



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

October 19, 2023

Rodney Khan  
2033 Oak Valley Road  
Glendale, CA 91208

**RE: 1642 SOUTH CENTRAL AVENUE  
DENSITY BONUS & HOUSING PLAN  
CASE NO. PDBP2005164**

Dear Mr. Khan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.36 and California Government Code Sections 65915, et seq. ("Density Bonus Law"), the Community Development Department has processed your application for a Density Bonus Housing Plan to construct a new 40,240-square-foot, five-story, 31-unit, affordable rental housing project, without concession but with the mandatory parking concession, with three units being reserved for very low income households per Government Code Section 65915 and Glendale Municipal Code Section 30.36 (Density Bonus Incentives). The Project would provide 16 parking spaces in a one-level subterranean garage. The property is developed with a single-family Craftsman style dwelling constructed in 1913 ("1642 S. Central Avenue"), a smaller single-family house built circa 1923 ("1608 Gardena Avenue") and a garage/accessory building also built in 1923. The existing dwellings and garage will be demolished in conjunction with the project. The subject lot is zoned SFMU (San Fernando Commercial/Residential Mixed Use), is approximately 9,958 square-feet, described as Lot 12 of Tract No. 910, in the City of Glendale, County of Los Angeles, State of California (APN: 5640-029-014).

**ENVIRONMENTAL DETERMINATION**

On April 11, 2023, a resolution of the City Council (Resolution No. 23-42) certified a Final Environmental Impact Report (SCH2021060219), pursuant to the California Environmental Quality Act (CEQA) adopting findings supporting a statement of overriding considerations.

## DENSITY BONUS REQUEST

The applicant is seeking approval of a Density Bonus Housing Plan with a request for a density bonus, without any density bonus concessions but with the mandatory parking concession, pursuant to California Government Code Sections 65915, *et seq.* ("Density Bonus Law"), that allows developers that seek and agree to provide at least 13% of the units in a housing development to very low-income households, 42.5% density bonus. The Density Bonus and Housing Plan meets the requirements of the Density Bonus Law and Glendale Municipal Code (GMC) Section 30.36.050 because the project is providing 13% of the total base density units of the housing development as affordable units which will be restricted to very low-income households, as defined in Section 50105 of the Health and Safety Code.

Per GMC 30.35, the IZO requires a rental housing development of eight or more dwelling units to provide 15% of the units as affordable to low-income households. Because the project includes the development of 31 units, it is subject to the IZO. The Project is required to provide four affordable units to low-income households (15% of 23 base density units (3.45 rounded up to 4)). Per GMC 30.35.060, developers of housing development projects may choose to pay a fee, or a combination of payment of a fee and the provision of units, in-lieu of providing all inclusionary units on site. The applicant has proposed to pay an in-lieu fee to meet the IZO requirement, in-lieu of four affordable units to low-income households. The Project will provide three affordable units to low-income households and the Applicant will pay the remaining balance as an in-lieu fee. With a total building area of 40,240 square feet multiplied by \$55 per square foot (\$2,213,200), 13% of \$2,213,200 amounts to approximately, \$287,716 in in-lieu fees. As such, the Project meets the IZO requirement by providing three affordable units to very low-income households and paying approximately, \$287,716 in in-lieu fees under GMC 30.36. As such, the Project meets the IZO requirement.

The subject lot is located at the southeast corner of South Central Avenue and Gardena Avenue in the Tropico neighborhood and South Glendale Community Plan (SGCP) area. The property is developed with a single-family Craftsman style dwelling constructed in 1913 ("1642 S. Central Avenue"), a smaller single-family house built circa 1923 ("1608 Gardena Avenue") and a garage/accessory building also built in 1923. The proposed project would demolish the two existing single-family dwellings and detached garage for the construction of a new 40,240-square-foot, five-story, 31-unit, affordable rental housing project above a one level subterranean garage containing 16 parking spaces. The project will provide three affordable units reserved for very low-income households. The project site is located in the SFMU (San Fernando Commercial/Residential Mixed Use) zone. In accordance with GMC 30.14.030, the maximum density allowed on a lot is 100 dwelling units per acre when not abutting the

R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone. The project's site is 9,958 square feet (0.228 acre) in size. By right, the project has a maximum density allowed of 23 units (0.228 acre x 100 dwelling units per acre = 22.86 rounded up to 23 (CA Govt Code § 65915(q) requires all density bonus calculations to be rounded up)).

Per State Density Bonus Law (CA Govt Code § 65915), an applicant is ineligible for a density bonus or any other incentives or concessions if a project is proposed on a parcel or parcels with rental dwelling units that have been vacated or demolished within a five (5)-year period preceding the project's development application or have been occupied by lower or very low income households, unless the proposed project replaces those units.

Pursuant to CA Govt Code § 65915, if any dwelling units are occupied on the date of a project's development application, the proposed project is required to provide the same number of units of equivalent size (i.e., the same total number of bedrooms as the units being replaced) made available as affordable to the same or lower income households in occupancy. If the incomes of the existing occupants are unknown to the applicant, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from HUD's Comprehensive Housing Affordability Strategy database. Using the most recent data (2016-2020) for Extremely Low, Very Low, and Low Renter households (32,600 households) on <https://www.huduser.gov/portal/datasets/cp.html> and dividing the total households from those three categories by the total renters within the City of Glendale (49,350), this presumption amounts to 66.06% of renter households at or below 80% AMI. Per the Los Angeles County Assessor, there are currently two existing residential dwelling units on the current parcel. Thus, the Project is subject to the 66.06% presumption set forward by HUD.

The subject property APN 5640-029-014 is developed with two dwelling units address as 1642 S. Central Avenue and 1608 Gardena Avenue – which each dwelling consists of three bedrooms and two bedrooms (five bedrooms total), respectively. Through the replacement obligation, the Project must provide at minimum two units ( $66.06\% \times 2$  existing unit = 1.3212 rounded up to 2) at four bedrooms ( $66.06\% \times 5$  existing bedrooms = 3.303 rounded up to 4).

For housing developments that provide 15% of the units as affordable to low-income households, the State Density Bonus Law allows up to a 50% density bonus, which 35 units can be built ((23 x 1.50 = 34.5 units (rounded up to 35)). However, the applicant has requested a lesser density bonus of 33%, while still providing 13% of the 23 base density units (2.99 rounded up to 3) as units restricted to very low-income households, plus in-lieu fees.

This request complies with State Density Bonus Law, as it is less than the maximum to which the applicant is entitled. With a 13% affordability level, the applicant is entitled to two concessions and a 42.5 % density bonus pursuant to the Density Bonus Law and GMC Chapter 30.36. The applicant is not requesting any concessions, with the exception of the mandatory parking concession.

The Developer will be required to enter into a Density Bonus Housing Agreement ("DB Agreement") in which the Developer will covenant that at least 13 percent of the 23 base density units (2.99 rounded up to 3) will be restricted to rental to very low-income households with four bedrooms (total between the three units) to fulfill its bedroom replacement obligation. The DB Agreement with the City will be a recorded restriction on the property on which the affordable units and density bonus are constructed. In addition, the DB Agreement will run with the land and bind all future owner and successors in interest for a period of 55 years.

The applicant is seeking approval without any concessions pursuant to Government Code Section 65915, *et seq.* and GMC Chapter 30.36 (Density Bonus Incentives). The project qualifies for the mandatory parking concessions in accordance with GMC 30.36.090 and California Government Code Section 65915(p), which provides that upon the request of an owner/applicant, the City must allow the following vehicular parking ratios, inclusive of handicapped and guest parking:

- 0.5 space per unit for housing developments located within 0.5 miles of a major transit stop with unobstructed access to the major transit stop from the housing development.

The unit mix includes four two-bedroom units and 27 one-bedroom units. Based on the number of units and bedrooms provided, the Parking Concession requires the project to provide a minimum of 16 parking spaces for the residential component. The project is providing a total of 16 parking spaces within a one level subterranean parking garage including one handicap accessible parking spaces. Accordingly, the project meets the parking requirements under the Density Bonus Law mandatory parking concession.

## **CONCESSIONS/INCENTIVES FINDINGS**

The applicant is not requesting any concessions, with the exception of the mandatory parking concession. Pursuant to California Government Code Section 65915(p)(2)(A) developments that provide at least 11 percent very low-income units, are located within one-half mile of a major transit stop, and where there is unobstructed access to the major transit stop from the development the city shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per bedroom. Because the project provides 13 percent of the units restricted to very low-income it is entitled to a parking ratio of 0.5 spaces per unit.

## **CONDITIONS OF APPROVAL**

**APPROVAL** of this Density Bonus Housing Plan shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein as approved by the Director of Community Development.
2. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
4. That any expansion or modification of the structure or use shall require a new Density Bonus application. The phrase "modification of the structure or use" includes, but is not limited to, proposing a different percentage of the units as affordable or altering the affordability of the units (i.e., proposing the affordable units be restricted to low- or moderate-income households when the approval is originally for very low-income households). Expansion shall constitute adding of new floor area, reduction of parking and open spaces, or any physical changes as determined by the Director of Community Development.
5. That the applicant shall work with the Community Development Department, Housing Division and the City Attorney's Office to make any permissible or required additions, deletions and/or amendments to the Density Bonus Housing Plan and to execute and record a Density Bonus Housing Agreement pursuant to GMC Section 30.36.140, to the satisfaction of the Director of Community Development or his designee and subject to approval as to form and content by the City Attorney. Such Density Bonus Housing Agreement shall restrict the rentals of the required percentage of dwelling units in the housing development to persons or families of

very low-income households, as specifically identified in this approval. The applicant shall be required to execute and record such Density Bonus Housing Agreement prior to issuance of any and all required building permits.

6. That all affordable units shall be reasonably dispersed throughout the project site (e.g., throughout the different floors) and shall be comparable with the other dwelling units in the project in terms of appearance, finished quality and materials. Subject to requested changes necessary to comply with health and safety standards approved by the Director of Community Development or his designee, the unit type, size and location of the affordable units shall be to the satisfaction of the Community Development Department, Housing Division.
7. That the affordability term shall not start until the date of recordation of the Housing Notice of Completion. The applicant shall notify the Housing Division at least six months prior to the anticipated date of the Certificate of Occupancy so that affordable units may be marketed in a timely manner.
8. That the premises shall be made available to any authorized City personnel (Fire, Police, Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval of this Density Bonus application are complied with.
9. That the applicant shall comply with all Section/Department requirements as specified in their memos to the satisfaction of the City or Department Director. These memos include but are not limited to GWP, Public Works Engineering, Building and Safety Division, Community Development Department, Housing Division, Community Services and Parks, and Fire Prevention Engineering.
10. That approval of the Design Review Board shall be obtained prior to applying for or obtaining building permits.
11. That if any buildings, sidewalks, curb, or gutter, fencing or landscaping areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Director of Public Works for public property.
12. That any proposed exterior lighting shall be directed on the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Director of Community Development.
13. That the developer shall comply with the City's Inclusionary Zoning Ordinance (IZO), as regulated by GMC Chapter 30.35.

14. That the project shall comply with the Mitigation Monitoring and Reporting Program adopted by Resolution No. 23.42.

#### **APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission, if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. Any appeal must be filed online with the prescribed fee prior to expiration of the 15-day appeal period, on or before **NOVEMBER 6, 2023**.

***All appeals must be filed using the City's online permit portal:***

***[www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits). Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before NOVEMBER 6, 2023. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Dennis Joe, at 818-937-8157.***

#### **TRANSFERABILITY**

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

#### **VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under Section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed \$1,000.00, or imprisonment for a term not to exceed six months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum \$500.00 for each violation.

Violations of conditions required by this determination may be grounds for a revocation. of conditions required by this determination may be grounds for a revocation.

## **TERMINATION AND EXTENSION**

### **GMC CHAPTER 30.41 PROVIDES FOR TERMINATION**

Every right or privilege authorized by a Density Bonus Housing Plan shall terminate two years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

### **EXTENSION**

An extension of the Density Bonus Housing Plan may be requested one time and extended for up to a maximum of one additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the Density Bonus Housing Plan.

## **NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contacts with this office regarding this determination must be with the case planner, Dennis Joe, who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

You may contact the case planner, Dennis Joe, during normal business hours at (818) 937-8157 or via e-mail at [DJoe@glendaleca.gov](mailto:DJoe@glendaleca.gov).

Sincerely,



Bradley Calvert  
Director of Community Development

BC:EK:DJ:sm

Attachments:

1. Density Bonus Housing Plan
2. Resolution No. 23-42
3. Final Environmental Impact Report can be viewed online at:  
<https://www.glendaleca.gov/environmental>

Cc: - City Attorney's Office (Yvette Neukian)  
- Community Development – Housing Division (Peter Zovak/Mike Fortney)



**MOTION**

Moved by Council Member Najarian, seconded by Council Member Asatryan, that the City Council hereby approves the Project Design Application (DR Case No. PDR 2017612) for a proposed 31 unit housing project, including three units reserved for very low income households and a concession to reduce the amount of parking spaces by two spaces (16 parking spaces provided in a one-level subterranean parking garage) per Density Bonus Law, for a project to be located at 1642 South Central Avenue and 1608 Gardenia Avenue, as more particularly described in the April 11, 2023 staff report from the Director of Community Development and subject to any Council comments or recommendations thereon.

Vote as follows:

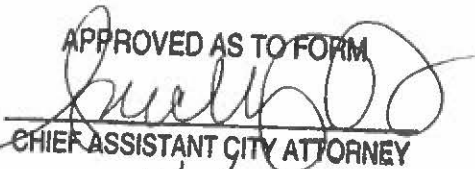
Ayes: Asatryan, Kassakhian, Najarian

Noes: Devine, Brotman

Absent: None

Abstain: None

THE MOTION WAS ADOPTED AT THE REGULAR CITY COUNCIL MEETING OF: Tuesday, April 11, 2023.

APPROVED AS TO FORM  
  
CHIEF ASSISTANT CITY ATTORNEY  
DATE 4/11/2023

Adopted  
04/11/23  
Devine/Asatryan  
Noe: Brotman

**RESOLUTION NO. 23-42**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDALE CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT SCH 2021060219, RELATED MITIGATION, MONITORING AND REPORTING PROGRAM PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE PROJECT LOCATED AT 1642 SOUTH CENTRAL AVENUE, GLENDALE, CA 91204, AND ADOPTING FINDINGS SUPPORTING A STATEMENT OF OVERRIDING CONSIDERATIONS**

**WHEREAS**, the City of Glendale, as the lead agency, has caused preparation of a Final Environmental Impact Report ("FEIR") and Mitigation Monitoring and Reporting Program ("MMRP") for the proposed demolition of the two residential buildings (1642 South Central Avenue and 1608 Gardena Avenue) and a detached garage, and construction of a new 40,240-square-foot, five-story, 31-unit (three of the residential units would be reserved for very low-income households), affordable rental housing project (the "Project") located at 1642 South Central Avenue, Glendale, CA 91204; and

**WHEREAS**, a Draft Environmental Impact Report ("Draft EIR") for the Project was prepared and circulated on June 10, 2021, through July 12, 2021 for a 30-day period pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 et seq., and State and City Guidelines adopted pursuant thereto; and

**WHEREAS**, notice was duly provided to the public, government agencies and all other interested parties that they may submit written comments on the Draft EIR to the City on or before July 12, 2021; and

**WHEREAS**, a Partially Recirculated Draft EIR (PR-DEIR) was prepared to address public comments and expand upon the analysis in the DEIR. Consistent with the requirements of Sections 15087 and 15088.5(d) of the State CEQA Guidelines, the PR-DEIR was circulated for public review and comment from August 12, 2022, for public review for a period of 30 days.

**WHEREAS**, a Final Environmental Impact Report for the Project, State Clearinghouse No. SCH 2021060219, ("Final EIR") was prepared pursuant to CEQA and the State CEQA Guidelines, was released on December 5, 2022, and incorporated the Draft EIR, PR-DEIR and included written responses to the comments made during the CEQA review period; and

**WHEREAS**, after due notice, on December 15, 2022, the Historic Preservation Commission conducted a public hearing on this matter at which it reviewed and considered the information contained in the Final EIR as well as supplemental responses and information; and

**WHEREAS**, on December 15, 2022, the Historic Preservation Commission returned the Project to the applicant for redesign, and

**WHEREAS**, on February 16, 2023 the Project returned to the Historic Preservation Commission for consideration of the Final EIR and consideration of the design review application and the Historic Preservation Commission voted not to certify the FEIR and did not approve the design review application; and

**WHEREAS**, the Project applicant filed an appeal to the City Council, and on April 11, 2023,

the City Council conducted a de novo hearing of the design review application and request to certify the Project FEIR, and after reviewing all the Project materials, appeal application, receiving staff and consultant presentations, and hearing public testimony, and after having considering all the materials and testimony, the City Council finds and determines that the (i) the Final EIR has been completed in compliance with CEQA and the State and City CEQA Guidelines, (ii) the City Council has reviewed and considered the information contained in the Final EIR, and (iii) the Final EIR reflects the independent judgment of the City of Glendale as the lead agency; and

**WHEREAS**, the City Council further finds that the economic, social, legal and technological benefits of the Project, which include a region-wide social, environmental and economic benefit of providing more housing, including affordable housing, in close proximity to a major transit hub – the Larry Zarian Transportation Center – outweigh the Project’s temporary significant and unavoidable environmental impact from construction noise and vibration, and outweigh the Project’s significant and unavoidable environmental impact on cultural resources due to the demolition of a historic resource, and on that basis the adverse environmental impacts are considered acceptable pursuant to CEQA Guidelines section 15093(a).

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Glendale that:

**SECTION 1.** The recitals set forth herein above are true and correct and are incorporated herein.

**SECTION 2.** Each and all of the Findings and Determinations contained in this document are based upon competent and substantial evidence, both oral and written, contained in the entire record relating to the Project and the Final EIR. The Findings and Determinations constitute the independent Findings and Determinations of the City Council in all respects and are fully and completely supported by substantial evidence. All of the language included in this document constitutes findings by the City Council, whether or not any particular sentence or clause includes a statement to that effect.

**SECTION 3.** The FEIR and MMRP were circulated for public review and notice of the hearing on their adoption was completed as required by law.

**SECTION 4.** The following Findings are hereby adopted by the City Council of the City of Glendale as required by *Public Resources Code* §§21081, 21081.5 and 21081.6, and CEQA Guidelines §§15091 through 15093, in conjunction with the approval of the Project. The Final EIR identified significant impacts associated with the Project. Approval of a project with significant impacts requires that findings be made by the Lead Agency. Significant impacts of the Project would have a residual significant impact that requires a Statement of Overriding Considerations. Specifically, CEQA Guidelines Section 15091 requires the City Council to make one or more of the following written findings:

- a. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the findings. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- c. Specific economic, social, or other considerations make infeasible the mitigation

measure or project alternative identified in the Final EIR.

These Findings accomplish the following: (a) they address the significant environmental effects identified in the FEIR for the Project; (b) they incorporate all mitigation measures associated with these significant impacts identified in the FEIR; (c) they indicate whether a significant effect is avoided or reduced by the adopted mitigation measures to a less-than-significant level or remains significant and unavoidable, either because there are no feasible mitigation measures or because, even with implementation of mitigation measures, a significant impact will occur, or because such changes or alterations are within the responsibility and jurisdiction of another public agency; and (d) they address the feasibility of all project alternatives and mitigation measures identified in the FEIR. For any effects which will remain significant and unavoidable, a "Statement of Overriding Considerations" is adopted.

The City Council of the City of Glendale hereby adopts and incorporates, as conditions of approval, the mitigation measures set forth in the Findings below to reduce or avoid the potentially significant and significant impacts of the Project, as well as certain less-than-significant impacts. In adopting these mitigation measures, the City Council intends to adopt each of the mitigation measures recommended in the FEIR, except to the extent such mitigation measures are specifically rejected or specifically modified by these Findings. In the comments on the Draft EIR, a number of measures were suggested by various commenters as proposed additional mitigation measures. With respect to the measures that were proposed in the comments, and not incorporated into the FEIR, the responses to comments in the FEIR explain why the proposed mitigation measures are not recommended by the Final EIR for adoption. The City Council hereby adopts and incorporates by reference the reasons stated in the responses to comments contained in the FEIR as its grounds for rejecting adoption of these proposed mitigation measures.

### **Section 5. Project Description**

The Project site is located at 1642 South Central Avenue, within the Tropico neighborhood of the City of Glendale (APN 5640-029-014). The Project site is a 0.23-acre rectangular parcel and is bounded to the north by South Central Avenue, to the west by Gardena Avenue, to the east by an industrial building constructed in 1985, and to the south by a single-family residence constructed in 1947.

The Project site is zoned SFMU (Commercial/Residential Mixed Use) and developed with two residential buildings (1642 South Central Avenue and 1608 Gardena Avenue) and a detached garage. The residence located at 1642 South Central Avenue was constructed in 1913, and a second residence located on the same lot but with the address of 1608 Gardena Avenue was constructed in 1920. The Project would demolish both residential dwelling units and the garage and construct a new 40,240-square-foot, five-story, 31-unit, rental housing building. Parking would be provided in a 16-space one-level subterranean garage. Per Government Code Section 65915 and Glendale Municipal Code Section 30.36 (Density Bonus Incentives), three of the residential units would be reserved for very low-income households.

### **Section 6. CEQA Process**

#### **Notice of Preparation**

In accordance with Section 15063 of the CEQA Guidelines, a Lead Agency conducted an Initial Study to determine if the Project may have a significant effect on the environment. Preparation of an Initial Study was conducted during October 2020 identifying potentially significant impacts involving Noise and Cultural Resources. As a result, the City issued a Notice of Preparation of the Draft Environmental Impact Report (DEIR) for the Proposed Project on June 10, 2021. The State

Clearinghouse assigned this project State Clearinghouse (SCH) No. 2021060219. The Notice of Preparation circulated for public review and comment for a 30-day period beginning on June 10, 2021.

### Environmental Impact Report

The City supervised and reviewed the preparation of the Draft EIR, the Partially-Recirculated Draft EIR, and the FEIR in accordance with CEQA (Public Resources Code Sections 21000 *et seq.*) and the CEQA Guidelines. The FEIR is a full-disclosure informational document intended to inform and assist public agency decision-makers and the general public of the significant environmental effects of the project. Possible ways to minimize significant effects are identified in the FEIR, and reasonable alternatives to the project are evaluated. This document assesses the environmental impacts, including unavoidable adverse impacts and cumulative impacts that may result from approval of the Project.

Written or oral comments from the public were received. All comments and responses to those comments are included in the FEIR.

Each and all of the Findings and Determinations contained in this document are based upon competent and substantial evidence, both oral and written, contained in the entire record relating to the Project and FEIR. The Findings and Determinations constitute the independent Findings and Determinations of the City in all respects and are fully and completely supported by substantial evidence. All of the language included in this document constitutes findings by the City, whether or not any particular sentence or clause includes a statement to that effect.

All summaries of information and the findings to follow are based on the FEIR, the Project (and every component thereof), and/or other evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact. The summaries of information below are only summaries. Cross-references to the FEIR and other evidence in the record have been made where helpful, and reference should be made directly to the FEIR and other evidence in the record for more precise information regarding the facts on which any summary is based. In addition, unless noted or stated otherwise, the rationale for the findings is that set forth in the FEIR (including the responses to comments) or elsewhere in the administrative record.

### **Section 7. Findings on Significant and Potentially Significant Impacts of the Proposed Project Identified in the Draft EIR, Partially-Recirculated Draft EIR, and FEIR.**

An initial study was prepared to determine the extent of project-specific and cumulative impacts in certain resource topic areas would require additional analysis in the EIR, and which topic areas would not require analysis or less extensive analysis because the Project would have no impact, less-than-significant impacts, or less-than-significant impacts with mitigation included. The topic areas where additional analysis was not required include:

- Aesthetics (all topics)
- Agricultural and Forest Resources (all topics)
- Air Quality (all topics)
- Biological Resources (all topics)
- Cultural Resources
- Energy (all topics)
- Geology and Soils (all topics)
- Greenhouse Gas Emissions (all topics)
- Hydrology and Water Quality (all topics)
- Hazards and Hazardous Materials (all topics)
- Land Use and Planning (all topics)
- Mineral Resources (all topics)
- Noise (aviation-related topics)
- Population and Housing (all topics)
- Public Services (all topics)
- Recreation (all topics)
- Transportation (all topics)
- Tribal Cultural Resources (all topics)
- Utilities and Service Systems (all topics)
- Wildfire (all topics)

Pursuant to and in accordance with Section 21081 of the Public Resources Code, the EIR examined the potential for adverse effects to result from project implementation. In summary, implementation of the proposed Project would result in the following significant and unavoidable project-related and/or cumulative impacts:

- Cultural Resources

Impact CR-1-Implementation of the proposed Project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines.

- Noise/Vibration

Impact NO-1—Implementation of the proposed Project would generate a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the City of Glendale Noise Ordinance or applicable standards of other agencies

Impact NO-2—Implementation of the proposed Project would generate excessive groundborne vibration or groundborne noise levels.

The findings, impacts, and mitigation measures that are applicable to the proposed project are noted below.

Impact C-CR-1      Implementation of the proposed Project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines

The City commissioned the development of the South Glendale Historic Context (2014 Context) and Historic Resources Survey (2019 Survey) for the South Glendale Community Plan (SGCP) area to aid in identifying potential historic resources. The Project site was included in the 2019 Survey, which assigned the residential building located at 1642 South Central Avenue a California Historical Resource Status Code 5S3, meaning it appears individually eligible for local designation through survey evaluation. The 2019 Survey determined the 1642 South Central Avenue is eligible for its architecture as a Craftsman-style residence and for its association as a circa 1910 residence within the City of Tropic. It is identified as a historic resource since it is a rare surviving example of residential architecture from the period before the town was annexed into the City of Glendale (1918), and for the quality of its Craftsman-style design. The house and garage located at 1608 Gardena Avenue were built in 1920 and 1923, respectively, and were not identified in the South Glendale Historic Context and Historic Resources Survey as potentially historic. These two buildings were built in the City of Glendale after the 1918 annexation of Tropic, and are modest examples of Craftsman-style design, lacking in the abundance of design features that make the house located at 1642 South Central Avenue a significant example of the Craftsman style.

The EIR's analysis was conducted and completed in accordance with the practices described in the Secretary of the Interior's Standards and Guidelines for Historic Preservation, including standards for identifying, evaluating, and documenting resources. Applicable national, state, and local level

criteria were considered, as well as the context-driven methods and framework used by the 2014 Context and the 2019 Survey.

**Criteria A/1/1 (Events):** The residential building at 1642 South Central Avenue is not individually eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) but is individually eligible for listing in the Glendale Register of Historic Resources. The property does not have an important association with events or patterns that have made a significant contribution to the broad patterns of national, state, or local history. However, as previously identified by the 2019 Survey, the residential building at 1642 South Central Avenue is associated with Early Development and Town Settlement, 1872-1918, because it was constructed in 1913, before the township of Tropicco was annexed into the City of Glendale in 1918. The secondary residence and garage at 1608 Gardena Avenue were constructed in 1920 and 1923, respectively (post-dating the City of Tropicco). Therefore, the house located at 1642 South Central Avenue is individually eligible for listing in the Glendale Register of Historic Resources under Criterion 1 and conversely the property as a whole is not individually eligible for listing in the NRHP and CRHR under Criteria A/1. The later addition of the residence and garage at 1608 are not part of the original historic context for the historic property and were not built during the period of significance for the residence located at 1642 South Central although the buildings are all on the same lot.

**Criteria B/2/2 (Person):** Research to date did not reveal the subject property to have an association with the lives of significant persons in our past. The numerous known owners and occupants associated with the property during the historic period (prior to 1971) do not appear to have made significant contributions to national, state, or local history. Therefore, the subject property is not individually eligible for listing in the NRHP, the CRHR, or the Glendale Register of Historic Resources under Criteria B/2/2.

**Criteria C/3/3 (Design/Construction):** Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.<sup>1</sup> The residential building at 1642 South Central Avenue, built in 1913, is not individually eligible for listing in the NRHP and the CRHR because its design and construction are not outstanding example of the Craftsman design and construction technique that would be considered distinctive, the work of a master, or possessing of high artistic value. However, it is individually eligible for listing in the Glendale Register of Historic Resources because it retains the majority of Craftsman CDFs, such as horizontal massing; wood shingle cladding; front porch with battered stone piers, with square wood posts; wood-framed casement and double-hung windows; and low-pitched gable roofs with exposed beams and rafter tails. Although the residential building was expanded in 1923, the addition is in keeping in its materials and design. Thus, the property is an intact and good, example of early Craftsman architecture.

Conversely, 1920 residential building located at 1608 Gardena and its detached garage were constructed after 1918 and are not associated with the town of Tropicco, and therefore they do not meet Criterion 1, and do not have the architectural character required for a post-1919 building to qualify under Criterion 3. Based on these factors, the 1608 Gardena residence and its detached garage are not individually eligible for listing in the Glendale Register of Historic Resources as they do not "embody distinctive characteristics of a type, period, or method of construction or represent the work of a master."

---

<sup>1</sup> National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington, D.C.: National Park Service, 2002), 17.



Criteria D/4/4 (Information Potential): The property has not yielded, nor does it appear to possess potential to yield, information important in history or prehistory. Therefore, the subject property is not individually eligible under Criteria D/4 for listing in the NRHP or the CRHR.

Based on the analysis contained in this EIR and supporting studies, the residential building located at 1642 South Central Avenue is individually eligible for listing in the Glendale Register of Historic Resources under Criterion 1 (Events) for its association with Early Development and Town Settlement as a residence in the City of Tropic; it is also individually eligible for listing in the Glendale Register of Historic Resources under Criterion 3 as a distinctive and exemplary example of the Craftsman style. As such, the property is considered a "historical resource" for the purposes of CEQA.

The Project proposes to demolish all the buildings on site and redevelop the whole site with new five-story, 31-unit residential housing project. The character-defining features, listed under Architectural Context, are the distinctive qualities and characteristics of 1642 South Central Avenue that convey the building's historic and architectural significance and justify its eligibility for listing in the Glendale Register of Historic Resources. The proposed demolition of all onsite buildings would materially alter the physical characteristics of the 1642 South Central Avenue and would therefore cause a substantial adverse impact to an historical resource and result in a significant impact.

Implementation of Mitigation Measure M-CR-1: Documentation of Historical Resource, would lessen the impact of the proposed demolition and new construction by documenting and presenting the house's history and character-defining features architecture as a Craftsman-style residence and for its association as a 1913 residence within the City of Tropic. However, implementation of these mitigation measures would not reduce this impact to a less-than-significant level. Impacts would remain significant and unavoidable.

**M-CR-1: Documentation of Historical Resource**

Prior to issuance of a demolition permit, the Project applicant shall undertake Historic American Building/Historic American Landscape Survey (HABS/HALS) documentation of the building features. The documentation shall be undertaken by a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History, History, or Architecture (as appropriate) to prepare written and photographic documentation of 1642 South Central Avenue. The specific scope of the documentation shall be reviewed and approved by City of Glendale staff (City staff) but shall include the following elements:

**Measured Drawings** – A set of measured drawings shall be prepared that depict the existing size, scale, and dimension of the historic resource. City staff will accept the original architectural drawings or an as-built set of architectural drawings (e.g., plans, sections, elevations). City staff will assist the consultant in determining the appropriate level of measured drawings.

**Historic American Buildings/Historic American Landscape Survey-Level Photographs** – Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital photography shall be used. The scope of the digital photographs shall be reviewed by City staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service (NPS) standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS/HALS photography. Photograph views for the data set shall include contextual views; views of each side of the building and interior views,

including any original interior features, where possible; oblique views of the building; and detail views of character-defining features.

All views shall be referenced on a photographic key. This photographic key shall be on a map of the property and shall show the photograph number with an arrow to indicate the direction of the view. Historic photographs shall also be collected, reproduced, and included in the data set.

The Project applicant shall transmit such documentation to the Glendale Public Library, the Glendale Historical Society, the Community Development Department, and the South Central Coastal Information Center. The HABS/HALS documentation scope will determine the requested documentation type for the Project site and the Project applicant will conduct outreach to identify other interested groups. All documentation will be reviewed and approved by City staff before any demolition or site permit is granted for the affected historical resource.

**Findings**      **This is considered a potentially significant impact. Implementation of mitigation measure M-CR-1 would reduce this impact, but not to a less than significant level, resulting in a significant and unavoidable impact. The City Council finds this significant impact to be acceptable for the reasons set forth in the Statement of Overriding Considerations (Exhibit A to this Resolution).**

#### Noise and Vibration

Impact NO-1 Construction of the proposed Project would generate a substantial temporary increase in ambient noise levels in the vicinity of the Project in excess of standards established in the City of Glendale Noise Ordinance or applicable standards of other agencies.

The EIR's analysis evaluates the noise and vibration impacts associated with construction and operation of the Project. Two types of noise and vibration impacts were considered: short-term, temporary impacts resulting from construction, and impacts due to long-term operational changes in the noise environment.

Given that the Municipal Code does not include standard criteria for construction noise impact assessment, the guidelines in the FTA Transit Noise and Vibration Impact Assessment Manual (2018) are used in this analysis.

#### Short-Term Construction Noise Impacts

The Project would be constructed in one development phase that would take approximately 18 months. Short-term noise impacts would be associated with demolition of the existing structures, excavation, grading, and construction of the Project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the vicinity of the Project site; however, once Project construction is done, these noise levels would no longer occur.

Two types of short-term noise impacts could occur during construction of the Project. The first type is related to noise generated by trucks transporting construction equipment and materials, by hauling activities, and by vehicles carrying construction workers commuting to the Project site. These transportation activities would incrementally raise noise levels on roads leading to the site. It is expected that larger trucks used in equipment delivery would generate higher noise levels than

vehicles carrying workers commuting to the Project site. The single-event noise from equipment trucks passing at a distance of 50 feet from a sensitive noise receptor would reach a maximum level of 84 dBA Lmax. However, heavy equipment used for grading and construction activities would be moved on-site just one time and would remain on-site for the duration of each construction phase. The total number of daily vehicle trips associated with hauling during the grading phase is estimated to be approximately 14 and would be minimal compared to existing traffic volumes on the affected streets. The daily traffic noise level change associated with these trips would not be perceptible. Therefore, construction-related traffic impacts would be short term and would not result in a significant off-site noise impact.

The second type of potential short-term noise impact is related to noise generated during demolition, site preparation, grading, building construction, and paving. Construction is completed in discrete steps, each with its own mix of equipment and consequently its own noise characteristics. These various sequential phases would change the character of the noise generated on the site and therefore the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase.

The site preparation and grading phase, which includes excavation and grading of the site, tends to generate the highest noise levels because earthmoving equipment is the noisiest construction equipment (see Table 3.2.9). Additionally, this phase would be the longest of the phases expected to occur near the Project site boundary. The three loudest pieces of equipment used during the site preparation and grading phase would likely be an excavator, grader, and dozer, as no pile driving is proposed. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full-power operation followed by 3 or 4 minutes at lower power settings.

**Table 3.2.9 Typical Maximum Construction Equipment Noise Levels (Lmax)**

Type of Equipment	Suggested Maximum Sound Levels for Analysis (dBA Lmax at 50 feet)
<b>Impact Equipment</b>	
Excavators with Hoe Ram	85
Impact Pile Driver	101
<b>Non-Impact Equipment</b>	
Air Compressors	80
Bore/Drill Rigs	85
Cement and Mortar Mixers	80
Concrete/Industrial Saws	90
Concrete Truck	82
Concrete Boom Pump	82
Cranes	85
Excavators	85
Generator Sets	82
<b>Type of Equipment</b>	<b>Suggested Maximum Sound Levels for Analysis (dBA Lmax at 50 feet)</b>

Graders	85
Pavers	85
Plate Compactors	83
Pressure Washers	85
Pumps	81
Rollers	85
Rough Terrain Forklifts	85
Rubber-Tired Dozers	85
Scrapers	85
Skid Steer Loaders	80
Tie Back Drill	85
Tower Crane	85
Tractors/Loaders/Backhoes	84
Welders	73

**Notes:**

<sup>A</sup> Based on highest anticipated noise level, assuming 100 percent use during any 1-hour period.

dB(A) = A-weighted decibels

L<sub>eq</sub> = equivalent continuous sound level

Source: Federal Highway Administration, *FHWA Highway Construction Noise Handbook*, August 2006, Table 9.1, p. 91.

As shown in Table 3.2.10, during the construction of the Project, it is expected that the average noise levels at the nearest noise-sensitive use, the single-family home to the south at 1616 Gardena Avenue, would range from 69 dBA Leq to 83 dBA Leq. These noise levels depend on construction phase and are based on an average distance of 85 feet from the center of construction activities. Therefore, the noise impacts would not exceed the 90 dBA Leq 1-hour construction noise level criteria established by the FTA for residential uses based on the average condition. When construction activities occur near the property line, noise levels could approach 104 dBA Leq. For the single-family homes further to the south on El Bonito Avenue, construction noise levels would be reduced due to additional distance and shielding from existing intervening structures. While construction-related impacts are short term and would no longer occur once Project construction is completed, they have the potential to be higher than existing ambient noise levels by more than 5 dBA, a typical threshold of perceptibility in an outdoor environment, in the Project area.

**Table 3.2.10: Potential Construction Noise Impacts at Surrounding Residences**

Receptor (Location)	Composite Noise Level (dBA Leq) at 50 feet <sup>1</sup>	Average Distance (feet)	Range of Composite Construction Noise Levels (dBA Leq)	Exceed 90 dBA Leq Threshold?	Result in a 5 dBA Increase Over Ambient Condition
1616 Gardena Avenue	76 -88	85	69-83	No	Yes
335 El Bonito Avenue		175	63-77	No	Yes
337 El Bonito Avenue		120	66-80	No	Yes
339 El Bonito Avenue		170	63-77	No	Yes
343 El Bonito Avenue		150	64-78	No	Yes

Source: 1842 S. Central Avenue Project –Noise and Vibration Study, LSA, July 2022. See EIR Appendix D.

<sup>1</sup> The composite construction noise level represents the range of noise levels with the grading phases as compared to other phases.  
dBA Leq = average A-weighted hourly noise level

Compliance with the time restrictions in the City’s Noise Ordinance, Municipal Code Chapter 8.36, would ensure that construction noise does not disturb the residential uses during hours when ambient noise levels are likely to be lower (i.e., at night). Although construction noise would be higher than the ambient noise in the Project vicinity during the day, construction noise would cease to occur once Project construction is completed. In addition to compliance with appropriate construction times, the Project would implement Mitigation Measure M-NO-1, Construction Noise Control.

**M-NO-1: Construction Noise Control**

Prior to issuance of demolition permits, the Glendale (City) Department of Building and Safety, or designee, shall verify that all construction plans include notes stipulating the following:

- Grading and construction contractors shall use equipment that generates lower vibration levels, such as rubber-tired equipment rather than metal-tracked equipment.
- Construction haul truck and materials delivery traffic shall avoid Local Streets and Urban and Community and Neighborhood Collectors as defined in the City’s Circulation Element.
- The construction contractor shall place noise- and vibration-generating construction equipment, with the exception of equipment needed to completed shoring activities associated with the construction of the subterranean garage, away from sensitive uses. All construction staging areas shall be located away from sensitive uses.

- The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators.
- The construction contractor shall ensure that a minimum 12-foot-high barrier, such as plywood structures or flexible sound control curtains, shall be erected between on the proposed Project site and adjacent to the sensitive receptors to minimize the amount of noise during construction. A 12-foot-high construction noise barrier would provide an approximately 12 dBA reduction to the closest residential receptors to the south.
- All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule. A sign legible at a distance of 50 feet shall also be posted at the construction site. All notices and the signs shall indicate the dates and durations of construction activities, as well as provide a telephone number for the "noise disturbance coordinator".

Construction noise would be higher than the daytime ambient noise in the Project vicinity and exceed daytime construction thresholds. However, the construction noise and threshold exceedance would cease to occur once Project construction is completed. In addition to compliance with appropriate construction times, the implementation of Mitigation Measure M-NO-1 would reduce construction noise to the greatest extent feasible; however, the impact would remain significant and unavoidable.

**Findings**      **This is considered a potentially significant impact. Implementation of mitigation measure M-NO-1 would reduce this impact, but not to a less than significant level, resulting in a significant and unavoidable impact. The City Council finds this significant impact to be acceptable for the reasons set forth in the Statement of Overriding Considerations (Exhibit A to this Resolution).**

Impact NO-2: Construction of the proposed Project would generate excessive groundborne vibration levels. (Significant and Unavoidable)

Construction Vibration Impacts

Construction activities related to the Project, including excavation activities where the highest levels of vibration are anticipated, would not include vibration of foundations, utilities that are connected to existing structures, or tunneling operations. To provide an example of construction vibration levels expected for a project of this size, Table 3.2.11 shows the PPV values and vibration levels (in terms of VdB) from construction vibration sources from 25 feet away. A large bulldozer would generate approximately 0.089 PPV inches/sec or 87 VdB of groundborne vibration when measured at 25 feet, based on the Transit Noise and Vibration Impact Assessment Manual.

**Table 3.2.11. Vibration Source Levels for Construction Equipment**

<b>Equipment</b>	<b>PPV<sub>ref</sub> at 25 ft (in/sec)<sup>A</sup></b>	<b>Lv (VdB)<sup>B</sup></b>
Impact Pile Driver (typical)	0.644	104
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large Bulldozer	0.089	87
Loaded Trucks	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

**Notes:**

<sup>A</sup> PPV<sub>ref</sub> – reference Peak Particle Velocity. PPV is appropriate for evaluating potential damage to buildings.

<sup>B</sup> RMS VdB re 1 μin/sec.

ft = feet, in/sec = inches per second

μin/sec = microinches per second

Lv = velocity in decibels

RMS = root-mean-square

VdB = vibration velocity in decibel

Source: Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual, September 2018.

In order to assess the potential for vibration impacts, the analysis utilizes the distance between the nearest off-site buildings and the Project boundary (assuming the construction equipment would be used at or within 5 feet of the Project boundary) because vibration damage impacts occur at the buildings.

Table 3.2.12 presents a summary of potential vibration impacts of the Project construction. Based on the information in Table 3.2.12, vibration has the potential to cause damage to the commercial building to the north at 1638 South Central Avenue and the residential building to the south at 1616 Gardena Avenue if large construction equipment operates within 15 feet of the building façade. Additionally, vibration has the potential to cause annoyance to residential uses if large construction equipment operates within 110 feet of the building façade.

**Table 3.2.12 Summary of Construction Vibration Levels**

Land Use	Address	Equipment Reference	Reference Vibration Level (PPV) at 25 ft	Distance (ft) <sup>1</sup>	Maximum Vibration Level (PPV)	Exceed Damage Criteria of 0.2 PPV in/sec?	Exceed Annoyance Criteria of 0.01 PPV in/sec?
Commercial	1638 S. Central Avenue	Large Bulldozers	0.089	5	0.995	Yes	No <sup>1</sup>
Residential	1616 Gardena Avenue			8	0.492	Yes	Yes
Residential	335 El Bonito Avenue			92	0.013	No	Yes
Residential	337 El Bonito Avenue			37	0.049	No	Yes
Residential	339 El Bonito Avenue			87	0.014	No	Yes
Residential	343 El Bonito Avenue			75	0.017	No	Yes

Source: Compiled by LSA (2022).

Note: Due to the associated indoor uses at the commercial use to the north, construction activities are not expected to cause annoyance. ft = foot/feet

FTA = Federal Transit Administration in/sec = inch/inches per second

PPV = particle velocity

As the residences listed in Table 3.2.12 fall within the 110-foot contour for annoyance and the commercial use to the north at 1638 South Central Avenue and the residential use to the east at 1616 Gardena Avenue fall within the potential damage contour, there would be a potentially significant groundborne vibration impact at these two locations. With implementation of Mitigation Measure M-NO-2: Construction Vibration Control, vibration damage would be avoided.

**M-NO-2: Construction Vibration Control**

Prior to issuance of demolition permits, the Glendale (City) Department of Building and Safety, or designee, shall verify that all construction plans include notes stipulating the following:

- **Prepare a Monitoring Plan.** The property owner shall undertake a monitoring program to avoid or reduce Project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is documented and repaired. The monitoring program shall apply to all potentially affected buildings and/or structures adjacent to the Project site. Prior to issuance of any demolition or building permit, the property owner shall submit the construction vibration monitoring plan to the City for approval. The monitoring plan shall include, at a minimum, the following components, as applicable:
  - **Vibration Analysis Refinement.** Once the specific construction



equipment list becomes available, potential vibration distance contours shall be refined.

- **Vibration Monitoring.** To ensure that construction vibration levels do not exceed the established standard, an acoustical consultant shall monitor vibration levels at each affected building and/or structure on adjacent properties when heavy construction occurs in close proximity. Based on direction from the acoustical consultant, vibratory construction activities that generate vibration levels in excess of the standard shall be prohibited.
- **Alternative Construction Techniques.** Should construction vibration levels be observed in excess of the established standard, the contractor(s) shall halt construction and put alternative construction techniques into practice. Following incorporation of the alternative construction techniques, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded.
- **Periodic Inspections.** A historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on non-historic buildings and/or structures) shall conduct regular periodic inspections as specified in the vibration monitoring plan of each affected building and/or structure on adjacent properties during vibration-generating construction activity on the Project site. Should damage to any building and/or structure occur, the building(s) and/or structure(s) shall be remediated to their pre-construction condition at the conclusion of vibration-generating activity on the site.

Implementation of Mitigation Measure M-NO-2 would avoid construction vibration damage. However, vibration levels could exceed the applicable annoyance criteria at nearby residences, even with the use of standard construction best practices. This impact would remain significant and unavoidable and would not be reduced to a less-than-significant level with mitigation.

**Findings** This is considered a potentially significant impact. Implementation of mitigation measure M-NO-1 would reduce this impact, but not to a less than significant level, resulting in a significant and unavoidable impact. The City Council finds this significant impact to be acceptable for the reasons set forth in the Statement of Overriding Considerations (Exhibit A to this Resolution).

**Section 8. Findings on Project Alternatives Considered in the Environmental Impact Report.**

The Alternatives chapter of the EIR was prepared in accordance with CEQA Guidelines Section 15126(d), which requires the analysis of a reasonable range of alternatives capable of eliminating or reducing significant adverse environmental effects of the proposed project. The Alternatives section contains an analysis of the effects of the following alternatives:

1. No Project Alternative
2. Reduced Density and Relocation on Site
3. Reduced Density and keep the residential building located at 1642 South Central Avenue in its existing location on the project site

### Alternative 1: No Project Alternative

Section 15126.6(e) of the CEQA Guidelines states the purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The no project alternative analysis is not the baseline for determining whether the proposed project's environmental impacts may be significant, unless it is identical to the existing environmental setting analysis which does establish that baseline.

Under the No Project Alternative, the two residential dwellings at 1642 South Central Avenue and at 1608 Gardena and the existing garage would be retained in their current configuration and would not be disturbed; no construction would occur on site and the current residential uses would continue. No new residential or commercial uses would be added. Therefore, the existing physical features on the Project site, including the character-defining features of the historical resource, would not change and The analysis of the No Project Alternative assumes that the Project would not be approved and would result in a "no build" alternative wherein the existing environmental setting is maintained.

If the No Project Alternative were to proceed, no changes would be implemented, and none of the impacts associated with the Project would occur. However, incremental changes would be expected to occur in the vicinity of the Project site as nearby projects are approved, constructed, and occupied. With no change to existing site conditions under the No Project Alternative, land use activity on the Project site would not contribute to significant cumulative impacts beyond existing levels. There would be no construction or operational impacts related to noise and vibration compared to the Project.

Since the No Project Alternative would retain all the character-defining features of the subject property and not demolish or make any modifications to the historical resource, it would not cause material impairment to that resource. Compared to the Project, which would demolish all buildings on site and result in material impairment to the historical resource, the No Project Alternative would not result in any project-level impacts and would not contribute to any impacts related to historic architectural resources.

The No Project Alternative would not require construction activities and would not result in significant and unavoidable impacts related to construction noise and vibration.

Under the No Project Alternative, the proposed Project containing 31 units of rental housing, including three very-low income units, and a one-level subterranean garage would not be constructed. Therefore, the No Project Alternative would not meet any of the Project objectives.

**Findings:** Pursuant to CEQA Guidelines Section 15126.6(e)(2), if the no project alternative is the environmentally superior alternative, then an EIR is required to identify another environmentally superior alternative from among the alternatives evaluated if the Project has significant impacts that cannot be mitigated to a less-than-significant level. The environmentally superior alternative is the alternative that best avoids or lessens any significant effects of the Project, even if the alternative would impede to some degree the attainment of the project objectives. The No Project Alternative is considered the overall environmentally superior alternative because it would represent a continuation of existing conditions on the Project site and would not result in any significant impacts associated with implementation of the Project. The No Project Alternative, however, would not meet any of the project objectives. **This Alternative is Infeasible, as set forth above and in the Statement of Overriding Considerations (Exhibit A).**

### Alternative 2: Reduced Density and Relocation on Site

The Reduced Density (Relocation on Site) Alternative would result in fewer environmental impacts compared to the Project given the reduced size (15 residential units versus 31 units) and shorter construction duration. The Reduced Density (Relocation on Site) Alternative would also be consistent with the SFMU (Commercial/Residential Mixed Use) and Mixed-Use District General Development Standards. The 15-unit building with a one-level subterranean garage would have a smaller building footprint than the 31-unit Project but would still result in short-term impacts to air quality, greenhouse gas emissions, geology/soils, water quality, and traffic. Similar to the Project, these short-term construction impacts from this Alternative would be less than significant and typical of small land development projects where compliance with existing codes and other regulatory standards ensure these types of impacts are below impact thresholds.

The Reduced Density (Relocation On Site) Alternative would require a shorter construction duration. However, the Reduced Density (Relocation On Site) Alternative would not result in significantly reduced construction noise compared to the Project. The site preparation and grading construction phases generate the highest noise levels because earthmoving equipment is the noisiest construction equipment. These two construction phases would still be required, although the timing would be shortened due to the reduced size of the proposed building. Compliance with the City's Noise Ordinance and implementation of Mitigation Measure M-NO-1: Construction Noise Control and Mitigation Measure M-NO-2: Construction Vibration Control would ensure that construction noise and vibration is reduced to the maximum amount feasible. However, impacts related to construction noise and vibration would remain significant and unavoidable.

**Finding:** The Reduced Density (Relocation On Site) Alternative would preserve the on-site location, design, materials, workmanship, feeling, and character-defining features of the historical resource within the Tropic neighborhood. While the historic resource would be preserved, as with the Project, the Reduced Density (Relocation On Site) Alternative would modify the setting of the historic resource. This alternative would eliminate the significant and unavoidable historical architectural resources impact associated with demolition of 1642 South Central Avenue.

The Reduced Density Alternative would meet most of the Project objectives. However, it would not fulfill the Project objectives to the same extent as the Project because fewer new residential units would be built, and it would not maximize the potential residential units on the Project site. Specific Economic, Legal, Social, Technological, or Other Considerations Make This Alternative Feasible, as set forth above and in Exhibit A to this Resolution.

### Alternative 3: Reduced Density (Existing Location) Alternative

The Reduced Density (Existing Location) Alternative would retain the historic residence located at 1642 South Central Avenue in its existing location on the Project site and demolish the residence at 1608 Gardena Avenue and the existing garage. The remaining buildable area, consisting of approximately 3,383 square feet (0.007 acre) could accommodate 11 residential units, including 8 market-rate and 3 very low-income units. The Reduced Density (Existing Location) Alternative would provide eight (8) subterranean parking spaces.

Similar to the Project, the Reduced Density (Existing Location) Alternative would require construction of similar improvements, including grading and construction of the footings, connections for utilities, however the construction activities would be of shorter duration. This Alternative would also require restoration and preservation of the historic resource, and protection from any adverse impacts from construction of the new building. As a consequence, mitigation measures requiring

construction monitoring would be required, as would the post-construction restoration and rehabilitation of the historic home pursuant to Secretary of Interior Standards.

The Reduced Density (Existing Location) Alternative would result in fewer environmental impacts compared to the Project given the reduced size (11 residential units versus 31 units) and shorter construction duration. Due to the approximately 1/3 size of this Alternative compared to the Project and shorter duration of construction, this Alternative would result in reduced environmental impacts compared to the Project. The Reduced Density (Existing Location) Alternative would also be consistent with the SFMU (Commercial/Residential Mixed Use) and Mixed-Use District General Development Standards. The 11-unit building with a one-level subterranean garage would have a smaller building footprint compared to the Project but would still result in short-term impacts to air quality, greenhouse gas emissions, geology/soils, water quality, and traffic. Similar to the Project, these short-term construction impacts would be less than significant and typical of small land development projects.

The Reduced Density (Relocation On Site) Alternative would result in reduced construction duration compared to the Project. However, the site preparation and grading construction phases, which generate the highest noise levels, would still be required. The timing of these phases would be shortened due to the reduced size of the proposed building. Compliance with the City's Noise Ordinance and implementation of Mitigation Measure M-NO-1: Construction Noise Control and Mitigation Measure M-NO-2: Construction Vibration Control would ensure that construction noise and vibration is reduced to the maximum amount feasible. However, impacts related to construction noise and vibration would remain significant and unavoidable.

The Reduced Density (Existing Location) Alternative would preserve the existing location, design, materials, workmanship, feeling, and character-defining features of the historical resource within the Tropico neighborhood. The preservation of location of the historic resource at its existing location on site would eliminate the Project's significant impact from demolition of the resource. The residential dwelling at 1642 South Central Avenue would remain a good example of a Craftsman style house and would remain eligible for listing on the Glendale Register of Historic Resources under Criterion 3.

The Reduced Density (Existing Location) Alternative meet all of the Project objectives set forth in Section 4.4 of the EIR. However, it would not fulfill the project objectives to the same extent as the Project because fewer new residential units would be built, and it would not maximize the potential residential units on the Project site.

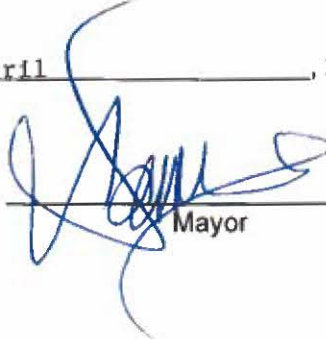
Finding: Reduced Density (Relocation on Site) Alternative would be the environmentally superior alternative among the other alternatives evaluated. The Reduced Density (Relocation on Site) Alternative would eliminate the significant and unavoidable historical architectural resources impact associated with demolition of 1642 South Central Avenue. The construction noise and vibration impacts would remain significant and unavoidable. This alternative would also meet more of the Project objectives of adding affordable housing and meeting the City's affordable housing goals, although not to the same extent as the Project since fewer new units would be built. Specific Economic, Legal, Social, Technological, or Other Considerations Make This Alternative Feasible, as set forth above and in Exhibit A to this Resolution.

8. Statement of Overriding Considerations: The City Council hereby adopts the "Statement of Overriding Considerations" attached hereto and incorporated by reference as Attachment "A" in support of this Resolution.
9. Mitigation Monitoring Program: The City Council hereby adopts the "Mitigation Monitoring and Reporting Program" attached hereto and incorporated by reference as

Attachment "B" in support of this Resolution.

10. Section 21081.6(a)(2) of the Public Resources Code and CEQA Guidelines Section 15091(e) require that the public agency shall specify the location of the custodian of the documents or other materials that constitute the record upon which its decision is based. Accordingly, the record and custodian of documents is the Glendale Planning Department, 633 East Broadway, Room 103, Glendale, California, 91206-4386.

Adopted this 11th day of April, 2023.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

STATE OF CALIFORNIA            )  
  ) SS  
COUNTY OF LOS ANGELES        )

I, Dr. Susie Abajian, City Clerk of the City of Glendale, certify that the foregoing Resolution No. 23-42 was adopted by the City Council of the City of Glendale, California, at a regular meeting held on the day 11th of April, 2023, by the following vote:

Ayes:                   Asatryan, Devine, Kassakhian, Najarian  
Noes:                   Brotman  
Absent:                 None  
Abstain:               None

APPROVED AS TO FORM

  
\_\_\_\_\_  
CHIEF ASSISTANT CITY ATTORNEY

DATE 4/11/2023

  
\_\_\_\_\_  
City Clerk