



**- A G E N D A -**  
**REGULAR MEETING OF THE**  
**PLANNING COMMISSION**  
**CITY OF GLENDALE, COMMUNITY DEVELOPMENT DEPARTMENT**  
**MSB Room 105, 633 E. Broadway, Glendale, CA 91206**

Welcome to the meeting of the Planning Commission. Meetings are broadcast live on cable channel 6 (GTV6) and rebroadcast throughout the week. Call (818) 548-4013 for program schedules. DVDs and Videotapes of the proceedings are available for purchase in the City Clerk's Office by calling (818) 548-2090. **PLEASE TURN OFF CELLULAR PHONES AND PAGERS WHILE INSIDE THE MUNICIPAL SERVICES BUILDING, ROOM 105.**

In compliance with the Americans with Disabilities Act (ADA) of 1990, auxiliary hearing aids, sign language translation, and Braille transcripts are available upon request. Assisted listening devices are available same-day upon request. At least 48 hours (or two business days) notice is required for requests regarding sign language translation and Braille transcription services.

If you have any question about matters on the agenda, or requests for assistance, please contact the Community Development Department at (818) 548-2115 during regular business hours.

**WEDNESDAY, MARCH 21, 2018, AT 5:00 P.M.**

1. **ROLL CALL:** Astorian, Lee, Manoukian, Satorian, and Shahbazian
2. **REPORT REGARDING POSTING OF AGENDA**  
The agenda for this meeting was posted on Wednesday, March 14, 2018, on the bulletin board outside City Hall and on the City's web site.
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES**
  - [February 7, 2018 \(Regular Meeting\)](#)
  - [March 7, 2018 \(Special Meeting with Transportation and Parking Commission\)](#)
5. **ORAL COMMUNICATIONS**  
Discussion is limited to items not a part of this agenda. Each speaker is limited to 5 minutes. The Commission may question the speaker, but there will be no debate or decision.
6. **ZONING APPEALS**  
**OLD BUSINESS:** NONE.  
**NEW BUSINESS:** NONE.
7. **PLANNING COMMISSION ITEMS**  
**OLD BUSINESS:** NONE.

## **NEW BUSINESS**

**(1) LOCATION:** [SCHOLL CANYON LANDFILL SITE](#)  
[3001 SCHOLL CANYON ROAD - GLENDALE, CA](#)  
(Accessed from 7721 North Figueroa Street, Los Angeles)

- **PROPOSED BIOGAS RENEWABLE GENERATION PROJECT**
- **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PLAN**
- **APPROVE A CONDITIONAL USE PERMIT (PCUP 1804023)**
- **SPECIAL RECREATION REVIEW APPLICATION (PSRZDR 1804021)**

**APPLICANT:** Glendale Water & Power (c/o Steve Zurn, General Manager)  
**OWNER:** City of Glendale, Los Angeles County and Southern California Edison Company  
**ZONE:** "SR" - Special Recreation  
**LEGAL DESCRIPTION/APN:** Portion of Lot 89, Watts Subdivision of part of the Rancho San Rafael, Portion of Lot B, Tract No. 7183, Portion of Lot C, Tract No. 7183, Portion of Lot 240, Tract No. 7498 and Portion of Lot 89, Watts Subdivision of part of the Rancho San Rafael. (APNs 5662-023- 900, 5666-001-904, 5666-002-900, 5666-002-901 and 5666-002-902)  
**CASE PLANNER:** Dennis Joe, Planner

### **PROJECT DESCRIPTION**

Request for a Conditional Use Permit and Special Recreation Review application to construct and operate a 12 megawatt power generation facility (utility and transmission facility) that will utilize landfill gas to generate renewable energy at 2.2 acre area located at southern portion of a 535 acre site (Scholl Canyon Landfill) that is located in the SR (Special Recreation) Zone. The Project includes the construction of two 1,000 square-foot modular office buildings, a 60,000 gallon fire water tank, a 10,000 gallon water storage tank, a two-thirds of mile natural gas pipeline system, four 840 square-foot engine generator enclosures with 40-foot tall exhaust stacks that are three-feet in diameter, 40-foot tall flare stack, retaining walls (up to 23-feet tall) and a 384 square-foot power distribution center.

### **ENTITLEMENTS REQUESTED**

Adoption of a Mitigated Negative Declaration, approval of Conditional Use Permit (Case No. PCUP1804023) and Special Recreation Review (Case No. PSRZDR1804021) to allow the construction and operation of a 12 megawatt power generation facility in the SR zone.

### **ENVIRONMENTAL DETERMINATION**

Adoption of a Mitigated Negative Declaration.

The proposed mitigated negative declaration (MND) and documents referenced in the MND was made available ten (10) days prior to the March 21, 2018, Planning Commission meeting, and online on the Planning Division's website, at:  
<http://www.glendaleca.gov/government/departments/community-development/planning-division/currentprojects/environmental-review>

**REQUESTED ACTION**

Community Development Department staff recommends that the Planning Commission approve the following entitlements:

- ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PLAN
  - APPROVE A CONDITIONAL USE PERMIT (PCUP 1804023)
  - SPECIAL RECREATION REVIEW APPLICATION (PSRZDR 1804021)
- with conditions and findings, as stated in the staff report dated March 21, 2018.

- 8. COMMUNITY DEVELOPMENT DEPARTMENT UPDATES**
- 9. COMMENTS FROM COMMISSIONERS**
- 10. ADJOURNMENT**