CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

December 18, 2019

Sharon Keyser
Senior Vice President
Planning, Government & Community Relations
CARUSO
101 The Grove Drive
Los Angeles, CA 90036

&

Ben Howell
EVP, General Counsel
CARUSO
101 The Grove Drive
Los Angeles, CA 90036

RE: DEVELOPMENT AGREEMENT NO. 1924052
ADVERTISING SIGNAGE OVERLAY ZONE
DEVELOPMENT AGREEMENT ("DA")

Dear Applicants:

The Planning Commission of the City of Glendale, at its meeting held on December 18, 2019, conducted a public hearing on your above application for a Statutory Development Agreement in accordance with the Glendale Municipal Code Chapter 30.26.100 for ASOZ Non-Accessory Signs and Sign Structures and Animated Signs and Sign Structures at the Americana at Brand, LLC, a California limited liability, and located at **322, 589, 722, 833, and 889 Americana Way, and 102, and 126 Caruso Avenue,** in the "TCSP" - (Town Center Specific Plan), and described APN # 5642-014-069, -072, -074, -078, -079, -185, -186, -187, -189, -190, -193, -194, -195, -196, -197, -198, -199, - 200, -201, -202, -951, -952, in the Office of the Los Angeles County Recorder.in the City of Glendale, as recorded in the Office of the Recorder in the County of Los Angeles.

Environmental Determination
The proposed Development Agreement implements GMC Section 30.26.100 by permitting signage development allowed within the ASOZ as previously analyzed in the MND and Addendum; no further CEQA review is required.

A copy of the adopted motion is enclosed.

If you have any questions, please do not hesitate to call me at (818) 937-8152.

Sincerely,

Phil Lanzafame
Director of Community Development Department

Roger Kiesel
Senior Planner

RK:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. Van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Dir of Public Works (Y.Emrani);Traffic & Transportation Section (P.Casanova); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/T.Dodson); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian); and case planner –Roger Kiesel.

MOTION

Moved by Planning Commissioner Chraghchian, and seconded by Planning Commissioner Astorian, that upon consideration of the proposed Development Agreement (DA) relating to the implementation of an Advertising Signage Overlay Zone (ASOZ), that the DA is consistent with the Glendale General Plan, the Town Center Specific Plan, and the Downtown Specific Plan (DSP) in that the DA implements revenue sharing for signs that are already permitted under the Glendale Municipal Code, provided for by the ASOZ designation and identified by the August, 2013 Zone Map Amendment and is therefore consistent with the DSP; and the General Plan land use designation for the Town Center District is DSP and thus the DA is consistent with the Land Use Element of the General Plan, and the Planning Commission hereby recommends that the City Council approve the ASOZ DA.

Adopted this 18th day of December, 2019.

Vote as follows -- Ayes: Astorian, Chraghchian, Minassian, Shahbazian

Noes: None

Absent: Lee

Abstain: None