

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING
APPEAL OF DENSITY BONUS REVIEW CASE NO. PDBP2120753**

LOCATION: 246 NORTH JACKSON STREET
APPLICANT: Farzin Maly
ZONE: "R-1250" - (High Density Residential)
LEGAL DESCRIPTION/APN: Lot 2 in Block 6 of Town of Glendale, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 14, Pages 95 and 96 of Miscellaneous Records, in the Office of the County of Recorder of said county. APN 5642-018-039

PROJECT DESCRIPTION

Appeal of Planning Hearing Officer's decision to grant with conditions a density bonus, pursuant to State Density Bonus Law and GMC 30.36, for a new 9,760 square-foot (SF), three-story, 11-unit rental housing project, with one unit being reserved for very low income households, and with a request for two incentives and two waivers. The two incentives are for increased height/stories and reduced setbacks, and the two requested waivers are for increased floor area ratio and decreased unit sizes. The project qualifies for reduced parking inclusive of guest and handicapped spaces and tandem spaces under the State Density Bonus Law and GMC 30.36.090. Development of the project requires demolition of an existing three-unit multi-family building (constructed in 1946), and also Design Review.

The appeal request is to reverse the Planning Hearing Officer's approval of the density bonus incentives/concessions and waivers and reverse the CEQA determination of exemption.

ENVIRONMENTAL DETERMINATION: This project is categorically exempt from California Environmental Quality Act (CEQA) review as a Class 32 "In-Fill Development Project", pursuant to Section 15332 of the State CEQA Guidelines.

HEARING INFORMATION:

The Planning Commission will conduct a public hearing regarding the above project at **613 E. Broadway, 2nd floor (Council Chambers), Glendale, CA 91206**, on **NOVEMBER 2, 2022** at 9:30 am or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. The hearing will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.36.

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 Planning Commission meeting. You may also testify in person at the hearing if you wish to do so.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

The staff report and case materials will be available a week before the hearing date at www.glendaleca.gov/agendas.

QUESTIONS OR COMMENTS: If you desire more information on the proposal, please contact the case planner Cassandra Pruet in the Planning Division at (818) 548-2140 or (818) 937- 8186 (email: cpruett@glendaleca.gov).

Any person having an interest in the subject project may participate in the hearing, 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 Director of Community Development not later than the hour set for public hearing before the Hearing Officer.

"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.

When a final decision is rendered, a decision letter will be posted online at www.glendaleca.gov/planning/decisions. An appeal may be filed within 15 days of the final decision date appearing on the decision letter. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>.

Dr. S.Abajian, The City Clerk of the City of Glendale