

**NOTICE OF COMMUNITY DEVELOPMENT DIRECTOR DECISION
DENSITY BONUS REVIEW NO. PDBP2011751**

LOCATION: 3450 NORTH VERDUGO ROAD
APPLICANT: Hamlet Zohrabians
ZONE: C3-I (Commercial Service-Height District I) Zone
LEGAL DESCRIPTION: Lots 11 through 17 of Sparr Heights Tract, as per Map recorded in Book 77, Pages 2-4 of Maps, in the City of Glendale, County of Los Angeles (APN: 5613-007-011 and 5613-007-012).

PROJECT DESCRIPTION

Application for a Density Bonus and Inclusionary Housing Plan to construct a new 3-story, 25,141 square-foot mixed-use project containing new office and retail uses (total of 3,031 square feet) with 18 parking spaces at the first floor; and 22 residential units at the second and third floor, featuring four (4) affordable units restricted to very-low income households. The project provides a total of 61 parking spaces, of which 43 parking spaces will be located within a new one-level subterranean parking garage, designated for the residential units. The existing two, one-story commercial buildings totaling 10,500 square feet with office, vehicle repair, and storage use (built in 1923/1979) are proposed to be removed.

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) The applicant is seeking approval of three (3) concessions pursuant to Government Code § 65915, *et seq.* (Density Bonus Law) and GMC Chapter 30.36 (Density Bonus Incentives) to construct a new three-story, mixed-use building containing 22-unit Density Bonus rental housing project with four (4) affordable units being reserved for very-low income households.

ENVIRONMENTAL DETERMINATION: The project 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

PLANS AND REPORT AVAILABLE FOR REVIEW: The project plans and related document including staff report, are available for review online at:
<http://www.glendaleca.gov/planning/pending-decisions>

QUESTIONS OR COMMENTS: You may contact the case planner, Aileen Babakhani, at (818) 937-8331, or send an email to ababakhani@glendaleca.gov if you have questions or to express an opinion about the case. Comments must be received prior to **September 13, 2021** in order to be considered by the Director.

DECISION: The Director of Community Development will render a final decision on or after the date noted above. The decision letter will be posted online, at:
<http://www.glendaleca.gov/planning/decisions>.
You may also request notification of the decision when the decision is rendered.

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>
City of Glendale
Community Development Department
633 East Broadway, Room 103, Glendale, CA 91206