

NOTICE OF CITY COUNCIL PUBLIC HEARING
DENSITY BONUS CASE NO. PDBP2212648

LOCATION: 424, 430 & 434 W. MILFORD STREET, Glendale, CA 91203

APPLICANT: Alen Malekian

ZONE: "R-1650" - (Medium-High Density Residential)

LEGAL DESCRIPTION: Lots 28, 29, and 30, Houston's West Glendale Tract, in the City of Glendale, County of Los Angeles, State of California (APN: 5637-020-011, 5637-020-012, and 5637-020-013)

PROJECT DESCRIPTION

The proposed project consists of demolition of the existing on-site structures and construction of a new Density Bonus Housing project with an affordable housing component. The proposed development involves a new four-story, 43-unit, 30,665 square-foot multi-family residential project over a one-level, semi-subterranean parking structure containing 36 residential parking spaces on a 21,750 square-foot site. The applicant is requesting a 152.9% density bonus and will be providing a total of eight (8) units for very low-income households. Pursuant to Government Code Section 65915 and GMC Chapter 30.36, the applicant is requesting concessions from the development standards. The project qualifies for reduced parking inclusive of guest and handicapped spaces under the State Density Bonus Law.

APPLICANT'S PROPOSAL

Concessions (Incentives)

- Increase the maximum allowed floor area ratio (FAR) from 1.0 to 1.41.
- Increase building height to four-stories with an overall building height of 59 feet, 7-inches. A maximum of three stories, or 36 feet are permitted under the R-1650 zone.
- Not provide the additional outdoor space required additional density gained by having a lot width greater than 90 feet.

ENVIRONMENTAL DETERMINATION: The project is 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 project meets all the threshold criteria set forth in Section 15332 (a) through (e). as the project meets all the threshold criteria set forth in Section 15332 (a) through (e).

HEARING INFORMATION

The City Council will conduct a public hearing regarding the above project, at **613 E. Broadway, 2nd floor (Council Chambers), Glendale, CA 91206** consisting of a Density Bonus application request and housing plan (density bonus and incentives/waivers) on **APRIL 11, 2023** at 6:00 pm or as soon thereafter as possible.

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.

Information on the public hearing for the proposed project can be obtained from Milca Toledo (818) 937-8181 in the Community Development Department (email: MiToledo@glendaleca.gov), or contact the Planning Division at (818) 548-2140. The staff report and case materials will be available before the hearing date at: <http://www.glendaleca.gov/agendas>.

Any person having an interest in the subject project 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 the project 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.

Dr. Suzie Abajian
The City Clerk of the City of Glendale