, automotive products, and household cleaners). Mobile source emissions would be generated by the motor vehicles traveling to and from the project site.

Area and mobile source emissions were estimated using URBEMIS2007. The project's land uses were entered into the model to estimate area source emissions. It was assumed that all buildings would combust natural gas. Based on the URBEMIS2007 model run, the project would not exceed the SCAQMD thresholds of significance for construction or operations. Therefore, no significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

- 3) ***Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emission, which exceed quantitative thresholds for ozone precursors)?***

Less Than Significant Impact. As indicated in the air quality model run described above, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 4) ***Expose sensitive receptors to substantial pollutant concentrations?***

Less than Significant Impact. As indicated in the model run performed for this project, no construction or operational impacts are anticipated. Therefore, the project would not expose sensitive receptors to a substantial pollutant concentration; impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

- 5) ***Create objectionable odors affecting a substantial number of people?***

Less Than Significant Impact. Construction activity associated with the proposed project may generate detectable odors. However, any detectable odors would be associated with initial construction and would be considered short-term. Significant long-term odor impacts are not anticipated to occur from the project since it is a residential use. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

D. BIOLOGICAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

- 1) ***Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

No Impact. The proposed project is located in an area that has been urbanized for many years. The area was originally developed with single-family residences dating back to the early 1900's and later redeveloped with multi-family residential buildings. As such, natural vegetation does not exist on site. Existing trees in the area are limited to street trees and those planted on the project site. The site is surrounded by developed properties and is unsuitable for use as wildlife habitat due to existing urban intrusion. The subject site is also located in a dense area of the city. No wildlife species other than those which can tolerate human activity and/or are typically found in urban environments are known to exist onsite vicinity of the 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. The site does not provide suitable habitat for endangered or rare species. Therefore, no impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 2) ***Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

No Impact. The proposed project is located in an area that has been highly urbanized for many years. No riparian habitat and/or other sensitive natural communities are present within the vicinity, and no such areas are present onsite or adjacent to the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 3) ***Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

No Impact. The proposed project is located in an area that has been heavily urbanized for many years. No federally protected wetlands are present within the vicinity, and no such areas are present onsite or adjacent to the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 4) ***Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

No Impact. The proposed project is located in an area that has been urbanized for many years and has been substantially modified by human activity. All lots surrounding the subject property have been developed. Implementation of the proposed project will not interfere with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 5) ***Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

No Impact. The proposed project lies within an area that has been heavily urbanized for many years. No protected biological resources are present onsite, as the subject lot and the surrounding area are developed with a variety of multi-family housing, as well as some single-family residences. Similarly, there are no indigenous trees, as defined pursuant to Chapter 12.44 of the Glendale Municipal Code (GMC), located on or within 20 feet of the project site. Implementation of the proposed project will not conflict with any local policy designed to protect biological resources. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 6) ***Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

No Impact. No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan has been adopted to include the project site. Therefore, the project would not conflict with any such plans. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

E. CULTURAL RESOURCES

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?			X	
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?			X	

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
4. Disturb any human remains, including those interred outside of formal cemeteries?			X	

1) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?

Less Than Significant Impact.

The project site is composed of two parcels: 348 Salem Street and 350 Salem Street. The 348 Salem Street parcel (5637-008-010) was developed circa 1911 with a single family residence, and a detached garage was constructed in 1948. The existing house is 1½ story, approximately 1,300 SF in size, and designed in the Craftsman bungalow style. The City's Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2006-2007 listed the structure as a "6L" - determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning. A Historic Structure Evaluation for the existing house was prepared by LSA Associates, dated September 7, 2016. This intensive-level CEQA compliance document determined that the altered Craftsman style residence does not appear eligible for designation at the Local, State, or Federal level. The residence has been altered (enclosed wrap-around porch, modern fenestration, and setting) and is a modest example of a common type and style, and no evidence was found indicating it is associated with important events or people in history. For these reasons, this structure does not qualify as a "historic resource" per CEQA, and therefore, its proposed demolition is not considered an impact with regards to historical resources. See Exhibit 2.

The 350-352½ Salem Street parcel (APN 5637-008-011) was originally developed circa 1910 with a single family residence (352 Salem), then a residential building was added in 1922 behind the front house and expanded in 1944-1945 with legal garage conversions (352 A & B Salem). City building permits for the project site are inconclusive in terms of unit addresses and construction dates, though the most accurate records point to five legal units on the property. The City's Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2006-2007 listed the front structure (350 Salem Street) as a "6L" - determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning. The Historic Structure Evaluation prepared by LSA Associates determined that the altered Craftsman style residence does not appear eligible for designation at the Local, State, or Federal level. It is not a distinctive example of the Craftsman style (a modest example of a common type and style), and no evidence was found indicating it is associated with important events or people in history. For these reasons, this structure does not qualify as a "historic resource" per CEQA, and therefore, its proposed demolition is not considered an impact with regards to historical resources. See Exhibit 3.

2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?

Less Than Significant Impact. The project site has already been developed and disrupted. Any archaeological resources, which may have existed at one time (on or beneath the site), have likely been previously disturbed. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources. In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work

within a 100-meter radius (328 feet) must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no significant impact is anticipated.

Mitigation Measures: No mitigation measures are required.

3) ***Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Less Than Significant Impact. The project site has already been subject to disruption and development. Any superficial paleontological resources which may have existed at one time on the project site have likely been previously unearthed by past development activities. Nonetheless, there is a possibility that paleontological resources may exist at deep levels and could be unearthed with implementation of the proposed project. In the event that paleontological resources are unearthed during the proposed project-related subsurface activities, all earth-disturbing work within a 100-meter radius (328 feet) must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no significant impact is anticipated.

Mitigation Measures: No mitigation measures are required.

4) ***Disturb any human remains, including those interred outside of formal cemeteries?***

Less Than Significant Impact. No known burial sites exist within the vicinity of the project site or surrounding area. Nonetheless, if human remains are encountered during excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as a consultant on how to proceed with the remains (i.e., avoid removal or reburial). With implementation of this standard requirement, no significant impact is anticipated.

Mitigation Measures: No mitigation measures are required.

F. **GEOLOGY AND SOILS**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?				X
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
4. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?			X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The project site is not within an established Alquist-Priolo Fault Zone for surface fault rupture hazards. Based on the available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located directly beneath or projecting toward the project site. Therefore, the potential for surface rupture as a result of fault plane displacement during the design life of the project is less than significant.

Mitigation Measures: No mitigation measures are required.

ii) Strong seismic ground shaking?

Less than Significant Impact. The project site could be subject to strong ground shaking in the event of an earthquake originating along one of the faults listed as active or potentially active in the Southern California area. This hazard exists throughout Southern California and could pose a risk to public safety and property by exposing people, property, or infrastructure to potentially adverse effects, including strong seismic ground shaking. Compliance with applicable building codes would minimize structural damage to buildings and ensure safety in the event of a moderate or major earthquake. Therefore, impacts related to strong seismic ground shaking would be less than significant.

Mitigation Measures: No mitigation measures are required.

iii) Seismic-related ground failure, including liquefaction?

No Impact. As identified in the City of Glendale General Plan Safety Element, the project site is not located within a mapped liquefaction hazard zone. Therefore, no impacts related to liquefaction would occur.

Mitigation Measures: No mitigation measures are required.

iv) Landslides?

No Impact. As identified in the City of Glendale General Plan Safety Element, the project site is not located within a mapped landside hazard zone. Therefore, no impacts related to landslides would occur.

Mitigation Measures: No mitigation measures are required.

2) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Construction activity associated with the proposed project development may result in wind and water driven erosion of soils due to grading activities if soil is stockpiled or exposed during construction. However, this impact is considered short-term in nature since the site would be covered with pavement and landscaping upon completion of construction activity. Further, as part of the proposed project, the applicant would be required to adhere to conditions under the National Pollutant Discharge Elimination System (NPDES) Permit set forth by the Regional Water Quality Control Board (RWQCB), and prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout construction. The SWPPP would incorporate Best Management Practices (BMPs) to ensure that impacts from erosion during construction would be reduced to less than significant.

Mitigation Measures: No mitigation measures are required.

3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an onsite or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. As identified in the City of Glendale General Plan Safety Element, the project site is not located within a mapped liquefaction hazard zone. The relatively flat topography of the project site precludes both stability problems and the potential for lurching, which is earth movement at right angles to a cliff or steep slope during ground shaking. As previously discussed, the project is not subject to hazards such as landslides and liquefaction.

Ground surface subsidence generally results from the extraction of fluids or gas from the subsurface that can result in a gradual lowering of the ground level. No regional subsidence as a result of groundwater pumping has been reported in the Glendale area. Therefore, the potential for ground collapse and other adverse effects due to subsidence on the project site is considered low.

In order to minimize damage due to geologic hazards, design and construction of the proposed project would comply with applicable building codes. Therefore, impacts related to exposure to hazards including landslides, lateral spreading, subsidence, liquefaction and collapse would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?

Less Than Significant Impact. The soils underlying the project site and surrounding area are considered to have a low expansion potential. Additionally, in order to minimize damage due to geologic hazards, design and construction of the proposed project would comply with applicable building codes. Therefore, impacts related to expansive soil would be less than significant.

Mitigation Measures: No mitigation measures are required.

5) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. Septic tanks will not be used for the proposed project. The proposed project would connect to and use the existing sewage conveyance system. No impact would occur.

Mitigation Measures: No mitigation measures are required.

G. GREENHOUSE GAS EMISSIONS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

1) ***Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

Less Than Significant Impact. Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. GHG as defined under AB 32 includes: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (CARB), the State agency charged with regulating statewide air quality, adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020 by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. The Southern California Association of Governments (SCAG) has prepared the region's Sustainable Communities Strategy (SCS), which is part of the Regional Transportation Plan (RTP). Glendale has an adopted Greener Glendale Plan which meets regional greenhouse gas reduction targets, as established by SCAG and adopted by the ARB. The Greener Glendale Plan uses land use development patterns, transportation infrastructure investments, transportation measures and other policies that are determined to be feasible to reduce GHG.

At this time no air agency, including the SCAQMD, has adopted applicable project-level significance thresholds for GHGs emissions. AB 32 did not set a significance threshold for GHG emissions, although EPA, CARB or another agency may issue regulations at some point which may set forth significance criteria for CEQA analysis. In the interim, none of the CEQA Guidelines, the CEQA Air Quality Handbook, the Air Quality Management Plan, or the SCAQMD set forth applicable significance thresholds for GHG emissions.

Due to the complex physical, chemical and atmospheric mechanisms involved in global climate change, there is no basis for concluding that the project's very small and essentially temporary (primarily from construction) increase in emissions could cause a measurable increase in global GHG emissions necessary to force global climate change.

CEQA Guidelines Section 15130(f) clarifies that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis. CEQA Guidelines Section 15064.4 recommends consideration of qualitative factors that may be used in the determination of significance, including the extent to which the project complies with regulations or requirements adopted to implement a reduction or mitigation of GHGs. Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project will comply with an approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area of the project. Examples of such programs include "plans or regulations for the reduction of greenhouse gas emissions."

Since this Project is consistent with Greener Glendale Strategies to reduce GHGs and the SCS prepared by SCAG consequently, this project would result in a less than cumulatively considerable impact on GHG emissions and no mitigation is required.

Mitigation Measures: No mitigation measures are required.

2) ***Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?***

Less Than Significant Impact. For the reasons discussed in Response G.1 above, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

H. HAZARDS AND HAZARDOUS MATERIALS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site?				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site?				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

1) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

No Impact. The project involves the development of residential uses. Such uses do not generally involve the routine use, transport, or disposal of significant amounts of hazardous materials. No new hazardous materials will be generated at the site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact. Development of the project site will require demolition of all existing structures on-site. Structures constructed, repaired or remodeled between 1930 and 1981 have the potential of containing "Asbestos Containing Building Materials". In addition, buildings constructed prior to 1978 may contain lead based paints. Testing and removal of lead-based paints is subject to regulation established by the Environmental Protection Agency (EPA). The proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. As such, the existing structures are required to be tested in accordance with applicable rules and regulations and remediated accordingly prior to demolition. Compliance with the applicable rules and regulations would ensure that significant impacts are reduced to a less than significant level.

Mitigation Measures: No mitigation measures are required.

3) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact. The closest school is Columbus Elementary School (425 W Milford St, Glendale, CA 91203), located 0.4 miles from the project site. Regardless, the project would not emit any new

hazardous emissions or handle hazardous materials since residential uses are proposed. No impact would occur.

Mitigation Measures: No mitigation measures are required.

- 4) ***Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

No Impact. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 5) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site?***

No Impact. The proposed project site is not located within an airport land use plan or within two miles of a public airport or public use airport. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 6) ***For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site?***

No Impact. The project site is not within the vicinity of a private airstrip. No impact would occur.

Mitigation Measures: No mitigation measures are required.

- 7) ***Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

No Impact. There is no "City Disaster Response Route" located on any streets adjacent to the project site. The nearest designated street is Brand Boulevard, as identified in the City of Glendale General Plan Safety Element (August 2003). The proposed project does not involve any changes to Brand Boulevard, nor would the project result in the alteration of an adopted emergency response plan or evacuation plan. As such, no impacts to emergency response plans or emergency evacuation plans would occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

- 8) ***Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?***

No Impact. The project site and surrounding area are characterized by features typical of the urban landscape. The project site is not within a fire hazard area as identified in the City of Glendale General Plan Safety Element. No impact would occur.

Mitigation Measures: No mitigation measures are required.

I. HYDROLOGY AND WATER QUALITY

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements?			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
5. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Otherwise substantially degrade water quality?			X	
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
10. Inundation by seiche, tsunami, or mudflow?				X

1) ***Violate any water quality standards or waste discharge requirements?***

Less Than Significant Impact. Under Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollutant Discharge Elimination System (NPDES) program to control direct storm water discharges. In 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 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 Stormwater 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 water discharge requirements since the project will be required to comply with applicable permitting requirements. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

- 2) ***Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?***

Less Than Significant Impact. The proposed project does not involve additions or withdrawals of groundwater. The amount of hardscape proposed on the project site would be more than the current on-site conditions, but will be similar to other multi-family development in the area. The project will provide 3,385 square-feet of landscaped open space. The proposed project would not significantly interfere with the recharge of local groundwater or deplete the groundwater supplies. No significant impacts would occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

- 3) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?***

Less Than Significant Impact. The project site is situated on a flat lot and developed with several multi-family residential dwelling units. Water that falls on the site either is absorbed into the ground on-site or is directed to Salem Street. These conditions would not change substantially with project implementation. The project will not alter the course of a stream or river, since no river or stream is located on the site nor would the project result in a substantial increase in runoff. Impacts to drainage patterns would be less than significant.

Mitigation Measures: No mitigation measures are required.

- 4) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?***

Less Than Significant Impact. The proposed project would not alter the course of a stream or river. Flood hazards due to heavy precipitation can result in inundation of developed areas due to overflow of nearby stream courses or from inadequate local storm drain facilities, if not sized to accommodate large storm events. However, the City has developed a flood control system that provides protection for its residents. The amount of surface runoff would increase as a result of the project; however, the increase would not be substantial. In addition, no Federal Emergency Management Agency (FEMA)-designated flood zones are located within the project site as indicated in the City of Glendale General Plan Safety Element (August 2003). Therefore, flooding impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

- 5) ***Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?***

Less Than Significant Impact. Please refer to Response 1-3 above. The amount of impervious surfaces would increase resulting in an increase in runoff from the site; however, the increase would not be substantial. Impacts from runoff as a result of the proposed project are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

6) ***Otherwise substantially degrade water quality?***

Less Than Significant Impact. Please refer to Response I-3 above.

Mitigation Measures: No mitigation measures are required.

7) ***Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?***

No Impact. According to Federal Emergency Management Agency flood hazard maps, the project site is not located within a 100-year flood zone; therefore, the proposed project would not place housing within a 100-year flood hazard area or result in structures being constructed that would impede or redirect flood flows. The proposed project would not be subject to flooding, and, therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

8) ***Place within a 100-year flood hazard area structures which would impede or redirect flood flows?***

No Impact. As indicated in Response I-7 above, the project site is not located within a 100-year floodplain or other flood hazard area, as shown on the latest FEMA Flood Insurance Rate Map. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

9) ***Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?***

No Impact. According to the City of Glendale General Plan Safety Element, the proposed project is not located within the inundation zone. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

10) ***Inundation by seiche, tsunami, or mudflow?***

No Impact. The project site is not within a coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site. In addition, the project site is not located downslope of any large bodies of water that could adversely affect the site in the event of earthquake-induced seiches, which are wave oscillations in an enclosed or semi-enclosed body of water. Therefore, no impact related to inundation by seiche, tsunami, or mudflow would result from implementation of the proposed project.

Mitigation Measures: No mitigation measures are required.

J. **LAND USE AND PLANNING**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Physically divide an established community?				X
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or				X

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
3. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

1) Physically divide an established community?

No Impact. The project site is currently developed with a single-family dwelling and garage on the 348 Salem Street lot, while the adjacent 350 Salem Street lot features a number of multi-family residential units divided among three detached structures. All of these buildings will be demolished as part of the project. The project site is surrounded other lots zoned R-1250 (High Density Residential) and developed with primarily multi-family residential structures, varying from one to four stories in height (low to high density). The proposed three-story building will be slightly taller than the existing, adjacent two-story multi-family residential buildings, but the proposed height is permitted by Code and the adjacent parcels have the potential to be redeveloped with similar building volumes. A larger, four-story Veteran's Village (331 Salem Street) is located a few parcels east of the project site, in addition to a three-story multi-family project at 340 Salem Street to the east, and two three-story multi-family projects to the west at 360 and 361 Salem Street. The project site is in close proximity to (within half a block of) Downtown Glendale, an area that contains office, commercial, and mixed-use development. The proposed project is consistent with the development pattern in the area and the permitted zoning, and compatible with the other buildings. No established community would be divided as a result of the project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The zoning designation on the project site is R-1250 (High Density Residential) Zone and the General Plan designation is High Density Residential. The proposed project complies with the Land Use Element of the General Plan, as well as the zoning standards including density, height, landscape/open space, and parking. The new 12-units project will comply with the allowable density per the Zoning Code for R-1250 zoned lots greater than 90 feet in width at a density of one unit for every 1,000 square feet minimum of lot area; additional open space for such density is provided. No significant impacts associated with applicable land use plans and policies would occur.

Mitigation Measures: No mitigation measures are required.

3) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. There is no habitat conservation plan or natural community conservation plan in the project site or vicinity. As such, the implementation of the proposed project could not conflict with any such plans. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

K. MINERAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The project site located in an area that is completely urbanized for many years and is not within an area that has been identified as containing valuable mineral resources, as indicated in the City's Open Space and Conservation Element (January 1993). Therefore, development within the project site would not result in the loss of availability of a known mineral resource. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As indicated in Response K-1 above, there are no known mineral resources within the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

L. NOISE

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working				X

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
in the project site to excessive noise levels?				
6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels?				X

1) ***Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

Less Than Significant Impact. The proposed project involves demolishing the existing buildings and constructing a new, 3-story multi-family residential project. The total number of dwelling units on-site will be 12. This type of use is permitted on the subject site. Surrounding land uses include other multi-family buildings and some remaining single-family residences. As shown in the City's Noise Element, the project site is located within the 70 CNEL noise contours. The new project would be constructed to reduce interior noise to acceptable levels. The project's design also includes private patios and balconies facing the front and side yards. While these patios and balconies are private and serve only the unit it is attached to, they do not offer complete expectation of privacy as one would associate with the term private or privacy due to their location. While the proposed building will produce a more intensive use than the existing condition, it is not anticipated to generate noise in excess of the limits contained in the Noise Element. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

2) ***Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?***

Less Than Significant Impact. Excessive groundborne vibration is typically associated with activities such as blasting used in mining operations, or the use of pile drivers during construction. The project would not require any blasting activities and any earth movement associated with project construction is not anticipated to require pile driving. Therefore, the project is not expected to generate excessive groundborne vibration or groundborne noise levels. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

3) ***A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?***

Less Than Significant Impact. As indicated in Response L-1 above, significant noise impacts are not anticipated to result from the long-term operation of the proposed project.

Mitigation Measures: No mitigation measures are required.

4) ***A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?***

Less Than Significant Impact. Short-term noise impacts could occur as a result of construction activities. All development within the project site will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36) which prohibits construction activities to between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from 7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday. Compliance with the City's noise ordinance would ensure that noise impacts will be less than significant.

Mitigation Measures: No mitigation measures are required.

- 5) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels?***

No Impact. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 6) ***For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels?***

No Impact. The project site is not within the vicinity of a private airstrip. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

M. POPULATION AND HOUSING

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

- 1) ***Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

Less Than Significant No Impact. The proposed project involves the development of 12 new style multi-family dwelling units, in conjunction with the demolition of the six existing dwelling units on-site. As a result of the proposed project, there will be a net increase of six residential dwelling units. The subject site is zoned R-1250 with a General Plan Land Use Designation of High Density Residential. The subject site is surrounded by other multi-family residences. The project is consistent with the zoning and land use designation of the area and, therefore, is not considered growth inducing. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 2) ***Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?***

No Impact. The proposed project involves the development of 12 new style multi-family dwelling units, in conjunction with the demolition of the six existing dwelling units on-site. As a result of the

proposed project, there will be a net increase of six residential dwelling units. No impacts would occur.

3) ***Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?***

No Impact. The proposed project involves the development of 12 new style multi-family dwelling units, in conjunction with the demolition of the six existing dwelling units on-site. As a result of the proposed project, there will be a net increase of six residential dwelling units. However, the existing units are vacant, so the proposed project will displace no occupants. No impacts would occur.

Mitigation Measures: No further mitigation measures are required.

N. PUBLIC SERVICES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

1) ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:***

a) ***Fire protection?***

Less Than Significant Impact. The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site. The nearest fire station is Station No. 21, located at 421 Oak Street, which is approximately 0.5 miles from the project site. The project will be required to comply with the Uniform Fire Code, including installation of fire sprinklers for the new dwelling units, and to submit plans to the Glendale Fire Department at the time building plans are submitted for approval. Impacts to fire protection are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

b) ***Police protection?***

Less Than Significant Impact. The Glendale Police Department (GPD) provides police services to the project site. The nearest police facility is located at 131 North Isabel Street, which is

approximately 0.7 miles from the subject property. The proposed project will add a net gain of six residential dwelling units to the area, as well as the people who will live in these units. The site is located in an urban, developed area of the City. The additional population that this project will bring is anticipated to have less than significant impact to Police services.

Mitigation Measures: No mitigation measures are required.

c) Schools?

Less Than Significant Impact. Section 65995 of the Government Code provides that school districts can collect a fee on a per square foot basis for new residential units or additions to existing units to assist in the construction of or additions to schools. Such fee will be collected prior to the issuance of a building permit. Payment of these fees under the provisions of Government Code Section 65995.5 reduces impacts that could occur as a result of the project to less than significant levels.

Mitigation Measures: No mitigation measures are required.

d) Parks?

Less Than Significant Impact. The proposed project would not involve the development or displacement of a park. The subject property and surrounding area is zoned for high density multi-family residential development and was not planned for use as a park. The project would provide landscape areas/open space in the front and rear yards, as well as in the rear courtyard and ample rooftop deck, which will fulfill the landscape/open space requirement per the R-1250 zoning requirements. The total landscape area is 3,545 SF (minimum is 25% of the lot area, or 3,492 SF). The total private open space area is 1,342.5 SF (minimum is 40 SF per unit, or 480 SF). The total common open space is 4,781 SF (minimum 200 SF per unit with additional open space required per GMC 30.31.020.A.7 for the density bonus, for a total of 3,501 SF). The proposed project would not result in a significant contribution to additional need for parks due to the minimal net increase of new dwelling units. Additionally, the proposed project would be subject to the park and library development impact fees. Such fees will be collected prior to the issuance of development permits. With the payment of applicable fees, impacts to parks would be less than significant.

Mitigation Measures: No mitigation measures are required.

e) Other public facilities?

Less Than Significant Impact. The project site is presently developed with a total of six multi-family residential units. Development of the site will result in a net increase of six residential units. The lots surrounding this site are developed with similar or larger multi-family residential buildings, with the exception of a few remaining single-family residences. Several public facilities are located within close proximity and walking distance of the project site. These facilities include Doran Gardens Mini-Park, Milford Mini-Park and Fremont Park. The proposed project would be subject to the park and library development impact fees. Such fees will be collected prior to the issuance of development permits. With the payment of fees, impacts to other public facilities would be less than significant.

Mitigation Measures: No mitigation measures are required.

O. RECREATION

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

- 1) ***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

Less Than Significant Impact. The project, as proposed, is consistent with the Land Use Element, which designates the project site as high density residential. The potential demand for new parks, or increased maintenance and additional improvements at existing parks, would be minimal due to the small net increase of new residential dwelling units. The incremental increase of residents to the City occupying the project's 12 units (net increase of six from the existing condition) will not substantially increase the use of the City's community parkland such that any noticeable impact on the community parks within the city will occur.

In addition, pursuant to Section 4.10 of the G.M.C., the applicant will be required to pay public use facilities development impact fee. Therefore, the proposed project is not anticipated to result in significant impacts associated with the demand of existing park facilities.

Mitigation Measures: No mitigation measures are required.

- 2) ***Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?***

Less Than Significant Impact. As indicated in Response O-1 above, the project is not anticipated to significantly increase the demand on existing parks. No significant impacts to recreation resources are anticipated with implementation of the proposed project.

Mitigation Measures: No mitigation measures are required.

P. TRANSPORTATION/TRAFFIC

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle			X	

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
paths, and mass transit?				
2. Conflict with an applicable congestion management program including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
3. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
5. Result in inadequate emergency access?				X
6. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

- 1) **Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Less than Significant Impact. There would be an increase in day time traffic as a result of the construction activities. The project involves approximately 2,800 cubic yards of excavation (2,800 cubic yards of cut and 50 cubic yards of fill). An "End-Type" dump truck can carry approximately 10 cubic yards of soil per trip, which would mean approximately 276 truck trips. The impact of trucks associated with removing 2,750 cubic yards of dirt would be reduced by normal truck hauling arrangements with the Traffic Section. However, the increase in day time traffic is not considered substantial since the construction phase is short-term, approximately 18 months.

The proposed project would result in a net increase of six residential units above the current condition. However, the slight increase in the number of vehicles using the area streets is anticipated to create a less than significant impact.

Mitigation Measures: No mitigation measures are required.

- 2) **Conflict with an applicable congestion management program including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Less than Significant Impact. As discussed above in Response P-1, the proposed project is not anticipated to result in any significant increase in traffic on the area roadway network. Therefore, impacts are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

- 3) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact. The project site is not located within an airport land use plan or within the vicinity of a private air strip. No impacts on air traffic patterns would occur.

Mitigation Measures: No mitigation measures are required.

4) ***Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

No Impact. The proposed project would not result in any changes to the existing roadway network. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5) ***Result in inadequate emergency access?***

No Impact. The project does not involve changes to the existing street network or to existing emergency response plans. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

6) ***Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?***

No Impact. The Los Angeles County Metropolitan Transportation Authority and Glendale Beeline provide bus service within the City of Glendale. The proposed project would not conflict with any adopted policies, plans, or programs regarding alternative transportation, since no changes to the existing transportation policies, plans, or programs are proposed. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

Q. UTILITIES AND SERVICE SYSTEMS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
5. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
7. Comply with federal, state, and local statutes and regulations related to solid waste?				X

1) ***Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***

Less Than Significant Impact. Under Section 401 of the Clean Water Act (CWA) the Regional Water Quality Control Board (RWQCB) issues National Pollutant Discharge Elimination System (NPDES) permits to regulate waste discharged to "waters of the nation," which includes reservoirs, lakes and their tributary waters. Waste discharges include discharges of stormwater and construction project discharges. In addition, the project will be required to submit a Standard Urban Stormwater Mitigation Plan (SUSMP) to mitigate urban storm water runoff. Prior to the issuance of building permits, the project applicant will be required to satisfy the requirements related to the payment of fees and/or provisions of adequate wastewater facilities. Because the project will comply with the waste discharge prohibitions and water quality objectives established by the RWQCB, impacts are considered to be less than significant.

Mitigation Measures: No mitigation measures are required.

2) ***Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

No Impact. The proposed project would result in an increase of six new residential dwelling units. However, this net increase of these units is not anticipated to substantially increase the demand for new water or wastewater treatment facilities or the need to expand existing facilities. The project site is presently served by existing facilities. No impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

3) ***Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

No Impact. As indicated in Response Q-2 above, the project involves a net increase of six residential dwelling units. However, this increase is not expected to substantially increase the demand for new storm water drainage facilities or the need to expand existing facilities or the construction of new facilities. In addition, the project is consistent with the density accounted for in the Zoning Code and the General Plan. No impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

4) ***Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

Less than Significant Impact. The proposed project involves a net increase of six residential dwelling units. Landscaping for the project will require the use of drought tolerant plantings and the existing lawns would be removed. In addition, the current building code requires the use of low flow plumbing fixtures and fittings that will be much more efficient than that of the existing housing currently on the project site. Consequently, this impact is considered to be less than significant.

Mitigation Measures: No mitigation measures are required.

5) ***Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

No Impact. See response provided under Section Q-2.

Mitigation Measures: No mitigation measures are required.

6) ***Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?***

Less Than Significant Impact. Solid waste generation is expected to increase during the construction phase of the project as well as when the future residents move into the residential units. However, the existing solid waste system would be sufficient to accommodate wastes generated during construction. No significant impacts to solid waste facilities are anticipated to occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

7) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The proposed project will comply with all federal, state, and local statutes and regulations relating to solid waste. All construction debris will be disposed of according to applicable federal, state, and local statutes. No impacts would occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

R. MANDATORY FINDINGS OF SIGNIFICANCE

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. The proposed project is located in a developed and highly urbanized area. No impacts are anticipated to occur to the quality of the environment, fish or wildlife habitats, fish or wildlife populations, plant or animal communities, or to rare, threatened or endangered plant and animal species as a result of the proposed project. No significant impacts are anticipated. See response provided under Section E-1.

- 2) ***Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?***

Less Than Significant Impact. Development of the proposed project will not substantially increase traffic, nor would it result in a substantial increase in population. The project is consistent with the allowable density in the R-1250 zoning district and the General Plan. Public facilities are available to accommodate the slight increase in usage due to the increase in area population.

- 3) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

Less Than Significant Impact. Development of the proposed project would not create direct and indirect adverse effects on humans. Many of the less than significant impacts that were identified are considered short-time effects and no significant impacts are anticipated.

13. Earlier Analyses

None

14. Project References Used to Prepare Initial Study Checklist

One or more of the following references were incorporated into the Initial Study by reference, and are available for review in the Community Development Department, 633 E. Broadway, Rm. 103, Glendale, CA 91206-4386. Items used are referred to by number on the Initial Study Checklist.

1. Environmental Information Form application and materials submitted on February 2, 2017.
2. "Historic Resources Evaluation for the Property at 348 Salem Street, City of Glendale, California (LSA Project Number AHN1601), date September 7, 2016, Prepared by LSA Associates, Inc., Casey Tibbet, M.A., Senior Cultural Resources Manager/Architectural Historian
3. "Historic Resources Evaluation for the Property at 350-352½ Salem Street, City of Glendale, California (LSA Project Number AHN1601), date May 11, 2017, Prepared by LSA Associates, Inc., Casey Tibbet, M.A., Senior Cultural Resources Manager/Architectural Historian
4. The City of Glendale's General Plan, Open Space and Conservation Element, January 1993.
5. The City of Glendale's General Plan, Safety Element, August 2003.
6. The City of Glendale's Municipal Code, as amended.
7. "Guidelines of the City of Glendale for the Implementation of the California Environmental Quality Act of 1970, as amended," August 19, 2003, City of Glendale Planning Division.
8. Public Resources Code Section 21000 et seq and California Code of Regulations, Title 14 Section 15000 et seq.
9. "CEQA Air Quality Handbook," April, 1993, South Coast Air Quality Management District.
10. "CEQA Air Quality Analysis Guidance Handbook," updated October 2003, South Coast Air Quality Management District.
11. The City of Glendale's General Plan, Noise Element, May 2007
12. The City of Glendale's General Plan, Recreation Element, April 1996



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BERKELEY
CARLSBAD
FRESNO

IRVINE
PALM SPRINGS
POINT RICHMOND

ROCKLIN
SAN LUIS OBISPO
SOUTH SAN FRANCISCO

MEMORANDUM

DATE: September 7, 2016

TO: Andre Haghverdian

FROM: Casey Tibbet, M.A., Senior Cultural Resources Manager/Architectural Historian

SUBJECT: Historic Resources Evaluation for the Property at 348 Salem Street, City of Glendale, California (LSA Project Number AHN1601)

LSA is under contract to complete a historic resources evaluation for the property at 348 Salem Street (Assessor's Identification Number 5637-008-010) in the City of Glendale (City), Los Angeles County, California. Because the building on the property is 50 years of age or older, the City, in compliance with the California Environmental Quality Act (CEQA) required that it be evaluated for historical significance as part of the development review process.

LSA's evaluation included property specific research, an intensive-level field survey, review of the City's Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2007, and an evaluation under the California Register of Historical Resources criteria and the City's Historic Preservation ordinance (Chapter 15.20 of the Municipal Code) criteria. The property was documented and evaluated on California Department of Parks and Recreation (DPR) 523 forms (attached).

Information reviewed as part of the property specific research included building permits, Sanborn Fire Insurance Maps, City Directories, newspaper articles, historic aerial photographs, and the Glendale Register of Historic Resources. The field visit took place on August 18, 2016 and included photographing the property from the public right-of-way, making notations regarding the architectural style and features of the buildings, and a reconnaissance survey of the immediate area for comparison purposes, as well as to determine whether the property could be part of a potential historic district.

As a result of these efforts, it was determined that this altered 1911 Craftsman style residence does not appear to be eligible for listing in the California Register of Historical Resources under any criteria and is not eligible for local designation. It has sustained alterations (enclosed wraparound porch, modern fenestration, and setting), is a modest example of a common type and style, and no evidence was found indicating it is associated with important events or people in history. For these reasons, the residence at 348 Salem Street does not qualify as a "historical resource" as defined by the CEQA and, for purposes of this project, the City may make a finding of "no impact" with regard to historical resources.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: 348 Salem Street

P1. Other Identifier: _____

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Burbank, CA **Date:** 1966 PR 1972 **T** 1N ; **R** 13W ; unsectioned S.B.B.M.

c. Address: 348 Salem Street **City:** Glendale **Zip:** 91203

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5637-008-010

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is located on the south side of Salem Street on a block developed with historic-period one-story residences and newer two-story apartment buildings. It is irregular in plan and rests on a raised foundation. The low-pitched, cross-gabled roof is sheathed with composition shingles and has moderate eaves with exposed rafter tails. The exterior walls are clad with clapboard siding with painted shingles beneath the front-facing gable. The north-facing, asymmetrical façade features a narrow, wood-framed multi-paned, horizontal fixed window beneath the front gable, an enclosed porch with vinyl-framed sliding windows, a partial-width, raised, concrete porch, and two battered piers (remnants of the original wraparound porch). The façade also features a small, front-gabled dormer with a pair of wood-framed, multi-paned casement windows, and a single wood-framed, multi-paned double-hung window. A ribbon of non-original arched windows is visible on the east elevation and there is a battered pier at the southeast corner of the elevation that was previously part of the wraparound porch. There is a historic-period addition to the rear of the building. A side-gabled, detached garage is located behind the residence. The residence has sustained significant alterations (plan, porch enclosure, and fenestration), which have compromised its integrity.

***P3b. Resource Attributes:** (List attributes and codes) HP2-Single family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Top: view to the south; bottom: view to the southwest (8/18/16)

***P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both
1911 (Los Angeles County Assessor)

***P7. Owner and Address:**
Unknown

***P8. Recorded by:** (Name, affiliation, and address)
Elisa Bechtel, MLitt
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:** August 2016

***P10. Survey Type:** (Describe)
Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None.

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 348 Salem Street

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

1911 – No original building permit found. Construction date provided by the Los Angeles County Assessor.

1922 – Permit issued to owner Pedro Gatell for construction of addition.

1938 – Permit issued to owner Frank A. Razek for remodel.

1948 – Note on file for garage demolition.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

*B8. Related Features: Detached three car garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Development

Area: City of Glendale

Period of Significance: 1911

Property Type: Single family

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered Craftsman bungalow does not appear to meet the criteria for listing in the California Register of Historical Resources or for designation under the local criteria. It is not a historical resource for purposes of the California Environmental Quality Act (CEQA).

Historic Context: Located approximately 10 miles north of downtown Los Angeles at the foot of the San Gabriel Mountains, Glendale was organized in 1887 on property that had previously been part of the Verdugo family's *Rancho San Rafael*. The town grew rapidly after the 1904 extension of the Los Angeles Interurban Railroad along Brand Boulevard, becoming a prosperous bedroom community with a busy downtown shopping district near the rail line. In the 1920s and 1930s, Glendale referred to itself as the Fastest Growing City in America as its ranchland and orange groves gave way to commuters' bungalows (The Glendale Historical Society 2001). Because the Craftsman style was gaining popularity during those years, Glendale developed a large collection of single-family Craftsman houses in the core areas of the City between 1900 and 1925 (Galvin Preservation Associates 2007). During and immediately after the Second World War, Glendale and the entire Los Angeles region experienced tremendous economic and population growth. More than 300,000 GIs, plus wartime shipyard and aircraft factory workers, became permanent residents of California after the war. By 1950, California had become the nation's most populous state (Rolle 1987:452–453). Much of this development took the architectural vocabulary of the pre-war years and combined it into simplified styles suitable for mass developments and small-scale apartments (City of Los Angeles 2011). Many of the pre-WWI Craftsman neighborhoods that are located in multi-family zoned residential areas have lost their historic fabric due to the subsequent development of large apartment buildings, whose construction began primarily during the 1960s and continue today (Galvin Preservation Associates 2007).

Architectural Context. The Craftsman style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. The father of the movement, designer William Morris, espoused a return to the supposed simplicity of pre-industrial times when handicrafts displayed personal involvement in the products of a laborer's work. In the early 20th century, Morris' ideas were popularized in the United States by Arts and Crafts and William Morris societies (Survey LA 2016). This nostalgia for a pre-industrial past resonated with many Americans who were experiencing a transition to a more urban, technologically-oriented age. See *Continuation Sheet*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See *Continuation Sheet*

B13. Remarks:

*B14. Evaluator: Elisa Bechtel, MLitt LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: September 2016

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 348 Salem Street
*Recorded by LSA Associates, Inc. *Date: September 2016 X Continuation _____ Update

***B10. Significance:** (continued from page 2)

Character defining features of Craftsman architecture include: an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double- or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco are also used. Variants include Asian (most commonly Japanese) roof forms, Tudor false half-timbering, and Swiss balustrades. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows.

People Associated with this Property: No original building permits were found; therefore the original owner, architect, and builder are unknown. The earliest known owner was Pedro Gatell, who, according to building permits owned the property in 1922, but resided next door at 350 Salem Street. 1930 census information lists Mr. Gatell's birthplace as Puerto Rico, his birth year as about 1885, and his wife as Adolphina Gatell; Mrs. Gatell was born in Cuba, circa 1894 (Ancestry.com, var.). City directory research revealed that Mr. Gatell worked in insurance (ibid). Mrs. Georgia Rilea resided at the address in 1923; however, no further information was found on her. The next resident listed at this address was Frank A. Razek, who resided at this address from at least 1930 until at least 1940. The 1940 Census lists Mr. Razek as born circa 1885 in Pennsylvania. He was a widower and worked as some sort of supervisor (ibid). No city directory information was found for the years between 1941 and 1947. Bert L. Russell, an insurance adjuster born in Illinois circa 1879, and his wife Vanna, born in Iowa circa 1884, are listed at the address from 1948 until at least 1957 (ibid.). From then on, the property had a number of relatively short-term (five years or less) tenants and limited information was found for most of these people. None appear to be important figures in history.

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the California Register criteria. There is no local preservation ordinance or criteria.

California Register Criterion 1 - Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. This residence was built during a period (1900-1930) of significant growth in the City of Glendale. Many of the new homes built during this period were Craftsman bungalows like the residence at 348 Salem Street, as such, there are numerous examples of the style in the City from this period. This residence has been extensively altered and its setting has changed from a neighborhood dominated by historic-period single-family or small multi-family homes to an area filled with modern high density housing. For these reasons, the integrity of this residence and its setting have been compromised and the residence is no longer a good representation of that early period of growth.

California Register Criterion 2 - Associated with the lives of persons important to local, California or national history. Based on the research discussed above, the residence does not appear to be associated with persons important in history.

California Register Criterion 3 - Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. This residence is an unremarkable example of an altered Craftsman bungalow. There is no indication that it is the work of a master and it does not possess high artistic values. There are hundreds of examples in the City and many are more articulated and retain a higher degree of integrity both architecturally and with regard to their historic settings. Therefore, this residence is not significant under this criterion.

California Register Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. This residence was built in 1911 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

City of Glendale Municipal Code. In addition to being evaluated using the California Register criteria, the property is being evaluated under the City's criteria for cultural resources.

Local Criterion 1 - Identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or city. As discussed under California Register Criterion 1, the subject property has lost its historic integrity due to alterations and radical changes to its setting. It is therefore unable to convey an association with the significant shift toward single-family bungalow development that occurred between 1900 and 1925.

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 348 Salem Street
*Recorded by LSA Associates, Inc. *Date: September 2016 X Continuation _____ Update

***B10. Significance:** (continued from page 3)

Local Criterion 2 - Associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city. As discussed above under California Register Criterion 2, the residence does not appear to be associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city.

Local Criterion 3 - Embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her profession; or possesses high artistic values. As discussed above under California Register Criterion 3, the altered Craftsman-style residence has sustained significant alterations that have compromised its integrity. Furthermore, it was constructed using common materials and methods of construction; does not represent a notable work of a master designer, builder or architect; and does not possess high artistic values.

Local Criterion 4 - Yields, or has the potential to yield, information important to archaeological pre-history or history of the nation, state, region, or city. As discussed above under California Register Criterion 4, this 1911 residence does not have the potential to yield information important to archaeological pre-history or history of the nation, state, region, or city.

Local Criterion 5 - Exemplifies the early heritage of the City. Due to its loss of integrity of setting, materials, design, and workmanship, the residence does not adequately convey an association with the early history of the City.

For the reasons stated above, the property is not significant under any of the aforementioned criteria and is therefore not a historical resource under CEQA.

***B12. References:** (continued from page 2)

Ancestry.com

Var. A variety of records were accessed online in August 2016 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

City of Glendale

Var. Building permits for 348 Salem Street.

City of Los Angeles

2011 Jefferson Park HPOZ Preservation Plan, City of Los Angeles. Accessed in 2012 online at: [http://preservation.lacity.org/files/Jefferson%20Park%20\(Small%20File\)%20PP.pdf](http://preservation.lacity.org/files/Jefferson%20Park%20(Small%20File)%20PP.pdf)

Galvin Preservation Associates

2007 "City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2006-2007 Certified Local Government Grant."

Glendale Historical Society

2001 *A History of Glendale*. <http://www.glendalehistorical.org/history.html>.

Historicaerials.com

Var. Accessed online in July 2016 at: <http://www.historicaerials.com/>

Los Angeles County Office of the Assessor

n.d. Property information accessed online in May 2016 at:

http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default

Rolle, Andrew

1987 *California: A History*, 4th ed. Harlan Davidson, Inc., Arlington Heights, Illinois.

SurveyLA

2016 "Los Angeles Citywide Historic Context Statement," accessed online in August 2016 at: http://preservation.lacity.org/sites/default/files/ArtsandCraftsMovement_1895-1930.pdf

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

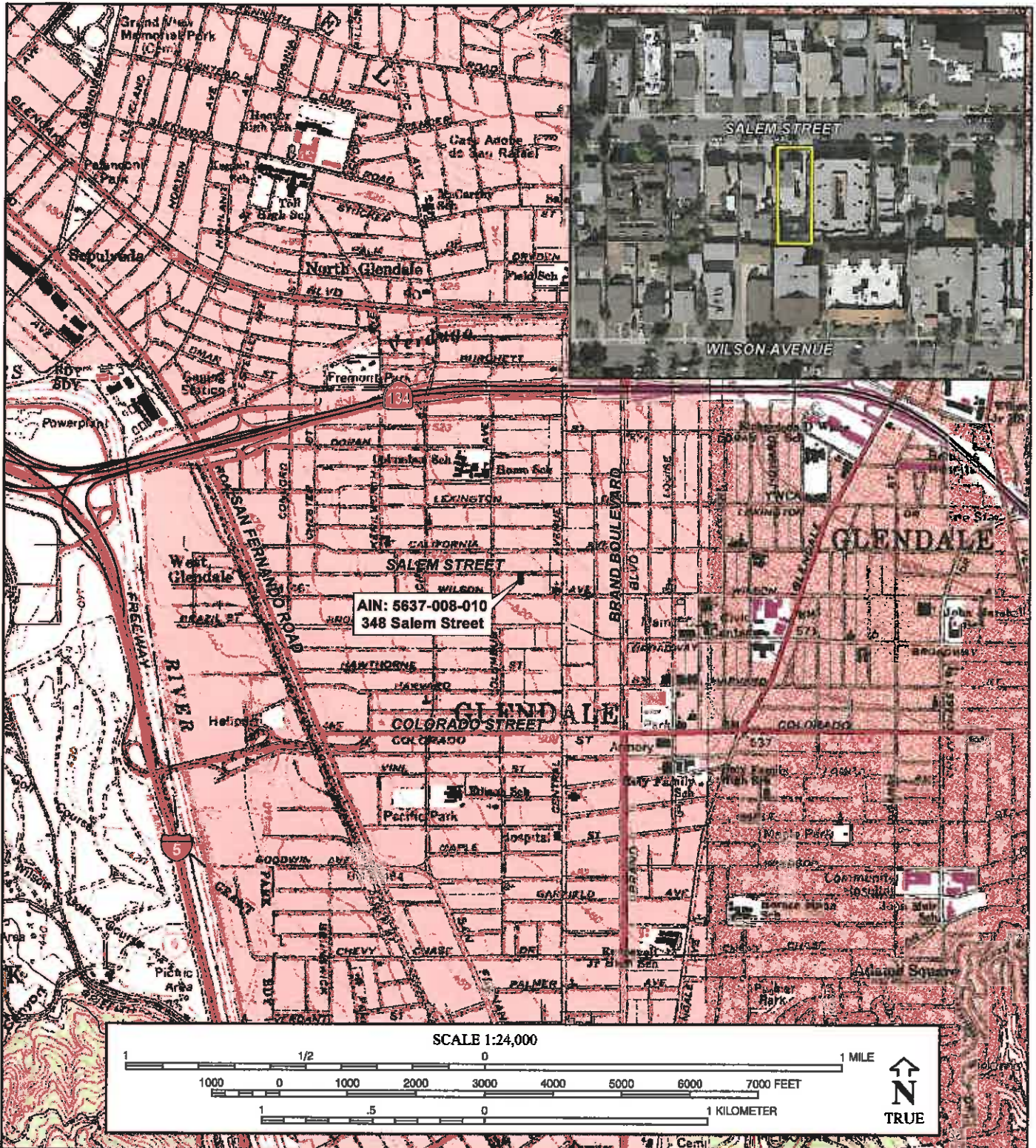
Page 5 of 5

*Resource Name or # (Assigned by recorder) 348 Salem Street

*Map Name: USGS 7.5' Quads, Burbank & Pasadena; Google Earth

*Scale: 1:24000

*Date of Map: 1972 & 1988; 2016





BERKELEY
CARLSBAD
FRESNO
IRVINE
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

MEMORANDUM

DATE: May 11, 2017

To: Andre Haghverdian

FROM: Casey Tibbet, M.A., Senior Cultural Resources Manager/Architectural Historian

SUBJECT: 350-352½ Salem Street, City of Glendale, California (LSA Project Number ANH1701)

At your request, LSA Associates, Inc. (LSA) completed a historical evaluation of the property at 350-352½ Salem Street (Assessor Parcel Number [APN] 5637-008-011) in Glendale, California. The evaluation was documented on Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms and the property was identified on a DPR Location Map.

LSA's evaluation included property specific research, an intensive-level field survey, review of the City's Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2007 (which listed the property as 6L), and an evaluation under the California Register of Historical Resources criteria and the City's Historic Preservation ordinance (Chapter 15.20 of the Municipal Code) criteria. Research sources included Sanborn Fire Insurance Maps, building permits, news articles, city directories, and Los Angeles County Assessor records, including County Appraiser records. The property was documented and evaluated on California Department of Parks and Recreation (DPR) 523 forms (attached).

As a result of that evaluation, it was determined that the property is not eligible for listing in the California Register of Historical Resources under any criteria and is not eligible for local designation. Therefore, the property at 350-352½ Salem Street is not a "historical resource" as defined by the California Environmental Quality Act (CEQA).

Attachment: DPR form

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 7

Resource Name or #: 350-352½ Salem Street

P1. Other Identifier: 352 Salem Street (originally); 350, 350A, 350B, 350½, 352, and 352½ Salem Street (currently)

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Burbank, CA **Date:** 1966 PR 1972 **T** 1N ; **R** 13W ; unsectioned S.B.B.M.

c. Address: 350-352½ Salem Street **City:** Glendale **Zip:** 91203

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 5637-008-011

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This multi-family property is situated on the south side of Salem Street on a block developed with historic-period one-story residences and newer two-story apartment buildings. The property includes three buildings and six units: the original/primary residence (352 and 352½ Salem Street, 2 units), a two-story residence located behind the original residence adjacent to the west property line (350A, 350B, and 350½ Salem Street, 3 units), and a rear residence (350 Salem Street, 1 unit) located in the southeast corner of the property.

The original/primary one-story Craftsman bungalow (352 and 352½ Salem Street) is oriented to the north and located closest to Salem Street. It is irregular in plan and rests on a raised foundation. The moderately-pitched, cross-gabled roof is sheathed with composition shingles and has moderate eaves and a low-pitched, front-gabled dormer with a pair of narrow, wood-framed windows. The exterior walls are clad with clapboard siding. The north-facing, asymmetrical façade features a partial-width porch with a single battered pier, a vinyl-framed single-hung window, a north-facing wood and glass door, an east-facing door, and a large ribbon window with a fixed middle pane flanked by a partially boarded-up window with an air conditioning unit and a casement window. The east elevation has aluminum-framed sliding windows, a small projecting bay with a shed roof, and doors facing south and east that open onto a small, raised rear porch with a shed roof. The west elevation, which is only partially visible, appears to have two doors and at least one aluminum-framed sliding window. There are metal awnings over at least two windows. Alterations visible from the street include modern windows and the window-mounted air conditioning unit. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3-Multiple family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) Façades of the original/primary and rear residences, view to the southwest (8/18/16)

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both
1910 (Los Angeles County Assessor)

***P7. Owner and Address:**
Unknown

***P8. Recorded by:** (Name, affiliation, and address)
Elisa Bechtel, MLitt
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:** August 2016, revised May 2017

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None.

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 350-352½ Salem Street

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residence

B4. Present Use: Multiple-family residence

***B5. Architectural Style:** Craftsman (primary and rear residences), vernacular (two-story residence)

***B6. Construction History:** (Construction date, alterations, and date of alterations)

1910 – Construction date provided by the Los Angeles County Assessor.

1916 – County Appraiser record indicates the property has a one-story bungalow with a concrete foundation and a roof with two gables and a dormer. The house had one bay window, siding, and plain wood trim. Date of construction is listed as "about 1910" and the owner in 1916 was listed as Elizabeth J. Mason.

1919 – Sanborn Fire Insurance Map shows only the house closest to the street (352 Salem) and it appears to be the same size and configuration as the existing residence except that the rear addition had not yet been constructed.

1922 – Permit issued to owner B. L. Cline for a cesspool (352 W. Salem)

1923 – County Appraiser record indicates the property was developed with a single bungalow with a concrete foundation and a gable roof with wood shingles. The residence had wood siding, a fireplace, a cesspool, and was in good condition. The owner was listed as Pedro Gatell.

1924 – County Appraiser record dated 1945 indicates a 10 X 12 addition was constructed at the rear of the residence in 1924.

1925 – Sanborn Fire Insurance Map shows three buildings on the property: the main residence (352 Salem), a two-story dwelling directly behind the main residence (350½ Salem), and a one-story dwelling with a front porch (350 Salem) located in the southeast corner of the property. The 1924 addition to the primary residence is shown on this map.

1925 – Permit for plumbing issued to owner Pedro Gatell (352 Salem).

1929 – Plumbing permit

1930 – Permit issued to owner D. H. Smith for sewer (352 W. Salem).

See Continuation Sheet

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

***B8. Related Features:** Detached three car garage; detached residence (based on Sanborn maps and aerial photographs)

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance:** Theme: Residential Development Area: City of Glendale

Period of Significance: 1910-1945 Property Type: Multiple-family Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not meet the criteria for listing in the California Register of Historical Resources and does not meet the local ordinance criteria for designation. It is not a historical resource for purposes of the California Environmental Quality Act (CEQA). See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Ancestry.com

Var. A variety of records were accessed online in August 2016 and May 2017 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

***Date of Evaluation:** May 2017

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 7

*Resource Name or #: (Assigned by recorder) 350-352½ Salem Street

*Recorded by LSA Associates, Inc.

*Date: May 2017

X Continuation

Update

***P3a. Description:** (continued from page 1)

The vernacular, two-story, wood-frame residence (350A, 350B, and 350½ Salem Street) located immediately behind the original residence is oriented to the east. It has a moderately-pitched, side gable roof with exposed rafter tails and moderate eaves. The roof is sheathed with composition shingles and the exterior walls are clad with clapboard siding. The east-facing façade includes two doors and two wood-framed, double-hung windows on the first floor and two aluminum-framed sliding windows flanking a small wood-framed double-hung window on the second floor. The second floor is accessed by an exterior staircase on the north side of the building. All of the doors and windows have wood trim.

The rear residence (350 Salem Street) is oriented to the north. It is a one-story Craftsman bungalow with a moderately-pitched cross-gable roof sheathed with composition shingles. The exterior walls are clad with clapboard siding. The north-facing façade features a raised, partial-width, projecting front porch that is sheltered by a front gable roof supported by two battered piers atop a solid balustrade. The façade is partially hidden from view by curtains that have been strung across the exterior of the porch, but it appears to include two wood-framed ribbon windows and a door. The east elevation includes a brick chimney and four wood-framed, double-hung windows of varying sizes. One window has been altered to accommodate an air conditioning unit.

The property is in fair condition and has sustained minor alterations (modern windows) during the past 50 years.

P5a. Photo or Drawing



Original/primary residence (352 and 352½ Salem Street), east elevation, view to the northwest (2017)



Two-story residence (350A, 350B, and 350½ Salem Street), façade, view to the west (2017)



Rear residence (350 Salem Street), façade, view to the south (2017)



Rear residence (350 Salem Street), east elevation (2017)

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 7 *Resource Name or #: (Assigned by recorder) 350-352½ Salem Street
*Recorded by LSA Associates, Inc. *Date: September 2016 X Continuation _____ Update _____

***B6. Construction History:** (continued from page 2)

- 1944 – Permit issued to owner George M. Small for conversion of garage into apartments (352A and 352B Salem).
- 1945 – Permit issued to owner/builder G. M. Small to convert and possibly expand a 180 square-foot section of a wood-frame garage with a concrete floor into a bedroom and bathroom (352 Salem). Notes indicate it is a two-story building behind the main residence.
- 1950 – Sanborn Fire Insurance Map shows the same buildings and addresses as it did in 1925.
- 1957 – Permit for plumbing for an apartment issued to owner G. M. Small.
- 1961 – Roofing permit issued to owner Mr. Small.
- 1962 – Permit issued to owner Mrs. G. M. small to install a furnace.
- 1967 – Permit issued to owner Wayne Small to install wall furnace in back house.
- 1972 – Roofing permit issued to owner Donik Oskian.
- 1976 – County Appraiser record indicates that the old garage below an apartment was being converted into two apartments for a total of three units. The owner is listed as G. M. Small.
- Undated – County Appraiser record notes that the front house has been converted to a duplex.

***B10. Significance:** (continued from page 2)

Historic Context: Located approximately 10 miles north of downtown Los Angeles at the foot of the San Gabriel Mountains, Glendale was organized in 1887 on property that had previously been part of the Verdugo family's *Rancho San Rafael*. The town grew rapidly after the 1904 extension of the Los Angeles Interurban Railroad along Brand Boulevard, becoming a prosperous bedroom community with a busy downtown shopping district near the rail line. In the 1920s and 1930s, Glendale referred to itself as the Fastest Growing City in America as its ranchland and orange groves gave way to commuters' bungalows (The Glendale Historical Society 2001). Because the Craftsman style was gaining popularity during those years, Glendale developed a large collection of single-family Craftsman houses in the core areas of the City between 1900 and 1925 (Galvin Preservation Associates 2007). During and immediately after the Second World War, Glendale and the entire Los Angeles region experienced tremendous economic and population growth. More than 300,000 GIs, plus wartime shipyard and aircraft factory workers, became permanent residents of California after the war. By 1950, California had become the nation's most populous state (Rolle 1987:452–453). Much of this development took the architectural vocabulary of the pre-war years and combined it into simplified styles suitable for mass developments and small-scale apartments (City of Los Angeles 2011). Many of the pre-WWII Craftsman neighborhoods that are located in multi-family zoned residential areas have lost their historic fabric due to the subsequent development of large apartment buildings, whose construction began primarily during the 1960s and continue today (Galvin Preservation Associates 2007).

Architectural Context. The Craftsman style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. The father of the movement, designer William Morris, espoused a return to the supposed simplicity of pre-industrial times when handicrafts displayed personal involvement in the products of a laborer's work. In the early 20th century, Morris' ideas were popularized in the United States by Arts and Crafts and William Morris societies (SurveyLA 2016). This nostalgia for a pre-industrial past resonated with many Americans who were experiencing a transition to a more urban, technologically-oriented age.

Character defining features of Craftsman architecture include: an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double- or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco are also used. Variants include Asian (most commonly Japanese) roof forms, Tudor false half-timbering, and Swiss balustrades. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows.

People Associated with this Property: No original building permits were found; therefore the original owner, architect, and builder are unknown. The earliest known owner was Elizabeth J. Mason (Los Angeles County Appraiser var.). There is no Elizabeth Mason listed in the 1915, 1916, or 1917 Glendale city directories (Ancestry.com var.). However, at that time there was an Elizabeth J. Mason, widow of Horatio S. Mason, living approximately 13 miles to the south of the subject property at 720 E. 12th Street in Los Angeles (Ibid.). However, it was not verified that this is the same Elizabeth Mason who was listed as the owner of this property.

Owner B. L. Cline was listed on a 1922 permit (City of Glendale var.). No definitive information about B. L. Cline was found, but Glendale city directories list Burt L. Cline, a carpenter and contractor, and his wife Mildred at 420 W. 9th Street in 1919 and at 134 N. Orange Street in 1923 (Ancestry.com var.). If Mr. Cline lived at the subject property, it was only for a few years. By 1925, Pedro Gatell was listed as the owner (City of Glendale var.). According to the 1930 Census, Mr. Gatell was born in Puerto Rico around 1885 and his wife, Adolphina Gatell, was born in Cuba about 1894 (Ancestry.com. var.). In 1930, permits list the owner as D. H. Smith (City of Glendale var.). Based on information found in a 1925 Glendale High School yearbook advertisement, D. H. Smith (Delos H. Smith) was vice president of Pacific Southwest Trust and Savings Bank (Ancestry.com var.). Research found no evidence that Delos H. Smith ever lived at the subject address, but it is possible that he owned it as an income property.

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 7 *Resource Name or #: (Assigned by recorder) 350-352½ Salem Street
*Recorded by LSA Associates, Inc. *Date: September 2016 X Continuation Update

***B10. Significance:** (continued from page 3)

A 1944 building permit lists George M. Small as the owner and he appears in city directories at 352 Salem Street until 1962 (Ancestry.com var.). According to the 1930 United States Census, Mr. Small was born in Alabama in 1875 and worked as a real estate agent; at the time of the census, he and his wife were living in Long Beach (ibid.). Following her husband's death in 1962, Kate L. Small was listed as the primary tenant for several years (ibid.). As might be expected, this multi-family property had a number of relatively short-term (five years or less) tenants. Limited information was found for most of these people and none appear to be important figures in history.

City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2006-2007. As part of the 2006-2007 Survey this property was assigned a California Historic Resources (CHR) status code of 6L (Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning). According to the 2006-2007 Survey, the property falls into the Bungalow sub-type and retains a high degree of integrity, but is not historically significant and is not a historical resource for purposes of CEQA.

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the California Register criteria and the City of Glendale's criteria for cultural resources. Because the two sets of criteria are so similar, they are grouped together below under the California Register criteria.

California Register Criterion 1/Local Criteria 1 and 5 - Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The first residence was built around 1910 at the beginning of a period of significant growth (1900-1930) in the City of Glendale. As population increased, additional units were added to the property in the mid-1920s. Based on a review of Sanborn maps, this was not uncommon during this period and the subject neighborhood once included single-family residences and low density multi-family residences. However, in the second half of the 20th century, many of these buildings were replaced with high density, multi-story apartment buildings which have compromised the integrity of setting, feeling, and association and changed the historic fabric of the neighborhood.

California Register Criterion 2 - Associated with the lives of persons important to local, California or national history. Based on the research discussed above, the residence does not appear to be associated with persons important in history.

California Register Criterion 3 - Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. The original/primary residence and rear residence embody some of the characteristics of the Craftsman style, but they are not distinctive examples of the style. There is no indication that they are the work of a master and they do not possess high artistic values. They, along with the two-story vernacular residence, lack architectural detail and do not rise to a level beyond the ordinary.

California Register Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. These residences were built in the early half of the 20th century using common materials and construction practices. They do not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

For the reasons stated above, the property is not significant under any of the aforementioned criteria and is therefore not a historical resource under CEQA.

***B12. References:** (continued from page 2)

City of Glendale

Var. Building permits for 350-352 Salem Street. Provided by the City of Glendale.

City of Los Angeles

2011 Jefferson Park HPOZ Preservation Plan, City of Los Angeles. Accessed in 2012 online at:

[http://preservation.lacity.org/files/Jefferson%20Park%20\(Small%20File\)%20PP.pdf](http://preservation.lacity.org/files/Jefferson%20Park%20(Small%20File)%20PP.pdf)

Galvin Preservation Associates

2007 "City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2006-2007 Certified Local Government Grant."

Glendale Historical Society

2001 *A History of Glendale.* <http://www.glendalehistorical.org/history.html>

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 6 Of 7 *Resource Name or #: (Assigned by recorder) 350-352½ Salem Street
*Recorded by LSA Associates, Inc. *Date: September 2016 X Continuation _____ Update _____

***B12. References:** (continued from page 5)

Los Angeles County Appraiser

var. Appraisal records for 350 Salem Street. Obtained by the property owner from the Los Angeles County Assessor's North District Office in Sylmar.

Los Angeles County Assessor

n.d. Property information accessed online in August 2016 at:

http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default

Rolle, Andrew

1987 *California: A History*, 4th ed. Harlan Davidson, Inc., Arlington Heights, Illinois.

Sanborn Fire Insurance Maps

1919, 1925, and 1950 Glendale maps accessed online in May 2017 via the Los Angeles Public Library at:

<http://www.lapl.org/collections-resources/research-and-homework>

SurveyLA

2016 "Los Angeles Citywide Historic Context Statement," accessed online in August 2016 at:

http://preservation.lacity.org/sites/default/files/ArtsandCraftsMovement_1895-1930.pdf

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

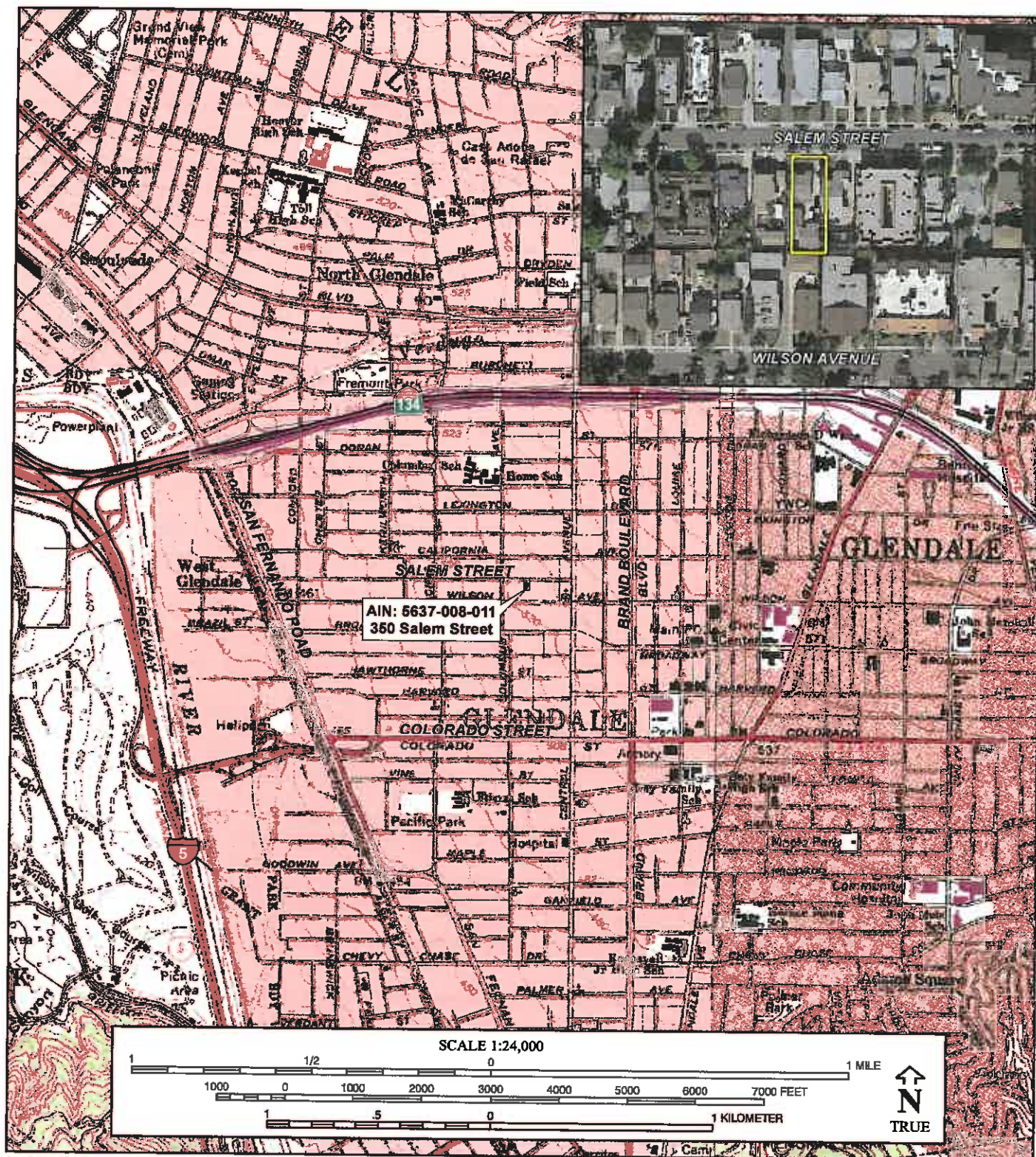
Page 7 of 7

*Resource Name or # (Assigned by recorder) 350-352 1/2 Salem Street

*Map Name: USGS 7.5' Quads, Burbank & Pasadena; Google Earth

*Scale: 1:24000

*Date of Map: 1972 & 1988; 2016



I:\ANH1601\Reports\Cultural\DPR\location_5637008011_350_SalemSt.mxd (8/15/2016)

DPR 523J (1/95)

*Required Information