

CITY OF GLENDALE
NOTICE OF PLANNING COMMISSION PUBLIC HEARING
SR (Special Recreation) Zone Development Plan Review
(Case No. PSRZDR-003327-2024)

LOCATION: 3100 COUNTRY CLUB DRIVE
(Oakmont Country Club)
Glendale, CA 91208

APPLICANT/OWNER: ADS Group, Architecture/Alexander Semchenko

ZONE: "SR" - (Special Recreation) Zone

LEGAL DESCRIPTION: Portions of the 2629.01 Acre Tract of Land in the Rancho San Rafael in the City of Glendale, Allotted to Teodore and Marie Catalina Verdugo, by Decrees of Partition in Case No. 1621 of District Court of County of Los Angeles (APN: 5616-002-001).

PROJECT DESCRIPTION

A "SR" Zone Development Plan to upgrade the existing golf course maintenance yard and associated structures located within the existing Oakmont Country Club. The project will replace, add, and construct a total of 19,016 square feet of equipment storage buildings, offices, canopies, and associated structures, of which approximately 3,000 square feet is floor area addition. The existing golf course maintenance facility is a 65,546 square-foot (1.5 acres) enclosed fenced area within the existing Country Club.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from California Environmental Quality Act (CEQA) review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 (e)(1) of the State CEQA Guidelines, because the proposed project would occur within the existing golf course (Country Club) and will not result in an increase of more than 50 percent of the floor area of existing structures before the proposed additions.

PUBLIC HEARING INFORMATION:

The Planning Commission will conduct a public hearing regarding the above project in **Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, CA 91206**, on **August 7, 2024, at 5:00 PM** or as soon thereafter as possible.

The hearing will be open to the public. For public comments and questions during the meeting, the public may call **818-937-8100**. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting. You may also testify in person at the hearing if you wish to do so. Written comments may be submitted to the planner prior to the hearing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at:

<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

If you would like more information on the proposal, please contact the case planner Aileen Babakhani in the Planning Division at (818) 548-2140 or (818) 937-8331 (email: ababakhani@glendaleca.gov). The staff report and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

Any person having an interest in the project described above may participate in the hearing, by phone as outlined above, or appear in person and may be heard in support of their 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.

When a final decision is rendered, a decision letter will be posted online at www.glendaleca.gov/planning/decisions

An appeal may be filed within 15 days of the final decision date appearing on the decision letter. All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits

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