



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

This serves as the City of Azusa's Intent to adopt a Mitigated Negative Declaration for the Gladstone Senior Villas Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local CEQA implementation procedures.

PROJECT TITLE: Gladstone Senior Villas Project

PROJECT APPLICANT: 360 Gladstone LLC

PROJECT LOCATION: The project site is located south of Interstate 210 (I-210) and east of Azusa Boulevard in the southern portion of the City of Azusa at 360, 410, and 416 East Gladstone Street.

LEAD AGENCY: City of Azusa
213 E. Foothill Boulevard, Azusa, California 91702

PROJECT DESCRIPTION: The project applicant, 360 Gladstone LLC, is proposing to remove the three existing residences on-site and construct 60 senior apartment units on the 1.23-acre (53,578 square foot) site. The proposed project will include five two-bedroom units (835 square feet) and 55 one-bedroom units (550 square feet) for a total of 60 units. There will be 18 units on the first floor and 21 units each on the second and third floors. Six of the units will be designated as low-income units. The building will include a porte-cochere, lobby area, community room, mail room, security office, and storage areas. The building height is three stories/36 feet. The Floor Area Ratio is 0.92 and the Lot Coverage is 31 percent.

The proposed project includes a General Plan Amendment from NG2 Low Density Residential to Edgewood - Commercial, and a Zone Change from NG2 Low to DE Edgewood District. The proposed General Plan and Zoning designations allow a maximum density of 27 dwelling units per acre; however, the Housing Element allows up to 40 dwelling units per acre for senior housing. In addition, the proposed project includes a Minor Use Permit for the senior apartments. Senior apartments are subject to Municipal Code Section 88.42.200 requirements and standards for senior citizen apartments, which permit a density of 40 dwelling units per gross acre and a variance reducing the parking requirement has been proposed. Lastly, the proposed project is seeking density bonuses and a concession per Government Code Sections 69515 through 69518. The combination of the requested approvals, noted above in this paragraph, provide the opportunity for the Applicant to propose 60 senior apartment units on a 1.23-acre site, resulting in a density of 48.8 dwelling units per acre.

After reviewing the Initial Study and any applicable mitigating measures for the project, it has been determined that this project will not have a significant effect on the environment. Accordingly, a Mitigated Negative Declaration has been prepared.

NOTICE IS HEREBY GIVEN THAT the City of Azusa proposes to adopt a Mitigated Negative Declaration for the above-cited project. Such Mitigated Negative Declaration is based on the finding that, by implementing the identified mitigation measures, the project's potential significant adverse impacts will be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Azusa.

Copies of the proposed Mitigated Negative Declaration, Initial Study, and supporting materials are available for review at the following locations:

City of Azusa
Community Development Department
213 E. Foothill Boulevard
Azusa, CA 91702

Azusa Public Library
729 N. Dalton Avenue
Azusa, CA 91702

The document can also be accessed online at <http://www.ci.azusa.ca.us/>

PUBLIC REVIEW PERIOD: **Begins – October 2, 2017** **Ends – October 23, 2017**

PUBLIC COMMENTS: In accordance with CEQA and the CEQA Guidelines, any comments concerning the findings of the proposed Initial Study/Mitigated Negative Declaration must be **submitted in writing and received by the City of Azusa no later than 5:00 PM on October 23, 2017**. All comments and responses to this notice shall be submitted in writing to Mr. Edson Ibañez, Assistant Planner, City of Azusa, Economic and Community Development Department, PO Box 1395, Azusa, CA 91702-1395 or via email at eibanez@ci.azusa.ca.us.

Should you decide to challenge the City's action in court, you may be limited to the issues raised in written correspondence delivered to the Economic and Community Development Department prior to the end of this public review period.

PUBLIC HEARINGS: Consideration of the Mitigated Negative Declaration by the **City of Azusa Planning Commission** is scheduled to take place on **October 25, 2017, 7:00 PM** at the Azusa Civic Auditorium, located at 213 E. Foothill Boulevard, Azusa, California.

For questions regarding the Initial Study/Mitigated Negative Declaration contact Mr. Edson Ibañez, Assistant Planner, at 626.812.5239 or eibanez@ci.azusa.ca.us.

Signature: 

Kurt Christiansen, FAICP
Economic & Community Development Director
City of Azusa

Date: October 2, 2017