



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Public Hearing Regarding Request for Approval of a Density Bonus and Inclusionary Housing Plan, Inclusive of Discretionary Density Bonus, pursuant to State and City Density Bonus Law, to construct a new 43-unit residential housing development project, providing a total of eight affordable units reserved for Very Low Income Households (Density Bonus Housing Plan Case No. PDBP2212648) on property addresses 424, 430, and 434 West Milford Street.

1. Motion to approve Density Bonus and Inclusionary Housing Plan, inclusive of discretionary density bonus;
2. Motion to deny Density Bonus and Inclusionary Housing Plan, inclusive of discretionary density bonus.

COUNCIL ACTION

Item Type: Public Hearing

Approved for April 11, 2023 **Calendar**

EXECUTIVE SUMMARY

The applicant is seeking approval of a Density Bonus and Inclusionary Housing Plan with a request for a discretionary 152.9% density bonus, as well as three concessions, pursuant to State Density Bonus Law (CA Govt Code § 65915, *et seq.*). State Density Bonus Law allows developers that restrict at least 15 percent of the units in a housing development as rentals to very low-income households a mandatory 50% density bonus, as well as three concessions. The applicant is requesting a greater than 50% density bonus, and thus, pursuant to Urgency Ordinance No. 5966, this discretionary request is subject to City Council approval following a public hearing. The City Council may approve or deny 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. The project involves the demolition of five existing residential structures on site, and the construction of a new 43-unit multi-family density bonus housing development totaling 30,665 square feet over a one-level, semi-subterranean parking structure containing 36 residential parking spaces and providing eight (8) affordable units reserved for very low-income households ("Project"). The Project qualifies for reduced parking inclusive of

guest and handicapped spaces, under the State Density Bonus Law and Glendale Municipal Code.

COUNCIL PRIORITIES

Housing: The City Council recently adopted an eight-year Housing Element of the Glendale General Plan. The proposed 43-unit multi-family residential housing development provides eight affordable units reserved for very low income households, which is consistent with Goal 3 of the Housing Element, to increase opportunities for affordable housing by continuing density bonus programs meant to encourage the private development of affordable housing.

RECOMMENDATION

That the City Council approve the Density Bonus and Inclusionary Housing Plan application, inclusive of the requested discretionary density bonus, after review and consideration of the associated environmental review.

BACKGROUND

The Project is addressed as 424, 430 and 434 West Milford Street, Glendale, CA 91203, and is located approximately 0.3 miles west of Downtown Glendale (“Project Site”). The Project Site is located within the R-1650 (Medium-High Density Residential) zone and has a Medium High Density General Plan designation. The Project Site is approximately 21,750 square feet (SF) in size and is currently improved with a total of five residential dwelling units spread across three parcels (APNs: 5637-020-011, 5637-020-012, and 5637-020-013). The Project Site is bordered by multi-family residential development directly to the south, east and west, and Columbus Elementary school to the north (across Milford Street).

General Information

Applicant:	Alen Malekian 2255 Honolulu #1A Montrose, CA 91020
Property Owner:	Andre Aboolian 1146 N. Central Ave. # 101 Glendale, CA 91202
Location/APN:	424, 430, and 434 Milford Street APNs: 5637-020-011, 5637-020-012, and 5637-020-013
Legal Description:	Lot 28, 29 and 30, Houston’s West Glendale Tract
Zone:	R-1650 (Medium-High Density Residential)
Land Use Element:	Medium High Density

Surrounding Uses/Zoning:

	Zoning	Existing Uses
North	R-1650 (Medium-High Density) Residential	(Public School) Columbus Elementary School
South	R-1650 (Medium-High Density) Residential	Multi-and single-family residential
East	R-1650 (Medium-High Density) Residential	Multi-family residential
West	R-1650 (Medium-High Density) Residential	Multi-family residential
Project Site	R-1650 (Medium-High Density) Residential	Multi- and single-family residential

Utilities and Public Services: All municipal and private utilities are in place serving the neighborhood and other public services are currently provided in the vicinity.

ANALYSIS**Project Description:**

As described above, the Project involves the demolition of five existing residential dwelling units on site and the construction of a new, four-story, 43-unit multi-family residential project totaling 30,665 square feet (SF), over a one-level, semi-subterranean parking structure containing 36 residential parking spaces (refer to project plans, attached hereto as Exhibit 2). The Project will provide eight affordable units reserved for very low income households. The Project will require future Design Review Board approval.

State Density Bonus Law (CA Govt Code § 65915, *et seq.*) allows up to an automatic fifty percent (50%) density bonus and three incentives in exchange for the provision of at least fifteen percent (15%) of the base units restricted as rentals for very low income households. The applicant's request for the grant of a density bonus is greater than the State Density Bonus Law mandatory maximum of fifty percent (50%), which is available to the applicant per a State Density Bonus Law provision allowing an applicant to request a discretionary density bonus above this mandatory maximum if local ordinance allows. (See Cal. Gov't Code § 65915(n)). 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. (Urgency Ordinance No. 5966, Section 3(1)).

The applicant is entitled to request, and is requesting three (3) concessions (as follows) to:

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

The applicant may not request additional concessions. However, the applicant may request unlimited waivers; the applicant is not requesting any waivers here.

Discretionary Density Bonus Findings Can Be Made:

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, the applicant has a base density of 17 units ($21,750/1,320 = 16.48$ rounded up to 17). The applicant is entitled to a fifty percent (50%) density bonus by right because the applicant is restricting at least fifteen percent (15%) of the units for rent to very low income households, or three very low income units (15 percent of the base density of 17 = 2.55 (rounded up to 3)). The mandatory 50% density bonus would allow the applicant to go up to 26 units (50% of 17 is 8.5, which must be rounded up to 9, and 17 plus 9 is 26). The applicant is seeking a discretionary one hundred fifty-two and nine tenths of a percent (152.9%) density bonus, which will allow the density to reach 43 units. In exchange for the additional density, the applicant will provide a proportionate number of restricted units, calculated as eight very low income units ($((152.9\% \text{ divided by } 50\%) \times (15\% \text{ multiplied by the base density } (17))) = 7.79$ (rounded up to 8)).

In order for Council to approve the discretionary density bonus, the Council would need to weigh the following factors, including, but not limited to: 1) the number and type of affordable units proposed; 2) the housing type, 3) the underlying zone, and 4) neighborhood conditions and compatibility. (Ordinance No. 5966, Section 3(1)). Council could consider other factors not listed and has the sole discretion to approve or deny the discretionary density bonus request, including the discretion to grant a discretionary bonus in a lower amount than requested. Moreover, Council could impose additional conditions on the project such as requiring a larger number of affordable units, altering the unit mix, and requiring a dispersal of the affordable and market rate units in a different ratio than that proposed.

As set forth above, staff's opinion is that the applicant has provided a proportional amount of additional affordable units, commensurate with the amount of the discretionary density bonus (approximately 3 times as many affordable units in exchange for approximately three times the mandatory minimum 50% density bonus), all to be restricted as rental units for very low income households. Staff believes the underlying zone and neighborhood conditions are such that the grant of the discretionary density would not be out of character and would be compatible with the existing surrounding multi-family residential uses in this R-1650 (Medium-High Density) zone).

The Project Exceeds Parking Required Under the Mandatory Parking Concession:

Pursuant to California Government Code section 65915(p)(1) and GMC section 30.36.090(A), an applicant may request an automatic (mandatory) parking concession under section 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 space per bedroom of a development providing at least eleven percent very low income units located within one-half mile of a major transit stop with unobstructed access (collectively, the “Parking Concession”). The Project’s unit mix includes twelve studio units, twenty-seven one-bedroom units and four two-bedroom units. Based on the number of units provided, the Parking Concession requires a minimum of twenty-four residential parking spaces. The Project exceeds the minimum requirement under the Parking Concession and will provide thirty-six parking spaces total, designated for the residential units. Accordingly, the Project, meets and exceeds the parking requirements under State Density Bonus Law.

The Project Satisfies The Replacement Obligation Under State Density Bonus Law:

Per State Density Bonus Law, 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-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 California Government Code section 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 existing residential dwelling units at eleven bedrooms total. Through the replacement obligation, the Project owes four units ($63\% \times 5 \text{ existing unit} = 3.15$ rounded up to 4) at seven bedrooms ($63\% \times 11 \text{ existing bedrooms} = 6.93$ rounded up to 7). The Project is providing nine bedrooms through the requirement to provide eight 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.

Housing Division staff proposes the following eight (8) affordable units:

- Unit 7: 1 bedroom, at 742 square feet;
- Unit 8: 2 bedroom, at 908 square feet;
- Unit 14: 1 bedroom, at 729 square feet;
- Unit 16: 1 bedroom, at 739 square feet;
- Unit 20: alcove studio, at 600 square feet;
- Unit 29: 1 bedroom, at 742 square feet;
- Unit 32: alcove studio, at 600 square feet; and

- Unit 38: 1 bedroom, at 729 square feet

On average, the Project should generate nine bedrooms at approximately, 722 square feet. As proposed, the project generates nine bedrooms at 723 square feet and the units are evenly distributed throughout the project. As such, the Housing Division approves the proposed affordable units.

The Project Satisfies the IZO and Commercial DIF Is Not Applicable:

Per GMC Chapter 30.35, the Inclusionary Zoning Ordinance (“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 of the units as affordable to low-income households. The Project is subject to the IZO. The Project is required to provide three very low income units (15% of the base density of 17 = 2.55 (rounded up to 3)). The Project will provide eight very low income units, which is 41% of the base density. Therefore, the Project exceeds the IZO requirement, and no additional affordable units are required under the IZO.

Per GMC 4.11, the Affordable Housing Commercial Development Impact Fee (the “Commercial DIF”) is not applicable to the Project as it does not entail a permitted commercial component.

Recorded Density Bonus Housing Agreement Will Ensure Affordability for 55 Years:

The Developer will be required to enter into a Density Bonus Housing Agreement (“DB Agreement”) in which the Developer will covenant the provision of eight (8) very low income units ($((152.9\% \text{ divided by } 50\%) \times (15\% \text{ multiplied by the base density } (17))) = 7.79$ (rounded up to 8)) restricted to be rented to very-low income households. The DB Agreement will be a recorded restriction on the property on which the affordable units and density bonus are constructed. In addition, the DB Agreement will run with the land and bind all future owner and successors in interest for a period of 55 years.

Incentives/ Concessions Required Findings Can Be Made:

Pursuant to State Density Bonus Law and section 30.36.080(A) of the GMC, when an applicant for a density bonus requests incentives or concessions, the approving body, here the City Council, shall grant the requested incentives or concessions, unless written findings are made, based upon substantial evidence, of any one or more of the following:

1. The incentive or concession does not result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents.
2. The incentive or concession would 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 any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactory 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.

3. The incentive or concession will be contrary to the 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.

The applicant is seeking approval of **three** concessions pursuant to Government Code Section 65915, *et seq.* and GMC Chapter 30.36 (Density Bonus Incentives). The three requested concessions are as follows:

1. Increase maximum allowed floor area ratio (FAR): In accordance with GMC Section 30.11.020 Table 30.11-B, the maximum allowable floor area ratio (FAR) for multi-family projects in the R-1650 zone is 1.0 (maximum 21,750 square feet for the subject project). The applicant is requesting to exceed the maximum allowable floor area ratio. As proposed, the project features a total FAR of 1.41 (30,665 square feet), exceeding the maximum allowable FAR by 0.41 (8,915 square feet).
2. Increase the maximum height and stories: In accordance with GMC Section 30.11.030 Table 30.11-B, the maximum allowed height is three stories and 36 feet. The project proposes to increase the maximum allowed number of stories to four and the overall building height to 59 feet, 7-inches (23 feet, 7-inch height increase).
3. Not provide additional common outdoor space: Pursuant to GMC Section 30.31.020.7, a minimum 900 square feet of additional open space for lots greater than 90 feet in width that exceed density plus an additional 20 square feet for each foot of lot width thereafter (the project is required to provide 2,100 square feet) is required. As proposed, the project will not provide the additional open space for additional density gained by having a lot width greater than 90 feet.

Concessions (Incentives) Findings

When an applicant for a density bonus requests incentives or concessions, the Council shall grant the requested incentives or concessions, unless it makes written findings, based upon substantial evidence, of any one (1) or more of the following three findings:

1. **The concessions (incentives) must be granted *unless* the Council finds, based on substantial evidence, that the concessions *do not* result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents.**

This denial finding cannot be made, as there is no evidence that the incentives will not result in actual cost reduction. The Density Bonus Housing Plan meets the requirements of Government Code Section 65915, *et seq.* because at least 15% of the total units of the housing development will be restricted to very low income households, as defined in Section 50105 of the Health and Safety Code. The Project is located in the R-1650 (Medium-High Density Residential) zone. In accordance with GMC section 30.11.030, Table 30.11-B, the maximum density allowed on a lot where the width is greater than 90 feet is one dwelling unit for every 1,320 square-feet of lot area. The project's site is 21,750 square feet in size, with a lot width of 150.02 feet. By right, the project has a maximum density allowed of 17 units ($21,750 / 1,320 = 16.48$ rounded up to 17). The applicant is entitled to a fifty percent density bonus by right because the applicant is restricting at least fifteen percent of the units for rent to very low income households, or three very low income units (15 percent of the base density of 17 = 2.55 (rounded up to 3)). The applicant is seeking a one hundred fifty-two and nine tenths of a percent (152.9%) density bonus and will be providing a proportionate number of restricted units, calculated as eight very low income units ($((152.9\% \text{ divided by } 50\%) \times (15\% \text{ multiplied by the base density } (17))) = 7.79$ (rounded up to 8)). State Density Bonus Law allows up to an automatic fifty percent (50%) density bonus and three incentives in exchange for the provision of at least fifteen percent (15%) of the base units restricted as rentals for very low income households. The 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%). The Density Bonus and Inclusionary Housing Plan meets the requirements of GMC Section 30.36.050. The project applicant will be required to execute a DB Agreement, which provides for long-term affordability, subject to review and approval by the City Attorney.

The applicant is seeking approval of three concessions pursuant to Government Code Section 65915, *et seq.* and GMC Chapter 30.36 (Density Bonus Incentives) for: 1) increasing the maximum allowed FAR to 1.41 (30,665 SF), where the maximum allowed is 1.0 (exceeding the maximum allowed by 0.41 (8,915 SF); 2) increasing the maximum allowed building height to 59 feet, 7-inches (23 feet, 7-inch height increase) and four stories; and 3) Not providing additional outdoor space. Pursuant to GMC Section 30.31.020.7, a minimum 900 square feet of additional open space for lots greater than 90 feet in width that exceed density plus an additional 20 square feet for each foot of lot width thereafter (the project is required to provide 2,100 square feet) is required. As proposed, the Project will not provide the additional open space for additional density gained by having a lot width greater than 90 feet.

This denial finding cannot be made, as there is no evidence that the concessions will not result in actual cost reductions to provide for affordable rents. To the contrary, there is substantial evidence that the concessions *will* result in identifiable and actual cost reductions to provide affordable rents. The requested

concessions, taken as a whole, are required to allow for the additional density requested and a greater number of units to be constructed on the same amount of lot area. The concessions, together, will reduce costs to the applicant for providing affordable units by creating construction efficiencies and inherent reductions in costs by allowing the construction of a greater number of units. The additional units will result in actual and identifiable cost reductions because the additional units will take advantage of construction efficiencies when being built, and will generate rental income to offset the cost of providing the units at an affordable rent. If the project were to comply with the Zoning Code regulations associated with maximum allowed floor area ratio, building height/number of stories and provide additional outdoor space gained by having a lot width greater than 90 feet wide, the footprint of the new building would be significantly impacted, and would subsequently affect the viability of the project and the proposed development build-out. With the requested concessions, the owner/applicant will realize cost reductions that will allow it to provide the eight (8) housing units at an affordable rent.

2. **The concessions (incentives) must be granted *unless* the Council finds, based on substantial evidence, that they will 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 and 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. Specific, adverse impact is defined as “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.” (Government Code section 65589.5(d)(2). Inconsistency with the zoning ordinance or the land use designation in the General Plan shall not constitute a specific, adverse impact upon public health safety.**

The applicant is seeking approval of three concessions pursuant to Government Code Section 65915, *et seq.* and GMC Chapter 30.36 (Density Bonus Incentives), discussed in detail above, in exchange for providing eight (8) affordable units for very low income households. This denial finding cannot be made as there is no evidence that the incentives will have any adverse impacts. To the contrary, no specific adverse impacts upon public health or safety or on the physical environment or on any real property that is listed in the California Register of Historical Resources would occur by granting the requested concessions for increased floor area ratio and number of stories and building height, and not provide additional open space gained by having a lot width greater than 90 feet. The Project Site has not been listed on the National Register of Historic Places, California Register of Historical Resources, or Glendale Register of Historic Resources, and has not been identified as a historic resource in any survey.

Moreover, an individualized analysis by Planning staff was conducted and staff concluded there is no evidence the Project Site or the structure on the Project Site are historic. (See Exhibit 5). Accordingly, this denial finding cannot be met.

The concessions do not include or necessitate reductions in 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 existing residential buildings on the project site which are proposed to be demolished, are not historically or culturally significant. Therefore, demolition of the existing buildings would not be considered a significant impact. Moreover, the proposed project is exempt from further CEQA review based on the fact that it meets the requirements to qualify for a Class 32 “In-fill Development Project” and thus, does not exceed thresholds for noise, traffic, air quality and water and will not result in significant cumulative impacts. Furthermore, the provided setbacks are in compliance with the Zoning Code in order to provide light, air and ventilation for adjacent buildings, which consist of similar multi-family residential buildings to the south, east and west of the subject site.

Furthermore, the concessions allow for additional buildable area on the site, which will then accommodate additional dwelling units. The additional density will, in fact, promote the City’s health and safety in that there will be greater housing opportunities for low income family households. Moreover, the project will advance the goals and policies of the General Plan, Housing Element (2021-2029), including, but not limited to, Goal 1 (“A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents), Goal 3 (“A City with Increased Opportunities for Affordable and Special Needs Housing Development) Housing Services that Address Groups with Special Housing Needs) and Policies 3.1 and 3.2 (“Encourage both the private and public sectors to produce or assist in the production of affordable housing for special needs groups such as: persons with disabilities, the elderly, large families, single-parent households, and formerly homeless) and (“Promote the development of extremely low, very low, low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents. The unit mix and location of affordable housing units in density bonus projects must be approved by the City and included in an affordable housing agreement.”).

3. **The concessions (incentives) must be granted unless the Council finds, based on substantial evidence, that the concessions will be contrary to state or federal law.**

The requested concessions will not be contrary to state or federal law and do not require any other discretionary entitlement other than Design Review Board review and approval. The Project is designed to comply with Building and Safety codes and the proposed 43-unit affordable housing residential project is consistent with the General Plan. The Project meets the goals and policies in the Housing Element

to provide affordable housing. There is no evidence of state or federal laws being violated. Accordingly, this denial finding cannot be met. In addition to the three requested concessions, the applicant is requesting to use the Parking Concession in accordance with State Density Bonus Law. Per California Government Code section 65915(p), the project qualifies for reduced parking inclusive of guest and handicapped spaces, and tandem parking, and is required to provide 24 parking spaces for the residential units; the project is providing in excess of the requirement – a total of 36 parking spaces within a one-level semi-subterranean parking garage for the residents.

Since there is no substantial evidence to support any of the three findings for denial, the Council must grant the requested concessions (incentives).

STAKEHOLDERS/OUTREACH

Not applicable.

FISCAL IMPACT

There is no fiscal impact associated with the action recommended in this report, other than the additional property tax or other revenue that may be generated if the Project is approved and ultimately developed in the future.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

The Community Development Department staff have conducted environmental review for the Project pursuant to the California Environmental Quality Act (“CEQA”) and have determined that the Project is exempt from further environmental review under CEQA pursuant to section 15332 of the State CEQA Guidelines contained in Title 14 of the California Code of Regulations (Class 32 “In-fill Development Projects” exemption) because the Project meets all of the conditions for an in-fill development project as follows, and as analyzed in detail with supporting evidence and technical studies in the attached Exhibit 5 (Class 32 Infill Exemption Analysis):

- 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.

CAMPAIGN DISCLOSURE

The names and business addresses of the members of the board of directors, the chairperson, CEO, COO, CFO, Subcontractors and any person or entity with more than 10% interest in the company proposed for contract in this Agenda Item Report are set forth in the attached in Exhibit 6, in accordance with the City Campaign Finance Ordinance No. 5744.

ALTERNATIVES

Alternative 1: Approve the Density Bonus and Inclusionary Housing Plan, inclusive of the discretionary density bonus, with or without modifications or additional conditions.

Alternative 2: Deny the Density Bonus and Inclusionary Housing Plan, inclusive of the discretionary density bonus.

Alternative 3: Any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

Prepared by:

Milca Toledo, Senior Planner

Reviewed by:

Michael J. Garcia, City Attorney

Yvette Neukian, Principal Assistant City Attorney

Kristen Asp, Principal Planner

Michelle Yekikian, Senior Housing Project Manager

Aaron Brownell, Administrative Analyst

Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS/ATTACHMENTS

Exhibit 1: Location Map

Exhibit 2: Project Plan

Exhibit 3: Draft Density Bonus and Inclusionary Housing Plan

Exhibit 4: Site and Neighborhood Photos

Exhibit 5: Class 32 Infill Exemption Analysis

Exhibit 6: Campaign Disclosure Form