



# Notice of Public Hearing

## *Planning Commission*

**Conditional Use Permit #5804 to Allow Upgrading of a City-Owned Major Utility, Variances for Exhaust Stack Height, Wall and Gate Height, and Closure (without vacation) of East State Street for the Glenarm Re-powering Project**

### **72 East Glenarm Street**

**Zoning:** IG-SP2-HL56 (General Industrial, South Fair Oaks Specific Plan, 56 Feet Height Limit), and IG-SP2-AD2 (General Industrial, South Fair Oaks Specific Plan, Alcohol Density Overlay)

**General Plan Designation:** Specific Plan

**Subject:** The City of Pasadena Water and Power Department (PWP) proposes to install a new 71-megawatt combined-cycle power-generating unit (Unit GT-5) in the Glenarm Plant to replace an existing steam-generating Unit B-3 (located in the Broadway Plant). A Conditional Use Permit is required for all Major Utilities in the General Industrial zoning district. A Variance is necessary to allow the exhaust stack to exceed the 56-foot height limit in the IG-SP2-HL-56 district. A Minor Variance is necessary to allow the installation of a 12-foot high wall along Fair Oaks Avenue, where the maximum height allowed is four feet when in front of a structure. A Minor Variance is needed for a 10-foot tall gate across State Street, where the maximum height allowed is six feet when not located in front of a structure. PWP also proposes to close the portion of State Street south of the Glenarm plant site from Fair Oaks Avenue to the MTA (Gold Line) Right-of-Way, to incorporate the one-acre parcel into the plant operations.

The Planning Commission will forward its recommendation to the City Council. The City Council then shall act on the above requests in a noticed public hearing.

**Environmental:** An Environmental Impact Report (EIR) has been completed and was reviewed by the Planning Commission on December 12, 2012. The Planning Commission provided comments, and also received comments from the public. The comment period was from November 5, 2012 through January 31, 2013.

The EIR analysis determined that the proposed project would result in significant and unavoidable impacts related to Greenhouse Gas Emissions and Land Use and Planning. All other impacts were found to be less than significant with mitigation measures incorporated.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will hold a public hearing to receive testimonies, oral and written, on the proposed Conditional Use Permit, Variances and Street Closure. The hearing is scheduled on:

**Date:** Wednesday, March 13, 2013  
**Time:** 6:15 p.m.  
**Place:** City Hall, Room S247  
100 North Garfield Avenue, Pasadena, CA 91101-1704

**Public Information:** Any interested party or their representative may appear at the meeting and comment on the project. Written comments may also be mailed to the Planning Commission. If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at this public hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

For more information about the project and the related environmental determination:

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Current Planning Section  
Planning & Community Development Department  
175 N. Garfield Avenue Pasadena, CA 91101

**ADA:** In compliance with the Americans with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009.