

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Twelve Oaks Residential Congregate Care Facility Expansion

Lead Agency: City of Glendale

Contact Name: Dennis Joe, Principal Planner

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Project Location: 2820 Sycamore Avenue, Glendale
City

Los Angeles County
County

Project Description (Proposed actions, location, and/or consequences).

Use and Standards Variance to allow the expansion/modification of an existing nonconforming land use (Residential Care Facility - Twelve Oaks). The scope of work is to demolish twelve existing buildings and to construct a new three-story, 92,420 square-foot, 104 bed, Residential Congregate Care Facility with a 26,471 square-foot subterranean garage on an irregularly-shaped, 4.3-acre lot, zoned R1 II (Low Density Residential Zone, Floor Area District II). The project includes approximately 20,837 cubic yards (CY) of grading (20,010 CY cut, 827 CY fill, and 19,183 CY export). The property is currently developed with an existing residential congregate care facility (Twelve Oaks) that consist of twelve buildings with a maximum capacity of 60 residents and consists of a total of 49 tree species by the City of Glendale's Indigenous Tree Ordinance that are either on or within 20 feet of the subject property's boundaries.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

BIO -1 The applicant shall replace the three indigenous tree species identified within the Indigenous Tree Report prepared by Episcopal Communities Services (dated November 22, 2023) at a 2:1 ratio within the property limits of the Project with tree species, size, and locations subject to the satisfactory of the City's Urban Forester. Species replacement shall be a minimum 24-inch box size selected from a combination of City of Glendale Protected Trees as defined in the Glendale Municipal Code (GMC) Chapter 12.44 to provide diversity not limited to quercus agrifolia (coast live oak). BIO -2 The applicant shall comply with all applicable Specific and General tree protection measures included within the Indigenous Tree Report prepared by Episcopal Communities Services (dated November 22, 2023) NOI -1 Excavators and vibratory rollers shall operate at least 30 feet away from any building structure. If vibratory rollers are used, they must be operated with the vibration function turned off. For construction activities occurring within 30 feet of a building structure, the contractor shall implement alternative construction techniques or utilize equipment specifically designed to minimize vibration impacts. Acceptable alternatives may include, but are not limited to: hand excavation in lieu of mechanical excavation in sensitive areas; the use of smaller soil compactors, mini excavators, or compact track loaders where feasible; and strategic sequencing of work to avoid the simultaneous operation of vibration intensive equipment. Adhering to this setback distance significantly reduces the risk of structural damage to adjacent buildings and lighter less impactful tools and techniques should be used to ensure the protection of nearby structures and to maintain compliance with acceptable vibration standards.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

None