PUBLIC NOTICE
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
DENSITY BONUS APPLICATION CASE NO. PDBP 1729757

NOTICE IS HEREBY GIVEN:
The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration for the following project:

Project Description:
The applicant is requesting approval of an affordable housing project pursuant to GMC Chapter 30.36 and the State Density Bonus law, to construct a new, 5-story, 23-unit multi-family residential development, and maintain two of the five existing units on-site (401 Hawthorne Street and 141 South Columbus Avenue), for a total of 25 residential dwelling units. Five of the units will be reserved as affordable to very low income tenants. As part of the density bonus application, the applicant is requesting three concessions in regards to floor area ratio, height, and additional outdoor space. The project site consists of three lots totaling 18,750 square-feet in area and is located in the R-1250 (High Density Residential) Zone. The proposal includes a total of 39 parking spaces with 37 parking spaces in a new two level subterranean parking garage, and two parking spaces within the existing detached garage for use by the two existing units (addressed as 401 Hawthorne Street and 141 South Columbus Avenue). The project involves the demolition of three existing residential units (405 Hawthorne Street – a duplex and a detached garage; 409 Hawthorne Street – one single family residence and detached garage).

Project Location: **401-409 Hawthorne Street, Glendale, CA 91204**

Project Applicant: Malekian & Associates
c/o Anet Minasian
2255 Honolulu Avenue, # A
Montrose, CA 91020

The Proposed Mitigated Negative Declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 and on the Planning Division website: www.glendaleca.gov/environmental. Information on the proposed project and public hearings or meetings can be obtained by contacting the case planner, **Vista Ezzati** in the Planning Division at (818)548-2140 or (818) 937-8180 (email: vezzati@glendaleca.gov).

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

Public Notice Published: Sept. 6, 2018

Proposed Mitigated Negative Declaration Comment Period: Sept. 7, 2018 to Sept. 27, 2018

Philip Lanzafame, Director of Community Development