

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING DENSITY BONUS HOUSING PLAN CASE NO. PDBP 1717126

LOCATION: 452 – 458 MILFORD STREET

APPLICANT: My Milford LLC, c/o Robert Longuryan (Managing Member)

ZONE: “R-1650” (Medium-High Density Residential)

LEGAL DESCRIPTION: Lots 22 and 23, Houston’s West Glendale Tract, in the City of Glendale, in the County of Los Angeles.

PROJECT DESCRIPTION

Proposed demolition of three residential dwelling units and a detached garage and construction of a new four story, 25,397 square-foot multi-family residential building containing 15 units. An on-grade parking garage is provided with 30 spaces (including tandem configuration). The applicant is requesting approval for a density bonus housing plan. The project will reserve two units (15% of total number of base units) as rent-restricted units affordable to very-low income households. Pursuant to Government Code Section 65915 and GMC Section 30.36, as part of the density bonus application, the applicant is requesting three concessions and two waivers from the development standards. The project qualifies for reduced parking inclusive of guest and handicapped spaces under the State Density Bonus Law.

APPLICANT’S PROPOSAL

Concessions (Incentives)

- (1) Increase the maximum height and stories to 41-feet and 4-stories.
- (2) Increase the maximum allowable floor area ratio (FAR) to 1.75.
- (3) Decrease the minimum and average required setbacks:
 - a. Front Setback
 - i. Second floor: 20-foot minimum and 26.6-foot average and
 - ii. Third floor: 21-foot, 1-inch minimum and 27.9-foot average
 - b. Interior Setbacks
 - i. First (garage) floor: Two-inch minimum (rear/south), 5-foot minimum and 6.7-foot average (east) and 5-foot minimum and 7.2-foot average (west)
 - ii. Second residential floor: Five-foot minimum and 10-foot average (east & west)
 - iii. Third residential floor: Five-foot minimum and 10.1-foot average (east & west)
 - iv. Fourth residential floor: Five-foot minimum and 36.7-foot average (east) and 5-foot minimum and 15.5-foot average (west)

Modification of Development Standards (Waivers)

- (1) Increase the maximum allowed lot coverage to 73.8 percent.
- (2) Not provide the additional open space for additional density gained by having a lot width greater than 90-feet wide.

CODE REQUIRES

Concessions (Incentives)

- 1) Maximum building height and stories of 36-feet and 3-stories.
- 2) Maximum floor area ratio (FAR) of 1.0.
- 3) Minimum and average setbacks:
 - a. Front Setback:
 - i. Twenty-foot minimum and 23-foot average for any garage or first residential floor
 - ii. Twenty-three-foot minimum and an average of 26 feet for the second and third residential floors.

b. Interior Setbacks

- i. Five feet minimum and eight feet average for the first residential floor.
- ii. Eight feet minimum and 11 feet average for the second residential floor.
- iii. 11 feet minimum and 14 feet average for the third residential floor.

Modification of Development Standards (Waivers)

- 1) Maximum lot coverage of 50 percent.
- 2) Additional Open Space: Minimum of 900 square-feet of additional open space for lots greater than 90 feet in width that exceed density plus an additional 20 square feet for each foot of lot width thereafter (1,100 square feet required).

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.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **February 13, 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 **Milca Toledo** in the Planning Division at (818) 548-2140 or (818) 937-8181 (email: mitoledo@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