

February 1, 2017

Ms. Suny Lay Chang
Executive Vice President
LINC Housing
555 East Ocean Boulevard, Suite 900
Long Beach, CA 90802

**RE: 1412, 1414, 1418 & 1422 FIFTH (5th) STREET AND 1116 SONORA AVENUE
DENSITY BONUS HOUSING PLAN CASE NO. PDBP1629210**

Dear Ms. Chang:

Pursuant to provisions of the Glendale Municipal Code, Title 30, Chapter 30.36, the Community Development Department has processed your application for a Density Bonus Housing Plan (PDBP1629210) to construct a multi-family residential project that includes 66 apartment units with 65 units being reserved for very low and low income, senior households (between 30% and 60% area median income) in the "R-2250" - (Medium Density Residential) and "C2" - (Community Commercial, Height District I) zones, located at **1412, 1414, 1418 & 1422 Fifth (5th) Street and 1116 Sonora Avenue, Glendale, California, 91201**, described as a Portion of Lot A, Parcel Map GLN No. 1350-A, Lot B and a Portion of Lot B, of Parcel Map GLN No. 1065-A, Lots 5, 6 and a Portion of Lot 8, Tract No. 7696, in the City of Glendale, County of Los Angeles.

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 as well as State CEQA Guidelines Section 15194.

REQUIRED/MANDATED FINDINGS

The applicant is seeking approval of three concessions pursuant to Government Code Section 65915 and GMC Section 30.36 (Density Bonus Incentives) to allow for:

1. **Setbacks:** Pursuant to GMC Section 30.11.020 Table 30.11 B, the applicant requests a concession to deviate from the interior setback requiring five (5) feet minimum and an average of eight (8) feet for the first residential floor. As proposed, the applicant is requesting a 3'-1" setback for the community center, which continues to a 6-inch setback for the rest of the building along the south end of the property located on parcel no. 5623-005-901.

Pursuant to GMC Section 30.11.020 Table 30.11 B, the applicant requests a concession to deviate from the street front setback along 5th Street requiring the

second residential floor to have a minimum 23-foot front setback and an average of 26 feet. The applicant is seeking a reduction to the front setback from 23 feet to 20 feet for the second story residential floor along 5th Street. As proposed, the reduced front setback applies to the 20-foot section of only 34 feet of a 153-foot length building. The average setback is 51 feet.

2. Additional open space requirements for the R-2250, R-1650, and R-1250 zones: Pursuant to GMC Section 30.31.020 A.7, on a lot with a minimum width of 90 feet and with a density exceeding the maximum density permitted by code for lots with less than 90 feet in width, an additional 900 square foot open space area shall be provided contiguous to a street front/side setback area. For each additional foot of lot width thereafter, or minor fraction area thereof, an additional 20 square feet of such open space area shall be provided. Said area may be located on top of a subterranean or semi-subterranean garage area and may be "common outdoor space"; may be landscaped; shall be located within the 50 percent of the lot depth/width nearest the front property line or street side property line; shall be visible from the public street; shall not include "private outdoor space"; and shall not include or be located within any required minimum interior, street front or street side setback area. As proposed, the project requires 3,100 square feet of additional open space. The total amount of required open space for the project is 10,350 square feet and the applicant is providing 15,242 square feet. The applicant is requesting that the additional open space be counted in the common open space calculation due to the unique shape of the site and in order to meet minimum courtyard dimensions.
3. Landscaping and walls adjacent to residential zones: Pursuant to GMC Section 30.31.030 B1, trees are required to be planted along any interior property line abutting a residential zone. Accessors Parcel number 5623-005-907 is dual zoned residential and commercial. The parking area is located in the commercial zoned portion of the lot. The applicant requests a concession to deviate from planting trees on the 93-foot portion along the northeast side of the parking area.

GMC Section 30.31.030 B2 requires a 5-1/2-foot-high decorative masonry wall to be constructed along the property line abutting any residential zone. Accessors parcel number 5623-005-907 is dual zoned residential and commercial, thus requiring a wall separating the parking area from the rest of the development. The applicant is requesting a concession not to provide the masonry wall.

The applicant is also requesting to use the parking concession under AB 744 which allows for no less than 0.5 spaces per unit. This allows for 33 onsite parking spaces inclusive of guest and handicapped spaces. The applicant is seeking to provide 48 on-grade parking spaces.

After considering the evidence presented with respect to this application, the Director of Community Development determined the concessions are consistent with State law provisions to reduce costs to the developer. The savings that the developer realizes will be significant and will allow the affordable housing units to be affordable to low and very low income households. The City's General Plan Housing Element encourages the production of affordable housing and provides for flexibility in creating such units. Moreover, the Director of Community Development finds that the concessions would not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources.

As a result, the Director of Community Development has **GRANTED WITH CONDITIONS**, the following concessions pursuant to Government Code Section 65915(d), because at least 30% of the units are reserved for low income households (Section 65915(d)(2)(C)), as outlined in the Density Bonus Housing Plan and subject to the attached conditions.

1. The incentive or concession is required in order to provide for affordable housing costs or to provide affordable rents.

The incentive or concession is required in order to provide for affordable housing costs or to provide affordable rents. The Density Bonus Housing Plan meets the requirements of Government Code Section 65915 and GMC Section 30.36.050 because at least 30% of the total dwelling units in the apartment project are reserved for low income households, as defined in Section 50105 of the Health and Safety Code. Under this proposal, 65 of the 66 units will be affordable to very low and low income households as provided in the Density Bonus Housing Plan, which has been reviewed and found acceptable by the Community Development Department. The Density Bonus Housing Plan (attached) meets the requirements of Title 30, Chapter 30.36. This project will include a Density Bonus Housing Agreement subject to approval by the City Council and the City Attorney, which provides for long-term affordability.

2. The incentives or concessions would not have a "specific adverse impact upon public health and safety" or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. As used herein, "specific adverse impact upon public health or safety" means a significant, quantifiable, direct, and unavoidable impact, based on conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or the land use designation in the General Plan shall not constitute a specific, adverse impact upon public health or safety.

No evidence indicates that a specific adverse impact upon public health or safety or on the physical environment would occur by granting the requested concessions for an additional story, height, and additional open space. The requested concessions do not include waivers of any Building and Safety, Fire Department, Engineering or other requirements pertaining to health or safety. Additionally, no real property that is listed in the California Register of Historical Resources would be affected.

CONDITIONS OF APPROVAL

APPROVAL of this State Density Bonus Law shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein as approved by the Director of Community Development.
2. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
4. That Design Review Board approval shall be obtained prior to the issuance of a building permit.
5. That any expansion or modification of the structure or use may require a new Density Bonus application at the discretion of the Director of Community Development. Expansion shall constitute adding of new floor area, reduction of parking and open space areas, or any physical changes as determined by the Director of Community Development.
6. That the applicant shall work with the Housing Division to execute a Density Bonus Housing Agreement approved by the Community Development Director and/or the City Attorney restricting the rental or sale of the required percentage of dwelling units in the housing development to persons or families of moderate income households (GMC 30.36.130). The applicant shall record such agreement prior to issuance of any and all required building permits.
7. That the affordability term shall not start until the date of recordation of the Housing Notice of Completion. The applicant shall notify the Housing Division at least six months prior to the anticipated date of the Certificate of Occupancy so that affordable units may be marketed in a timely manner.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented.

It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within **fifteen (15) days** following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Building and Safety Division upon request and must be filed with the prescribed fee **prior to expiration of the 15-day period, on or before February 16, 2017** in the Building and Safety Division, 633 East Broadway, Room 101.

APPEAL FORMS available on-line <http://www.ci.glendaleca.GOV/appeals>

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCACTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Density Bonus Housing. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by

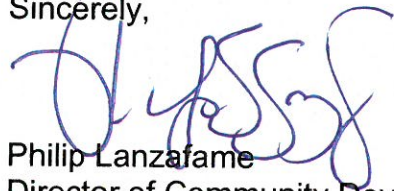
the same procedure as for consideration of a Density Bonus Housing at least ten (10) days' notice by mail to the applicant or permittee.

NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Milca Toledo, during normal business hours at (818) 937-8181 or via email at MiToledo@GlendaleCA.Gov.

Sincerely,



Philip Lanzafame
Director of Community Development

PL:EK:MT:sm

Attachment: -- Density Bonus Housing Plan for 1412, 1414, 1418 & 1422 Fifth (5th) Street, and
1116 Sonora Avenue

CC: City Attorney's Office (attn: Yvette Neukian); Community Development Department
and Housing Division (Mike Fortney); and File

Density Bonus Housing Plan

1412, 1414, 1418, & 1422 Fifth (5th) Street and 1116 Sonora Avenue
Glendale, CA 91201

LINC Housing
555 East Ocean Blvd. Suite 900
Long Beach, CA 90802

National CORE
9421 Haven Ave.
Rancho Cucamonga, CA 91730

City of Glendale
Community Development Department
Housing Division
141 North Glendale Avenue, Room 202
Glendale, CA 91206

Number of Dwelling Units Proposed:

The project involves the development of a new 3-story 66-unit multi-family rental housing project affordable to senior households earning between 30 and 60 percent of median income.

Maximum Number of Units Permitted per Zoning Code:

The project is located in the R-2250 and C2, Height District I zones. Based on the size of the project site, 67,405 square feet a total of 39 units would be allowed.

Number of Affordable Units meeting Density Bonus Requirement:

All but one of the 66 units will be made available as rental units for households earning between 30 and 60 percent of median income (very low and low income) for a period of 55 years. The remaining unit will be reserved as the Resident Manager's unit.

Amount of Density Bonus Requested:

The project applicant is requesting 27 units above the maximum allow density on the project site or a 69% density bonus.

Number and Description of Incentives and Concessions Requested:

1. Setbacks: Pursuant to GMC Section 30.11.020 Table 30.11 B, the applicant requests a concession to deviate from the interior setback requiring five (5) feet minimum and an average of eight (8) feet for the first residential floor. As proposed, the applicant is requesting a 3'-1" setback for the community center, which continues to a 6-inch setback for the rest of the building along the south end of the property located on parcel no. 5623-005-901.

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2. Additional open space requirements for the R-2250, R-1650, and R-1250 zones: Pursuant to GMC Section 30.31.020 A.7, on a lot with a minimum width of 90 feet and with a density exceeding the maximum density permitted by code for lots with less than 90 feet in width, an additional 900 square foot open space area shall be provided contiguous to a street front/side setback area. For each additional foot of lot width thereafter, or minor fraction area thereof, an additional 20 square feet of such open space area shall be provided. Said area may be located on top of a subterranean or semi-subterranean garage area and may be "common outdoor space"; may be landscaped; shall be located within the 50 percent of the lot depth/width nearest the front property line or street side property line; shall be visible from the public street; shall not include "private outdoor space"; and shall not include or be located within any required minimum interior, street front or street side setback area. As proposed, the project requires 3,100 square feet of additional open space. The total amount of required open space for the project is 10,350 square feet and the applicant is providing 15,242 square feet. The applicant is requesting that the additional open space be counted in the common open space calculation due to the unique shape of the site and in order to meet minimum courtyard dimensions.
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GMC Section 30.31.030 B2 requires a 5-1/2-foot-high decorative masonry wall to be constructed along the property line abutting any residential zone. Assessor Parcel No. 5623-005-907 is dual zoned residential and commercial, thus requiring a wall separating the parking area from the rest of the development. The applicant is requesting a concession not to provide the masonry wall.

Number and Description of waivers or modifications necessary to make the project economically feasible:

No additional waivers or modifications are requested beyond the above three concessions.

Amount of parking concessions requested:

The applicant is requesting to use the parking concession under AB 744 which allows for no less than 0.5 spaces per unit. This parking ratio requires 33 onsite parking spaces inclusive of guest and handicapped spaces. The applicant is seeking to provide 48 at-grade parking spaces.

Child Care Space:

Not Applicable



ATTACHMENT 14 Verification of Zoning

California Tax Credit Allocation Committee
915 Capitol Mall, Room 485
Sacramento, CA 95814

Project Name: 5th and Sonora
Project Address /Site: 1412, 1414, 1418 & 1422 Fifth (5th)
Street and 1116 Sonora Avenue
Project City: Glendale
Project County: Los Angeles
Housing Type: Senior
Proposed Number Of Units: 66
Assessor Parcel Number(s): 5623-005-901, 902, 903,
904, 905 & 907

The parcels upon which the above-described low-income project will be located are zoned R-2250 & C2-I which allows for residential development (**multi-family**) of no greater than 24 units and 35 units per acre in respective zones. This project is eligible to apply for a density bonus that would allow a maximum density of 33 and 48 units per acre.

The project is approved to allow 27 units above the maximum allowed density on the project site or a 69% density bonus.

The project, as proposed, is zoned for the intended use, complies with the general plan, and conditional use requirements, if any.

Statement
Completed By:


(Signature)

Name of Signatory:

Milca L. Toledo
(Please Print)

Title of Signatory:

Planner
(Please Print)

Phone Number:

(818) 937-8181

Date:

February 2, 2017