

**City of Glendale
NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL**

**ORDINANCE AMENDING SECTION 4.10.050, CHAPTER 30.35, AND SECTIONS
30.40.010-30.40.040 OF THE GLENDALE MUNICIPAL CODE, 1995, RELATING TO
ESTABLISHMENT OF A CITYWIDE INCLUSIONARY HOUSING REQUIREMENT**

AND

**RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA
ESTABLISHING AN INCLUSIONARY HOUSING IN-LIEU FEE**

AND

**AN ORDINANCE OF THE CITY OF GLENDALE, CALIFORNIA ADDING CHAPTER 4.11 OF
THE GLENDALE MUNICIPAL CODE, 1995, RELATED TO ESTABLISHMENT
OF AFFORDABLE HOUSING COMMERCIAL DEVELOPMENT IMPACT FEE**

AND

**RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA
ESTABLISHING AN AFFORDABLE HOUSING COMMERCIAL DEVELOPMENT IMPACT
FEE**

LOCATION: Citywide

PROJECT DESCRIPTION

Amendments to the Glendale Municipal Code (Title 4 and Title 30) to establish a citywide inclusionary housing requirement with an in-lieu fee option, establishment of an affordable housing commercial development impact fee, and an amendment to the Park and Library fee. These ordinances and the fee resolutions that accompany the ordinances have been prepared following direction of the City Council on November 13, 2018. All residential housing developments of five or more units that have not received a building permit prior to the effective date of these ordinances and resolutions will be subject to inclusionary housing requirements. Certain commercial development projects will be subject to the payment of an impact fee established through these proposed ordinances and resolutions.

The City Council will hold a regular meeting and conduct a public hearing in City Hall Council Chambers, 613 East Broadway, Glendale, on **Tuesday, April 30, 2019, at 3:00 p.m.** or as soon thereafter as possible. The purpose of this public hearing is for the City Council to consider the Planning Commission recommendation and introduce these ordinances and resolutions and considering adoption of the inclusionary housing ordinance, the commercial development impact fee ordinance, and corresponding fee resolutions.

The Planning Commission held a regular public meeting and conducted a public hearing on Wednesday, April 3, 2019 concerning the ordinance with amendments to Title 30 relating to creation of a citywide inclusionary housing requirement and resolution establishing an inclusionary housing in-lieu fee. The Planning Commission recommends that the City Council adopt the ordinance amending Title 30 with an amendment added to the ordinance that states "This Ordinance shall not apply to a housing development project that has received all discretionary land use entitlements and at least one building permit for a structure or substructure necessary for the construction of the housing development project, by the City prior to the effective date of this Ordinance, and shall not apply to any subsequent approvals or project modifications to a project previously approved by the City" and recommends that the City Council adopt the in-lieu fee resolution, as presented.

Data supporting the proposed Inclusionary Housing Ordinance and Commercial Development Impact Fee Ordinance (and corresponding fee resolutions) will be available for review 10 days prior to the public hearing at the Planning Counter, Municipal Services Building, 633 East Broadway, Room 103, Glendale, between the hours of 7:30 a.m. to 5:30 p.m. Monday – Friday. A complete copy of the Planning Commission staff report dated April 3, 2019 is available on the City's website through the

following www.Glendaleca.gov>Agendas&Minutes>Planning Commission>April 3, 2019. The Planning Commission staff report attachments include fee studies associated with the proposed inclusionary in-lieu fee and the proposed commercial development impact fee ordinance and resolutions.

Staff finds and determines the adoption of this Ordinance: (1) is exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations ("CEQA Guidelines") Section 15305 (minor alterations to land use limitations), Class 5 Exemption, as the Ordinance will require new residential development to include a certain percentage of proposed new residential units as affordable housing units or pay an in-lieu fee, but the Ordinance does not allow for or encourage any more development than is already anticipated under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment; (2) is exempt from further environmental review under CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the Ordinance will require new residential development to include a certain percentage of proposed new residential units as affordable housing units or pay an in-lieu fee, but the Ordinance does not allow for or encourage any more development than is already anticipated under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment, and therefore, it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment; (3) is arguably not a project under CEQA Guidelines Section 15060(c)(3) and 15378(b)(4) because it constitutes a governmental fiscal activity that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; (4) is not intended to apply to specifically identified affordable housing projects and as such it is speculative to evaluate any such future project now. Moreover, the Ordinance is not intended to, nor does it, provide CEQA clearance for future development-related projects by mere establishment of an inclusionary requirement or payment of the in-lieu fees; any such projects subject to the Ordinance will be subject to appropriate environmental review at such time as approvals for those affordable housing project are considered. Each of the foregoing provides a separate and independent basis for CEQA compliance and, when viewed collectively, provides an overall basis for CEQA compliance.

If you desire more information on the proposal, please contact the case planner **Laura Stotler** in the Planning Division at (818) 548-2140 or (818) 937-8181 (email: LStotler@glendaleca.gov). The files are available in the Planning Division. You may also visit our web site at: www.ci.glendale.ca.us/agenda.asp- *Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.*

Any person having any interest in any property affected by the above matter may appear at the above hearing either in person or by counsel or both and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development Department not later than the hour set for public hearing before the City Council. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services.

Ardashes Kassakhian
The City Clerk of the City of Glendale