

# **NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING DENSITY BONUS HOUSING PLAN CASE NO. PDBP 1601780**

**LOCATION:** 429-503 NORTH KENWOOD STREET  
Glendale, CA 91206

**APPLICANT:** George G. Boghossian

**ZONE:** "R-1250" - (High Density Residential)

**LEGAL DESCRIPTION:** Lots 12 & 13, Tract No. 1136, in the City of Glendale, County of Los Angeles.

## **PROJECT DESCRIPTION**

**Application for a density bonus housing plan to construct a new 4-story 21 unit affordable rental housing project with three concessions and four waivers pursuant to Government Code Section 65915 and GMC Section 30.36 with three units being reserved for very low income households. Development of the project requires the demolition of two existing single-family residences.**

## **CODE REQUIRES**

### **Concessions (Incentives)**

- 1) Maximum building height and stories of 36-feet and 3-stories.
- 2) Minimum of 200 square feet per dwelling unit of common open space for the first 25 dwelling units on a lot.
- 3) Minimum setbacks:
  - a. Street Front Setbacks
    - (i) 20-foot minimum and 23-foot average for any garage or first residential floor and 23-foot minimum and 26-foot average for the second, third and fourth residential floors.
  - b. Interior Setbacks
    - (i) Five foot minimum and eight foot average for the first residential floor, eight foot minimum and 11-foot average for the second residential floor and 11-foot minimum and 14-foot average for the third and fourth residential floor.

### **Modification of Development Standards (Waivers)**

- 4) Maximum floor area ratio (FAR) of 1.2.
- 5) Maximum lot coverage of 50%.
- 6) Minimum of 25% of permanent landscaping.
- 7) Minimum of 900 square-feet of additional open space for lots greater than 90 feet in width that exceed density plus an additional 20 square feet for each foot of lot width thereafter.

## **APPLICANT'S PROPOSAL**

### **Concessions (Incentives)**

- 1) Increase the maximum height and stories to 48-feet and 4-stories.
- 2) Decrease the minimum required amount of common outdoor space to 500 square feet.
- 3) Decrease the minimum required setbacks:
  - a. Street Front Setback
    - (i) Semi-subterranean garage with a five foot minimum street front setback and a minimum street front setback of 21-feet and average of 22-feet, 6-inch on the second and third levels.
  - b. Interior Setbacks
    - (i) Minimum interior setback of seven feet and average of eight feet for the second and third levels and a minimum of eight feet and average of 12-feet, 6-inch on the fourth level.

### **Modification of Development Standards (Waivers)**

- 4) Increase the maximum allowable floor area ratio (FAR) to 1.9.
- 5) Increase the maximum allowable lot coverage to 60%.
- 6) Decrease the minimum permanent landscape to 11% (1,735 square-feet).

- 7) Not provide the additional open space for additional density gained by having a lot width greater than 90-feet wide.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from CEQA review as a Class 32 “In-fill Development Projects” exemption pursuant to State CEQA Guidelines Section 15332.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **June 29, 2016**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.36. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. If you desire more information on the proposal, please contact the case planner **Dennis Joe** in the Planning Division at (818) 548-2140 or (818) 937-8157 (email: [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov)). The files are available in the Planning Division. You may also visit our web site at: <http://www.glendaleca.gov/agendas>. 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 case 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 Planning Commission. "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