

NOTICE OF GLENDALE CITY COUNCIL PUBLIC HEARINGS
DENSITY BONUS CASE NOS. PDBR 2106442 and PDBR 2106458

LOCATION: 900 East Broadway and 920 East Broadway, Glendale, CA 91205

APPLICANT: City of Glendale Housing Authority

ZONE: **900 East Broadway:** C3 – I (Commercial Service Zone, Height District I) and R-2250 (Medium Density Residential Zone)
920 East Broadway: C3 – I (Commercial Service Zone, Height District I)

LEGAL DESCRIPTION: **900 East Broadway:** Portion of Lot 2 and Lots 4, 6, 8 and 10, Block 17; Replat of Portion of the Town of Glendale M.R. 52-8

920 East Broadway: Portions of Lots 1, 2, and 3 and Lots 4 and 5; Max Muir Tract

PROJECT DESCRIPTION

900 East Broadway: The proposed project consists of the demolition of the existing on-site buildings and surface parking lot and the construction of a new 5-story, multi-family residential building containing 127 units. Ninety-two parking spaces will be provided in one and one-half levels of below ground parking. The project will provide 100% of the units to extremely low, very low and low income senior households. A 324% density bonus is requested. Pursuant to Government Code Section 65915 and GMC Section 30.36, as part of the density bonus application, the applicant is requesting concessions and waivers from the development standards.

920 East Broadway: The proposed project consists of the maintenance of the existing on-site buildings and construction of a new two-story building containing a total of 40 units. The project will provide 100% of the units to extremely low, very low and low income senior households. A 17% density bonus is requested. Pursuant to Government Code Section 65915 and GMC Section 30.36, as part of the density bonus application, the applicant is requesting concessions and waivers from the development standards.

APPLICANT'S PROPOSAL

900 East Broadway (C3 zone)

Concessions (Incentives)

1. Minimum and average setbacks.
 - a. Street Front Setbacks (Broadway):
 - i. Twenty-foot minimum and twenty-foot, ten-inch average on the first residential floor.
 - ii. Twenty-foot minimum and twenty-foot, ten-inch average on the second, third and fourth residential floors.
 - b. Street side Setbacks (Cedar):
 - i. Eight-foot minimum on the third and fourth residential floors.
 - c. Interior Setbacks (south side):

- i. Zero-foot minimum on the first residential floor.
- ii. Zero-foot minimum on the second residential floor.
- iii. Zero-foot minimum on the third and fourth residential floors.

900 East Broadway (R-2250 zone)

- d. Street Front Setbacks (Cedar):
 - i. Eight-foot minimum and ten-foot, five-inch average on the first residential floor.
 - ii. Eight-foot minimum and ten-foot, five-inch average on the second, third and fourth residential floors.
- e. Interior Setback (north side):
 - i. Zero-foot minimum on the first residential floor.
 - ii. Zero-foot minimum on the second residential floor.
 - iii. Zero-foot minimum and eleven-foot average for the third, fourth and fifth residential floors.

900 East Broadway (both zones)

- 2. Efficiency units a minimum of 400 square feet.
- 3. Provide multi-family housing at the ground floor level without approval of a conditional use permit.
- 4. Provide 8,433 square feet of common open space.

Modifications of Development Standards (Waivers)

- 1. Provide 58% lot coverage in the R-2250 zone.
- 2. Provide 2.59 floor area ratio in the C3 zone. Provide 2.53 floor area ratio in the R-2250 zone.
- 3. Provide zero square feet of additional open space.

920 East Broadway

Concessions (Incentive)

- 1. Efficiency units a minimum of 460 square feet.
- 2. Provide multi-family housing at the ground floor level without approval of a conditional use permit.
- 3. No dwelling unit is proposed with private outdoor space.
- 4. No dwelling unit is provided with private storage.

Modifications of Development Standards (Waivers)

- 1. Minimum and average setbacks.
 - a. Street side Setbacks (Cedar):
 - i. Four-foot, one-inch minimum on the first residential floor.
 - ii. Four-foot, one-inch minimum on the second residential floor.
 - iii. Four-foot, one-inch minimum on the third residential floor.
 - b. Interior Setbacks (south side):
 - i. Six-foot, one-inch minimum and eight-foot average for the third residential floor.
- 2. Provide 980 square feet of additional open space.
- 3. Distance between buildings is ten-feet, seven-inches.

ENVIRONMENTAL DETERMINATION: Both projects are exempt from CEQA review pursuant to Section 15332, as a Class 32 "In-Fill Development Project" of Title 14 of the California Code of Regulations (CEQA Guidelines) as the projects meet all the threshold criteria set forth in Section 15332 (a) through (e). The projects are consistent with the General Plan designation of the site; the developments are proposed within the City limits of the City of Glendale on project sites of less than five acres and surrounded by urban development; the project sites have no value as habitat for endangered, rare or threatened species; as confirmed in technical studies, no significant effects relating to traffic, noise, air quality or water quality will result; and the sites can be adequately served by all required utilities and public services.

HEARING INFORMATION:

The City Council will conduct public hearings regarding the density bonuses of both projects, on **May 4, 2021**, at 2:00 pm or as soon thereafter as possible.

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the City Council meeting will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. The public is encouraged to watch and participate from the safety of their homes to practice social distancing.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at: <https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

For public comments and questions during the meeting, call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the City Council meeting.

If the final decisions are challenged in court, testimony may be limited to issues raised before or at the public hearings.

If you desire more information on the proposal, please contact the case planner Roger Kiesel in the Planning Division at (818) 548-2140 or (818) 937-8152 (email: rkiesel@glendaleca.gov). The staff reports and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

Any person having an interest in the subject projects may participate in the hearings, by phone as outlined above, and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk not later than the hour set for public hearings 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 these projects in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearings. 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.

Aram Adjemian
The City Clerk of the City of Glendale