

MOTION

Moved by Council Member _____ and seconded by Council Member _____, that upon review and consideration of Density Bonus and Inclusionary Housing Plan Case No. PDBP2212648 (“Density Bonus & IZO Housing Plan Case”), located at 424, 430 and 434 Milford Street, Glendale, CA 91203 (“Site”), and after having conducted a public hearing on said case pursuant to the Glendale Municipal Code, 1995 (“GMC”), and receiving testimony, the City Council of the City of Glendale, California, based upon all of the evidence in the record, hereby **DENIES** the Density Bonus & IZO Housing Plan Case based on the following:

This denial is based on the authority provided in State Density Bonus Law (California Government Code Sections 65915, *et seq.*) and the City’s Code, that allow the City Council to grant or deny a discretionary density bonus above fifty (50) percent. Government Code Section 65915(n) states that “[i]f permitted by local ordinance, nothing in this section shall be construed to prohibit a city . . . from granting a density bonus greater than what is described in this section . . .” . Pursuant to Urgency Ordinance No. 5966, an applicant may seek a density bonus in an amount greater than that required by State Density Bonus Law, which shall be heard and decided by the City Council following a noticed public hearing. The 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: the number and type of affordable units proposed, the housing type, the underlying zone, and neighborhood conditions and compatibility. (Ordinance No. 5966, Section 3(1)) (emphasis added).

Based on the above, the City Council hereby finds and determines that it has considered factors including, but not limited to, the number and type of units, the housing type, the underlying zone, and neighborhood conditions and compatibility. The Council finds that the number of affordable units proposed is not sufficient in number, in unit type, in unit mix or in unit location, in comparison to the total number of units requested, representing a 152.9 percent density bonus (17 units are allowed in the underlying zone but 26 bonus units are requested for a total of 43 units). The Council further finds that the underlying zone and neighborhood conditions and compatibility do not support the requested discretionary density bonus.

Vote as Follows:

Ayes:

Noes:

Absent:

Abstain: