

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING DENSITY BONUS HOUSING PLAN CASE NO. PDBP 1823423

LOCATION: 2817 MONTROSE AVENUE

APPLICANT: Garo Minassian, Architect, Inc.

ZONE: "R-1650" – Medium High Density Residential Zone

LEGAL DESCRIPTION: Lots 3 and 4 in Tract 2718, in the City of Glendale, in the County of Los Angeles.

PROJECT DESCRIPTION

The applicant is requesting approval for a density bonus to construct a new three-story, 38-unit, multi-family affordable housing project with two concessions/incentives and two waivers/modifications, pursuant to Government Code Section 65915 and GMC Section 30.36. Per Code, 28 units are permitted by right on the 36,000 SF lot, zoned R-1650; the applicant is providing 10.7% very low income units (3 units total) for 32.5% density bonus by right for an additional 10 units. The two incentives are for additional height and reduced interior setbacks, and the two requested waivers are for additional FAR and increased lot coverage. The project qualifies for reduced parking inclusive of guest and handicapped spaces, tandem spaces, and at-grade parking under the State Density Bonus Law and GMC 30.36.090. Development of the project requires the demolition of the existing church structures and also Design Review Board approval. The existing Oak tree and river rock wall along Montrose Avenue are to be preserved and maintained.

APPLICANT PROPOSES

Concessions or Incentives, pursuant to GMC 30.36.070.A

- (1) Increase the maximum height to 56 feet (three stories permitted by right).
- (2) Decrease the minimum required interior setbacks:
 - Minimum interior setback of five feet and average of six feet along the east, minimum interior setback of six feet and average of 14 feet along the north, and minimum interior setback of five feet and average of 16 feet along the west for all floors.

Waivers or Modifications of Development Standards, pursuant to GMC 30.36.070.A

- (1) Increase the maximum allowable floor area ratio (FAR) to 1.14 (living area only) / 1.78 (including at-grade garage).
- (2) Increase the maximum allowable lot coverage to 53% (living area only) / 74% (including garage).

CODE REQUIRES

Concessions (Incentives)

- (1) Maximum building height and stories of 36 feet for a flat roof and three stories (GMC 30.11.030)
- (2) Minimum interior setbacks (GMC 30.11.030):
 - Five foot minimum and eight foot average for the first residential floor, eight foot minimum and 11-foot average for the second residential floor, and 11-foot minimum and 14-foot average for the third residential floor.

Modification of Development Standards (Waivers)

- (1) Maximum floor area ratio (FAR) of 1.0 in the R-1650 zone (GMC 30.11.030).
- (2) Maximum lot coverage of 50% (GMC 30.11.030).

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 32 "In-fill Development Projects" exemption pursuant to State CEQA Guidelines Section 15332 because the Project meets all the conditions for an in-fill development project.

HEARING: The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **February 6, 2019**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.36. The purpose of the hearing is to hear comments from the public with respect to zoning concerns.

If you desire more information on the proposal, please contact the case planner **Vilia Zemaitaitis**, AICP, Principal Planner, in the Planning Division at (818) 548-2140 or (818) 937-8154 (email: vzemaitaitis@glendaleca.gov). The files are available in the Planning Division. You may also visit our web site at: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.

Any person having any interest in any property affected by the above case may appear at the above hearing either in person or by counsel or both 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 Department not later than the hour set for public hearing before the Planning Commission. "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.

Ardashes Kassakhian, The City Clerk of the City of Glendale