

NOTICE OF CITY COUNCIL PUBLIC HEARING
DENSITY BONUS CASE NO. PDBP-000174-2022

LOCATION: 413, 417 & 419 Irving Avenue, Glendale, CA 91201
APPLICANT: RL Consulting LLC
ZONE: R-3050 (Moderate Density Residential)
LEGAL DESCRIPTION: Lot 32, and Portions of Lot 33 and 34 Tract No. 8620, in the City of Glendale, County of Los Angeles, State of California (APN: 5625-009-019 and 5625-009-020)

PROJECT DESCRIPTION

The applicant is seeking approval of a Density Bonus and Inclusionary Housing Plan with a request for a total density bonus of 371.4% (321.4% discretionary) as well as three concessions and one waiver from development standards, pursuant to California Government Code sections 65915, et seq. (“Density Bonus Law”). Eight units will be reserved for very low income households. The proposed project consists of the demolition of five existing residential dwelling units and existing accessory structures on-site, and the construction of a new 33-unit, four-story with mezzanine, multi-family density bonus residential housing development totaling 46,622 square feet (SF). A total of 49 parking spaces are proposed on-site, including one level of surface parking containing 18 spaces (inclusive of three tandem spaces) and one level underground, semi-subterranean parking structure containing 31 residential parking spaces. The project qualifies for reduced parking inclusive of guest and handicapped spaces under the State Density Bonus Law. The project site is 18,366 square feet located in the R-3050 (Moderate Density Residential) zone.

APPLICANT’S PROPOSAL

Concessions (Incentives)

1. Increase in building height to four-stories with a mezzanine and an overall building height of 55 feet, 11-inches measured to the top of the elevator shaft. A maximum of three stories, or 36 feet are permitted under the R-3050 zone.
2. Increase the maximum allowed floor area ratio (FAR) from 0.65 to 2.53
3. Provide (surface) on-grade residential parking spaces

Modifications of Development Standards (Waivers)

1. Increase the maximum allowed lot coverage from 50% to 76.7%

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).

HEARING INFORMATION:

The City Council will conduct a public hearing regarding the above project, at **613 E. Broadway, 2nd floor (Council Chambers), Glendale, CA 91206** consisting of a Density Bonus application request and housing plan (density bonus and incentives/waivers) on **February 27, 2024**, at 6:00 pm or as soon thereafter as possible.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at:

<https://www.glendaleca.g> HYPERLINK

["https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream"ov/government/departments/management-services/gtv6/live-video-stream](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.

Information on the public hearing for the proposed project can be obtained from Allen Castillo (818) 937-8267 or Milca Toledo (818) 937-8181 in the Community Development Department (email: ACastillo@glendaleca.gov or MiToledo@glendaleca.gov), or contact the Planning Division at (818) 548-2140. The staff report and case materials will be available before the hearing date at : <http://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.

Dr. Suzie Abajian
The City Clerk of the City of Glendale