

## Density Bonus Information

<b>Lot Area:</b>	18,369 SF per LA County Assessor
<b>Maximum Number of Units Permitted by Zone:</b>	7 Base Units
<b>Number of Additional Units Requested:</b>	26 (26 / 7 = 371.4% increase)
<b>Total Number of Units Proposed:</b>	33 (26 + 7)
<b>Unit Type:</b>	Rental
<b>Number of Affordable Units Provided:</b>	8
<b>Percentage of Affordable Units Provided:</b>	8 afford. / 7 base units = 114.2%
<b>Level of Affordability:</b>	
Very Low-Income Households	8
<b>Requested Concessions:</b> (4 total)	
Height (Story), FAR, Lot Coverage, Parking (above grade)	
Are Parking Concessions Requested?	Yes
Child-care facility proposed with the project?	No
Project within 1/2 mile of a Major Transit Stop.	No
Present Use of Property	Residential
Number of Existing Units on Site	5
Number of Existing Low-Income Units on Site	None
<b>Requested Waivers:</b>	Yes

## **REQUIRED FINDINGS OF FACT** (per Glendale Municipal Code Title 30, Chapter 30.36.080):

### **Describe the following relating to the requested Incentives and Concessions:**

#### **1. Describe how the incentive or concession results in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents:**

##### **The applicant is requesting the following (3) Concessions:**

- 1) Floor Area Ratio from 0.65 in the R-3050 Zone to **2.53\***  
*\*Includes area of 1<sup>st</sup> floor parking area (+/- 9,114SF)*
- 2) Height and Story Increase from 36 ft maximum height (3 stories) to 4 stories (40'-0 to 43'-8") w/ mezzanine level (52'-8").
- 3) Parking Above Grade (located behind residential units and not visible from public right of way, with no enclosing walls on three sides)

##### **Height, FAR, and Density:**

Providing the additional height, buildable area, and total proposed unit count would allow for the (25) market rate units to help offset the cost and financially support construction and operation cost to set aside the (8) affordable units. The additional density and increase in floor area will provide the additional housing units that will financially support the designated affordable units for very low income.

##### **Parking Above Grade:**

One level of parking is provided at 3 ft. max. above grade with an above grade garage to minimize excavation and grading, the garage is set on the back side of the lot and not visible from the public right of way due to the inclusion of three residential units and a lobby between the above grade garage portion of the project and the public right of way. Additionally, the above grade garage does not have any exterior walls and is open to the air on the three sides not facing the residential separation. Providing only one level of subterranean garage would eliminate permanent shoring methods and sub slab waterproofing that would significantly reduce construction cost to the project.

**2. Describe how the incentive or concession will not have a “specific adverse impact upon public health and safety,” as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, or the physical environment or on any real property that is listed in the California Register of Historical Resources for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the housing development unaffordable to low-income and moderate-income households. As used herein, “specific adverse impact upon public health or safety” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or the land use designation in the general plan shall not constitute a specific, adverse impact upon public health or safety:**

Through the use of the State Density Bonus specifically under Assembly Bill - AB2345, AB1287, and General Plan Update to meet Glendale City's Housing Element.

The proposed development requests are in compliance with all zoning codes and meet the design guidelines that are compatible and appropriate to the adjacent buildings and site context.

The requested concessions do not include reductions to any standards to any state or local Building and Safety Division (Community Development Department), Fire Department or Engineering Division (Public Works Department) requirements or any other objective, identifiable written requirements pertaining to health and safety.

*The proposed project meets the requirements to qualify for a Class 32 “In-fill” Development Project and is exempt from further CEQA review.*

The proposed project is consistent with the General Plan, Housing Element to provide very low housing by allowing developers density bonuses or other financial incentives for providing units for very low-income residents.

**3. Describe how the incentive or concession will not be contrary to state or federal law. The granting of an incentive or concession shall not require or be interpreted, in and of itself, to require a general plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, “study” does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition:**

Height and Story The project is seeking a height increase that includes 1 additional story request. This scale is appropriate to the existing street. The context of the site consists of a mix of single-story homes and 2 and 3-story apartment buildings. The following five sites along Irving are similar in scale and height 2 and 3 stories with heights 36 ft and above with varying rooflines. Per Title 30.11.030 note (3) code provides for allowance for an additional 5 ft height increase for roofs with slope of 3:12 minimum.

Adjacent property to the West 409 Irving – 2-story apartment building 26 ft  
Adjacent property to the east – 421 Irving – 3-story apartment building 43 ft,  
Adjacent property to across to the south - 414 - 2-story 26 ft building height

Other adjacent properties include

331 Irving – 6-unit apartments 3 story 35 ft

339 Irving – 6-unit apartment 3 story 34 ft

421 Irving - 7-unit apartment 3 story 43 ft

Per GMC 30.30.050 Solar energy equipment– Item D2 Solar provision for height. *Solar energy equipment that is attached to a building shall not exceed a height of fifteen (15) feet in addition to the allowable height of the building. Solar energy equipment that is attached to a building shall not exceed a*

*height of fifteen (15) feet in addition to the height of the building when the building height is approved by variance or administrative exception, or when the building height has a nonconforming status. Height shall be measured from the lowest point of the building exposed above the ground surface to the highest point of the structure supporting the solar panels, including the solar panels.*

Floor Area Ratio Unit sizes meet the minimum requirement, increasing allowable FAR provides adequate unit sizes for all 33 units proposed.

Parking The project proposes 1 level of semi subterranean parking with 29 total stalls and 1 level above grade parking garage with 18 total stalls, providing a total of 49 parking spaces.

*Per GMC 30.32.040: All required off-street parking spaces for such dwelling units shall be provided in subterranean or semi-subterranean garages, except guest parking spaces which may be located above or below grade. Projects utilizing a garage design that is not subterranean or semi-subterranean shall provide private and direct access to the unit for which the garage is provided, and ground level living space shall occupy not less than twenty-five (25) percent of the total unit area. Private and direct access shall mean access through a door directly into the floor area of a unit or access through a private outdoor area of the unit and then through a door into the unit and never through any common area of the project.*

A portion of the parking is provided on grade within a parking garage for 18 stalls of which, 6 stalls are provided for the residents and 12 guest stalls. All parking stalls are located at the rear of the site. Although direct access from the parking garage is not provided into the unit, the assigned resident stalls serve the 3 units located at the same level. The intent of the code is satisfied.

Furthermore, the main lobby entrance faces the street on the same level adjacent to 3 residential units on level 1 wrapping the above grade open parking garage, so that the parking level is not visible from the street or public right of way.

All requested development standards are complying within the existing zoning designation, and appropriate with the neighborhood adjacent site context and do not require any changes to the general plan and zoning code.

Complying with the 25 ft setback along the front yard facing the primary elevation along Irving Avenue, Interior Street side and interior rear provide the transitional stepping on three sides with the 5 ft (8 ft average) at 1<sup>st</sup>, 8 ft (11 ft average) at 2<sup>nd</sup>, and 11 ft (14 ft average) at 3<sup>rd</sup> and 4<sup>th</sup> which are compliant with the minimum per code.

The project complies with the following development standards

1 All Setbacks front, side, and rear

Front yard = 25 ft

Side yard = transitional – 5ft @ first w/ 8' average, 8 ft @ second w/ 11' average, 11 ft @ third and fourth and mezzanine w/ 14' average)

Rear yard = transitional – 5ft @ first w/ 8' average, 8 ft @ second w/ 11' average, 11 ft @ third and fourth and mezzanine w/ 14' average)

2 Unit Size (600 SF min for 1 bedroom, 800 SF min 2 bedroom) per 30.11.050 A

3 Open Space for common and private providing +/- 6,212 SF > 6,200 SF req'd.

4 Landscaping 30% = (5,511 SF required) +/- 6,196 SF provided

5 Parking Standards (ratio) complies with alternate parking standards per AB2345.

6 Laundry Facilities – Washer and Dryers provided in each unit.

7 Private Storage Space – 90 Cubic Feet per unit

The proposed total of 25 market rate units are required to finance the 114.2% of affordable units above the 7 base units, providing a total of (8) affordable units consisting of (8) Very Low.

**Describe the following related to the requested Waivers or reductions in development standards:**

**REQUESTED WAIVER**

**Lot Coverage**

**Requested:** Maximum 76.7%

**Required:** Maximum 50%

**REQUIRED / MANDATED FINDINGS**

Pursuant to GMC Section 30.36.080(B), the Director of Community Development shall grant the request for waivers or reductions in development standards pursuant to this section only if he or she makes all of the following written findings:

**1. Describe how the application of said development standard(s) will have the effect of physically precluding the construction of the housing development at the density and with the incentives or concessions granted pursuant to this chapter:**

This finding can be made. The applicant seeks relief from the maximum 50% requirement in GMC 30.11.030, since the project's lot coverage exceeds the maximum allowed lot coverage by 26.7% at 76.7%.

The project is designed to optimize density to provide eight (8) units affordable to very low-income households and provide for a balanced unit mix to serve a variety of income levels. The requested waiver from the maximum 50% lot coverage is needed to allow for increased floor area to allow for the construction of the affordable units and the balanced unit mix physically possible to build. The waiver will allow relief to provide the affordable units and the more balanced unit mix that will meet the design of the proposed development project. The maximum lot coverage requirement of GMC 30.11.030 would physically preclude the construction of the housing development with the eight (8) affordable units and balanced unit mix at the density and with the incentives or concessions.

Without the requested waiver, the project density would be reduced, the number of affordable units reduced, and the balanced unit mix would be affected which will make it physically impossible to build the project at the allowable density with the desired unit mix and number of affordable units and with the incentives or concessions.

**2. Describe how the waiver or reduction in development standards will not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact:**

This finding can be met. The project is exempt from the California Environmental Quality Act and no significant environmental impacts have been identified. The project is designed to comply with the various sections of the Glendale Municipal Code as administered by different City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). Aside from the three incentive / concession requests and waiver, the project otherwise fully complies with the Zoning Code (GMC Title 30). Further, the provision of additional housing and affordable housing benefits the public health and safety and is consistent with the General Plan Housing Element goals of providing a wide range of housing types, including affordable housing. The proposed waiver request meets the design guidelines that are compatible and appropriate to the adjacent buildings and site context.

The project's impact in terms of increased lot coverage is mitigated by certain factors: The building uses several design techniques that reduce the apparent massing and scale of the building, including a variation in building form and façade, and a variety of exterior finish materials that help break up the

apparent building size. Additionally, the 1<sup>st</sup> floor building footprint contains an unenclosed parking area as part of the lot coverage providing only structural elements as needed to support the construction of the levels above with no bounding walls around the parking area. The portion of the 1<sup>st</sup> level creating “enclosed building area” is limited to the three residential units, lobby space, trash enclosure, and vertical circulation areas only facing the main street fronting facade.

**3. Describe how the waiver or reduction in development standards will not have an adverse impact on any real property that is listed in the California Register of Historical Resources:**

This finding can be met. Staff research finds that the property does not meet any of the eligibility criteria for listing in the national, California, or Glendale Registers, and therefore, is not considered a historic resource under CEQA. See *Exhibit 1 for further information and analysis.*

**4. Describe how the waiver or reduction in development standards will not be contrary to state or federal law:**

This finding can be met. The waiver or reduction in development standards will not be contrary to state or federal law and do not require any other discretionary entitlement. The project complies with State Density Bonus Law, the California Environmental Quality Act (CEQA), and the City’s Density Bonus Ordinance, and is designed to comply with the various sections of the Glendale Municipal Code as administered by City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). No other known federal or state laws would be in conflict with granting of the waiver/reduction.

**Existing Units Analysis**

Existing Units on Site

Total Existing Units: 5

Income Levels: Market rate rental – No affordable units

Type of Units

413 Irving - (1) One story Single Family Dwelling 3 Bedrooms / bath built 1940

417 Irving - Quadruplex (4) 1-bedroom / 1 bath built 1952

**Proposed Unit Summary** (The proposed 33 units include):

- (18) One bedroom
- (12) One bedroom + den
- (3) Two bedroom

**UNIT MIX**

	QUANTITY	SF	LEVEL	UNIT #	TYPE	TOTAL
1 BED	1	912	2ND	202	A	18
	1	761	2ND	203	G	
	1	716	2ND	204	B	
	1	774	2ND	205	C	
	1	774	2ND	206	C	
	1	762	2ND	207	D	
	1	762	2ND	208	D	
	1	853	2ND	209	F	
	1	874	2ND	210	E	
	1	797	3RD	302	A1	
	1	687	3RD	303	G1	
	1	642	3RD	304	B1	
	1	702	3RD	305	C1	
	1	702	3RD	306	C1	
	1	689	3RD	307	D1	
1	689	3RD	308	D1		
1	672	3RD	309	F1		
1	693	3RD	310	E1		
1 BED + D	1	1013	1ST	101	H	12
	1	873	1ST	102	I	
	1	978	1ST	103	J	
	1	1090	4TH	402	A2	
	1	930	4TH	403	G2	
	1	885	4TH	404	B2	
	1	959	4TH	405	C2	
	1	959	4TH	406	C2	
	1	946	4TH	407	D2	
	1	946	4TH	408	D2	
1	894	4TH	409	F2		
1	915	4TH	410	E2		
2 BED	1	1170	2ND	201	A	3
	1	1073	3RD	301	A1	
	1	1073	4TH	401	A1	
	33					33

 GREY HATCH DENOTES DESIGNATED AFFORDABLE UNITS