

South Glendale Community Plan

Study Session 1
July 12, 2016

The logo for Glendale, California, features the word "glendale" in a red, lowercase, sans-serif font, with "california" in a smaller, grey, lowercase, sans-serif font below it. To the right of the text is a graphic of five interlocking circles in blue, green, yellow, and red. The logo is positioned in the bottom right corner of the slide, partially overlapping a large, light grey, stylized graphic of concentric circles.

glendale
california

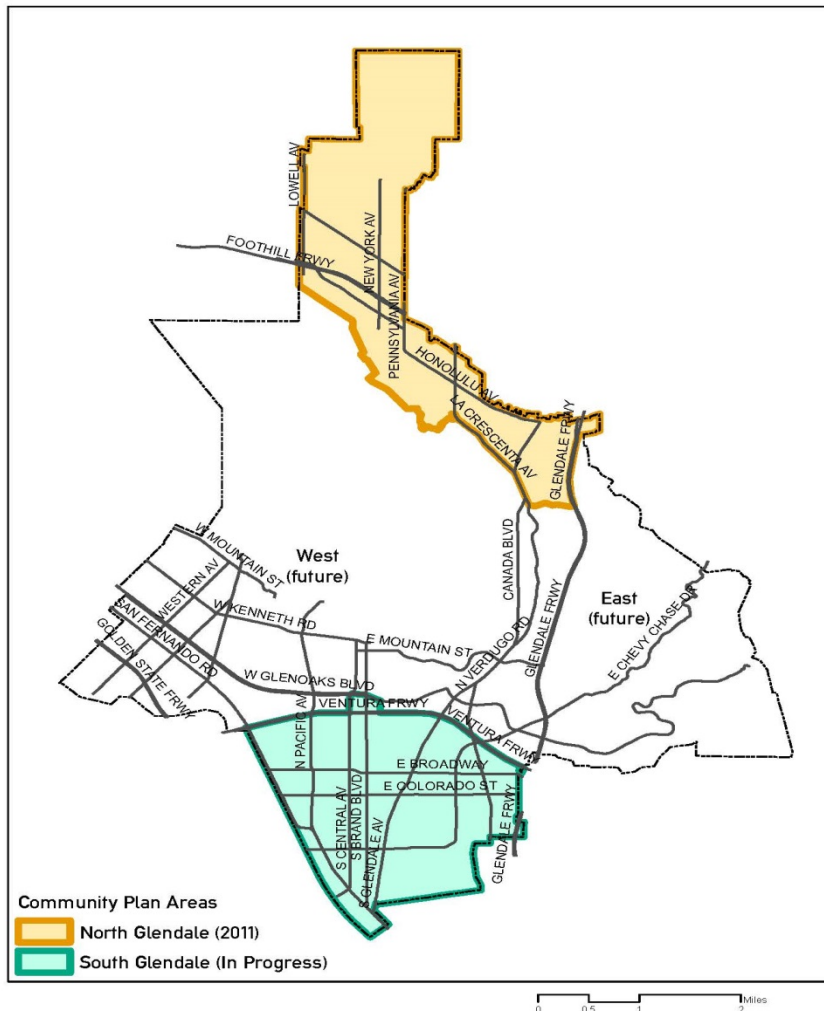
Why we are here

Staff will Provide

- Background on Community Plans
- History of South Glendale Development
- History of downzoning
- Setting the stage for the future

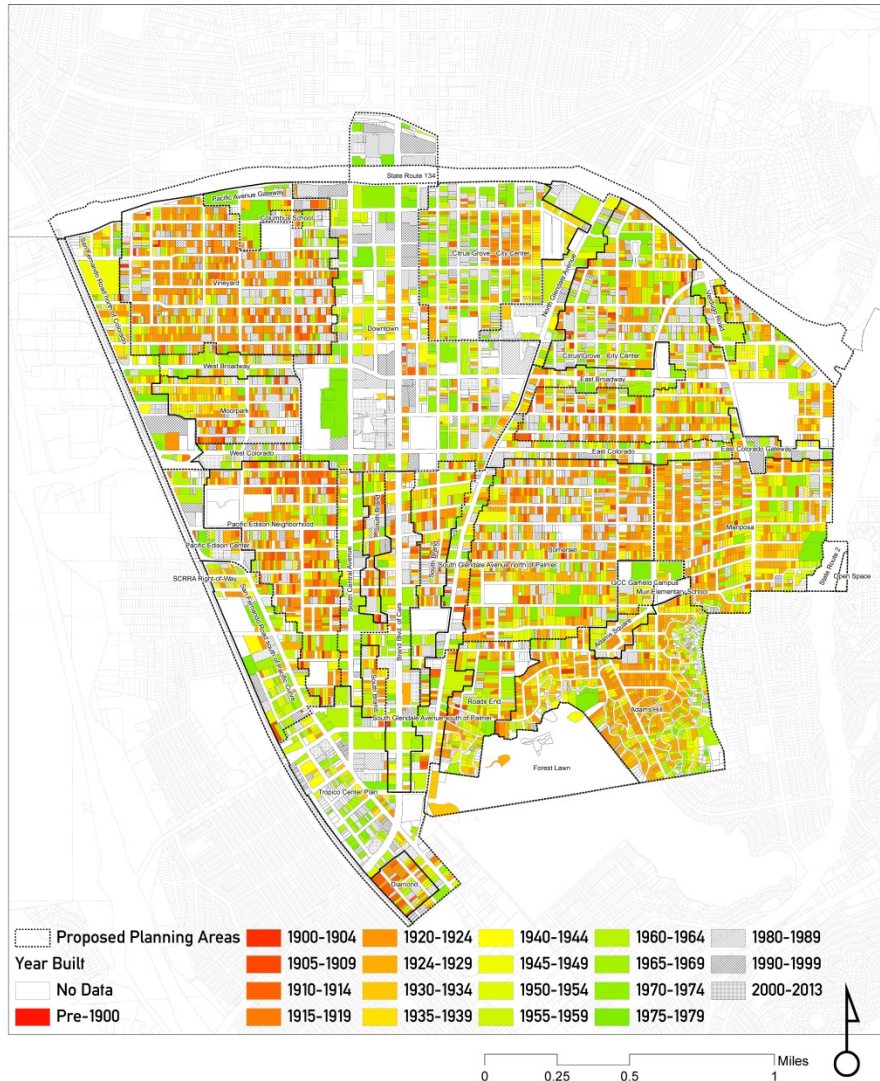
South Glendale Plan Area

Community Plan Areas



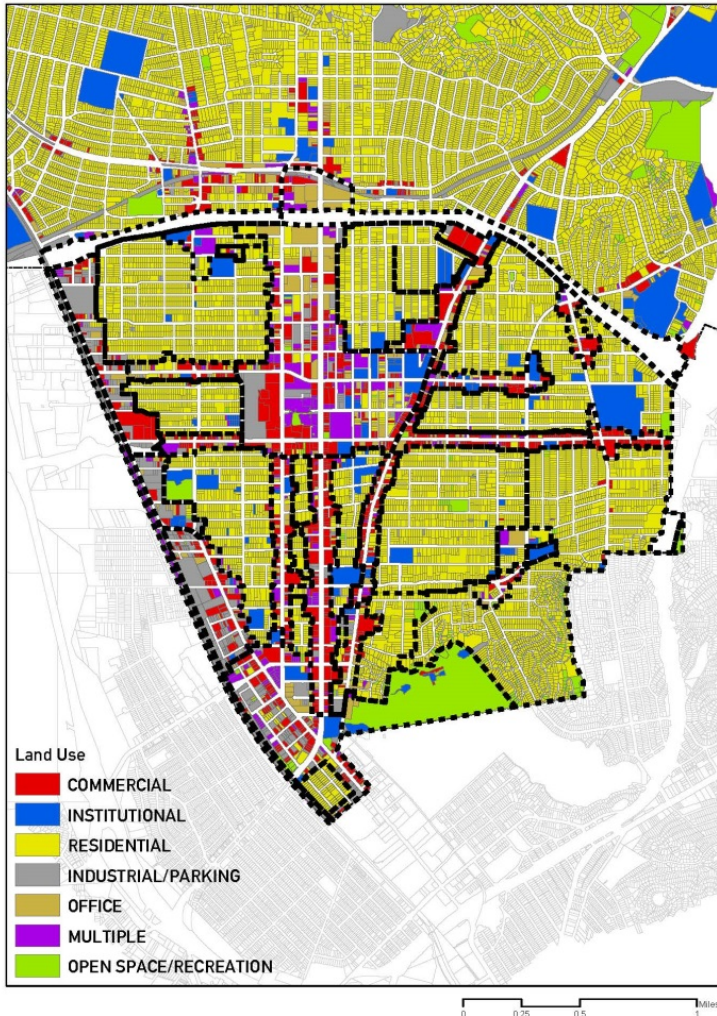
South Glendale Historic Development

Historic Development, 1900-2013



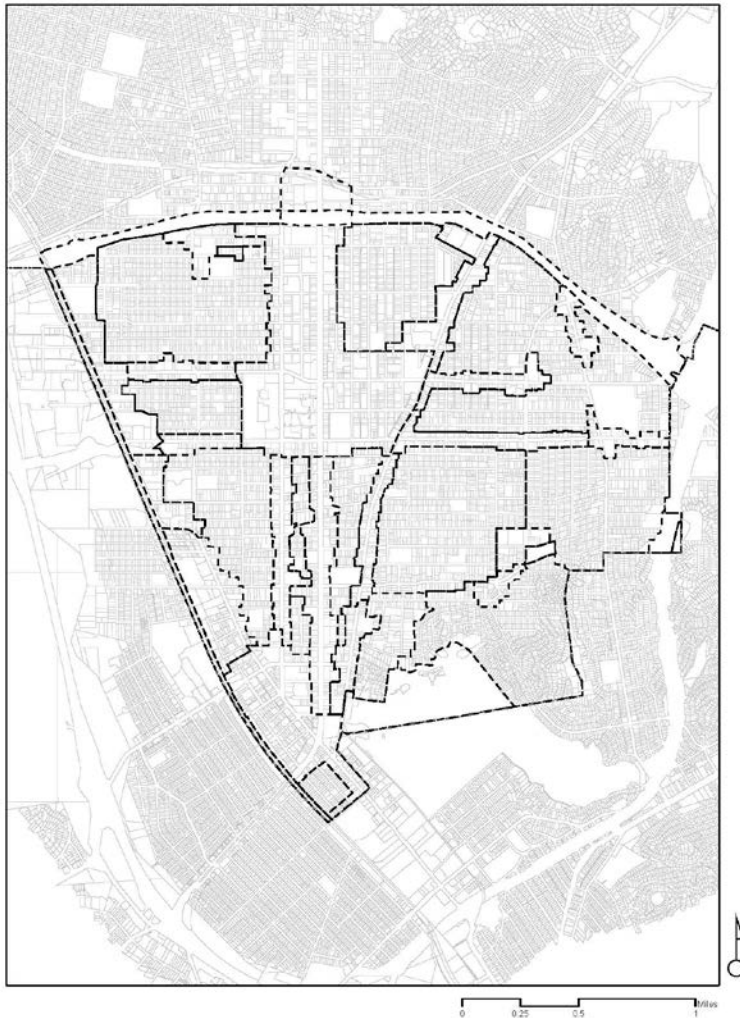
South Glendale Existing Land Use

Existing Land Uses & Proposed Planning Areas



South Glendale Proposed Planning Areas

Proposed Planning Areas



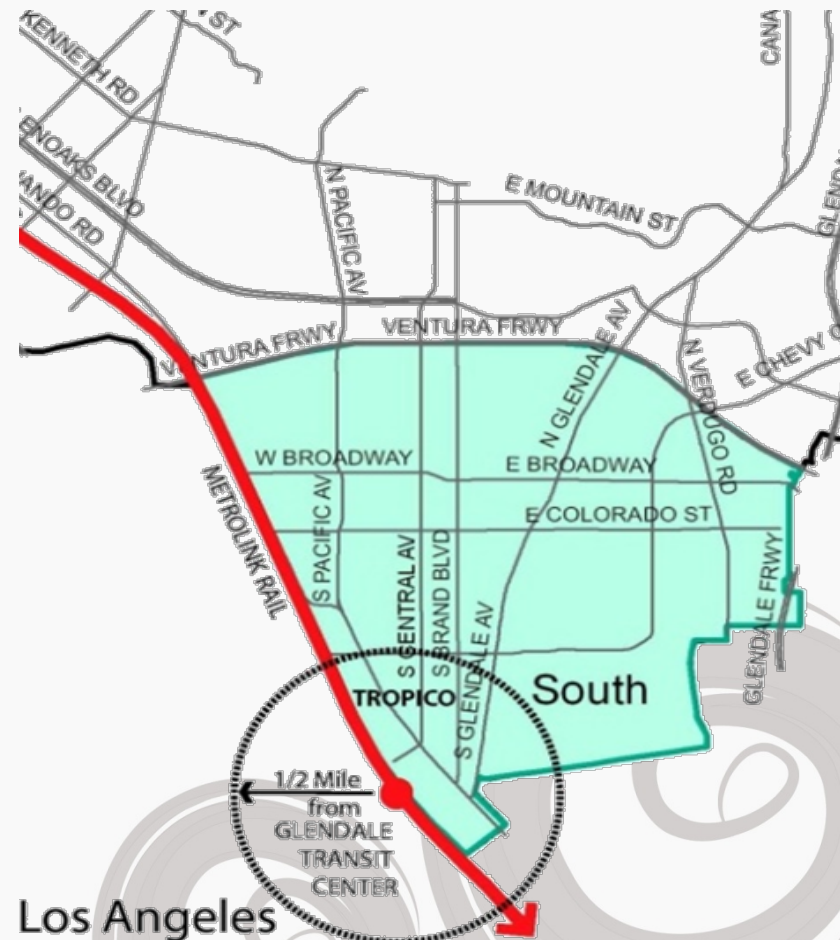
Purpose of Community Plan

- Ties past efforts into one plan
- Updates neighborhood vision
- Part of the General Plan
- Principles & vision



About South Glendale

- 46% of City's residents
- 75% of City's transit users
- 80% of residents are renters
- 84% of dwellings are multi-family
- Regional retail hub, with over 2.3 million square feet
- Home to the Brand Boulevard of Cars, a regional auto center
- Contains the Larry Zarian Transportation Center, with daily Amtrak/Metrolink service

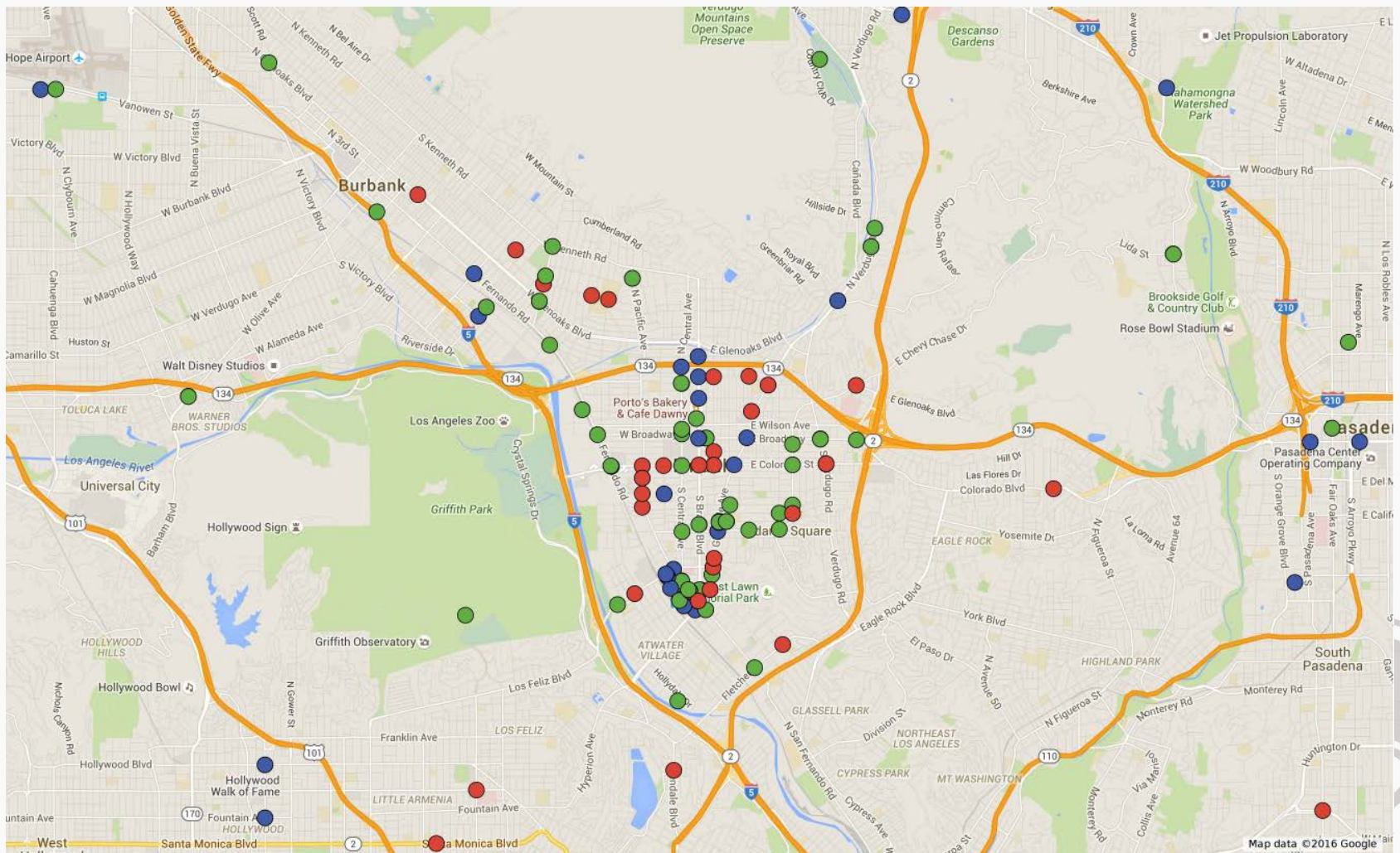


South Glendale Community Plan Process

•Community Outreach to Date

- Stakeholder Interviews- June 2012
- Outreach to Housing Providers- Sept 2012
- Outreach to Adams Hill Neighborhood Association – Sept 2012
- Outreach at Annual Plan/CDBG- Sept 2012 & Oct 2012
- Tropico/South Glendale Community Plan Outreach. Survey and Walking Tour- Oct 2013
- Police Community Meeting- April 2012
- Cesar Chavez Day Outreach- April 2012
- City Council in Your Neighborhood-Oct 2014
- Great American Clean Up- May 2014
- Homeowners Coordinating Council- Oct 2015
- Glendale Basketball Championship- Jan 2016

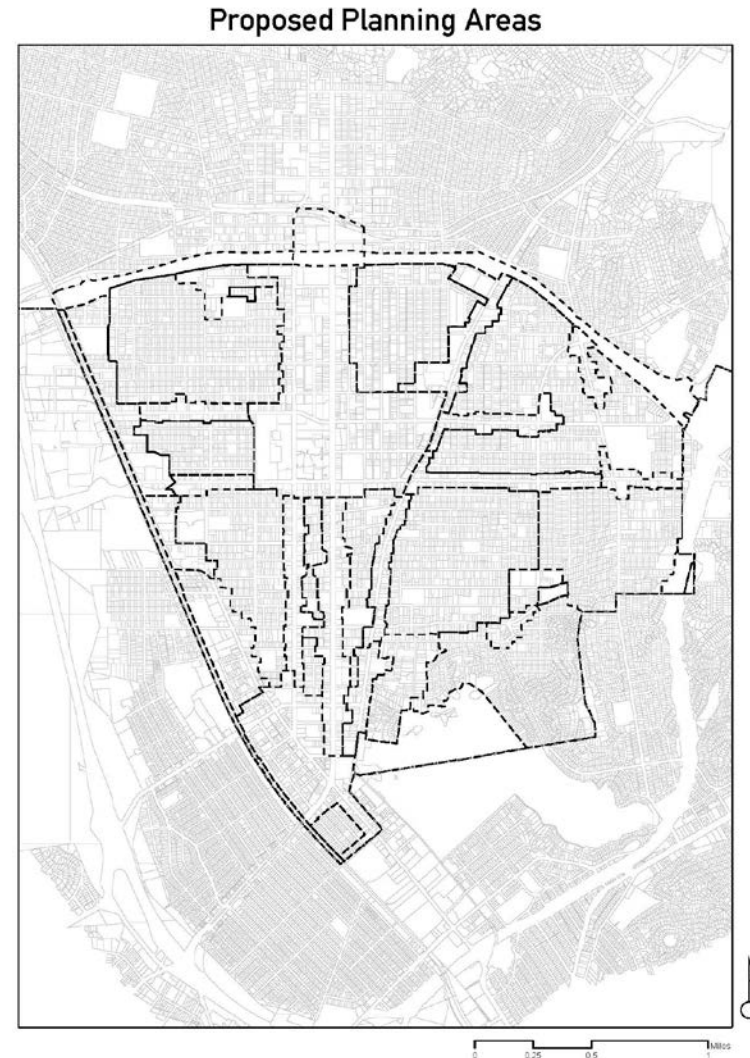
Tropico Outreach 2013 - 2015



Outreach Events for Tropico TOD Study

Challenges and Opportunities

- Discussion



Policy and Plans in South Glendale

- Coordination of Plans 1972 – 2016 [Tab 3]
 - Focus in South Glendale
 - Almost continuous planning efforts



Brand Blvd of Cars (1993-2011)

- 1993 and 2011 rezoning
- Balance needs of car dealers & residents
- 1/3 of sales tax from car dealers



Colorado Street Revitalization (1994)

- Developed design guidelines
- Implemented streetscape improvements
 - East of Glendale Ave.
 - Sidewalks
 - Trees
 - Crosswalks



Greater Downtown Strategic Plan (1996)

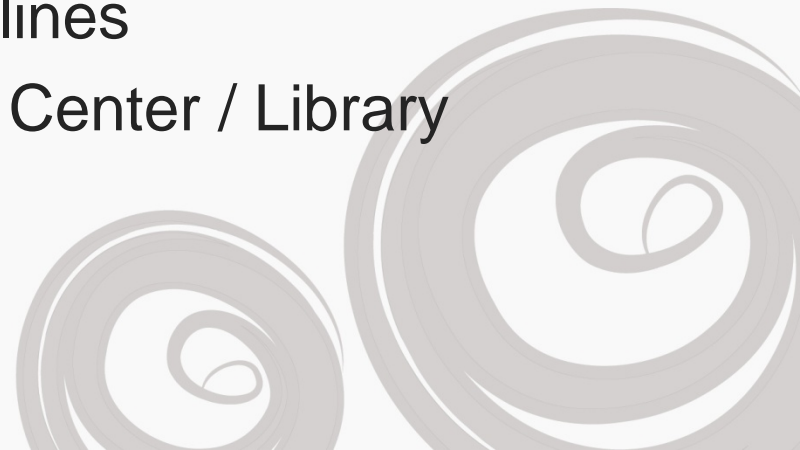
- Set the stage for major investment downtown
- Included Pacific Edison Model Neighborhood



Pacific Edison Neighborhood Plan (1995-2001)



- Created Neighborhood Task Force
- Developed Neighborhood Guidelines
 - Resulted in Pacific Community Center / Library
 - Pacific Pool



Adams Square Revitalization (1996-2003)



- Created a vital/active neighborhood center
- Expanded the market draw
- Improved viability of businesses
- Provided traffic calming
- Completed streetscape & façade improvements

East Garfield Neighborhood Plan (2001-2012)



- Four Block Neighborhood
 - *Gardens on Garfield* 30-unit affordable housing (2010)
 - Maryland Ave Mini-Park (2014)

San Fernando Road Improvements (2004-2012)

- Mixed use zoning
- Landscaping
- Creative Corridor



2006 – Downtown Specific Plan

Set physical vision for Downtown Glendale



“Downtown Glendale will be an exciting, vibrant urban center which provides a wide array of excellent shopping, dining, working, living, entertainment and cultural opportunities within a short walking distance.”

Zoning Studies (1986 & 1990)

- Created Design Review
- Downzoned many areas
- Reduced multi-family densities
- Changed some multi-family zones to single family zones

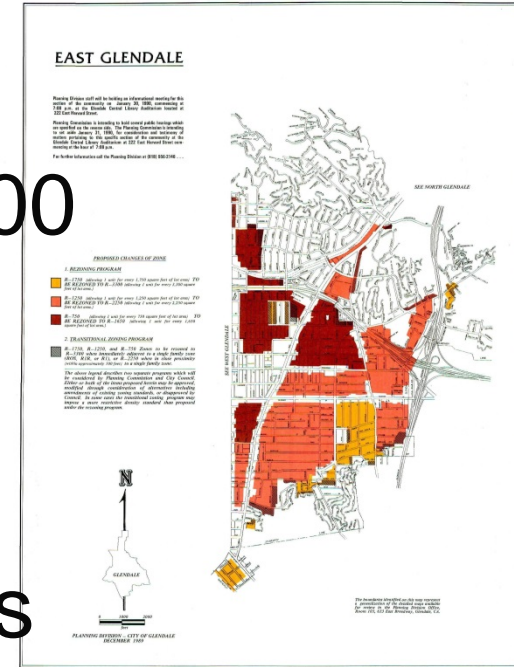


1986 – Land Use and Zoning Consistency Program

- Initiated June 1981
- Brought Zoning & General Plan into conformance
 - Corrected inconsistencies
 - Exceeded 300,000 capacity
- Limited population capacity to 200,000
- Created Design Review

1990 – Rezoning Program

- Further refined zoning ordinance
- Limited population to max. 225,000
- Downzoned many areas
- Reduced multi-family densities
- Changed some multi-family zones



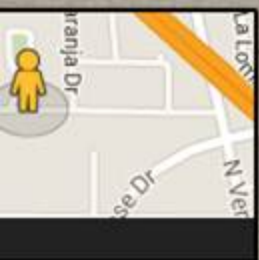
Multi-Family Zoning

- 1930s zoning R4, R2
- 1986 zoning R750, R1250, R1750
- 1990 zoning R1250, R1650, R2250, R3050
- 1990 policy shift -New growth Downtown





Dr
ornia
View - Feb 2015



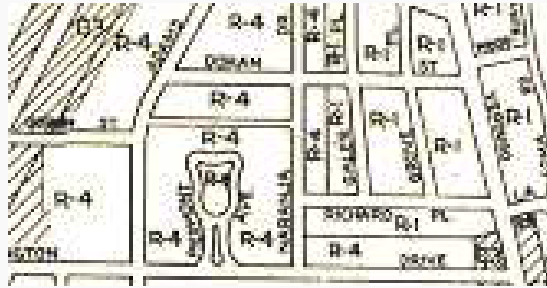
al.jpg



Image

Example Density Change density

1945-
1985



Zones R-4

1986-
1987



Zones R-750

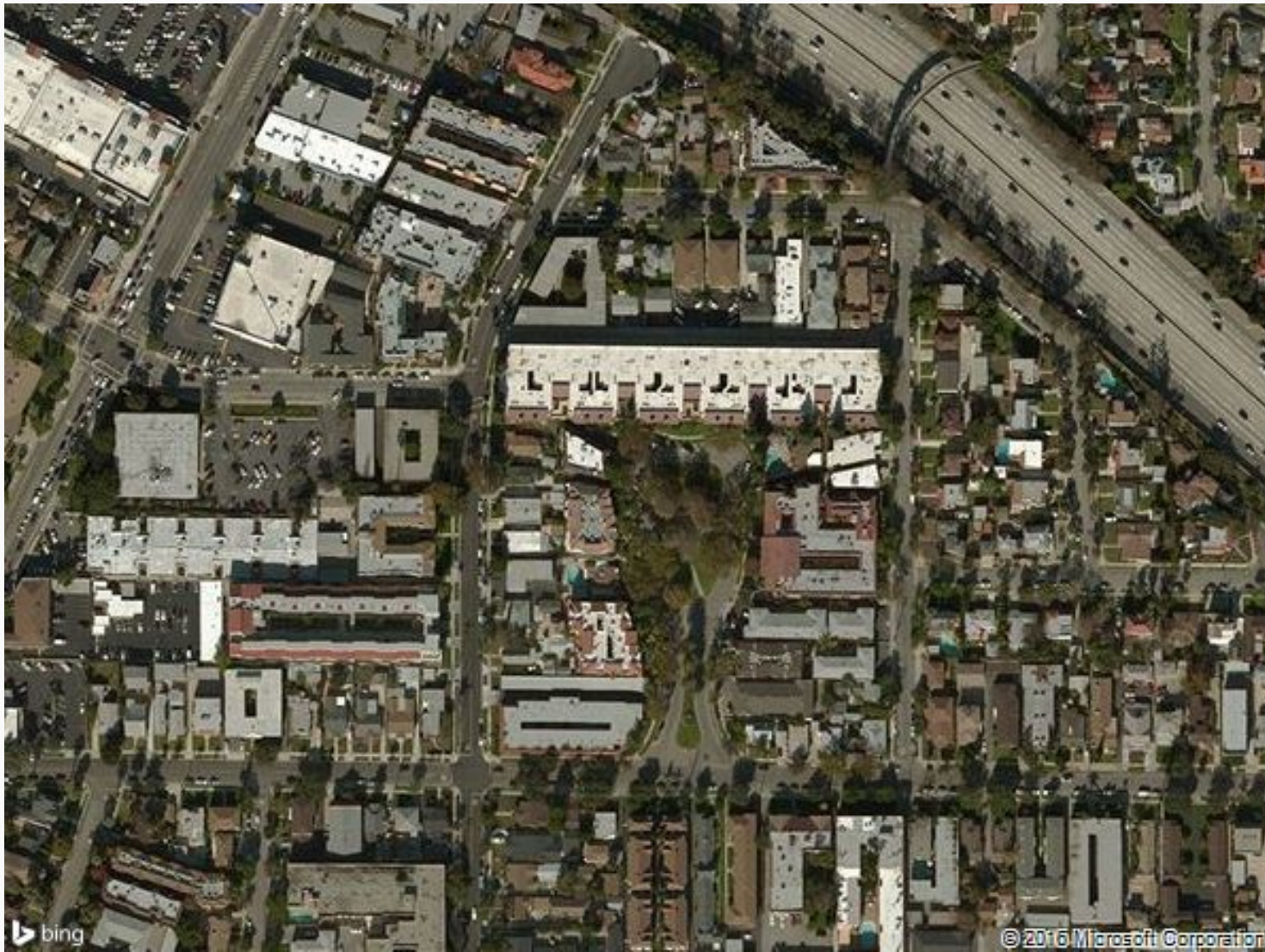
1990-
2016



Zones R-1650

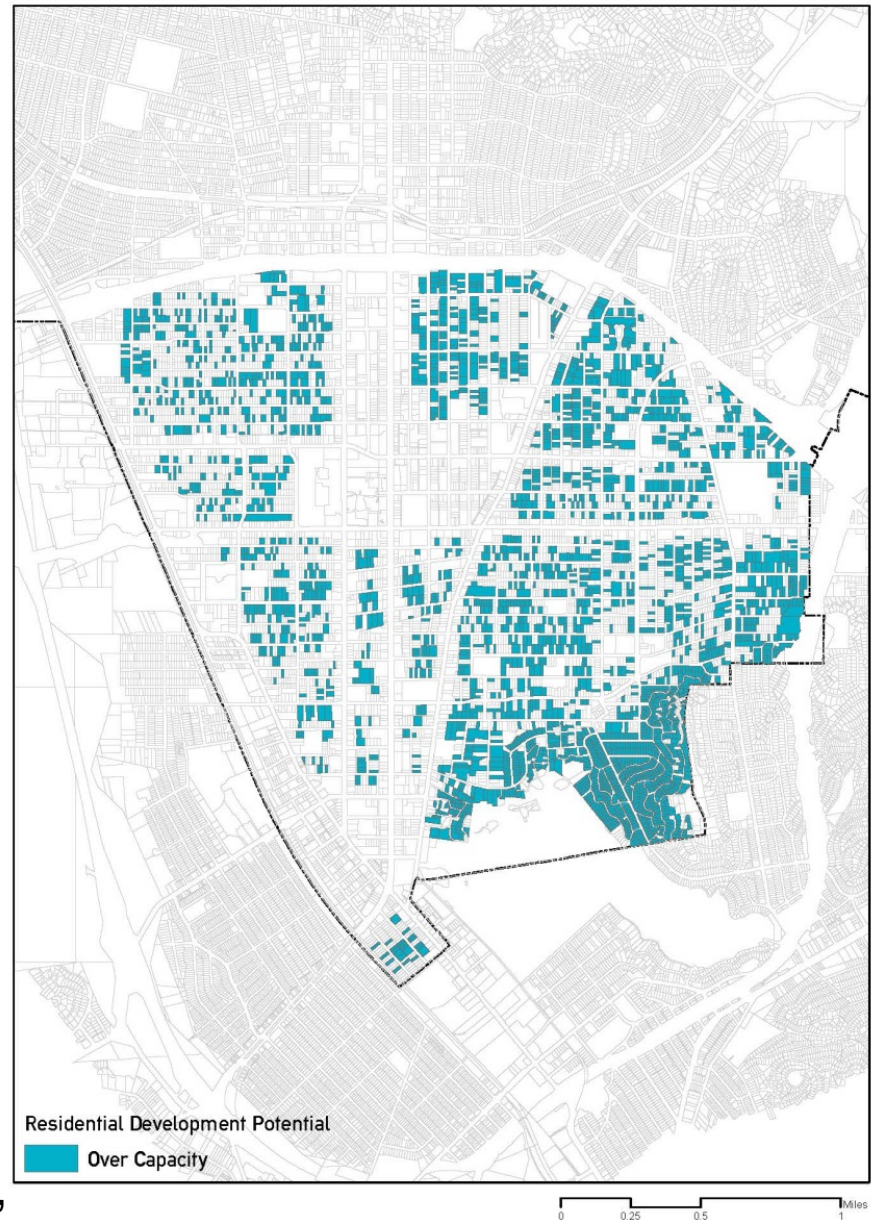


Example Density Change density



Over Density

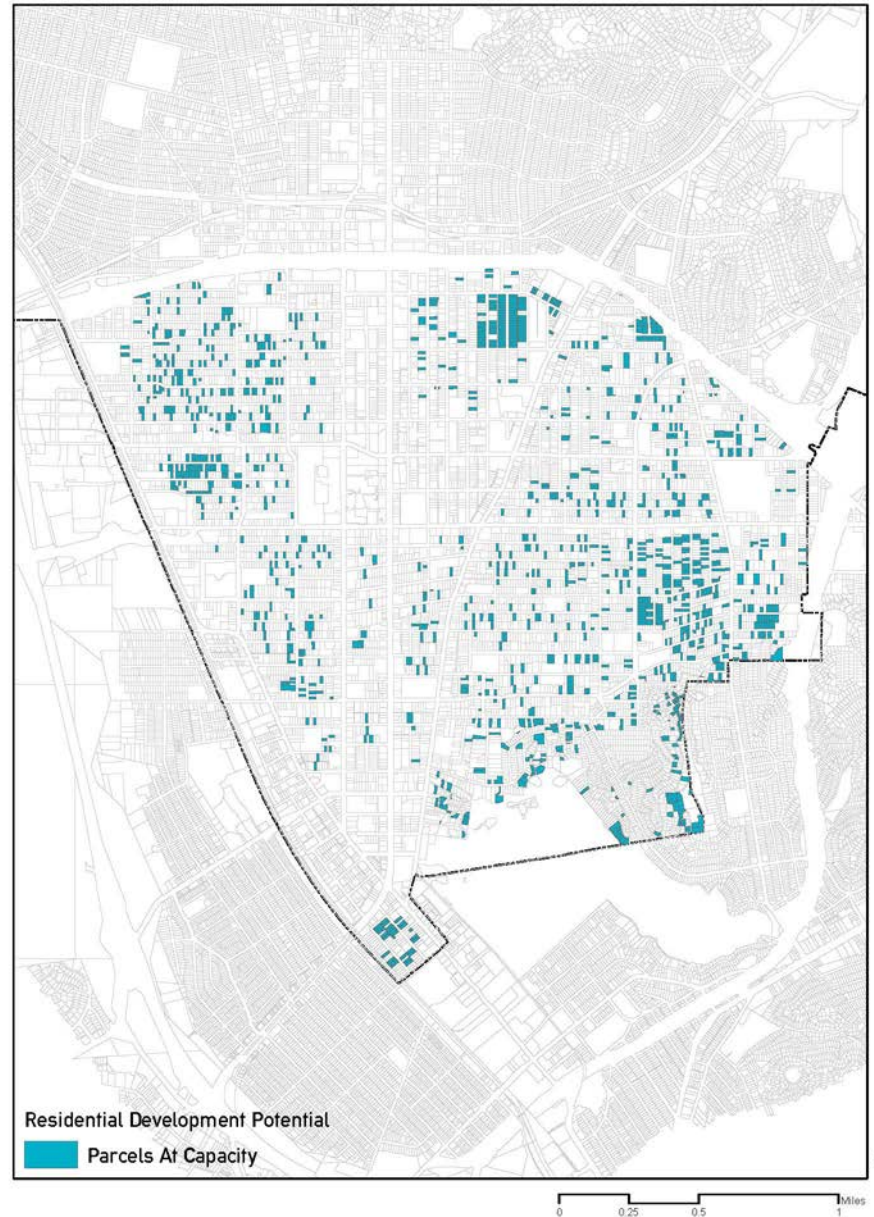
Over-Capacity Residential Parcels per Zoning Code



Source: Transportation Model Land Use, 2016

At density

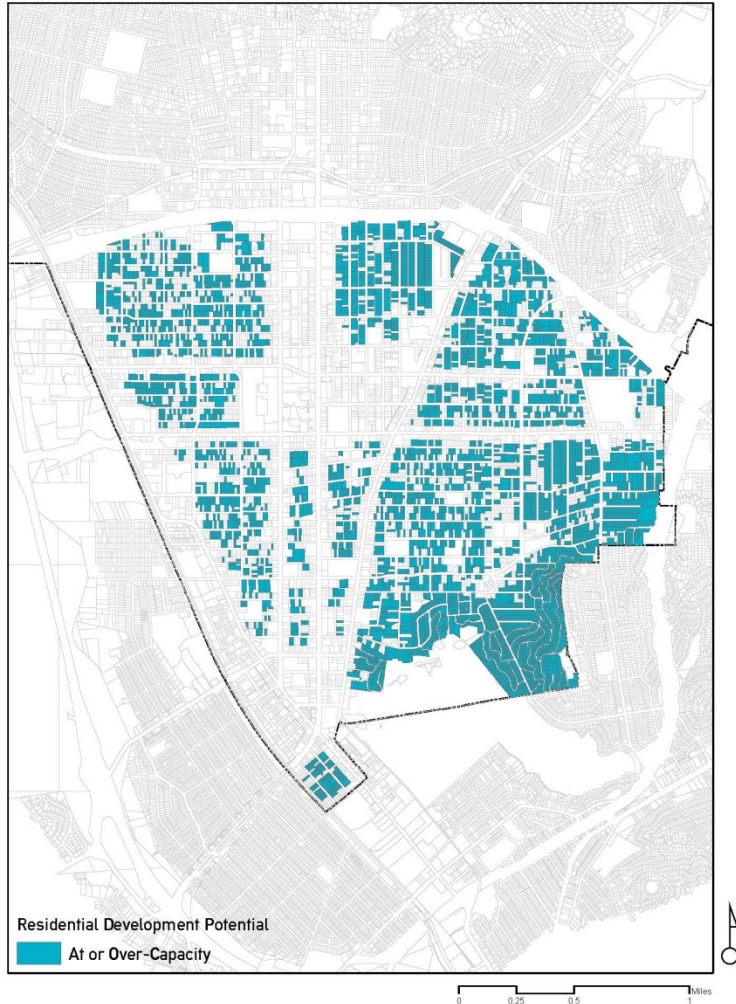
Residential Parcels At Capacity per Zoning Code



Source: Transportation Model Land Use, 2016

Widows and Orphan Lots

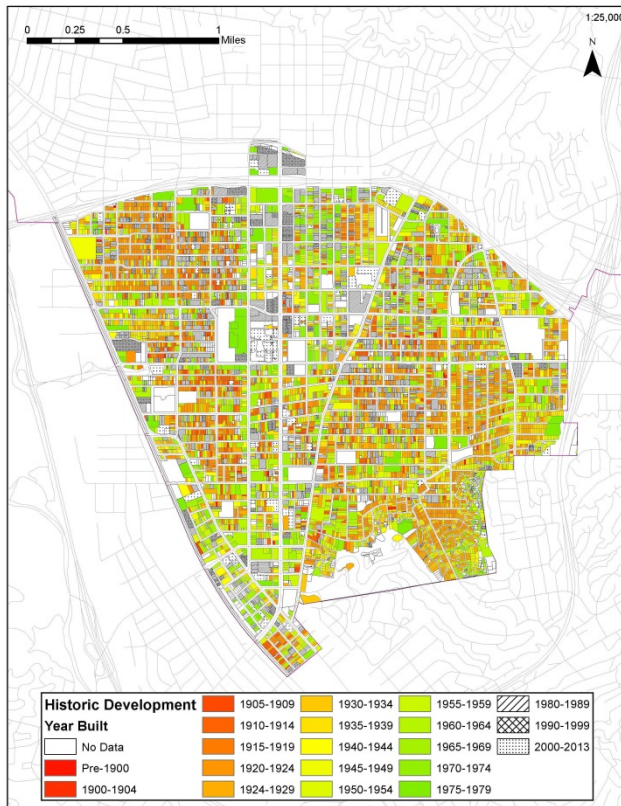
At or Over-Capacity Residential Parcels per Zoning Code



Source: Transportation Model Land Use, 2016

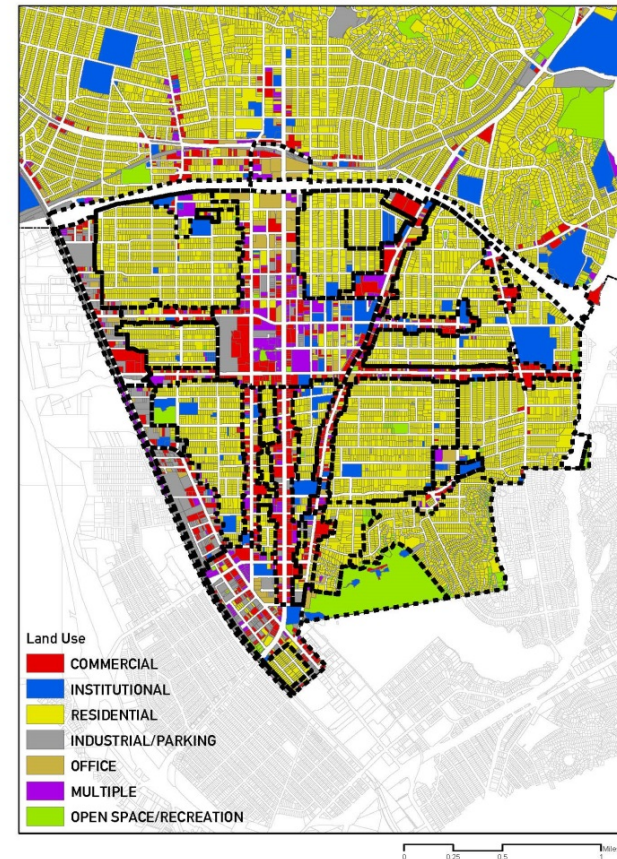
Existing Land Use

Historical Development



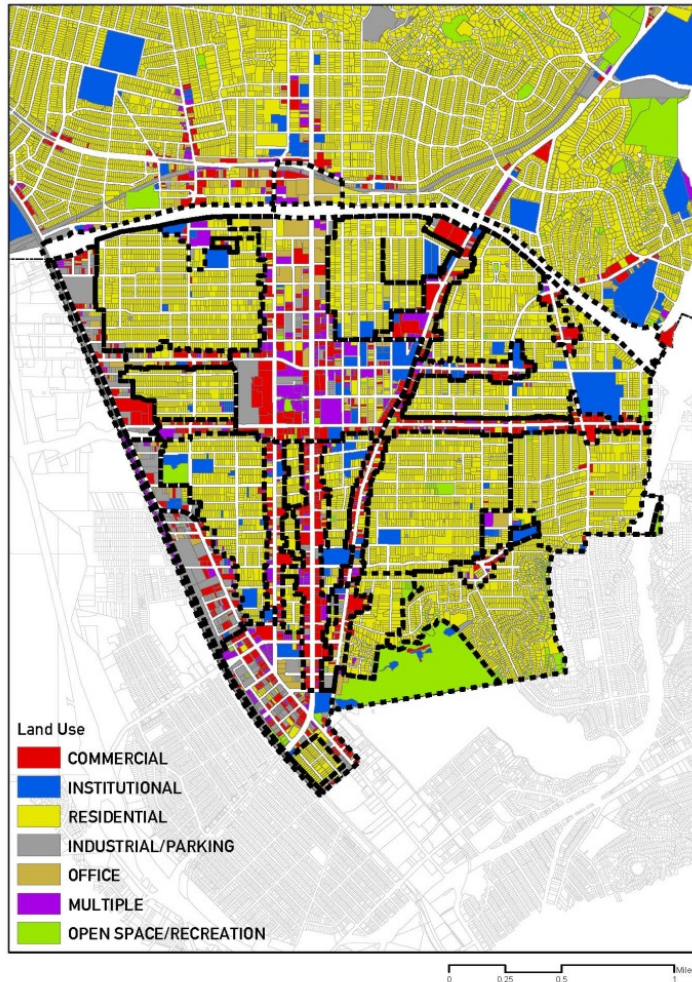
Land Use [Tab 5]

Existing Land Uses & Proposed Planning Areas

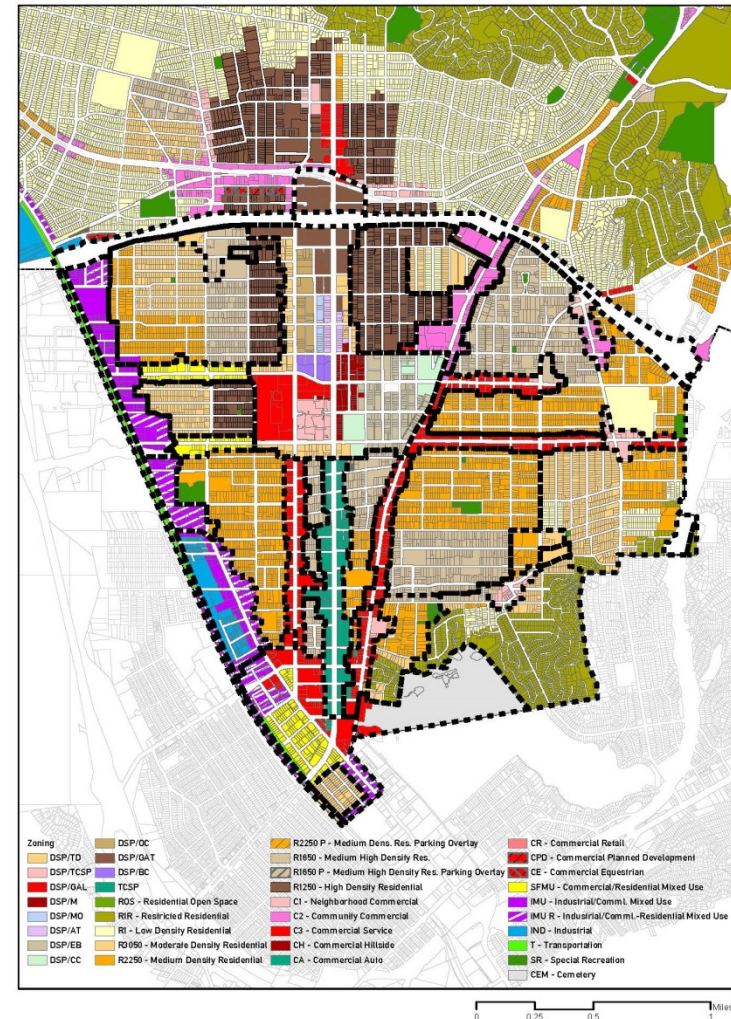


Residential Zoning

Existing Land Uses & Proposed Planning Areas

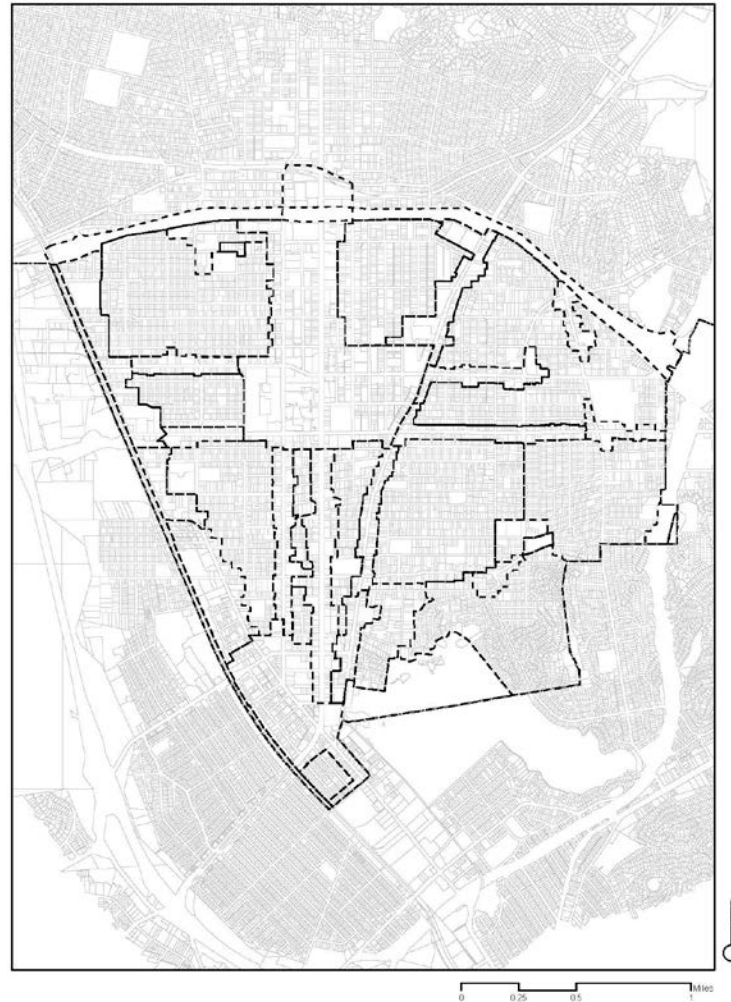


Existing Zoning & Proposed Planning Areas



Proposed Planning Areas

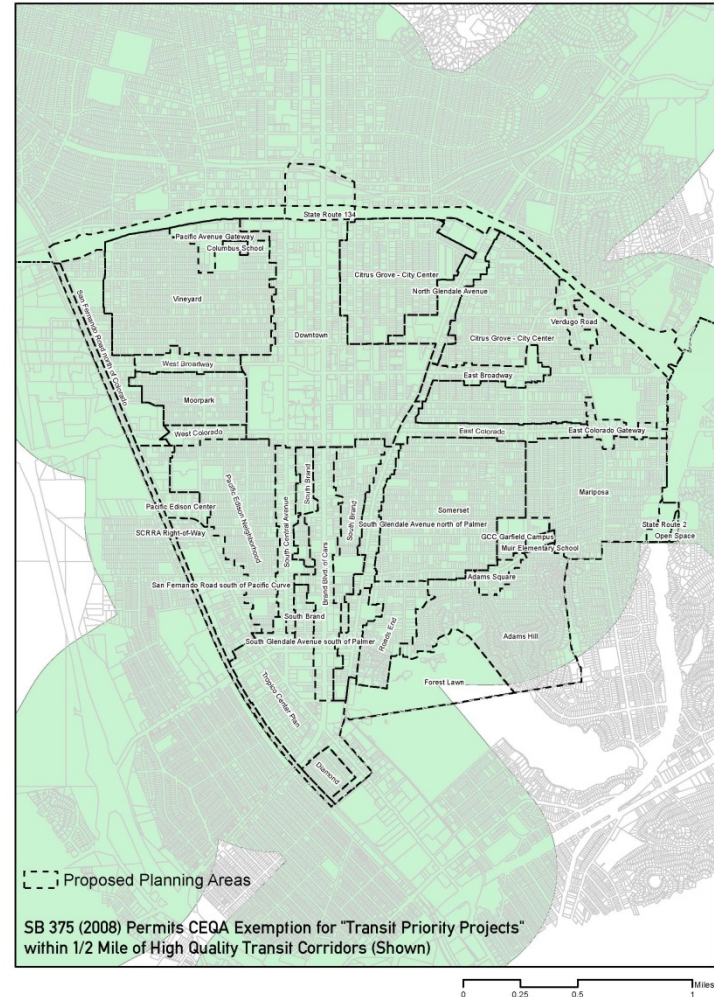
Proposed Planning Areas



High Quality Transit Areas

Areas within 1/2 mile of high quality corridors

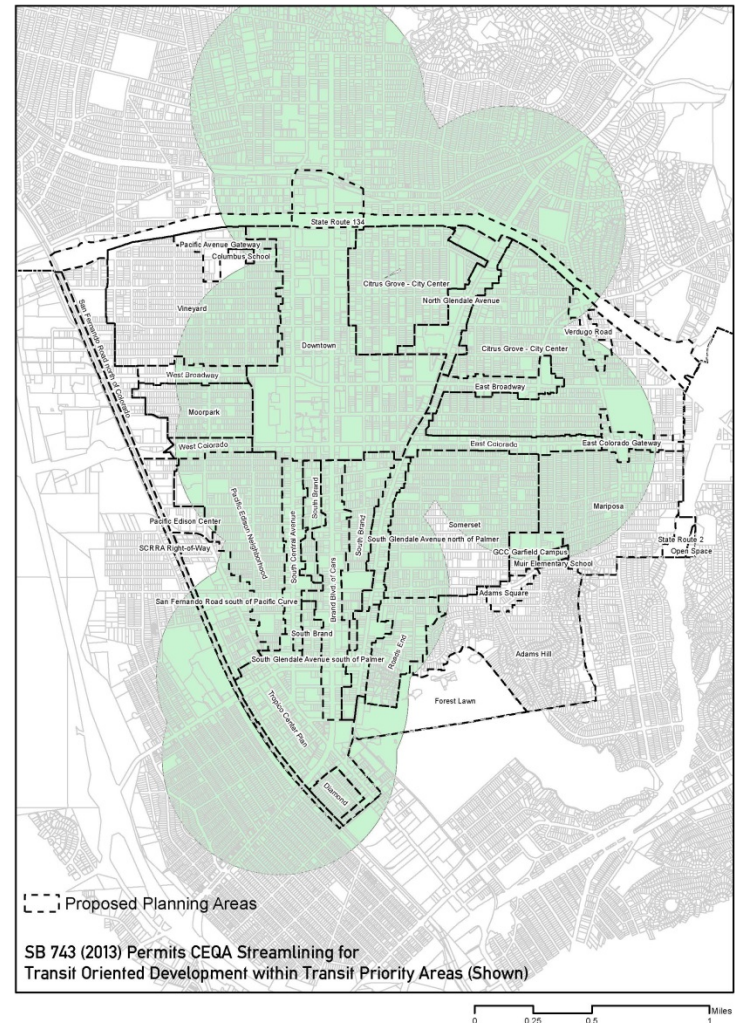
High Quality Transit Areas



High Quality Transit Areas

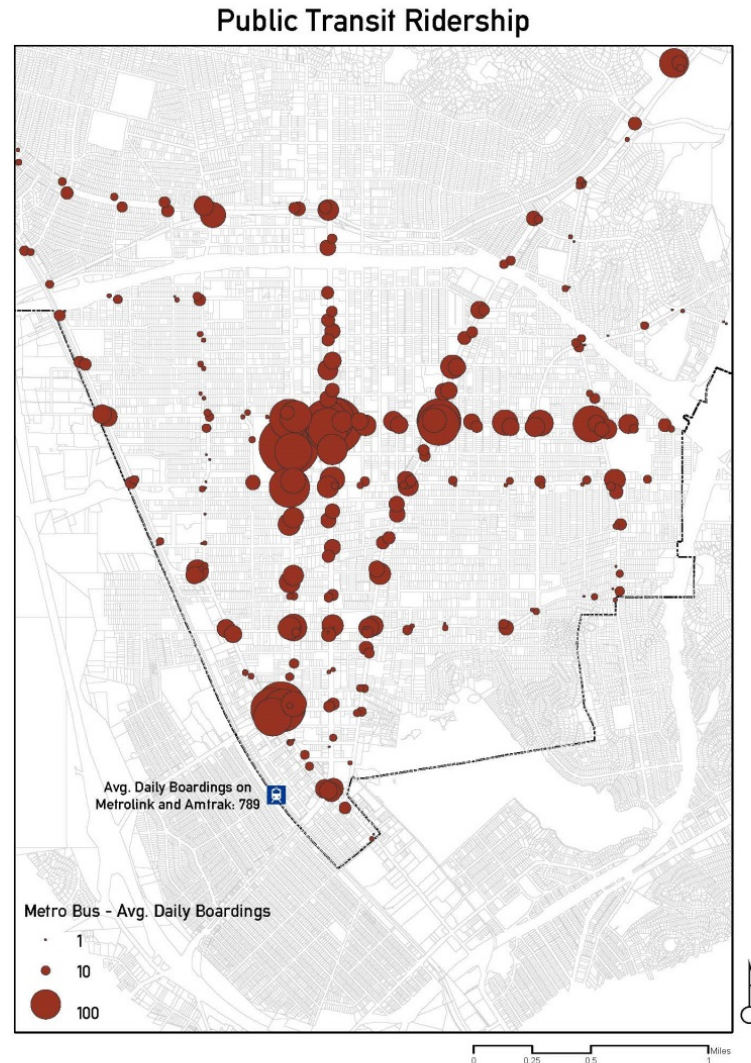
Areas within ¼ mile of high quality stops

Transit Priority Areas



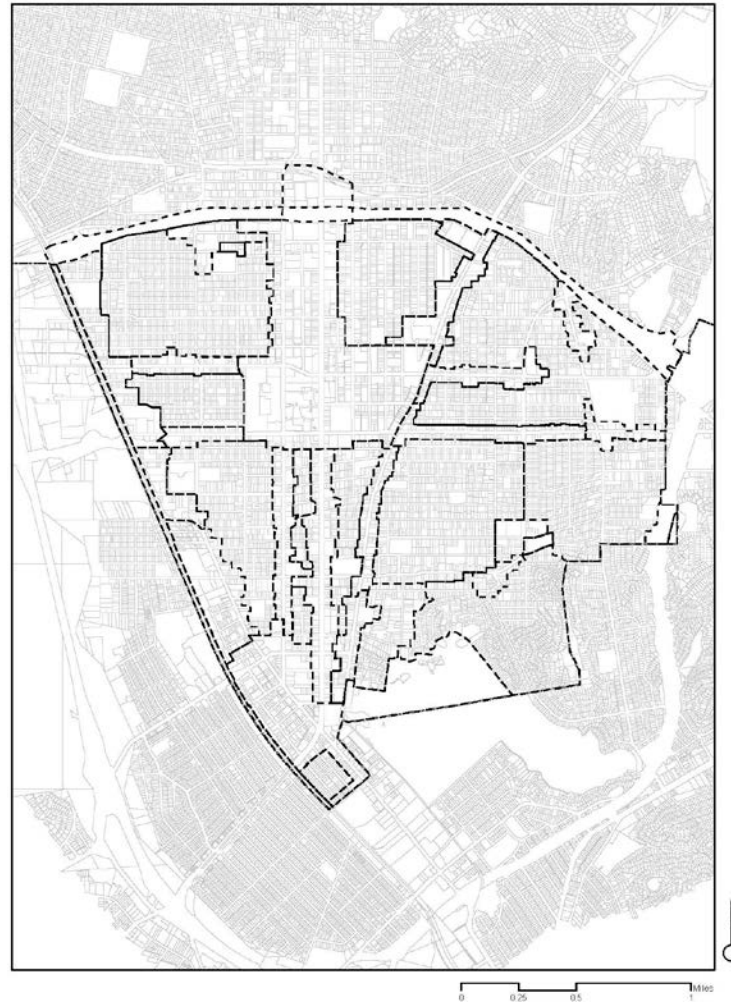
Public Transit Ridership

- Name that street
- Name that area



Proposed Planning Areas

Proposed Planning Areas



Vision = Degree of Change

conserve

south glendale community plan

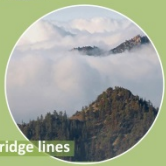
To protect an important place or thing from harm or destruction...



interaction with nature



indigenous trees



ridge lines



open space & natural features



intermittent or perennial 'blueline' streams

maintain

south glendale community plan

To keep in good condition by making repairs ...



parks & open space



street trees & parkways



historic structures



single-family neighborhoods



quality multi-family housing

enhance

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To increase or improve in quality or attractiveness...



new street trees



new quality multi-family



facade improvements



new or improved parks



public art



bike lanes



parklets

transform

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To change in composition or structure in a good way ...



alley greening



new urban housing



safer pedestrian crossings



new retail & dining




active streets



parking management

Future of Multi-Family Zones?

- What strategy? Maintain stability?
 - Widows and orphans
 - Parking districts
 - Public investment v. Private investment
 - Green streets/Micro-parks
 - Improve access to transit
 - Affordable housing incentives
 - Small lot subdivisions
 - Condominium conversions
- 

Future of Commercial Zones?

- What strategy? Enhance or transform?
- Re-use v. Redevelopment
- Balance: Commercial-Residential-Mixed Use
- SB 1818- Density bonus
- Parking impacts on neighborhoods
- Public investment v. Private investment
- Improve transit access
- Sidewalk width, pedestrian experience
- Impact fees for transportation
- Development incentives
- Measure R2



South Glendale Community Plan Process Next Steps

- Study Sessions July 19, July 26
 - Defining EIR Alternatives (Fall 2016)
- Community outreach and Commission review (Aug-April 2017)
 - Planning Commission/Transportation and Parking Commission/Historic Preservation Commission, etc
 - Chambers of Commerce
 - NGOs (ANC, Healthy Cities, Ministerial Assoc., etc.)
 - Homeowners Coordinating Council
 - Car Dealers
 - Association of Realtors

South Glendale Community Plan Tentative Timeline

- Study Sessions (July 2016)
- Circulation (Fall - Spring)
- Outreach (Fall - Spring)
- Comments (Fall - Spring)
- Response to Comments (Spring)
- Certification Process (Summer)
 - Commissions
 - Council



