

**NOTICE OF COMMUNITY DEVELOPMENT DIRECTOR DECISION
DENSITY BONUS REVIEW NO. PDBP2102978**

LOCATION: 526, 528, and 532 Hazel Street
APPLICANT: Mahsa Taj
ZONE: R-2250 (Medium Density Residential)
LEGAL DESCRIPTION: Lot 21 of Tract No. 4593 (APN: 5627-014-009 and 5627-014-010) and Portion of Lot 22 of Tract No. 4593 (APN: 5627-014-011), in the City of Glendale, County of Los Angeles.

PROJECT DESCRIPTION

Application for a Density Bonus and Inclusionary Housing Plan to construct a new 3-story, 17-unit, 23, 134 square-foot residential building, featuring two affordable units restricted to very-low income households with a one-level subterranean parking garage including 38 parking spaces. The existing three one-story residential dwellings and two detached garages on the project's site (three adjoining lots) are proposed to be demolished.

CODE REQUIRES

1) Per GMC 30.36.040, request for approval of a density bonus housing plan, including a density bonus, incentives or concessions, and/or parking concessions shall be reviewed by the director of community development without a public hearing.

APPLICANT'S PROPOSAL

1) The applicant is seeking approval of two (2) concessions pursuant to Government Code § 65915, *et seq.* (Density Bonus Law) and GMC Chapter 30.36 (Density Bonus Incentives) to construct a new three-story, 17-unit Density Bonus rental housing project with two (2) affordable units being reserved for very-low income households.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA as a Class 32 "In-fill Development Projects" exemption, pursuant to § 15332 of the State CEQA Guidelines.

PENDING DECISION AND COMMENTS

PLANS AND REPORT AVAILABLE FOR REVIEW: The project plans and related document including staff report, are available for review online at:
<http://www.glendaleca.gov/planning/pending-decisions>

QUESTIONS OR COMMENTS: You may contact the case planner, Aileen Babakhani, at (818) 937-8331, or send an email to ababakhani@glendaleca.gov if you have questions or to express an opinion about the case. Comments must be received prior to **August 30, 2021** in order to be considered by the Director.

DECISION: The Director of Community Development will render a final decision on or after the date noted above. The decision letter will be posted online, at:

<http://www.glendaleca.gov/planning/decisions>.

You may also request notification of the decision when the decision is rendered.

APPEAL

After the Director has made a decision, any person may file an appeal within 15 days of the written decision. Appeal forms are available in the Permit Services Center located at 633 East Broadway, Room 101 or on the City's website at <http://www.glendaleca.gov/appeals>

City of Glendale
Community Development Department
633 East Broadway, Room 103, Glendale, CA 91206