

**NOTICE OF COMMUNITY DEVELOPMENT DIRECTOR DECISION
DENSITY BONUS REVIEW NO. PDBP2017607**

LOCATION: 200 South Louise Street (also 306 East Harvard Street)
APPLICANT: Rodney Khan c/o Khan Consulting
ZONE: DSP/EB (Downtown Specific Plan/East Broadway District)
LEGAL DESCRIPTION: Lot 5 and Portions of Lot 6, Block 60, Portion of Town of Glendale

PROJECT DESCRIPTION

Density Bonus to construct a new 3-story, 14-unit, 6,263 square-foot, residential building, featuring two affordable units and 12 market rate units and a one-level subterranean parking garage. The project will be attached to the existing two-story, approximately 6,500 SF office building (to remain), located on a 12,000 square-foot lot, zoned DSP/EB (Downtown Specific Plan/East Broadway District).

CODE REQUIRES

- 1) Per GMC 30.36.040, request for approval of a density bonus housing plan, including a density bonus, incentives or concessions, and/or parking concessions shall be reviewed by the director of community development without a public hearing.

APPLICANT'S PROPOSAL

- 1) To demolish an existing 14 space, at-grade, surface parking lot to construct a new three-story, 14-unit Density Bonus rental housing project with 2 affordable units being reserved for very-low income households.

ENVIRONMENTAL DETERMINATION: The proposed project, located at 306 East Harvard Street, is exempt from CEQA as a Class 32 "In-fill Development Projects" exemption, pursuant to § 15332 of the State CEQA Guidelines.

PENDING DECISION AND COMMENTS

Copies of plans, staff analysis, and proposed decision letter are available in the Planning Division office, located at 633 East Broadway, Room 103, and on the City's website at <http://www.glendaleca.gov/planning/pending-decisions>. Comments may be submitted in writing to the above address or by email to Dennis Joe at djoe@glendaleca.gov. **Comments must be received by June 07, 2021**, to be considered in the final decision.

DECISION

On or after **June 07, 2021**, the Community Development Director will make a written decision regarding an approval of a density bonus housing plan.

The Director of Community Development will render a final decision on or after the date noted above. Information regarding pending decisions and case materials will be available before the decision date at <http://www.glendaleca.gov/planning/pending-decisions> or at 633 E. Broadway, Suite 103, Glendale, CA. A decision letter will be posted when a final decision is rendered and can be accessed online at <http://www.glendaleca.gov/planning/decisions>.

APPEAL

After the Director has made a decision, any person may file an appeal within 15 days of the written decision. Appeal forms are available in the Permit Services Center located at 633 East Broadway, Room 101 or on the City's website at <http://www.glendaleca.gov/appeals>.

Ardashes Kassakhian
The City Clerk of the City of Glendale