

**NOTICE OF PUBLIC HEARING**  
**CITY OF GLENDALE**  
**GLENDALE MUNICIPAL CODE AMENDMENT**

NOTICE IS HEREBY GIVEN:

**Project Description**

The Planning Commission will make a recommendation to the City Council regarding proposed amendments to Title 30 of the Glendale Municipal Code, 1995 (Zoning Code Amendment), relating generally to standards for eligible SB 9 projects, minimum SB 478 floor area ratio standards for certain multi-family housing development projects; and minor modifications and clarifications related to junior accessory dwelling units (JADUs) and accessory dwelling units (ADUs), Zoning Code Amendment Case No. PZC-0001-2022. The proposed amendments will be codified and will replace interim urgency Ordinance No. 5985 and will amend Section 30.34.080.

**Environmental Determination**

The proposed Ordinance is not a project under the California Environmental Quality Act (CEQA) because it implements the provisions of Government Code Sections 65852.21 and 66411.7 and pursuant to Government Code Sections 65852.21(j) and 66411.7(n), is therefore not a project under Division 13 (commencing with Section 21000) of the Public Resources Code. Additionally, the proposed ordinance is exempt from CEQA review because it implements the provisions of Government Code Section 65913.11 and is therefore: (1) exempt from further environmental review under CEQA pursuant to Title 14 of the California Code of Regulations (CEQA Guidelines) Section 15305 (minor alterations to land use limitations), Class 5 Exemption, as the Ordinance will allow a slightly more generous floor area ratio than currently allowed in certain zones, but the Ordinance will not allow for or encourage any more density or development than is already anticipated under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment; (2) exempt from further environmental review under CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the Ordinance will allow a slightly more generous floor area ratio than currently allowed in certain zones, but the Ordinance will not allow for or encourage any more density or development than is already anticipated under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment, and therefore, it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment; and (3) not intended to apply to specifically identified housing development projects and as such it is speculative to evaluate any such future project now. Moreover, the Ordinance is not intended to, nor does it, provide CEQA clearance for future development-related projects by mere establishment of a slightly more generous floor area ratio in certain zones; any such projects subject to the Ordinance will be subject to appropriate environmental review at such time as approvals for those housing projects are considered. Each of the foregoing provides a separate and

independent basis for CEQA compliance and, when viewed collectively, provides an overall basis for CEQA compliance.

The proposed Ordinance implements the provisions of Government Code Sections 65852.2 and 65852.22, second units in a single-family or multifamily residential zone, and is therefore exempt from CEQA pursuant to Public Resources Code Section 21080.17 and California Code of Regulations, Title 14, Chapter 3, Section 15282(h). Moreover, this Ordinance is exempt from further environmental review under CEQA pursuant to Title 14 of the California Code of Regulations Section 15060(c)(1), as it implements provisions of Government Code Sections 65852.2 and 65852.22, which require ministerial review and approval of accessory dwelling units and junior accessory dwelling units and therefore, does not involve the exercise of discretionary powers by the City.

### **Public Hearing**

Said matter concerning the proposed amendments will be the subject of a public hearing by the Planning Commission in Council Chambers of City Hall, 613 East Broadway, on the **19<sup>th</sup> day of October, 2022**, at or after the hour of 5:00 p.m. The Planning Commission will make a recommendation to the City Council concerning this matter.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at: <https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>.

For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Commission meeting.

If you desire more information on the proposal, please contact Kristen Asp, AICP, Principal Planner, in the Community Development Department at (818) 937-8161 or email: [kasp@glendaleca.gov](mailto:kasp@glendaleca.gov).

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, 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 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, 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.

**Staff reports are accessible prior to the meeting through hyperlinks in the 'Agendas and Minutes' section. Website Internet Address:**  
[www.glendaleca.gov/agendas](http://www.glendaleca.gov/agendas)

Dated: October 3, 2022

Dr. Suzie Abajian  
The City Clerk of the City of Glendale