

Density Bonus and Inclusionary Housing Plan

424-434 West Milford Street
Glendale, CA 91203

March 21, 2023

DRAFT

Malekian + Associates
c/o Alen Malekian
2255 Honolulu Avenue 1A
Montrose, CA 91020

City of Glendale Community Development Department
Housing Division
141 North Glendale Avenue, Room 202
Glendale, CA 91206

Number of Dwelling Units Proposed:

Applicant has proposed the development of a new, density bonus rental housing project totaling forty-three (43) residential dwelling units (the “Project”). The Project will provide a total of eight (8) affordable units ($(152.9\% \text{ divided by } 50\%) \times (15\% \text{ multiplied by the base density } (17)) = 7.79$ (rounded up to 8)) to very low income households.

Maximum Number of Units Permitted per GMC:

The Project is located in the R-1650 (High Density Residential) zone. The Project site (APNs 5637-020-011, 5637-020-012, 5637-020-013) has a lot area of 21,750 square feet. Sites zoned R-1650 with more than 90 feet of frontage are permitted one (1) unit per 1,320 square feet, which permits a maximum residential density of 17 units per acre. By right, Applicant has a base density of 17 units ($21,750 / 1,320 = 16.48$ rounded up to 17).

Number of Replacement Units Under Density Bonus Requirement:

Per State Density Bonus Law (CA Govt Code § 65915), an applicant is ineligible for a density bonus or any other incentives or concessions if a project is proposed on a parcel or parcels with rental dwelling units that have been vacated or demolished within a five (5)-year period preceding the project’s development application, or have been occupied by lower or very low income households, unless the proposed project replaces those units.

Pursuant to CA Govt Code § 65915, if any dwelling units are occupied on the date of a project’s development application, the proposed project is required to provide the same number of units of equivalent size (i.e., the same total number of bedrooms as the units being replaced) as affordable to the same or lower income households in occupancy. If the incomes are unknown to the applicant, there is an established rebuttable presumption per HUD’s Comprehensive Housing Affordability Strategy database. This presumption amounts to 63% of renter households at or below 80% AMI.

Per the Los Angeles County Assessor, between the three parcels, there are currently five (5) existing residential dwelling units at 11 bedrooms total. Through the replacement obligation, the Project owes four (4) units ($63\% \times 5 \text{ existing unit} = 3.15$ rounded up to 4) at seven (7) bedrooms ($63\% \times 11 \text{ existing bedrooms} = 6.93$ rounded up to 7). The Project is providing nine (9) bedrooms through the requirement to provide eight (8) affordable units to very low income households under GMC 30.36. As such, the applicant has met the replacement obligation, and no additional affordable units are required.

Number of Affordable Units Meeting Density Bonus Requirement:

Applicant is required to designate eight (8) units with a total of nine (9) bedrooms as affordable to very low income households. As currently designed, the Project contains twelve (12) alcove studio units, twenty-seven (27) one (1)-bedroom units, and four (4) two (2)-bedroom units. Housing has accepted and approves the applicant’s recommendation of designating units 7, 8, 14, 16, 20, 29, 32, and 38 as affordable very-low units. The affordable units are detailed in Project floorplans attached hereto as Attachment 1, as well as immediately below:

Unit Number	Square Footage	Bedroom(s)	Bathroom(s)
7	742	1	1
8	908	2	2
14	729	1	1
16	739	1	1
20	600	Studio	1
29	742	1	1
32	600	Studio	1
38	729	1	1

Amount of Density Bonus Requested:

Applicant is entitled to a fifty percent (50%) density bonus by providing at least fifteen percent (15%) of the units for rent to very low income households, or three (3) very low income units (15% of the base density of 17 = 2.55 (rounded up to 3)). Applicant is seeking a one hundred fifty-two point nine percent (152.9%) density bonus and will be providing a proportionate number of restricted units, calculated as eight (8) very low income units ((152.9% divided by 50%) x (15% multiplied by the base density (17)) = 7.79 (rounded up to 8)). State Density Bonus Law (CA Govt Code § 65915, et seq.) allows up to an automatic fifty percent (50%) density bonus and three (3) incentives in exchange for the provision of at least fifteen percent (15%) of the base units restricted as rentals for very low income households. Applicant's request complies with State Density Bonus Law, as there is a positive correlation and proportionality between the requested density bonus and the number of very low income units to be provided, and State Density Bonus Law allows the City to grant a discretionary density bonus above fifty percent (50%). (CA Govt Code § 65915(n)).

However, since Applicant's request for the grant of a density bonus is greater than fifty percent (50%), pursuant to Urgency Ordinance No. 5966, it is subject to City Council approval following a public hearing. Per Urgency Ordinance No. 5966, the City Council is the reviewing and approving body for any density bonus request greater than the amount mandated by State Density Bonus Law.

Number and Description of Concessions Requested:

Pursuant to CA Govt Code § 65915(d)(2)(B) and GMC 30.36.070, the applicant is entitled to three (3) concessions by reserving fifteen percent (15%) of the units for very low income households. Applicant has requested three (3) concessions:

- 1) Increase maximum allowed floor area ratio (FAR);
- 2) Increase the maximum allowed height and stories; and
- 3) Not be subject to the requirement to provide additional open space for additional density gained by having lot width greater than 90 feet wide.

Amount of Parking Concessions Requested:

Pursuant to CA Govt Code section 65915(p)(1) and GMC 30.36.090(A), an applicant may be

eligible for an automatic parking concession under CA Govt Code § 65915(p)(2)(A), which provides that upon the request of an applicant, the required vehicle parking ratio, inclusive of handicapped and guest parking, is not to exceed one-half (0.5) space per unit of a development providing at least eleven percent (11%) very low income units located within one-half (0.5) mile of a major transit stop with unobstructed access (collectively, the “Parking Concession”). The Project’s unit mix includes twelve (12) studio units, twenty-seven (27) one-bedroom units and four (4) two-bedroom units. Based on the number of units provided, the Parking Concession requires a minimum of twenty-two (22) residential parking spaces. The Project exceeds the minimum requirement under the Parking Concession and will provide thirty-six (36) parking spaces total, designated for the residential units. Accordingly, and subject to the approval of Planning, the Project, meets and exceeds the parking requirements under the Parking Concession.

Child Care Space:

Not applicable.

Inclusionary Housing Requirement:

Per GMC 30.35, the Inclusionary Zoning Ordinance (the “IZO”) requires a housing development (a rental development project of eight (8) or more dwelling units proposed to be constructed in the City) to provide fifteen percent (15%) of the units as affordable to low-income households. The Project is subject to the IZO. The Project is required to provide three (3) very low income units (15% of the base density of 17 = 2.55 (rounded up to 3)). The Project is providing 8 very low income units, which is 47% of the base density (8 affordable units / 17 base units = 47%). Therefore, the Project exceeds the IZO requirement and no additional affordable units are required under the IZO.

Affordable Housing Commercial Development Impact Fee:

On May 7, 2019, the City adopted a Citywide Affordable Housing Commercial Development Impact Fee, Ordinance No. 5929, codified at GMC Chapter 4.11 (the “CDIF”). The CDIF became effective after a 60-day period on July 7, 2019.

With the exception of hotels, auto dealerships, community land uses which serve the public, and the reconstruction of any building destroyed by fire, flood, earthquake or other act of nature (so long as the square footage does not exceed the square footage before the loss), the CDIF imposes a \$4 per square foot fee (per the FY 2021-2022 Citywide Fee Schedule) on all commercial development projects with a gross floor area exceeding 1,250 square feet. The Project does not entail a permitted commercial component and is not subject to the commercial development impact fee.

Condition: The Project is conditioned on Applicant complying with CA Govt Code § 66300 (d)(2)(C) and (D)

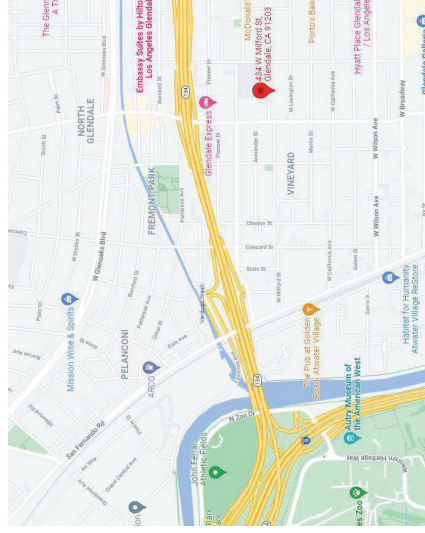
PROPOSED 4-STORY 43-UNIT APARTMENT

434, 430, 424 MILFORD ST. GLENDALE, CA 91203

ANDRE ABOOLIAN



VICINITY MAP



PROJECT DATA

[illegible]

D-T1.0

ANDRE ABOOLIAN

* AFFORDABLE UNITS
UNIT - 7
UNIT - 8



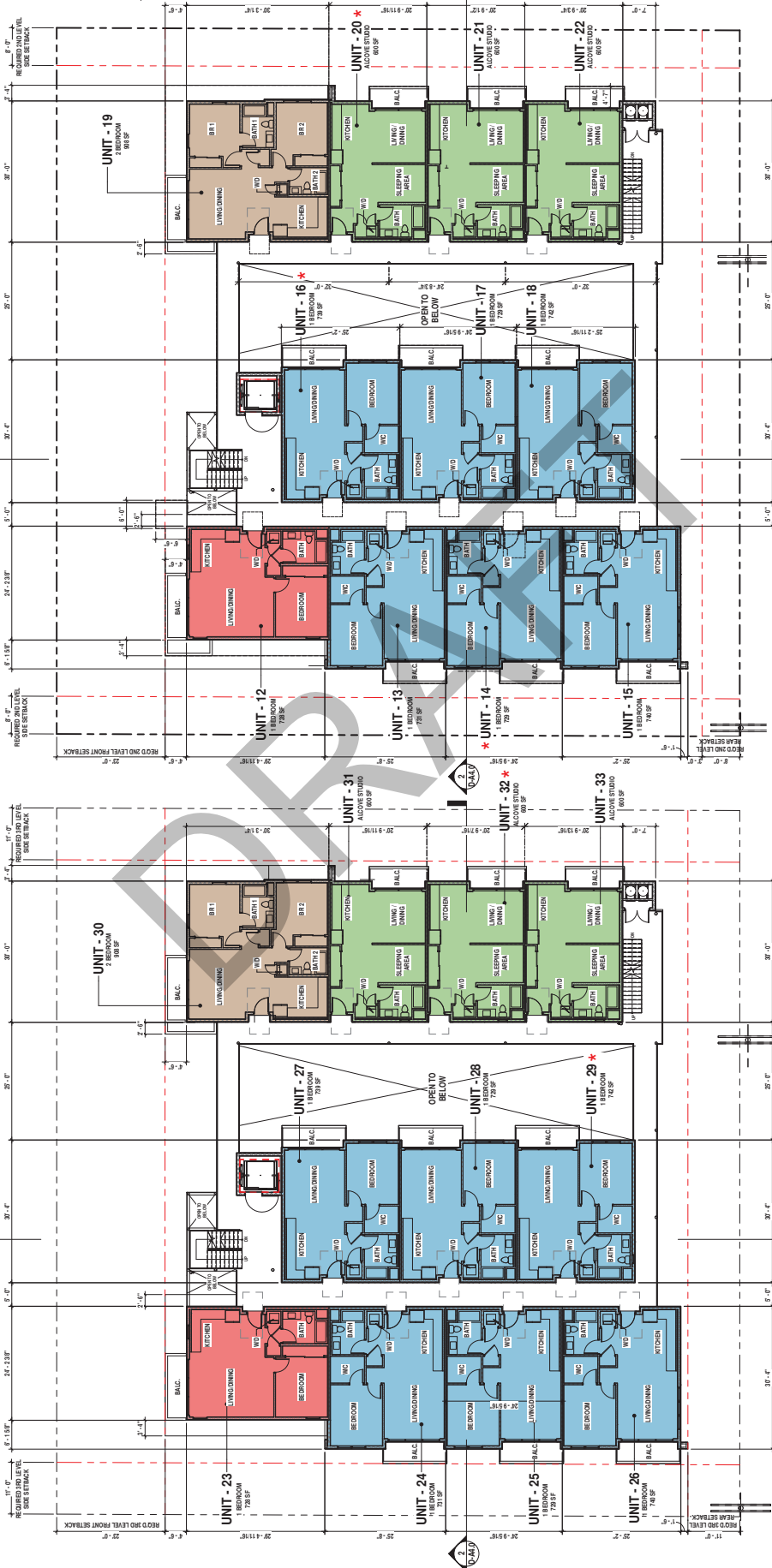
2 P1-SUBTERRANEAN PARKING PLAN
332' x 170'

1 1ST LEVEL PLAN
332' x 170'



D-A2.0

* AFFORDABLE UNITS
UNIT - 14
UNIT - 16
UNIT - 20
UNIT - 29
UNIT - 32



1 2ND LEVEL PLAN
332' x 110'

2 3RD LEVEL PLAN
332' x 110'



NORTH



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* AFFORDABLE UNIT
UNIT - 38



② 4TH LEVEL PLAN
3/32" = 1'-0"

① ROOF DECK PLAN
3/32" = 1'-0"



D-A2.2