

# Chapter 6

## IMPLEMENTATION

To realize the community vision for South Glendale’s centers, corridors, neighborhoods, and districts, a number of programs and actions need to be completed to ensure the South Glendale Community Plan is consistent with other applicable plans and regulations such as the General Plan and the Zoning Code. Once this is completed, the public improvements to South Glendale’s streets and open spaces and the public development as envisioned by the community can progress.

## 6.1 Implementation Policies and Timeline

The South Glendale Community Plan is implemented through a number of documents, policies and programs. The following identifies the implementation process associated with the plan. Additional programs or modification to the timing of implementations are anticipated to occur through identification of mitigation measures in the Environmental Impact Report (EIR) and are not included herein.

### 6.1.1 Concurrent with Adoption of the South Glendale Community Plan:

1. General Plan amendment resolution to adopt the South Glendale Community Plan.
2. General Plan amendment resolution for a minor amendment to the Land Use Element of the General Plan. This includes text and land use map amendments to add new or modified General Plan land use designations including:
  - a. Downtown Specific Plan boundary changes;
  - b. New Civic land use designation;
  - c. New Brand Boulevard of Cars land use designation;
  - d. New and updated Centers, Corridors and Mixed Use land use designations;
  - e. New Transportation land use designation; and
  - f. New Single-Family Hillside land use designation.
3. Downtown Specific Plan amendment ordinance to adopt changes to the Downtown Specific Plan boundary.
4. Zoning Code Map amendment ordinance to adopt a new Transit-Oriented Development Zone and rezone properties accordingly. This Zoning Code Map amendment would also review the appropriateness of isolated C3 III zoning in the SGCP area.

This includes new TOD zoning for the Tropico area that will include not only development in the area within easy walking distance to the Glendale Metrolink Station, it will also accommodate Glendale Memorial Hospital upgrades required by the State of California. A summary of policies proposed for the Tropico District is included as Appendix C.

### 6.1.2 Within One Year of Adoption of the South Glendale Community Plan

1. Consideration of Subdivision (Title 16) and Zoning (Title 30) Amendment to permit Small Lot Subdivisions.
2. Consideration of Small Lot Subdivision Design Guidelines concurrent with small lot subdivision standards.
3. Consideration of policies related to conversion of apartments to condominiums. Currently buildings proposed for condominium conversions must meet current general plan land use densities and have at least two covered parking spaces per unit, except in downtown where parking must meet DSP parking standards. Due to Glendale's past history of down-zoning, as

well as reduced parking requirements for apartments compared to condominiums, many apartments do not meet current multi-family density and parking requirements and are unsuitable for conversion to market rate units. State law permits conversion of over density apartments to condominiums provided that at least a certain percentage of the apartments are restricted affordable, the building has not already received a density bonus, and there have been no affordability restrictions on the property within the last five years. Additionally, Government Code Section 65195.5 allows conversion when 33 percent of the total units of a proposed condominium project are restricted for sale to persons of low or moderate income, or 15 percent of the total units are restricted for sale to persons of lower income households.

### 6.1.3 Within One Year of Adoption of the South Glendale Community Plan

1. Consideration of options for creation of standards to enable the Transfer of Development Rights (TDRs) from properties within multi-family zones (single-family zones excluded) to mixed-use corridors. The proposed TDR would be limited to preservation of historic structures, not other uses.
2. Resolution to update the Greener Glendale Plan to incorporate GHG reduction strategies to 2040.
3. Create mixed-use zones based on current C2 and C3 standards to implement Mixed-Use High and Mixed-Use Low land use designations.
4. This includes policy amendments to the Land Use Element to address changes to state law including incorporation of policies or discussion related to the following:
  - a. Greenhouse gas (GHG) reduction and implementation of the Greener Glendale Plan related to AB32(2006)/SB375(2008)/SB32(2016);
  - b. Safety policies related to implementation of SB 1241(2012) dealing with fire hazard mitigation;
  - c. Climate adaptation and resilience policies related to implementation of SB 379(2015). Such policies would address emergency preparedness, drought, wildfire hazard, flooding and other issues related to climate change and disaster recovery; and
  - d. Environmental justice policies addressing siting of nuisance uses related to implementation of SB1000(2016).

Note: The Governor's Office of Planning and Research (OPR) is presently updating the state's General Plan Guidelines (Draft as of 2015) so it is possible that this list of policy topics may be modified.

5. General Plan amendment to amend the Circulation Element to allow traffic analysis consistent with SB743. These amendments would allow analysis of traffic impacts based on vehicle miles traveled (VMT) and level of service (LOS) to reflect multi-modal transportation alternatives, as well as for consistency with regional transportation models used for regional transportation plan/sustainable communities strategies (RTP/SCS) analysis.

#### 6.1.4 Beyond Two Years of Adoption of the South Glendale Community Plan

1. Update of the Circulation Element to create a Mobility Element that:
  - Establishes green streets policies and standards
  - Updates pedestrian policy and plans for consistency
  - Updates bicycle policy
    - VMT vs LOS
    - Adjust Transportation Impact Fee
2. Consider options to create small scale parking lots or structures within multi-family zones.
3. Consider options to promote public-private parks as part of new development.
4. Update the Safety Element to coincide with the update of Glendale's Local Hazard Mitigation Plan. Topics of discussion should include fire hazard mitigation, environmental justice, flood hazard mitigation and climate adaptation and resilience as required by state laws listed above.
5. Update the Greener Glendale Plan to comply with SB32s GHG reduction targets to 2040 and climate adaptation policies.
6. Study opportunities for an affordable housing overlay zone to permit high-density residential uses along designated corridors that are well served by public transportation. Residential densities in multi-family zoned areas would increase following expansion of local transit opportunities.
7. Study opportunities for lot consolidation incentives for smaller commercial properties adjacent to corridors.
8. Secure funding to implement pedestrian, bicycle, transit, open space, and roadway improvements as envisioned by the Community Plan.