

**NOTICE OF COMMUNITY DEVELOPMENT DIRECTOR DECISION  
DENSITY BONUS REVIEW NO. PDBP-000330-2022**

**LOCATION:** 1242 and 1246 S. MARYLAND AVENUE  
**APPLICANT:** Hamlet Zohrabians  
**ZONE:** R-2250 (Medium Density Residential)  
**LEGAL DESCRIPTION:** Lot 18 of Tract No. 314 (APN: 5640-015-043) and Lot 19 of Tract No. 314 (APN: 5640-015-044), in the City of Glendale, County of Los Angeles.

**PROJECT DESCRIPTION**

**Application for a Density Bonus Housing Plan to construct a new 3-story, 12-unit, 17,685 square-foot residential building, featuring two affordable units restricted to very-low income households with a one-level subterranean parking garage including 26 parking spaces on two adjoining vacant lots, located in the R-2250 P (Medium Density Residential Parking Overlay) Zone.**

**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, 12-unit Density Bonus rental housing project with two (2) affordable units being reserved for very-low income households. The three (3) requested concessions include: increase in the maximum floor area ratio; increase in the maximum height; and reduction in the total square footage required for common outdoor space.

**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 because all the necessary findings could be made.

**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](mailto:ababakhani@glendaleca.gov) if you have questions or to express an opinion about the case. Comments must be received prior to **June 9, 2023**, 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.