



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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Glendale, CA 91206-4311  
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glendaleca.gov

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November 2, 2022

Grant Michals  
GHCC  
2710 Piedmont Avenue, No. 12  
Montrose, CA 91020

**RE: 246 NORTH JACKSON STREET  
DENSITY BONUS REVIEW CASE NO. PDBP2120753**

Dear Appellant:

Pursuant to State Density Bonus Law and GMC 30.36, the Planning Commission of the City of Glendale, at its meeting held on November 2, 2022, **SUSTAINED** the Planning Hearing Officer's decision granting with conditions the requested density bonus review application, for a new 9,760 square-foot, three-story, eleven (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, located at **246 North Jackson Street**, in the "R-1250" - (High Density Residential) Zone, described as 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, in the City of Glendale, County of Los Angeles.

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.

A motion adopted by the Planning Commission is attached.

**APPEAL PERIOD**

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the City Council, if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new

evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Appeals must be filed prior to expiration of the 15-day period, on or before **NOVEMBER 17, 2022**.

Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or the case planner, Cassandra Pruett at (818) 937 -8186 (email: [cpruett@glendaleca.gov](mailto:cpruett@glendaleca.gov))

**APPEAL FORM is also available on-line:**

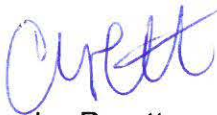
<https://www.glendaleca.gov/home/showdocument?id=11926>

**NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner and/or Hearing Officer who acted on this case. This shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact me.

Sincerely,  
Bradley Calvert  
Director of Community Development



Cassandra Pruett  
Planner

CP:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(F.McLean); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (G.Tom/S. Boghosian/R.Takidin/C.Babakhanlou/D.Scorza); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Mardians); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services; Farzin Maly-applicant; C.Jurca – (represented the appellant); A. Simonian (resented the applicant and owner)A.Dovlatyan; T.Hart; A.Hartounian; B.Hoskins; D.Larrea; G.Larrea; Nanush; L.Romans; M.Sarkissian; P.Sarkissian; D.Larrea; C.Vartazian; S.Vorigian; C.Zorigian; and case planner-Cassandra Pruett.

## MOTION

Moved by Planning Commissioner Shahbazian, seconded by Planning Commissioner Minassian that upon review and consideration of all materials and exhibits of current record relative to Density Bonus Review Case No. PDBP2120753 for the project site located at 246 North Jackson Street, and after having conducted a public hearing on the appeal of said matter, the Planning Commission hereby **SUSTAINS** the Planning Hearing Officer's decision **GRANTING WITH CONDITIONS** the requested Density Bonus Review application, along with the requested incentives/concessions and waivers, in accord with the findings and conditions set forth in the Planning Hearing Officer's decision letter of July 7, 2022, attached as Exhibit 8 to the report to the Planning Commission dated November 2, 2022 ("PHO Decision Letter"). In sustaining the decision of the Planning Hearing Officer and granting the approval, the Planning Commission adopts and incorporates herein by reference the findings contained in the PHO Decision Letter. The Planning Commission decision granting the Density Bonus Review application is further subject to the conditions of approval set forth in the PHO Decision Letter.

In addition to the conditions of approval set forth in the PHO Decision Letter, the Planning Commission's approval for the Density Bonus Review application is also subject to the following condition:

- (1) Applicant must apply for and complete the conditional vacation of the existing Street Easement (Instrument No. 2255, Recorded on July 6, 1972 in Book D5520 Pages 963 - 964) and record a new street easement covering the area of the existing Street Easement (to be vacated) together with any additional area required for the construction of a new handicap ramp in compliance with current ADA requirements.
- (2) Farzin Maly (Applicant) and Artshar LLC (Owner), and their respective successors, owners by deed, deed-in-lieu of foreclosure, foreclosure or otherwise, and assigns, and/or any real party in interest with an interest in the project site named as a party in any suit (hereinafter collectively "the Developer"), agree to and shall defend, indemnify, and hold harmless the City, and each of its agents, officers, council members, commissioners, attorneys, employees and representatives (the "Indemnities") from any claim, action or proceeding brought against the City to attack, set aside, void or annul any City land use or California Environmental Quality Act approval for the Project. The Developer agrees to use legal counsel reasonable acceptable to the City. The foregoing shall include, without limitation, payment of all damages awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action or proceeding. In the event that a claim, action or proceeding referenced herein is brought, the City shall promptly notify the Developer of the existence of the claim, action or proceeding and will cooperate fully in the defense of such claim, action or proceeding. As used herein, "land use approval" shall refer to decisions of the City approving requests of applicants for planning permits including, but not limited to, general plan amendments, annexations, zone changes, zoning ordinance text amendments, tentative maps,

vesting tentative maps, tentative parcel maps, reversions to acreage, final maps, final modifications or amendments, time extensions, parcel map waivers, lot line adjustments, boundary line adjustments, certificates of compliance, conditional certificates of compliance, design review, development agreements, conditional use permits, conditional use permit modifications, conditional use permit extensions, variances, variance modifications, precise plan of design, specific plans, density bonus review/housing plan applications, sign permits, parking reduction permits, site plans, temporary use permits, any administrative or discretionary permit pertaining to a land use approval and/or any accompanying California Environmental Quality Act determination(s) pertaining to the type of approval referred to in this section, and any other similar approval.

VOTE AS FOLLOWS

Ayes: Chraghchian, Fuentes, Minassian, Shahbazian Lee  
Noes: None  
Abstain: None  
Absent: None