

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING DENSITY BONUS HOUSING PLAN CASE NO. PDBP 1529626

LOCATION: 913-921 SOUTH ADAMS STREET
Glendale, CA 91205

APPLICANT: LMA-2, LLC

ZONE: "R-1650" - (Medium-High Density Residential)

LEGAL DESCRIPTION: Lots 4, 5 and 6, Block B, Tract No. 5940, in the City of Glendale, in the County of Los Angeles.

PROJECT DESCRIPTION

Application for a density bonus housing plan to construct a new 4-story 18-unit affordable rental housing project with three concessions and one waiver pursuant to Government Code Section 65915 and GMC Section 30.36 with two units being reserved for very low income households. Development of the project requires the demolition of three existing single-family residences and Design Review Board approval.

CODE REQUIRES

Concessions (Incentives)

- (1) Maximum building height and stories of 36-feet and 3-stories.
- (2) Maximum floor area ratio (FAR) of 1.0.
- (3) Minimum and average setbacks:
 - a. Interior Setbacks
 - i. Five feet minimum and eight feet average for the first residential floor.
 - ii. Eight feet minimum and 11 feet average for the second residential floor.
 - iii. 11 feet minimum and 14 feet average for the third residential floor.

Modification of Development Standards (Waivers)

- (4) Additional Open Space: 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 (2,080 sq.ft. required).

APPLICANT'S PROPOSAL

Concessions (Incentives)

- (1) Increase the maximum height and stories to 48-feet and 4-stories.
- (2) Increase the maximum allowable floor area ratio (FAR) to 1.8.
- (3) Decrease the minimum and average required setbacks:
 - a. Interior Setbacks
 - i. Zero-feet minimum for the ground level garage, and 8-feet zero-inches minimum and 12.6-feet average for the first residential floor.
 - ii. 9-feet zero-inches minimum and 13.0-feet average for the second residential floor.
 - iii. 10-feet zero-inches minimum and 13.6-feet average for the third residential floor.

Modification of Development Standards (Waivers)

- 4) 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 **March 22, 2017**, 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 **Chris Baghdikian** in the Planning Division at (818) 548-2140 or (818) 937-8182 (email: cbaghdikian@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