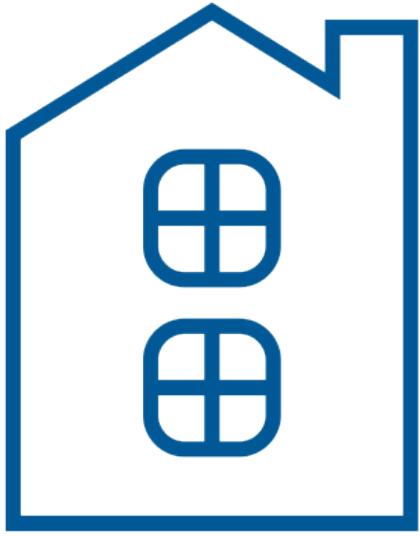




# 413, 417 & 419 Irving Avenue Density Bonus and Inclusionary Housing Plan February 27, 2024





# 413-419 Irving Avenue

## Project Summary

### UNIT MIX



- Demolish existing (5) residential units
- Construct, 4-story, 33-unit multi-family residential
- 8 affordable rental project for very low income households
- 18 one-bedroom units
- 12 one-bedroom units + den (mezzanines on 4<sup>th</sup> floor)
- 3 two-bedroom units
- 49 total parking spaces
  - 18 spaces (inclusive 3 tandem) above ground
  - 31 spaces w/in one level underground parking structure

## 413-419 Irving Avenue – Street Front Façade



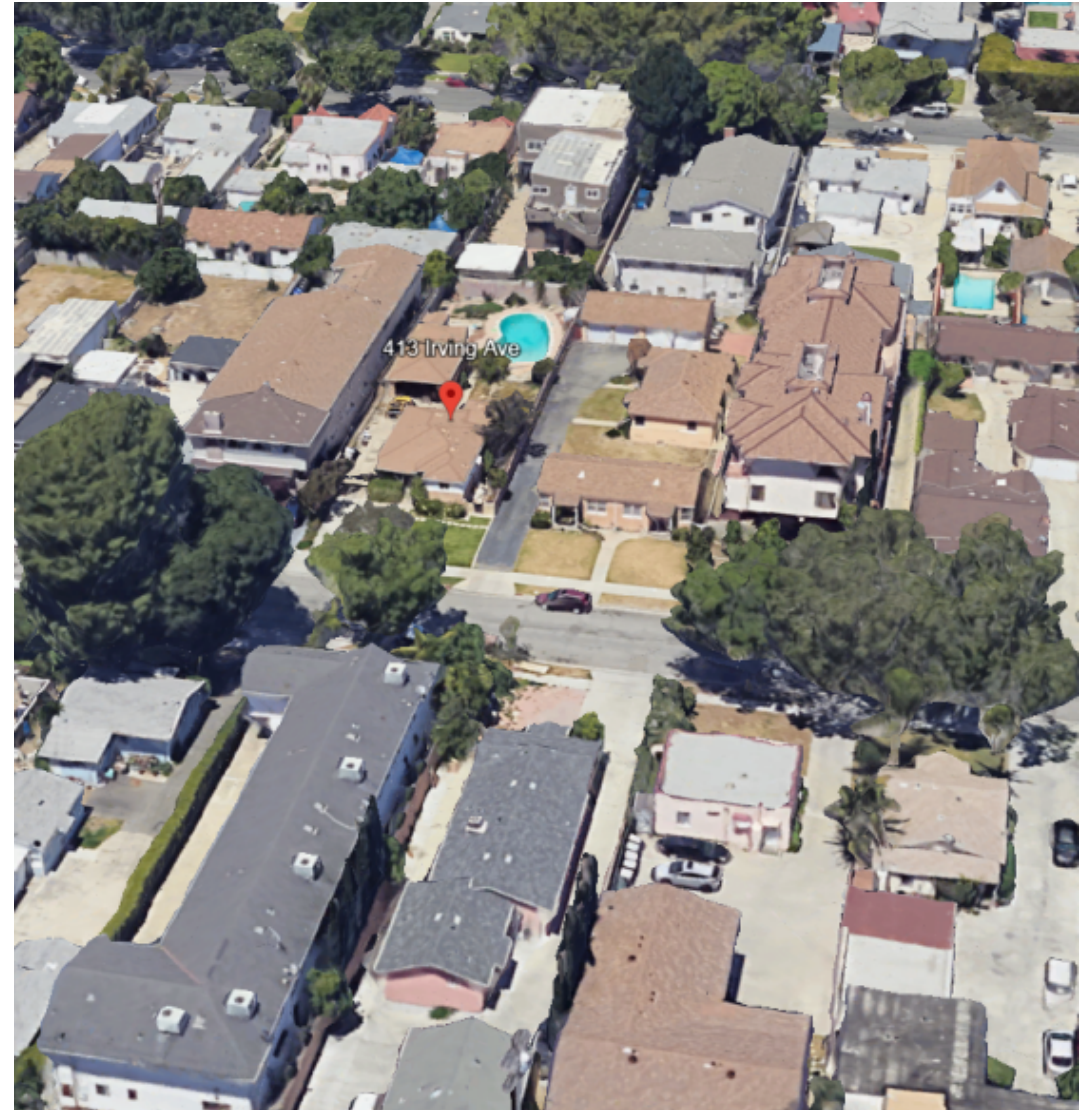
# 413-419 Irving Ave.

**Zone:** R-3050

(Moderate Density Residential)

**Subject Site: 18,369 SF**

**Current Development: 5 residential dwellings**





2-story  
Multi-  
Family

2-story  
Multi-  
Family

SUBJECT SITE



SUBJECT SITE

2-story  
Multi-Family



Street view/ 2-story across the street

2-story Multi-Family (rear)



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# CEQA

## ❖ Exempt from CEQA as a Class 32 “In-fill Development Project”

- a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b) The proposed development occurs within city limits on a site of no more than five acres substantially surrounded by urban areas;
- c) The Project site has no value as a habitat for endangered, rare or threatened species;
- d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) The Project site can be adequately served by all required utilities and public services.

- CEQA Class 32 Categorical Exemption Findings and Supporting Studies are attached to staff report as Exhibit 6.



# Density Bonus

## Density Bonus

- Zoning allows for a maximum of 7 units (by right)
- Project seeks a density bonus of 371.4% (321.4% is discretionary) to achieve 33 units on-site

City Council may approve or deny this request for a discretionary density bonus at its sole discretion, taking into consideration factors including, but not limited to: number and type of affordable units proposed, housing type, underlying zone, and neighborhood conditions and compatibility. (Ordinance No. 5966, Section 3(1)).



# Density Bonus (cont.)

## THREE INCENTIVES

### 1. Increase the maximum allowed floor area ratio (FAR).

- The project features a total FAR of 2.53 (46,622 square feet), exceeding the maximum allowable FAR by 1.88 (34,683 square feet)
- ZONING CODE: Maximum allowed 0.65 (11,939 SF max)

### 2. Increase the maximum allowed building height and stories to 4 (with mezzanine) and the overall building height to 35 feet, 11-inches (19 feet, 11-inch height increase)

- ZONING CODE: Maximum allowed 3 stories and 36 ft.

### 3. To provide on-grade (surface) residential parking spaces

- The project features 18 residential, above-grade parking spaces (inclusive of 3 tandem spaces) located behind residential units on the first level
- ZONING CODE: All required off-street parking spaces for dwelling units shall be provided in subterranean or semi-subterranean garages



# Density Bonus (cont.)

## ONE WAIVER

- Increase in lot coverage from 50% to 76.7%.  
Project features a total lot coverage of 14,102 square feet), exceeding the maximum allowable lot coverage 4,918 square feet.
- ZONING CODE: Maximum allowed lot coverage is 50 percent (9,184 SF)



#MyGlendale

