## **Density Bonus and Inclusionary Housing Plan**

424-434 West Milford Street Glendale, CA 91203

March 21, 2023



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% divided by 50%) x (15% 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% x 5 existing unit = 3.15 rounded up to 4) at seven (7) bedrooms (63% x 11 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.

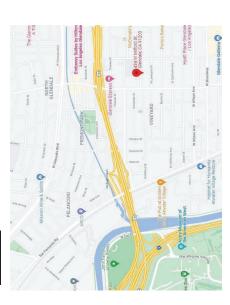
With the exception of hotels, auto dealerships, community land uses which serve the public, and the reconstruction of any building destroyed by fire, flood, earthquake or other act of nature (so long as the square footage does not exceed the square footage before the loss), the CDIF imposes a \$4 per 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



# VICINITY MAP



# PROJECT DATA

PROJECT ADDRESS:	434,430,424MLF	434,430,424 MILFORD ST. GLENDALE, CA 91203	4 9 1203			
APN:	5637-020-011, 563	5637-020-011,5637-020-012,5631-020-013				
PROPERTY BOUND ARY DESCRIPTION:	HOUSTOWSWES	HOUSTON'S WEST GLENDALE TRACT LOT 28, LOT 29, LOT 30	T 28, LOT 29, LC	0130		
PROJECT DESCRIPTION:	43 UNT APARTMENT	ENT				
ZOMNG:	R-1650 (R-1320 FG	R-1630 (R-1320 FOR LOT WIDTH 90 FEET OR MORE)	OR MORE)			
LOTAREA:	21,730 SF					
(E) BUILDING NFO	5 EXISTING UNITS	5 EXISTING UNITS WITH 11 BE DROOMS TOTAL	DTAL.			
	(E) 2 - TWO BEDR	(E) 2 - TWO BEDROOM UNITS (8 424 W. MILFORD (F) 2 - TWO BEDROOM UNITS (8 420 W. MILFORD	LFORD			
	(E) 1 - THREE BEC	(E) 1 - THREE BEDROOM UNITS @ 430 W. MLFORD	MLFORD			
ALLOWABLE BUILDING HEIGHT PER ZONE:	35 FEET MAX. WIT	39 FEET MAX. WITH 3 STORIES (ADDITIONAL 5 REET IF 3:12)	ALS REETIF3:	(2)		
PROPOSED BUILDING HEIGHT AND STORIES	59'-7 38" (4 STORIES)	RES)				
RESIDENTIAL ZONE DENSITY: (BY RIGHT)	1 UNIT PER 1,220 SFIFLOT 21,730 SF /1,320 = 17 UNITS	1 UNIT PER 1,320 SF IF LOT WIDTH 99 FEET OR MORE	T OR MORE			
AFFORDABLE UNTS:	17 + 50% = 25.50 = 26 UNITS	26 UNITS				
PROPOSED NUMBER OF UNITS	43 UNTS					
PROPOSED NUMBER OF AFFORDABLE UNITS	8 INCLUSIONARY	8 INCLUSIONARY UNITS (VERY LOW INCOME) WITH A TOTAL OF 9 BEDROOMS = (47% OF 17 UNITS)	ME) WITH A TO	TAL OF 9 BED ROOM	IS = (47% OF 17 UNITS)	
MAX. ALLOWABLE F.A.R.	21,750 SF X 1.0 = 21,750 SF	11,750 SF				
PROPOSED FAR	30,665 SF = 1.41					
	LEVEL1 . 7,8	7,846 SF		LEVEL 2	7,846 SF	
	UNT-1	(1 BEDROOM)	728 SF	UNIT-12	(1 BEDROOM)	728 SF
	UNT-2	(1 BEDROOM)	731.5F	UNIT: 13	(1 BEDROOM)	731.5%
	UNT-3	(1 BEDROOM)	729 SE	NIT-14	(1 BEDROOM)	729.56
	UNT-5	(1 BEDROOM)	739.55	* UNIT-16	(1 BEDROOM)	35 622
	UNIT-6	(1 BEDROOM)	729 SF	UNIT-17	(1 BEDROOM)	729 SF
	* UNT-7	(1 BEDROOM)	742 SF	UNIT-18	(1 BEDROOM)	742 SF
	* UNT-8	(2 BEDROOM)	908 SF	UNIT-19	(2 BEDROOM)	308.85
	UNT-9	(STUDIO)	900 SF	* UNIT. 20	(STUDIO)	900 SF
	UNT-11	(STUDIO)	as 000	UNIT-22	(STUDIO)	35 009
		7.846 SF			7.1275	
	8	(1 BEDROOM)	728.55	١,	(1 BEDROOM)	740.55
	UNT-24	(1 BEDROOM)	73155	UNIT-35	(1 BEDROOM)	729 SF
	UNT-25	(1 BEDROOM)	729 SF	UNIT-36	(1 BEDROOM)	740 SF
	UMT-26	(1 BEDROOM)	740 SF	UNIT- 37	(1 BEDROOM)	739 SF
	UNT-27	(1 BEDROOM)	73956	* UNIT. 38	(1 BEDROOM)	729.55
	* UNT-29	(1 BEDROOM)	742 SF	UNIT: 40	(2 BEDROOM)	908 SF
	UMT-30	(2 BEDROOM)	938 SF	UNIT- 41	(STUDIO)	800 SF
* AFFORDABLE UNT	UMT-31	(STUDIO)	600 SF	UNIT: 42	(STUDIO)	600 SF
	* UMT-32	(STUDIO)	±S 009	UNIT- 43	(STUDIO)	930 SF
	UNIT-33	(STUDIO)	35 OG			
MINMUM LANDSCAPE REQUIRED	25% OF LOT ARE	25% OF LOT AREA = 21,750 SF X 0.25 = 5,437.30 SF	37.50 SF			
PROPOSED LANDSCAPE AREA	6,602 SF					
MAX MUM ALLOWA BLE LOT COVER AGE	21,730 SF X 0.50 = 10,875 SF	10,875 SF				
PROPOSED LOT COVER AGE	10,860 SF					
MINIMUM REQ'D PRIVATE OUTDOOR SPACE	40 SF PER UNT V	4) SF PER UNIT WITH MIN. LENGTH OR WIDTH OF 4-0"	DTH OF 4-0"			
PROPOSED PRIVATE OUTDOOR SPACE						
	UNIT-1 92	22 SF UNT-12	53.SF	UNIT- 23 53 SF	S.IIVO	58

MUM LANDSCAPE REQUIRED	25% OF LOT	25% OF LOT AREA = 21,750 SFX 0.25 = 5,437.30 SF	SFX 0.25 = 5,	437.50 SF				
POSED LANDSCAPE AREA	6,602 SF							
MUM ALLOWABLE LOT COVERAGE	21,750 SF X (	21,790 SF X 0.90 = 10,875 SF						
POSED LOT COVER AGE	10,860 SF							
MUM REQ'D PRIVATE OUTDOOR SPACE	40 SF PERU	8) SF PER UNT WITH MIN LENGTH OR WIDTH OF 4-0"	LENGTHORY	NDTH OF 4-0				
POSED PRIVATE OUTDOOR SPACE	UMT-1	35 88	UNT-12	53 SF	UNT-23	53 SF	UNIT: 34	8
	UNT.2	15 E	UNT-13	50 SF 50 SF	UNT.24	50 SF	UNIT. 35	88
	ONT-4	1 to 100	UNIT-15	50 SF	UNT-28	50 SF	UNIT: 37	8 8
	UNT-5	78 SF	UNT-16	52 SF	UNIT- 27	52 SF	UNIT: 38	S
	0.NIT-6	15	11-TNO	50 SF	UNT-28	50 SF	UNIT: 39	8
	UNT-7	th to	UNT-18	20 50	UNT-29	20 50	UNIT. 40	8 1
	O.LIVO	5 25	UNT-20	45.55	UNT-31	45.55	UNIT-42	9 19
	UMT-10	-SE-	UNT-21	45.5F	UNT-32	45.5F	UNIT: 43	7
	UNT-11	4S 29	UMT-22	44.85	UNT-33	44 SF		
7D. COMMON OUTDOOR SPACE.	REQUIRED 43 UNITS -	REQUIRED FOR 25 UNTS X 200 43 UNITS - 25 = 18 UNTS x 150	x 200 c 150	= 5,0 F,2 =	=5,000 SF	7,700 SF		
POSED COMMON OUTDOOR SPACE - MUM DIMENSION OF TEN (10) FEET AND A MUM AREA OF TWO HUNDRED (200) SF	1STLEVEL - ROOF DECK -		1,422 SF + 1,545 + 261 + 407 + 295 = 3,930 SF 2,453 + 2,355 = 4,808 SF	407+295 =	3,330 SF	- 8,738 SF(	8,738 SF (1,038 SF MORE THA	¥
TO ADDITIONAL OPEN SPACE. LOCATED WITHIN OF THE LOT DEPTH NEAREST FRONT PERTY LINE	150' - 90' = 60' 900 + (60 FT X	150'-90' = 60' 300 + (60 FT X20) = 900 + 1,200 = 2,100 SF	1,200 = 2,100	15				
POSED ADDITIONAL OPEN SPACE	NONE							
OF PARKING STALLS REQUIRED	27 ONE BE 12 ALCOVE 4 TWO BEC	27 ONE BEDROOM UNITS - 27 X 0.5 = 13.50 STALLS - 12 ALONE STUDIO UNITS - 12 X 0.5 = 6 STALLS - 17 WO BEDROOM UNITS - 4 X 1 = 4 STALLS	-27 X 0.5 = 12 S - 12 X 0.5 = 6 -4 X 1 = 4 STA	SSTALLS SSTALLS ALLS	ے ا	23.90 OR 24 STALLS		
OF PARKING STALLS PROVIDED	36 STALLS							
OF BICYCLE PARKING PROVIDED	=							

	QENDOSH/STRAWOTTH	PROPOSED	CONCESSION / INCENTIVES / WAIVER
	21,750 SF X 1.0 = 21,750 SF	30,655 SF = 1.41	CONCESSION
FSTORIES	36 FEET MAX. WITH 3 STORIES (ADDITIONAL 5 FEET IF 3:12)	59 - 7.38" (4 STORIES)	CONCESSION
w	150 · 90 = 60 910 + (50 FT X 20) = 910 + 1,203 = 2,100 SF	NONE	CONCESSION



PROPOSED 4-STORY 43-UNIT APARTMENT

434,430,424 MILFORD ST GLENDALE, CA 91203

PROJECT ZONING DATA





