

**NOTICE OF CITY OF GLENDALE JOINT CITY COUNCIL HOUSING
AUTHORITY PUBLIC HEARING
DENSITY BONUS CASE NO. PDBP2112447**

LOCATION: 515 PIONEER DRIVE
APPLICANT: LINC Housing and National CORE
ZONE: "R-3050" - (Moderate Density Residential)
LEGAL DESCRIPTION: Lots 167 to 176, 186 and 187 and those portions of Lots 177 to 185 inclusive and Lot 188 of Tract No. 1587, in the City of Glendale, County of Los Angeles, State of California, as per Map recorded in Book 20 Page 95 of Maps, in the Office of the County Recorder of said County, and a portion of Fairmont Avenue 50 feet wide, as shown on the Map of said Tract No. 1587.

PROJECT DESCRIPTION

The proposed project consists of the demolition of the existing on-site structures and surface parking lot and construction of a new Density Bonus Housing project with an affordable housing component. The proposed development involves a new five-story, 298,020 square-foot multi-family residential development containing 340-units. An on-site-parking garage is provided with 342 parking spaces within two levels of subterranean (below grade) parking. The project will provide 100% of the units to extremely low, very low and low income (30% to 80% area median income) senior and small family households. A 750% density bonus is requested. Pursuant to Government Code section 65915 and GMC Chapter 30.36, the applicant is requesting concessions and 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. Decrease the minimum and average required setbacks.
 - a. Street Front Setbacks (Kenilworth and Pacific Avenue):
 - i. Five-foot (5') minimum for all floors.
 - b. Street Side Setbacks (Pioneer Drive):
 - i. Five-foot (5') minimum with an average of fifteen feet (15') for the first and second floors.
 - ii. Five-foot (5') minimum with an average of fifty-one feet (51') on the third, fourth and fifth floors.
 - c. Interior Setbacks (South Side, Pacific Avenue Corner):
 - i. Five-foot (5') minimum with an average of six feet (6') for all floors.
 - d. Interior Setbacks (East Side)
 - i. Eleven-foot (11') minimum with an average of fifty-seven feet (57') on the first and second floors.

- ii. Eleven-foot (11') minimum with an average of sixty (60') feet on the third, fourth and fifth floors.
 - e. Interior Setbacks (South Side)
 - i. Forty-one-foot (41') minimum with an average of forty-seven feet (47') on all floors.
 - f. Interior Setbacks (East Side, Pioneer Drive Corner)
 - i. Five-foot (5') minimum with an average of sixteen feet (16') on the first floor.
 - ii. Five-foot (5) minimum with an average of thirteen feet (13') on the second floor.
 - iii. Five-foot (5') minimum with an average of fourteen feet (14') on the third, fourth and fifth floors.
 - g. Interior Setbacks (134 Freeway)
 - i. Eighteen-foot (18') minimum with an average of twenty-eight feet (28') on the first, third, fourth and fifth floors.
 - ii. Eighteen-foot (18') minimum with an average of twenty-nine feet (29') on the second floor.
2. Reduction in studio unit size from 600 square feet to 360 square feet, reduction in one-bedroom unit size from 600 square feet to 530 square feet, and reduction in two-bedroom unit size from 800 square feet to 750 square feet.
 3. Increase in building height from 69 feet (36 feet, as permitted under the R-3050 standards plus the automatic height increase of 33 feet) to 75 feet. A maximum of three stories, or 36 feet are permitted under the R-3050 zone and the proposed project is entitled to a height increase of up to three stories, or 33 feet per Government Code section 65915(b)(1)(G); the project is therefore requesting an incentive for a height increase of an additional 6 feet.
 4. Reduction in permanently landscaped open space from 30% to 15%.

Modifications of Development Standards (Waivers)

1. Increase the maximum allowed floor area ratio (FAR) from 0.65:1 to 2.45:1.
2. Increase the maximum allowed lot coverage from 50% to 58%.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review pursuant to Section 15332, as a Class 32 "In-Fill Development Project", of Title 14 of the California Code of Regulations (CEQA Guidelines) as the project meets all the threshold criteria set forth in Section 15332 (a) through (e). The project is consistent with the General Plan designation of the site; the development is proposed within the City limits of the City of Glendale on a project site of less than five acres and surrounded by urban development; the project site has no value as habitat for endangered, rare or threatened species; as confirmed in technical studies, no significant effects relating to traffic, noise, air quality or water quality will result; and the site can be adequately served by all required utilities and public services.

HEARING INFORMATION

The Joint City Council Housing Authority will conduct a public hearing regarding approval of the proposed project, consisting of approval of a density bonus housing plan (density bonus and incentives/waivers), letter of loan commitment and lease option, on **AUGUST 10, 2021**, at 2:00 pm or as soon thereafter as possible.

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the City Council meeting will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. The public is encouraged to watch and participate from the safety of their homes to practice social distancing.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at: <https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

For public comments and questions during the meeting, call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the City Council meeting.

If the final decisions are challenged in court, testimony may be limited to issues raised before or at the public hearings.

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) 818-937-8181 (email: MiToledo@GlendaleCA.gov). The staff reports and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

Any person having an interest in the subject project may participate in the hearings, by phone as outlined above, and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk not later than the hour set for public hearings before the City Council. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of the project in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearings. 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.

Aram Adjemian
The City Clerk of the City of Glendale