



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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November 16, 2022

Chris Robertson, AICP, LEED AP  
VP, Planning, Government & Community Relations  
Caruso  
101 The Grove Drive  
Los Angeles, CA 90036

**RE: AMERICANA AT BRAND  
ZONING CODE TEXT CASE NO. PZC 2110228 AND  
STATUTORY DEVELOPMENT AGREEMENT RELATING TO SIGNAGE IN  
THE ADVERTISING SIGNAGE OVERLAY ZONE**

Dear Applicant:

The Planning Commission of the City of Glendale, at its meeting of November 16, 2022, recommended approval of your application to the City Council. These requests included amending the Development Agreement to comply with GMC Section 30.26.100, and amending the text of GMC Chapter 30.26 Advertising Signage Overlay Zone (ASOZ). The ASOZ is an Overlay Zone placed over the Galleria and Town Center Districts of the "DSP" and described as APN(s): 5642-014-069;-072;-074;-078;-079;-185;-186;-187;-189;-190;-193;-194;-195;-196;-197;-198;-199;-200;-201;-202;-951; and -952, in the City of Glendale, County of Los Angeles.

**ENVIRONMENTAL DETERMINATION**

An addendum to the previously-adopted mitigated negative declaration (MND) was prepared for the proposed amendments to the ASOZ. As indicated in the Addendum, the proposed amendments to the ASOZ will not result in any new adverse impacts, nor increase the severity of any impacts identified in the MND adopted by City Council in March 2010.

A copy of the adopted motion dated November 16, 2022, is enclosed.

**NOTICE – subsequent contacts with this office**

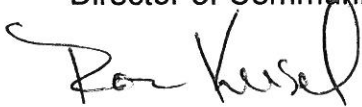
The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner (Roger Kiesel – 818.937.8152) who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in

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order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Sincerely,

Bradley Calvert, AICP  
Director of Community Development



Roger Kiesel  
Senior Planner

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(S.Demirjian/F.McLean); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (G. Tom/S.Boghosian/R.Takidin/ C.Babakhanlou/D.Scorza); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian/A.Limayo); Neighborhood Services Division (R.Mardians/J.Sada); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner – Roger Kiesel

MOTION

Moved by Planning Commissioner Chraghchian, seconded by Commissioner Shahbazian, that upon consideration of the proposed amendments to the 2020 Development Agreement between the City of Glendale and the Americana at Brand, LLC ("DA"), and the proposed text amendment to Glendale Municipal Code Chapter 30.26 – Advertising Signage Overlay Zone (ASOZ), and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said proposed amendments to the DA and proposed text amendment, and having also considered the proposed Addendum to the Final Mitigated Negative Declaration (MND) and prior 2013 Addendum to that MND, the Planning Commission hereby finds the proposed text amendments to the ASOZ are consistent with the City's General Plan, Town Center Specific Plan and Downtown Specific Plan, recommends that the City Council approve the proposed amendment to the 2020 development agreement, consider the addendum to the MND and 2013 Addendum, and adopt the proposed amendments to Title 30 of the Glendale Municipal Code pertaining to the ASOZ.

Adopted this 16<sup>th</sup> day of November, 2022.

VOTE

Ayes: Chraghchian, Minassian, Shahbazian, Lee  
Noes: None  
Absent: Fuentes  
Abstain: None