

## LAND USE ELEMENT AMENDMENT

*Amending The Land Use Plan from the Land Use Element Revised 1986, Pgs. 13 – 15 as previously amended through 2013. Discussions to read as follows:*

### THE LAND USE PLAN

The Land Use Element reflects moderate growth for the City of Glendale utilizing land management concepts. The underlying precept of land management programs is the direction of growth and development in a compatible spatial relationship in order to minimize adverse impacts on the community. This Land Use Plan provides for a redistribution of land use classes location for mutual interest and benefit. The Land Use Map (located in pocket inside back cover) includes all amendments to date. The plan incorporates conservation and recreational uses in the mountainous regions; preservation of single family neighborhoods (increased accessibility to recreational facilities and commerce; a sequential development program for improved public services and facilities commensurate with need; a viable distribution of housing densities, specialized commercial centers that reflect attractability and function and, industrial districts which recognize Glendale's locational advantages in the region relative to transportation corridors. Growth anticipated in this plan reflects development trends which have been occurring in Glendale since the early 1950s.

Fundamental to the Land Use Plan is the methodology involved in achieving the desired goals and objectives. To attain these goals in an orderly, planned fashion, it is recommended that development be phased over the course of this plan and directed to areas most suitable to accommodate growth and development. Growth is guided by several factors related to physical, social and economic considerations. Included among these are: the ability of various public services to support development (electricity, sanitation, water, streets, safety and protection); natural hazards (seismic, fire, flood); environmental concerns (including topographic characteristics); economic costs of future development; and the administrative and political decision making process.

Other factors considered in the plan development process were the balance maintained between land use intensities and the capabilities of the circulation and service systems as well as existing land use, compatibility of uses, development trends, and the spatial association of uses.

The plan, as adopted in 1977, emphasized a phased approach to development. However, it became obvious that a phased approach to implementation of the plan was not a practical solution. A Land Use/Zoning Consistency Program was developed as a primary implementation tool. The program resulted in a new zoning map and new zoning ordinance approved on March 25, 1986. The program also involved amending the Land Use Plan by eliminating two land use categories—Low Density Residential/Open Space and Very High Density Residential

Following is a brief description of the categories of land use identified in the Land Use Plan. Application of these categories should permit development to the maximum densities in each category unless some other criteria apply. Figure 2 provides the acreage, estimated dwelling units and population capacity for each land use classification.

FIGURE 2

LAND-USE CLASSIFICATION	ACREAGE	EST. HOUSING UNIT CAPACITY	EST. POPULATION CAPACITY
<b>RESIDENTIAL</b>			
Very Low Density/Open Space	{1,163}	{3,500}	{10,500}
Low Density	{5,235}	{34,000}	{102,000}
Moderate Density	{348}	{4,900}	{13,700}
Medium Density	{755}	{14,500}	{40,600}
Medium/High Density	{376}	{9,900}	{27,700}
High Density	{313}	{10,900}	{30,500}
		{77,700}	{225,000}
COMMERCIAL*		824	
LIGHT INDUSTRIAL*		545	
RESTRICTED INDUSTRIAL*		206	
RECREATION/OPEN SPACE		5,866	
CEMETERY		111	
NET DEVELOPABLE AREA		15,742	
STREET AND RIGHTS-OF-WAY		3,839	
TOTAL CITY AREA		19,581	

Land Use Element Figure 2

Land Use                      Total Acreage by                      Acreage                      Ext                      Est Housing Unit                      Est Population

<u>Classification</u>	<u>Category</u>		<u>Housing Units</u>	<u>Capacity</u>	<u>Capacity</u>
<b><u>RESIDENTIAL</u></b>		<u>8095</u>			
<u>Very Low Density/Open Space</u>			<u>1073</u>	<u>105</u>	<u>200</u> <u>400</u>
<u>Single Family Hillside Density</u>			<u>118</u>	<u>821</u>	<u>900</u> <u>2,200</u>
<u>Low Density</u>			<u>5163</u>	<u>21813</u>	<u>21900</u> <u>56,900</u>
<u>Moderate Density</u>			<u>348</u>	<u>6096</u>	<u>6200</u> <u>15,900</u>
<u>Medium Density</u>			<u>579</u>	<u>14769</u>	<u>14800</u> <u>38,500</u>
<u>Medium-High Density</u>			<u>297</u>	<u>9142</u>	<u>9200</u> <u>23,900</u>
<u>High Density</u>			<u>517</u>	<u>17633</u>	<u>18400</u> <u>47,900</u>
<b><u>MIXED USE</u></b>		<u>610</u>			
<u>MU Outside SGCP</u>			<u>53</u>	<u>37</u>	<u>100</u> <u>100</u>
<b><u>CENTERS</u></b>		<u>346</u>			
<u>Downtown Specific Plan (includes Town Center Specific Plan)</u>			<u>226</u>	<u>3976</u>	<u>10000</u> <u>26,000</u>
<u>Urban Center</u>			<u>77</u>	<u>755</u>	<u>2800</u> <u>7,200</u>
<u>Town Center</u>			<u>34</u>	<u>292</u>	<u>600</u> <u>1,400</u>
<u>Village Center</u>			<u>9</u>	<u>121</u>	<u>200</u> <u>400</u>
<b><u>CORRIDORS</u></b>		<u>211</u>			
<u>Mixed Use High</u>			<u>81</u>	<u>1261</u>	<u>2300</u> <u>5,800</u>
<u>Mixed Use Low</u>			<u>32</u>	<u>377</u>	<u>600</u> <u>1,400</u>
<u>Suburban</u>			<u>40</u>	<u>110</u>	<u>200</u> <u>300</u>
<u>Main Street</u>			<u>58</u>	<u>415</u>	<u>700</u> <u>1,800</u>
<b><u>COMMERCIAL</u></b>		<u>320</u>			
<u>Community Services</u>			<u>224</u>	<u>882</u>	<u>900</u> <u>2,300</u>
<u>Neighborhood Brand Boulevard of Cars</u>			<u>46</u>	<u>252</u>	<u>300</u> <u>700</u>
			<u>50</u>	<u>204</u>	<u>300</u> <u>600</u>
<b><u>INDUSTRIAL</u></b>		<u>377</u>			
<u>Industrial/Creative (in SGCP)</u>			<u>107</u>	<u>40</u>	<u>200</u> <u>300</u>
<u>Industrial (outside SGCP)</u>			<u>270</u>	<u>116</u>	<u>200</u> <u>400</u>
<b><u>SPECIALIZED USE</u></b>		<u>7160</u>			
<u>Cemetery</u>			<u>110</u>	<u>0</u>	<u>0</u> <u>-</u>
<u>Civic</u>			<u>110</u>	<u>12</u>	<u>100</u> <u>100</u>
<u>Public/Semi-Public</u>			<u>189</u>	<u>254</u>	<u>300</u> <u>700</u>
<u>Recreation/Open</u>			<u>6718</u>	<u>14</u>	<u>100</u> <u>100</u>

Space

<u>Transportation</u>	<u>33</u>	<u>0</u>		
		<u>79,497</u>	<u>90,100</u>	<u>234,100</u>
<u>Net Developable Area</u>	<u>16,562</u>			
<u>Street and Rights-of-Way</u>	<u>3,004</u>			
<u>Total City</u>	<u>19,566</u>			

**Land Use Element Figure 2A**

<u>South Glendale Community Plan Area</u>	<u>2015</u>	<u>General Plan Buildout (2040)</u>	<u>Change in Growth (2015-2040)</u>	<u>Percent Change in Growth (2015-2040)</u>
<u>Population</u>	<u>102,338</u>	<u>130,300 (1)</u>	<u>27,962</u>	<u>27.3%</u>
<u>Dwelling Units</u>	<u>37,903</u>	<u>48,300 (2)</u>	<u>10,397</u>	<u>27.4%</u>
<u>Employees</u>	<u>46,511</u>	<u>57,800 (2)</u>	<u>11,289</u>	<u>24.3%</u>

(1) Calculated as 48,240 dwelling units x SCAG's 2.7 average persons/household = 130,300

(2) As calculated by the Glendale Community Development Department, Planning Division

**Land Use Element Figure 2B**

<u>North Glendale Community Plan Area</u>	<u>2015</u>	<u>General Plan Buildout (2040)</u>	<u>Change in Growth (2015-2040)</u>	<u>Percent Change in Growth (2015-2040)</u>
<u>Population</u>	<u>25,107</u>	<u>25,300 (1)</u>	<u>193</u>	<u>0.8%</u>
<u>Dwelling Units</u>	<u>9,299</u>	<u>9,400 (2)</u>	<u>101</u>	<u>1.1%</u>
<u>Employees</u>	<u>5,363</u>	<u>5,400 (2)</u>	<u>37</u>	<u>0.7%</u>

(1) Calculated as 9,400 dwelling units x SCAG's 2.7 average persons/household = 25,300

(2) As calculated by the Glendale Community Development Department, Planning Division

Land use designations are organized into residential, commercial, mixed use, industrial, and specialized categories. Community Plans implement plan land use designations based on the concept of places as centers, corridors, neighborhoods and districts. As the Community Plans are adopted individually and over several years, some of the land use designations in the plan appear duplicative. Eventually, the City will adopt Community Plans to cover the entire area of the City at which time repetitious land use designations will be revised.

Residential designations include very low density residential/open space, single family hillside residential, low density residential, moderate density residential, medium density residential, medium high density residential and high density residential. These designations are described as follows:

VERY LOW DENSITY RESIDENTIAL/OPEN SPACE development is indicated as desirable in respect to Glendale's major mountainous areas, in the Verdugo Mountains, San Rafael Hills, and the lower slopes and canyons of the San Gabriel Mountains. The requirements of this category include a variable density standard based upon the steepness of slope (being defined as the ratio of the horizontal distance to the vertical change of the topography). On land which slopes more than 60 percent, the maximum density shall not exceed 0.45 units per acre. This density shall be increased proportionately to a maximum density of three (3) units per acre with 0 percent slope. Clustering of development is encouraged to preserve natural features. Development should respect and be sensitive to the important natural resources of the property to be developed and should provide open space. Community Plans may provide additional design guidance for hillside areas.

SINGLE FAMILY HILLSIDE RESIDENTIAL development is applicable in Glendale's single family developed neighborhoods and vacant subdivided properties in mountainous terrain. For all land which slopes (being defined as the ratio of the horizontal distance to the vertical change of the topography) more than 60 percent, the maximum density shall not exceed 0.45 units per acre. This density may be increased proportionately to a maximum density of 3 units per acre with 0 percent slope. Clustering of development is encouraged to preserve natural features. For the further division of steeply sloping property (greater than 30 percent) in existing neighborhoods, the density shall not exceed 1.5 units per acre. For gently sloping properties (less than 30 percent), the density standard shall reflect existing development patterns but should not exceed a density of 8 units per acre.

The purpose of this category is to implement Glendale's hillside development policies within developed residential areas, particularly those areas that were subdivided in the past where many residential lots in the neighborhood are smaller than 7,500 square feet or where public or private roadways are less than 24 feet. This category focus is to preserve and maintain these neighborhoods and to ensure that new and infill development is compatible. Community Plans provide additional information for lands designated Single Family Hillside within plan areas. This designation is appropriate for Adams Hill and portions of Glenoaks Canyon and Chevy Chase Canyon and other developed residential areas in mountainous terrain based on existing development patterns.

LOW DENSITY RESIDENTIAL development is compatible with Glendale's existing single family developed neighborhoods and vacant subdivided properties. The plan identifies neighborhoods and properties for preservation and maintenance at existing levels. The requirement of this category includes a variable density standard based upon the steepness of slope and the development of characteristics of existing neighborhoods. For all land which slopes (being defined as the ratio of the horizontal distance to the vertical change of the topography) more than 60 percent, the maximum density shall not exceed 0.45 units per acre. This density may be increased proportionately to a maximum density of 3 units per acre with 0 percent slope. Clustering of development is encouraged to preserve natural features. For the further division of steeply sloping property (greater than 30 percent) in existing neighborhoods, the density shall not exceed 1.5 units per acre. For gently sloping properties (less than 30 percent), the density standard shall reflect existing development patterns but should not exceed a density of 8 units per acre. Development should respect and be sensitive to the important natural resources of the property and provide open space. [Community Plans provide additional information for lands designated Low Density Residential within plan areas.](#)

MODERATE DENSITY RESIDENTIAL development areas are sparsely located in the western, southeastern, and northern portions of the City and reflect locations for townhouse complexes mixed with medium-sized garden apartments. These locations are ideal with respect to convenience and access to the regional transportation network, as well as functioning as buffer or transition areas between intensive development and areas designated for less intensive uses. This class maintains a relatively flexible density standard of from 9 to 14 dwelling units to the acre, ~~with an overall average of approximately 20 units per acre.~~ [Community Plans provide additional information for lands designated Moderate Density Residential within plan areas.](#)

MEDIUM DENSITY RESIDENTIAL development is located mainly in the southern portions of the City, south of the Ventura Freeway. Small pockets occur in the western and northern portions. Intended for these areas are medium size garden apartments at a density of 15 to 19 dwellings to the acre, [with additional density for lot width density bonus up to 24 dwellings to the acre for lots having at least 90 feet of frontage and for affordable housing.](#) [Community Plans provide additional information for lands designated Medium Density Residential within plan areas.](#)

MEDIUM HIGH DENSITY RESIDENTIAL development is located sparsely in North Glendale and Central Glendale. Intended for these areas are medium size garden apartments at a density of 20 to 26 units to the acre, [with additional density for lot width density bonus up to 33 dwellings to the acre and for lots having 90 feet of frontage and for affordable housing.](#) [Community Plans provide additional information for lands designated Medium High Density Residential within plan areas.](#)

HIGH DENSITY RESIDENTIAL development is generally centered around the Downtown Specific Plan area, with a relatively small pocket located in North Glendale. These locations provide ideal access to the regional freeway network as well as close-in convenience to the major shopping facilities of the Downtown. The standards provide for larger size garden apartments

at a density of 27 to 35 units to the acre, with additional density for lot width density bonus up to 43 dwellings to the acre for lots having 90 feet of frontage and for affordable housing. Urban Centers and Urban Mixed Use High Corridors may be appropriate for high density residential. This designation is suitable for affordable housing corridors located within two blocks of identified transit streets in the South Glendale Community Plan following implementation of public transportation improvements. Community Plans provide additional information for lands designated High Density Residential within plan areas.

DENSITY BONUS. In the multiple dwelling residential categories of medium, medium high and high densities, a density bonus (i.e. 25%) may be added to lots/parcels which are combined to create a building site in order to promote greater quality/amount of open space and amenities. Density bonuses may also be granted to projects in all residential zones and mixed use land use areas in order to provide for affordable housing as expressed by State housing policies. For the purpose of subdivisions, it shall be recognized that all developments which comply with these density bonus criteria remain in compliance with the density parameters expressed in the General Plan.

COMMUNITY PLAN areas provide additional land use and urban design guidance at the community and neighborhood level. Community plans identify design characteristics for land use designations and provide a link between general land uses and other land use regulations such as zoning and design guidelines.

SPECIALIZED USE areas are identified on the map and in Community Plans. This category includes parks, schools, and such specialized commercial activities as medical and automotive centers. Cemeteries are also included in this category. Community Plans provide additional information for specialized uses.

CAMPUSES are large specialized use areas, typically dominated by one or two single employers or organizations, such as hospitals, movie studios, colleges or religious institutions. Campuses are usually large, contiguous areas that contain a variety of buildings and uses geared toward a primary purpose. In addition to the properties controlled by the primary user, campuses may include surrounding properties that are impacted with peripheral and related development. Often specialized retail or services will locate near or in a campus to meet the needs of those on campus. If present, residential tends to be limited to dormitory-type facilities. Because campuses focus on a large primary land owner, they are good candidates for development agreements, specific plans or other kinds of third party master plans.

MIXED USE DEVELOPMENT areas are generally located along the City's major arterials. These areas generally allow for a compatible mix of commercial, industrial, and residential land uses, or just (stand alone) commercial, industrial, or residential land uses in various combinations depending on the specific zoning district designation. Urban Corridors, Urban Centers, Mixed Use High Corridors, and Mixed Use Low Corridors ~~and Campus~~ may be appropriate land use design categories for mixed use development areas. Residential densities generally range from a low of 35 to a high of 100 dwelling units to the acre (du/ac), with the specific density being

adjusted depending on the adjoining land use and zoning district designation to help ensure compatibility between land uses. ~~For example, the 35 du/ac density is available to sites abutting a single family zoning district designation, the 87 du/ac density is available to sites abutting a multi family zoning district, while the highest allowable density of 100 du/ac is only available to sites abutting nonresidential zoning districts.~~ Residential development (mixed use or free-standing) at even higher densities may be permitted in the downtown area and in urban centers within a transit-oriented district, and ~~is are~~ discussed under the Downtown Specific Plan area and Urban Center land use ~~category~~categories.

MIXED USE HIGH corridors provide for commercial, retail and residential uses with densities that range up to 50 dwelling units to the acre (du/ac), with the specific density being adjusted depending on the adjoining land use and zoning district designation to help ensure compatibility between land uses. Heights up to 60 feet are envisioned. Additional density may occur where provided by state law. Mixed Use High corridors are generally located along arterials and other streets well served by public transportation.

MIXED USE LOW corridors provide for commercial, retail and residential uses with densities that range up to 43 dwelling units to the acre (du/ac), with specific density being adjusted depending on the adjoining land use and zoning district designation to help ensure compatibility between land uses. Heights up to 50 feet are envisioned.

COMMERCIAL CENTERS AND DEVELOPMENT DISTRICTS other than those in the Downtown area, feature a major commercial center in the Montrose Shopping Park; community serving retail and services along most major traffic arterials; and neighborhood convenience shopping centers dispersed throughout the City at locations in or adjacent to the neighborhood served. The use of two colors on the land use map differentiates the distribution of the two categories of commercial use: Neighborhood and Community/Services. The commercial uses located in the Downtown Specific Plan Area are discussed in the Downtown Specific Plan Area Land Use category.

Community Plans provide vision and urban design guidance for commercial, mixed use, and specialized use areas within Community Plans. The intent of providing such guidance for commercial areas is to identify the nature of desired future growth and aid in establishing appropriate general urban design criteria.

Community Plans are organized by place characteristics which differ by plan area. These place characteristics are organized into four broad categories or development groups: Centers, Corridors, Neighborhoods and Districts. Centers include the Downtown Specific Plan Area, Urban Center, Town Center and Village Center. Corridors include Mixed Use Corridors, Main Street Corridors, and Suburban Corridors. Neighborhoods are residential and feature residential land use designations described above. Districts and specialized uses are land use designations which do not fall into the other categories.



The following commercial design categories are consistent with the Neighborhood and Community/Services Commercial designation: Town Center, Village Center, Urban Corridor, Suburban Corridor, Main Street Corridor and Campus. Urban Centers may be appropriate in mixed use development areas and transit-oriented development.

DOWNTOWN SPECIFIC PLAN AREA. The Downtown Specific Plan (DSP) area, a mixed use development district encompassing most of the Central Glendale Redevelopment Project Area, is located in the center of the city. It provides for a vibrant array of commercial (retail, service, office, entertainment) uses, in addition to very high density, urban housing and mixed use developments. Residential density will be determined, in part, by the limits pertaining to individually defined districts. Very dense urban development is envisioned as high-rise projects within districts currently dominated by large office towers. Elsewhere in the DSP area, such developments are envisioned as mid-rise to low-rise projects depending on their location. The Town Center (Americana at Brand), as well as other major shopping centers; a park and network of paseos and open spaces; office towers; and historic buildings are located within the DSP area.

URBAN CENTER is an area that balances higher-density mixed uses that accommodate retail, offices, housing and other services. Ideally, an urban center provides a mix of uses; however, a center may cluster around a single major use such as a hospital. Urban Centers typically cover a large area of at least several acres and provide uses and services that attract people from throughout the region. Urban Centers are well served by the street network, freeways or public transportation and are ideal locations to be served by “park once” strategies. Transit-oriented district development is located within Urban Centers. Residential densities in Urban Centers generally range up to 87 dwelling units to the acre (du/ac) and up to 100 dwelling units to the acre within transit-oriented district areas designated in a community plan. Specific density in Urban Centers will be adjusted depending on the adjoining land use and zoning district designation to help ensure compatibility between land uses. Urban Center areas will allow development up to 60 feet. Development up to 200 feet in height may occur in the Tropico transit-oriented district area within the Glendale Memorial Hospital campus.

TOWN CENTER is an area with commercial and mixed-uses that meet a variety of shopping, entertainment, service and employment needs for surrounding neighborhoods and the community at large. It is characterized by mixed use buildings with ground-floor retail and residential uses above. Town centers are pedestrian-friendly and may feature shared parking facilities. Town Centers vary in purposed and each are described further in Community Plans. Heights up to 50 feet are envisioned for Town Centers. Where residential uses are permitted, residential densities in Town Centers generally range up to 50 dwelling units to the acre (du/ac). Affordable housing projects may have additional height and density as provide by the State.

VILLAGE CENTER is an area with neighborhood-focused commercial and mixed uses that cater to everyday shopping, service or entertainment needs of residents living within walking or biking distance. Village Centers are pedestrian-friendly and include convenience shopping,

restaurants, personal services and function as a local destination. Building heights up to 50 feet and residential densities up to 35 dwelling units to the acre (du/ac) are envisioned. Affordable housing projects may have additional height and density as provided by the State.

MAIN STREET/NEIGHBORHOOD COMMERCIAL CORRIDOR has similar neighborhood serving uses to the Village Center but is organized in a linear pattern along a street. Main Streets / Neighborhood Commercial corridors are walkable , with convenience shopping, restaurants, personal services and function as a local destination. Buildings are generally located adjacent to the sidewalk, with limited parking located behind buildings. Building heights up to 50 feet and residential densities up to 35 dwelling units to the acre (du/ac) are envisioned. Typically buildings are low scale and no more than three stories in height.

SUBURBAN CORRIDOR is located along heavily travelled, auto-oriented streets generally lined with local-serving businesses. Big box retail businesses also favor Suburban Corridor locations due to easy access by automobiles and on-site parking. Suburban Corridors are often not pedestrian- or transit-friendly, although design guidelines for new commercial and mixed-use development encourages pedestrian- and transit-friendly design. Suburban Corridors may be either predominately residential or commercial, but generally have limited residential-mixed use. Building heights up to 50 feet and residential densities up to 35 dwelling units to the acre (du/ac) are envisioned. Typically buildings are low scale and no more than three stories in height.

BRAND BOULEVARD OF CARS is an auto-oriented commercial district that follows the Brand Boulevard corridor from Colorado Avenue south to Cerritos Avenue. Land uses that support automotive activities including dealerships, car rental, auto repair, auto service and related activities are encouraged in this area.

INDUSTRIAL DEVELOPMENT features light manufacturing, assembly and wholesale/warehousing facilities and activities. Generally, the plan indicates manufacturing in the western section of the City between San Fernando Road and the Golden State Freeway ~~and along San Fernando Road south of the Ventura Freeway~~. Some light industrial uses, oriented to retail trade are planned for inclusion in the community commercial category and other commercial categories. Some very light industrial uses may be compatible with residential uses in mixed use areas and mixed use projects along San Fernando Road.

INDUSTRIAL/CREATIVE DEVELOPMENT features light manufacturing, assembly and wholesale/warehousing facilities and activities. Generally, the plan indicates industrial/creative manufacturing and uses along San Fernando Road south of the Ventura Freeway. Some light industrial uses, oriented to retail trade are planned for inclusion in the community commercial category and other commercial categories. Some very light industrial uses may be compatible with residential uses in mixed use areas and mixed use projects along San Fernando Road. Industrial/Creative land use accommodates a range of heights and mixed-use densities. Heights up to 75 feet and residential densities up to 87 dwelling units to the acre (du/ac) may be

permitted, depending upon neighboring uses. Community Plans provide additional information for Industrial/Creative areas.

RECREATION/OPEN SPACE is specifically shown for major public/semi-public properties in the City. The larger concentrations are located in the Verdugo Mountains and San Rafael Hills. Other smaller areas include larger City parks, Camp Max Straus, and the Oakmont and Chevy Chase golf courses.

PUBLIC/SEMI-PUBLIC areas support uses for the benefit of the general public, such as government offices and service yards, schools, parks, recreation facilities, transportation facilities, parking, hospitals and utilities. Public/Semi-public areas frequently take the form of campuses and may include both public and private lands.

CIVIC supports uses for the benefit of the general public, such as government offices and service yards, public schools, public parking, libraries, public safety facilities, hospitals and utilities. Utilization of space above or below public rights-of-ways such as Space 134 freeway cap park would be appropriate for Civic designation. Community Plans provide additional information for lands designated Civic within plan areas. Certain Civic uses may cover multiple acres, in which case they may share a Campus special designation. Glendale City Hall is a primary example of a Civic Campus.

TRANSPORTATION identifies properties within railroad, freeway or other transportation rights-of-way. The primary purpose of this designation is to allow transportation infrastructure and activities such as freeways, railroad tracks and station platforms, as well as other complementary uses such as parking lots and transit stops.

*Amending Recommended Implementation from the Land Use Element Revised 1986, Pgs. 19 – 25 as previously amended through 2013. Discussions to read as follows:*

## **RECOMMENDED IMPLEMENTATION**

### **Introduction**

Since the adoption of the Land Use Plan in 1977, major progress has been made toward the implementation of the plan. Implementation has focused on two major areas—the consistency between the zoning map and the Land Use Plan and the revision of the Zoning Code.

Modification of existing zoning to reflect the objectives and standards of the Land Use Plan was achieved on March 25, 1986. The revised zoning map takes into account both the Land Use Plan and existing land use. The Land Use/Zoning Consistency Program was completed as a single program rather than three successive stages as originally proposed in the 1977 plan.

An overhaul of the existing Zoning Code and ordinances was undertaken in conjunction with the Land Use/Zoning Consistency Program. After careful study, a new Zoning Code and ordinances were developed and adopted which will be vital to future plan implementation, land use compatibility, and continued economic growth throughout Glendale. The new Code includes provision for the development of independent use zones, a design review process, height districts for commercial uses, and numerous other updated development standards.

Despite these important steps which have been made, numerous implementation tools remain pertinent to the implementation of the plan. The effort of improving land use compatibility in the City remains an ongoing challenge.

### **Methodology**

## **ZONING MODIFICATION**

One procedure necessary for implementation of the plan adopted in 1977 was the modification of existing zoning to reflect the objectives and standards of the Land Use Plan. Zoning ordinances attempt to control land use by determining before development occurs the future and function of every piece of land. Many portions of Glendale were originally zoned over 50 years ago in 1922, and were not subsequently modified to reflect current land use patterns, housing trends, and development pressure until the adoption of the Land Use/Zoning Consistency Program in 1986.

Previous Land Use Plans have recommended changes to zoning ordinances so as to more closely align land use and zoning. However, prior to the adoption of the Land Use/Zoning Consistency Program, little or nothing had been done to implement these recommendations and subsequently land use-zoning inconsistencies remained in effect. The Land Use/Zoning Consistency Program was the implementation strategy for modification of the zoning map. The

program modified zoning in one time frame rather than in three successive stages as recommended by the Land Use Plan adopted in 1977.

### **DEVELOPMENT REVIEW PROCESS**

In order to achieve desired objectives, in conjunction with areas proposed for higher intensity use, development proposals must be examined on an individual basis under a system of review that has both clearly defined standards and the flexibility to take into account changing community values, the recognition of private property rights and the special characteristics of each project. This process must be viewed as being complementary with zoning modification and ordinance revision. This process will primarily assess projects relative to the capacity of existing services as well as the impact on surrounding land uses.

It is recommended that development districts be established to serve as the underlying method of approach for the review process. The districts can be determined from the priorities detailed in the phasing program of this Element which is based primarily on development capacities (see development constraints, Chapter 5, Section C). Incorporated into the districts would be a fee schedule procedure based on the degree of services needed by the development, in order to: (1) effectuate the timing of development in critical areas, and (2) promote an equitable system of cost for public services. This fee system would reflect the expenditures necessary to provide service as well as distribute the cost by size of development. In this way, new development will pay a more equitable share of improvement costs. The fees established in different areas will be one way of encouraging development in those areas with adequate services, without denying development in areas not able to provide the needed services when the development is desired by the private market.

### **CAPITAL IMPROVEMENT**

Coordinated planning and programming of municipal revenues and expenditures are necessary to maintain adequate levels of municipal services in order to support the proposed land uses in the plan. To accomplish a realistic, economic and comprehensive capital improvement program ~~for the fiscal years to 1990~~, all proposed municipal service improvement projects must be coordinated on a Citywide basis. Such a program should be reviewed annually, while provisions should be made to include measures necessary to fulfill requirements detailed under the phasing section of this plan.

### **SLOPE CRITERIA**

Open space traditionally has been considered highly desirable and is also recognized as a mechanism for the containment and guidance of growth. It is recommended that open space be provided in mountainous areas consisting of public property as well as privately owned property in conjunction with developments, or as a result of easements, leases, or other methods. Preservation of open space will reduce the magnitude of terrain modification (cut and fill) which is a critical concern among Glendale citizens. Methodology to initiate these

principles in mountainous areas include the limitation of the number of dwelling units relative to the steepness of the natural topography or the amount of required open space as related to the degree of slope.

## ORDINANCE REVISION

The Land Use Plan adopted in 1977 recommended that a new comprehensive zoning ordinance be written for the City which is consistent with the plan. The task was accomplished as part of the Land Use/Zoning Consistency Program adopted in 1986. This new Code was comprehensive in that it reorganized the entire presentation of the Code, updated and revised outmoded codes and ordinances, and introduced new procedures for development in Glendale.

~~The new organization of the Code makes the document easier to read and to interpret. The Code is organized around the concept of creating independent zones. All documentation pertaining to a particular zone is included in the appropriate section.~~

The revision and update of the zoning ordinances included reevaluation and study of all aspects of the Code. This included the development of a new residential zone, the creation of height districts in commercial zones, and the formulation of a setback requirement in commercial and industrial zones abutting residential zones.

The Code created a design review process for the review of aesthetic aspects of ~~multiple family~~ residential, commercial, mixed use and industrial development projects. The process affects most development in the City. The intent of the process is primarily to protect the community from the adverse effects of poor design, which is likely to have a depreciating effect on the local environment.

## RESIDENTIAL

Very Low Density/Open Space - In order to provide for growth and development as recommended by the Plan in the areas shown as very low density/open space, it will be necessary to develop new and innovative municipal ordinances which will limit development to a maximum of three dwelling units to the acre and provide for the retention of natural open space including preservation of ridgelines and blueline streams. In these areas it is recommended that slope criteria be used to limit density and control extensive development and/or clustering techniques utilizing the construction of patio homes could provide greater flexibility in hillside areas. Community Plans and Comprehensive Design Guidelines may provide additional design guidance for subdivision in hillside areas.

~~Hillside development should also reflect the recommendations of the 1990 Open Space, Recreation and Conservation Elements.~~

Single Family Hillside – New development in existing single family neighborhoods located in mountainous terrain need design guidance to preserve and retain the character of the existing

neighborhood consistent with Glendale's Hillside Development Review Policy, applicable Community Plans, and the Comprehensive Design Guidelines. New infill single family hillside development on lots with protected ridgelines or blueline streams will not be permitted unless the development avoids impacts to the ridgeline or the blueline stream. In order to ensure orderly development, building permits will not be issued for new single family hillside development on lots that are landlocked, lots that are without public utility service (including sanitary sewer), or on lots that have inadequate fire safety access. Where a new single family hillside development combines more than one substandard lot, such lots shall be permanently combined through a parcel map or lot line adjustment, whichever is appropriate, to ameliorate the substandard condition. Building permits will not be issued for lots created illegally except where such lot is consistent with current zoning standard for lot size, lot width and lot frontage. Community Plans provide additional information for lands designated Single Family Hillside within plan areas. Among other areas, this designation is appropriate for Adams Hill and portions of Glenoaks Canyon and Chevy Chase Canyon and other developed residential areas in mountainous terrain based on development patterns. The development standard should be set at from 1 to 8 units per acre, with an average of 3 units per acre. New subdivisions on sloped properties will have lower density established through a slope density formula. Hillside development should also reflect the recommendations of the Open Space and Conservation Element and Recreation Element.

Low Density – Glendale's existing ordinances have generally proven successful in encouraging viable single family home neighborhoods. Recreational facilities are an important aspect of the residential neighborhood. Therefore, the dedication of recreation lands in conjunction with subdivision activity and the development of park programs in existing neighborhoods should be continued, when a need is found to exist in the immediate area or the total community. Monitoring of blighting influents such as use incompatibility and property deteriorations should be supported throughout the life of the plan. The development standard should be set at from 1 to 8 units per acre, with an average of 3 units per acre.

Moderate, Medium and High Density – In order to meet the objectives of the Land Use Plan and to coordinate with other implementation procedures, it is necessary to revise the multiple unit residential ordinances. Major recommendations include improvement of development design criteria such as height, variable setbacks, landscaping, illumination and parking requirements. A procedure for creation of small lot single-family homes at moderate, medium, medium high and high density may be established to expand the range of housing choice. Maximum density should be limited to 14 units per acre for moderate, 19 for medium, 26 for medium/high and 35 for high density.

Density bonuses may be applied in the medium, medium high, and high density areas where lots are combined to establish larger building sites. Where this occurs, it is appropriate to establish greater open space requirements and maximum density should be increased to 24 dwelling units to the acre for medium density, up to 33 dwelling units to the acre for medium/high density and up to 43 dwelling units to the acre for high density. In addition, density bonuses may be granted for the provision of affordable housing in accordance with

State regulations. The high density designation is suitable for affordable housing corridors located within two blocks of identified transit streets in the South Glendale Community Plan area following implementation of public transportation improvements.

Due to past downzonings multifamily residential developments of non-conforming densities exist within residential neighborhoods. Multifamily residential apartments in areas designated moderate, medium, medium/high and high density that are non-conforming because they are over-density may convert to condominiums only where state density bonus requirements for conversion for affordable housing are satisfied.

One accessory dwelling unit or one accessory living quarters, not both, is permitted on each lot designated for residential use where such lot is developed with one residential dwelling. Standards for implementation of accessory dwelling units will be established to ensure neighborhood compatibility, adequate access and compliance with the intent of state law.

Glendale will continue to monitor residential development standards and hazard mapping to avoid or minimize wildfire hazards and flood hazards in coordination with the City's Local Hazard Mitigation Plan and updates to the Safety Element of the General Plan.

## **MIXED USE DEVELOPMENT DISTRICTS**

In order to provide for a compatible mix of commercial, industrial, and residential land uses, or just (stand alone) commercial, industrial, or residential land uses in various combinations, a mixed use category is proposed for specific areas generally located along the city's major arterials. Mixed use development will be implemented through the Downtown Specific Plan and Community Plans. Community Plans will organize mixed use, commercial and industrial land uses into two broad categories or development groups: Centers and Corridors. Development standards for mixed use will be developed for Centers (including areas designated Downtown Specific Plan Area, Urban Center, Town Center and Village Center) and for Corridors (including areas designated Mixed Use Corridor High, Mixed Use Corridor Low.) While not the primary focus of commercial designations, mixed use development is permitted in Main Street Corridors, Suburban Corridors and in commercial areas described in the next section.

## **COMMERCIAL**

The Land Use Plan identifies ~~two-multiple~~ categories of commercial land use. They include neighborhood ~~centers commercial~~ and community ~~commercial~~ services/~~centers commercial~~. The commercial section located in the Research and Analysis portion of this report provides analysis relative to the demand for commercial services and the amount, location and land use compatibility of existing commercial facilities. The results of this analysis are reflected in the plan. In order to implement the desired objectives, several recommendations for action are necessary, including revision of many existing controls and standards. Community Plans may also provide vision and urban design guidance for commercial areas. The following will describe the implications for each of the commercial land use categories.



Neighborhood Centers – It is recommended that the location of convenience goods be distributed to small neighborhood shopping centers throughout the City, and that such locations be within close proximity to the residential areas from which the daily trips for this type use originate. Design and development standards for these centers should emphasize restrictive land use controls to designate compatible types of uses, height regulations, attractive landscaping and adequate off-street parking. Performance standards should be included which provide for adequate residential buffers or open space “green belts” to assure commercial-residential compatibility. These centers should be “clustered” and not permitted to “string-out” along arterials, collectors or local streets. Residential developments should not be facilitated within designated commercial centers, unless a particularly innovative plan in individual cases is presented which incorporates both residential and commercial uses. High residential density is appropriate for residential uses incorporated into neighborhood centers.

Community Commercial Services/Centers – This category of commercial land use contains two distinct commercial types. The types are combined in that they both serve community shopping functions. First, community commercial centers are recommended to be very restrictive as to uses allowed, similar to the neighborhood centers but at a larger market scale. Secondly, community services should feature flexibility, in the range and type of services and facilities provided.

Ordinances citing the range of uses permitted in these areas must consider as desirable a full range of functional services provided to the community. This may include such varied uses as personal services, shopping, offices (medical, real estate, etc.) and restricted industries which serve local retail needs such as furniture repair, automotive repair, and print shops. It must be clearly noted that these services are distinctly divided into separate categories (centers and services), and are so indicated on the Land Use Plan.

Although encouraging varied uses to locate in these areas, to maintain attractability and compatibility, a variety of performance/design criteria must be employed. These criteria should consider each type of use based on its performance in respect to traffic generation and required parking, structural soundproofing and appearance, landscaping, and compatibility relative to the concept of clustering of uses for mutual benefit and limiting more intense uses in a number of locations. High residential density is appropriate for residential uses incorporated into community commercial centers.

## **COMMUNITY PLANS**

In 2008 , City Council directed the preparation of community plans as a method for updating and implementing the Land Use Plan to reflect the individual characteristics of the various residential neighborhoods; commercial, mixed use and industrial districts; and specialized use districts. Cost prohibitions prevented a comprehensive update to the Land Use Plan so a four part approach to creation of Community Plans was adopted. Four community plans are

envisioned (North, South, East and West), with the Land Use Plan focus on analyzing areas to preserve, maintain, enhance and transform.

The North Glendale Community Plan focus is to preserving open space in hillside areas, to maintain residential neighborhoods and to enhance Foothill Boulevard commercial uses through the creation of the Commercial Hillside zone. The North Glendale Community Plan was adopted in 2011. The South Glendale Community Plan focus is to identify existing and future transportation networks and anticipate land use changes that will improve mobility, provide new mixed use and housing opportunities, and aid the expansion of hospital services. The South Glendale Community Plan will create a transit-oriented development district by Glendale's Larry Zarian Transportation Center, also known as Tropic Station. The East and West community plans will follow and address needs identified by the community.

## **DOWNTOWN SPECIFIC PLAN**

The Downtown Specific Plan was specifically created to address the specialized needs of the previous Regional Center classification. These needs included centralized parking facilities, effective transportation patterns, and architectural and aesthetic design concerns. The Downtown Specific Plan addresses these items, in addition to providing a framework to guide responsible growth and development in Downtown Glendale, supporting a variety of economic activities and mixed use development, including very dense urban housing, to provide a diverse downtown climate, seeking to preserve the distinctive character of each of the DSP's districts, and encouraging quality urban design.

## **INDUSTRIAL**

Plan recommendations for industry in Glendale emphasize the need to establish performance standards and establish redevelopment districts. The creation of such standards requires a comprehensive rewriting of Glendale's industrially related ordinances. The standards developed should consider design review, evaluation of noise, emissions and other pollutants (smoke, dust, etc.), as well as related development standards (parking, setbacks, landscaping, etc.).

The Plan indicates industrial park locations which reflect existing and proposed industrial park centers. The location and development of these centers are discussed in the research and analysis section of this report, and involve the phasing or development in conjunction with capital improvement programs and other implementation methods.

## **RECREATION/OPEN SPACE**

The Plan's intent for this classification is to distinguish those lands and uses reserved for public open space and recreational activities. This includes those semi-public lands presently used in low intensity residential areas such as public schools. Implementation of this program will require the creation of a new zoning classification which permits the types of open space and recreation now in existence as well as those contemplated in the future. Certain types of

recreation uses will require performance and design criteria to be included in ordinance revision.

The adopted ~~1990 Open Space, Recreation and Conservation~~ Open Space and Conservation, and Recreation Elements of the General Plan has recommended acquisition, regulation, or preservation of major ridgelines and stream channels. These areas are shown on Map 7. The areas specified are intended to represent generalized locations of significant features, which are subject to future modification (i.e., reduction or expansion).

Acquisition of open space land can be accomplished through such measures as purchase of property in fee by the City, through dedication of land to the City by developers. Regulation and preservation can take the form of open space easements, zoning controls, subdivision controls, and conditions of approval for development in the mountainous areas.

## **PUBLIC/SEMI-PUBLIC**

The Plan's intent for this classification is to identify those lands which support uses for the benefit of the general public.

### CIVIC

The Plan's intent for this classification is to support uses on publicly controlled properties for the benefit of the general public, such as government offices and service yards, public schools, public parking, libraries, parks, community rooms, recreation facilities, public safety facilities, hospitals and utilities. Utilization of space above or below public rights-of-ways such as Space 134 freeway cap park would be appropriate for Civic designation. Community Plans provide additional information for lands designated Civic within plan areas. Certain Civic uses may cover multiple acres, in which case they may share a Campus special designation. Glendale City Hall is a primary example of a Civic Campus.

### TRANSPORTATION

The Plan's intent is to identify properties within railroad, freeway or other transportation rights-of-way. The primary purpose of this designation is to allow transportation infrastructure and activities such as freeways, railroad tracks, light rail, frontage roads and station platforms, as well as uses complementary to these uses such as parking lots, transit stops and open space. Height of development in areas designated for transportation will be variable as needed to ensure adequate vehicle clearance and to maintain adequate sight distance.

## **FUTURE OPTIONS**

During the course of the plan, changes in development pressures, economic conditions, or technological abilities may necessitate the utilization of implementation techniques other than

those previously described to achieve the goals and objectives of the Land Use Plan. Methods which have little current or practical applicability and which do hold future promise, subject to State and local legislative amendments, include:

- Land Use Intensity – a land use system based on the relationship between floor space and lot size.
- Permit Moratoria – prohibits the issuance of permits for certain uses for a specified period of time.
- Taxation Deferral – reduced tax rate on land the owner agrees to maintain in its existing state.
- Transfer Development Rights – development rights are separated from a particular piece of land and transferred to another parcel so as to direct growth and development.

Further analysis of the alternative implementation methods provided herein are presented in Section V of this report.

Additionally, Community Plans identify additional programs, goals, policies and implementation to implement the Land Use Plan. Such additional programs and implementation is directed in Chapters 3, 4 and 6 of the South Glendale Community Plan and Chapters 3 and 4 of the North Glendale Community Plan.

*Amending The Land Use Plan from the Land Use Element Revised 1986, Pg. 8 as previously amended through 2013 to add the following General Goal to read as follows:*

Identify and protect significant cultural, historical, archaeological and paleontological resources that are important to the community through education, designation, conformance with state environmental laws, and sound preservation practices.

Establish citywide guiding principles representing Glendale’s core values for long-range planning based. Citywide guiding principles are the framework for community planning and link implementation of the Land Use Plan to neighborhoods, districts, centers and corridors.

*Amending The Land Use Plan from the Land Use Element Revised 1986, Pg. 9 as previously amended through 2013 to add the following Policy Concepts to read as follows:*

- Prepare a historic resources survey for South Glendale to allow for designation, preservation, and re-use where appropriate.
- In addition to the required Notice to Tribes pursuant to AB 52, the City shall notify the Fernandeano Tataviam Band of Mission Indians (the Tribe) when new development subject to CEQA includes grading of at least 1,500 cubic yards of earth on site that has not been previously excavated. A tribal representative (professional Native American Monitor) trained to identify tribal cultural resources may be required to monitor on-site grading on a case-by-case basis, as determined by the Tribe. A Consultation Form will be provided by the Tribe to the Lead Agency to forward to the Applicant at the start of consultation.

