

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
DENSITY BONUS REVIEW CASE NO. PDBP-001629-2023**

LOCATION: 534 AND 538 NORTH KENWOOD STREET
GLENDALE, CA 91206

APPLICANT: Hamlet Zohrabians

ZONE: "R-1250" - (High Density Residential)

LEGAL DESCRIPTION/APN: Lots 3 and 5, Block No. 6 of Livingstone Tract, in the City of Glendale, County of Los Angeles.
(APNs: 5643-007-003 and 5643-007-004)

PROJECT DESCRIPTION

An application for a Density Bonus Housing Plan for a 15-unit affordable housing project. The project involves construction of a new 12,642 square-foot two-story 14-unit residential building and preservation/rehabilitation of an existing two-story dwelling unit (historic house) located at 534 North Kenwood Street (built in 1913). The project will provide three (3) units reserved for very-low income households. The applicant is requesting three concessions/incentives for reduced interior setbacks, increased maximum allowed lot coverage, and reduced required common outdoor space; and two waivers for reduced required landscaped open space and not providing the required additional open space. The existing two detached garages on the project site and the existing one-story house at 538 North Kenwood Street (built in 1922 and altered in 1928) will be demolished. The project site includes two adjoining lots totaling 15,000 square feet in area (0.34 acres), located in the R-1250 (High Density Residential) zone. 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. The project will provide a total of 22 parking spaces in a new one-level subterranean parking garage.

ENVIRONMENTAL DETERMINATION: Pursuant to Title 14 of the California Code of Regulations (CCR) Section 15164, an addendum to the adopted Mitigated Negative Declaration (MND) was prepared to address project modifications.

HEARING INFORMATION:

The Planning Hearing Officer will conduct a public hearing regarding the above project in Room 105 of the Municipal Services Building, located at 633 East Broadway, Glendale, CA 91206 on **JULY 26, 2023**, 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 Hearing Officer Hearing. 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, Aileen Babakhani, in the Planning Division at ABabakhani@glendaleca.gov or (818) 937-8331, or (818) 548-2140.

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