

**PUBLIC NOTICE OF PLANNING COMMISSION MEETING TO CONSIDER A REQUEST
FOR APPROVAL TO ENTER INTO A STATUTORY DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF GLENDALE AND AMERICANA AT BRAND , LLC, RELATING TO SIGNAGE
IN THE ADVERTIZING SIGNAGE OVERLAY ZONE**

NOTICE IS HEREBY GIVEN:

Project Title: Statutory Development Agreement in Accordance with Glendale Municipal Code ("GMC") Chapter 30.26.100 for ASOZ Non-Accessory Signs and Sign Structures and Animated Signs and Sign Structures.

Project Location: The Americana at Brand, 889 Americana Way, Glendale, CA.

Development Agreement: When approving an Advertising Signage Overlay Zone (ASOZ), or an amendment to an ASOZ that increases or permits new, additional, or different signage, GMC section 30.26.100 requires applicants seeking installation of such signs to enter into a statutory development agreement with the City in compliance with the law (Government Code §§65864 through 65869.5 (the "Development Agreement Statutes")). Americana at Brand, LLC, has requested the City enter into a Development Agreement to comply with GMC section 30.26.100, including the provision of certain public benefits to the City, the Development Agreement term, and the regulation of signage in accordance with GMC Chapter 30.26.

Environmental Determination: In March 2010, the City Council adopted a Final Mitigated Negative Declaration (MND) analyzing the environmental impacts of Ordinance 5688 which added Chapter 30.26 to the GMC, and in August 2013, an Addendum to the MND was prepared for Ordinance 5804 which amended GMC Chapter 30.26 and Chapter 30.33. 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.

PLANNING COMMISSION MEETING: The Development Agreement will be reviewed by the Planning Commission in the Hearing Room, Room 105 of the Municipal Services Building, 633 East Broadway on the **Wednesday, December 18, 2019**, at or after the hour of 5:00 p.m.. Comments from the Planning Commission on the Development Agreement will be presented to the City Council at a separately noticed meeting.

Copies of the Planning Division staff report and the Development Agreement will be available for review in the Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway. If you have any questions, please contact Roger Kiesel, Senior Planner, at 818-937-8152 or via email at rkiesel@glendaleca.gov. Staff reports are accessible prior to the meeting through hyperlink in the "Agenda and Minutes" section. Website address: www.glendaleca.gov/agendas

Any person having any interest in any property affected by the proposed Development Agreement may appear at the December 18, 2019 hearing either in person or by counsel or both. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development not later than the hour set for public hearing before the Planning Commission. "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, per Government Code §65009, you are 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.

Applicant: Americana at Brand, LLC

Publication Date: December 8, 2019

Ardashes Kassakhian
The City Clerk of the City of Glendale