

NOTICE OF PLANNING COMMISSION PUBLIC HEARING **APPEAL OF DENSITY BONUS HOUSING PLAN CASE NO. PDBP 1823423**

LOCATION: 2817 MONTROSE AVENUE
Glendale, CA 91214

APPLICANT: Garo Minassian, Architect, Inc.

APPELLANTS: Glendale Homeowners Coordinating Council,
Montrose/Sparr Heights/Verdugo City Homeowners Association and
Montrose Villas Homeowners Association

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

Appeal of Planning Hearing Officer's approval of two incentives (additional height & reduced setbacks) and two waivers (additional FAR & increased lot coverage), per Government Code Section 65915 & GMC 30.36, in order to construct a new 3-story, 38-unit, multi-family affordable housing project on the 36,000 square-foot lot, zoned R-1650. The applicant is providing 10.7% very low income units (three units total) for a 32.5% density bonus by right for an additional 10 units over the 28 units permitted by right in the R-1650 zone for lots greater than 90 feet. 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.

PLANNING HEARING OFFICER'S APPROVAL

Concessions or Incentives, pursuant to GMC 30.36.070.A

- (1) Increased maximum height to 56 feet (three stories permitted by right).
- (2) Decreased 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) Increased maximum allowable floor area ratio (FAR) to 1.14 (living area only) / 1.78 (including at-grade garage).
- (2) Increased 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.

PUBLIC HEARING: The Planning Commission will conduct a de novo public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **JUNE 5, 2019**, at 5:00 p.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.36 and 30.62. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental 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: yzemaitaitis@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