

NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
STANDARDS VARIANCE CASE NO. PVAR 1821586
CONDITIONAL USE PERMIT CASE NO. PCUP 1821585

LOCATION: 3600 Marengo Drive, Glendale, CA 91206
APPLICANT: Adam Corsi (c/o American Towers Corporation)
ZONE: ROS (Residential Open Space), Floor Area District III
LEGAL DESCRIPTION: Portion of Lot B, Sicomore Canon Tract (APN: 5660-026-029)

PROJECT DESCRIPTION: Standards variance and conditional use permit applications to construct two new broadcast towers 140 feet and 160 feet in height, and to construct a new 1,750 square-foot, 15-foot high, unstaffed communications building at an existing transmission facility, located on a 23.4 acre lot within a primary ridgeline, zoned ROS (Residential Open Space).

CODE REQUIRES

- 1) The maximum allowable height for an accessory structure is 15 feet in the ROS zone (Table 30.11-B).
- 2) The maximum allowable height for an accessory building is 12 feet, or 15 feet where a minimum roof pitch of 3 feet in 12 feet is provided (Table 30.11-B).
- 3) A conditional use permit is required to operate a transmission facility in the ROS zone.

APPLICANT'S PROPOSAL

- 1) The applicant is proposing to construct two new broadcast towers at 140 feet and 160 feet in height.
- 2) The applicant is proposing to construct a new accessory building (unstaffed communications building) at 15 feet in height without a minimum roof pitch of 3 feet in 12 feet.
- 3) The applicant is proposing to operate a transmission facility in the ROS zone.

ENVIRONMENTAL DETERMINATION: The Community Development Department, after having conducted an Initial Study, has prepared a Negative Declaration for the project. The Proposed Negative Declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website at: <http://www.glendaleca.gov/environmental>

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

Proposed Negative Declaration Comment Period: February 7, 2019 to February 27, 2019

HEARING - The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **March 6, 2019**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapters 30.42 and 30.43. The purpose of the hearing is to hear comments from the public with respect to zoning concerns.

If you desire more information on the proposal, please contact the case planner **Dennis Joe** in the Planning Division at (818) 548-2140 or (818) 937-8157 (email: djoe@glendaleca.gov). The files are available in the Planning Division. You may also visit our web site at: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.

Any person having any interest in any property affected by the above case may appear at the above hearing either in person or by counsel or both and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development Department not later than the hour set for public hearing before the Planning Hearing Officer. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services.

Ardashes Kassakhian
The City Clerk of the City of Glendale