



# Notice of Preparation

## Draft Environmental Impact Report for the Proposed South Glendale Community Plan

**Date:** September 7, 2016

**To:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties and Organizations, Transportation Planning Agencies

**From:** City of Glendale  
Community Development Department, Planning Division  
633 East Broadway, Room 103  
Glendale, California 91206

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for the proposed South Glendale Community Plan

The City of Glendale (City) will initiate the preparation of an Environmental Impact Report (EIR) for the following project as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Sections 21000-21178, and California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387. The City is the Lead Agency under CEQA and will prepare an EIR for the proposed South Glendale Community Plan (project).

This Notice of Preparation (NOP) provides information describing the South Glendale Community Plan project and its probable environmental effects in order to solicit public and agency comments as to the scope of environmental issues, reasonable alternatives, and mitigation to have explored in the Draft EIR.

The Draft EIR will describe the project need, goals, and objectives, baseline environmental conditions in the project study area, and the environmental effects associated with implementation of the project. Alternatives to the project and the effects of those alternatives will also be described and analyzed in the Draft EIR.

## **Project Location**

The City of Glendale is located at the eastern end of the San Fernando Valley in Los Angeles County, at the southern base of the Verdugo Mountains. It was first incorporated in 1906 and today includes thirty-four unique neighborhoods over 30.5 square miles.

The City is bordered to the northwest by the Tujunga neighborhood of Los Angeles, to the northeast by La Cañada-Flintridge and the unincorporated area of La Crescenta, to the west by Burbank, to the east by Pasadena and to the south and southeast by the City of Los Angeles. Glendale is also defined by the Interstate 210 (I-210), State Route 2 (SR-2), SR-134, and I-5 freeways [Figure 1].

## **Community Plan Area**

The South Glendale Community Plan is one of four community plans planned for or already adopted by the City of Glendale. The South Glendale Community Plan area encompasses all of the neighborhoods in the City of Glendale south of SR-134, including Downtown Glendale, Adams Hill, and Tropic. The Community Plan Area (CPA) comprises 2,173 acres and includes one of the main retail hubs in the Los Angeles Metropolitan Area, featuring the Glendale Galleria, a major regional mall, and The Americana at Brand, a flagship mixed-use lifestyle center [Figure 2].

## **Project Description**

The project includes five components: 1) adoption of the South Glendale Community Plan; 2) amendments to the General Plan to reflect the Community Plan; 3) modification of the boundary of the Downtown Specific Plan; 4) amendments to the Greener Glendale Plan; and, 5) amendments to the Glendale Municipal Code (Zoning Code and Map) to apply zoning consistent with the Community Plan. The following paragraphs describe each of these components.

### ***South Glendale Community Plan***

The South Glendale Community Plan will build on the existing General Plan to provide a vision and policies for how South Glendale should develop over time. It will consist of a comprehensive set of incentives, standards, and requirements that work together to realize this vision. It will be developed to encourage positive community change and foster sustainable land use, while balancing the character of the community with citywide policies and regional initiatives, including multimodal connectivity and transit-oriented development (TOD). The South Glendale Community Plan will provide incentives for TOD and economic development to promote mixed use development in key areas such as the Tropic neighborhood and the Glendale Memorial Hospital and Health Center area.

### ***Glendale General Plan***

The project includes an amendment to the Glendale General Plan land use map to reflect the South Glendale Community Plan [Figure 3]. The amendment would modify the southern and western boundaries of the DSP and implement and apply new land use designations in South Glendale (within the CPA) to implement the vision of the community.

The following new General Plan land use designations would be added to the General Plan, including Centers, Corridors, Special Districts, and Residential of varying densities: Urban Center, Town Center,

Village Center, Mixed-Use Corridors, Suburban Corridor, Main Street Corridor, Transportation, Industrial/Creative, Brand Blvd. of Cars, and Single-Family Hillside.

Proposed modifications to the Land Use Element may require amendments to some or all of the following General Plan Elements: Housing Element, Circulation Element, Open Space and Conservation Element, Noise Element, Recreation Element, Safety Element, Historic Preservation Element.

### ***Downtown Specific Plan***

As outlined above, the project proposes to modify the western and southern boundaries of the Downtown Specific Plan. The proposed DSP land use map is illustrated in Figure 4 below. The changes are proposed to include entire properties in the DSP that are currently split between the DSP and Citywide zoning.

### ***Greener Glendale Plan***

The project includes incorporating information from the existing Greener Glendale Plan into a qualified Climate Action Plan as defined in CEQA Guidelines Section 15183.5(b). The existing Greener Glendale Plan does not provide greenhouse gas (GHG) emission forecasts through 2020 and 2035 for the City, and therefore does not fit within the requirements for a qualified Climate Action Plan. Changes in GHG emissions for the reduction target years 2020 and 2035 must be included.

### ***Glendale Zoning Code***

The project includes amendments to Title 30 of the Glendale Municipal Code to modify the City's Zoning Code and Map to implement the vision of the South Glendale Community Plan and the revised land use plan. The Proposed Zoning Map is outlined in Figure 5 below. The Map includes application of the new zones outlined above within community centers and corridors consistent with proposed General Plan map revisions. Other modifications include application of the T – Transportation Zone to properties within the Caltrans state highway ROW that fall within the boundaries of the proposed plan.

In addition to the map, changes to the Zoning Code would include the addition of new mixed-use and TOD zones along with corresponding development regulations. The zones would be available for citywide use but are only proposed to be applied to South Glendale at the present time.

**Required Approval and Actions** - Adoption of the South Glendale Community Plan requires approval of the following actions by the City:

- Certification of the EIR, including environmental findings pursuant to CEQA and may necessitate adoption of a Statement of Overriding Considerations;
- Amendments to the City of Glendale General Plan;
- Amendments to the Downtown Specific Plan;
- Amendments to the Greener Glendale Plan; and
- Amendments to the Glendale Municipal Code (Zoning Code and Map)

### **Probable Environmental Effects to be Evaluated in the Draft EIR**

Based on the City's preliminary analysis of the project, the following environmental issues will be examined in the EIR:

- Aesthetics
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Paleontological Resources
- Geology and Soils
- Global Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

**Comments on the Notice of Preparation**

The City needs to know the views of interested parties and other public agencies with discretionary approvals over the project. Any interested parties are invited to comment on the content of the NOP and forthcoming EIR. For agency review, please identify the scope and content of the environmental information which is germane to your agency’s statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the City when considering your permit or other approval for the project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Written comments on the NOP and on the contents of the forthcoming EIR should be addressed to: South Glendale Community Plan EIR, 633 E. Broadway, Room 300, Glendale, CA 91206; or e-mailed: [SGCP@glendaleca.gov](mailto:SGCP@glendaleca.gov); or provided through our online form at <http://www.glendaleca.gov/SGCP/>. If submitting comments as an organization, please also provide contact information for an individual.

Documents related to the project will also be available for public review at the City of Glendale Clerk’s Office, located at 613 E. Broadway, Room 110, Glendale, CA 91206-4393.

**Public Scoping Meeting**

A public scoping meeting will be held by the City’s Planning Department on September 19, 2016 beginning at 6:00pm and running no later than 8:30pm at Pacific Community Center at 501 S. Pacific Ave., Glendale, CA 91204. Please note that depending on the number of attendees, the meeting could end earlier than 8:30pm. Written comments regarding the scope and content of the Draft EIR will be accepted at the meeting; written comments may also be mailed or emailed to the abovementioned address, with attention to the South Glendale Community Plan EIR during the NOP public comment period.





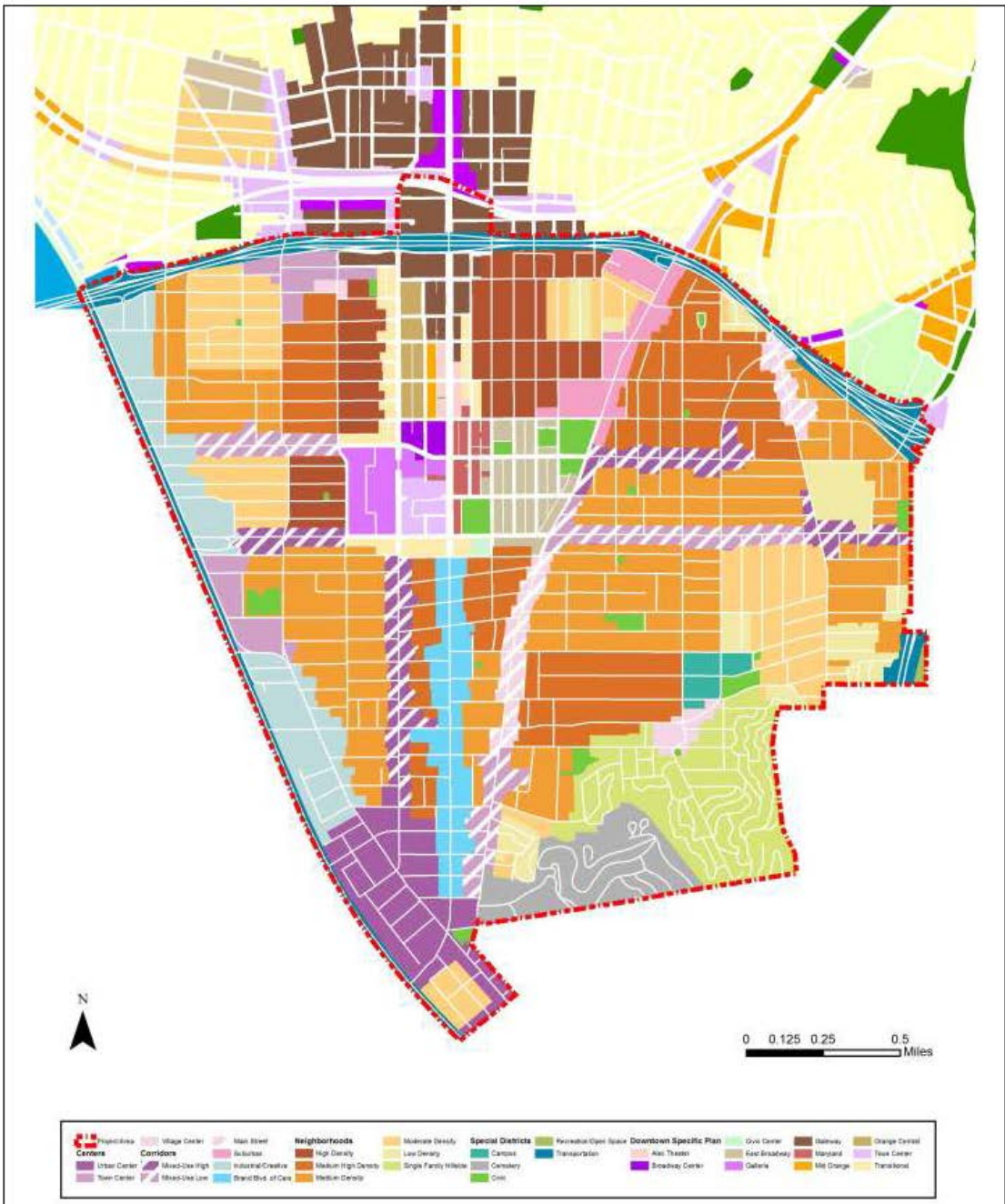
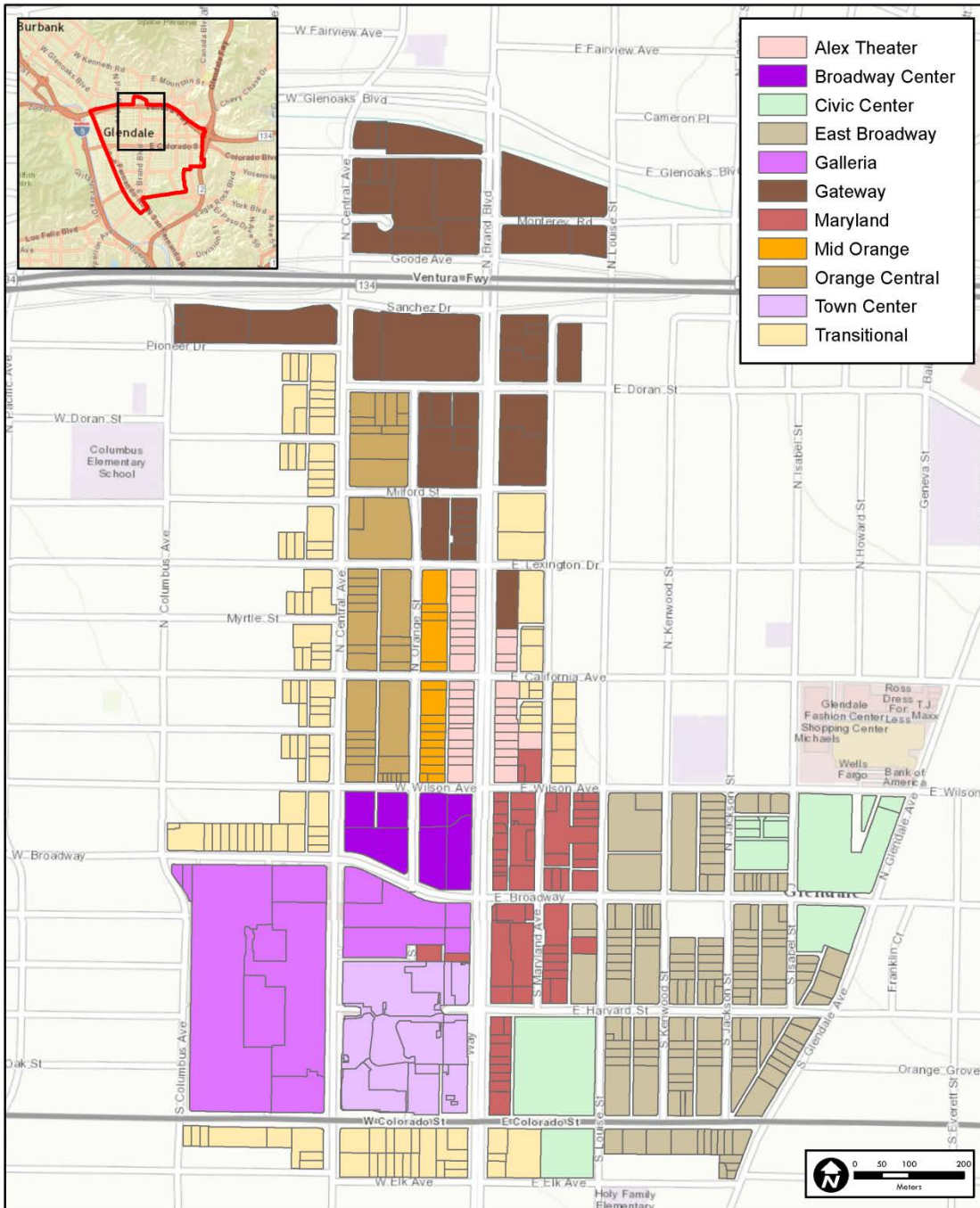


FIGURE 3  
**General Plan Land Use Map**

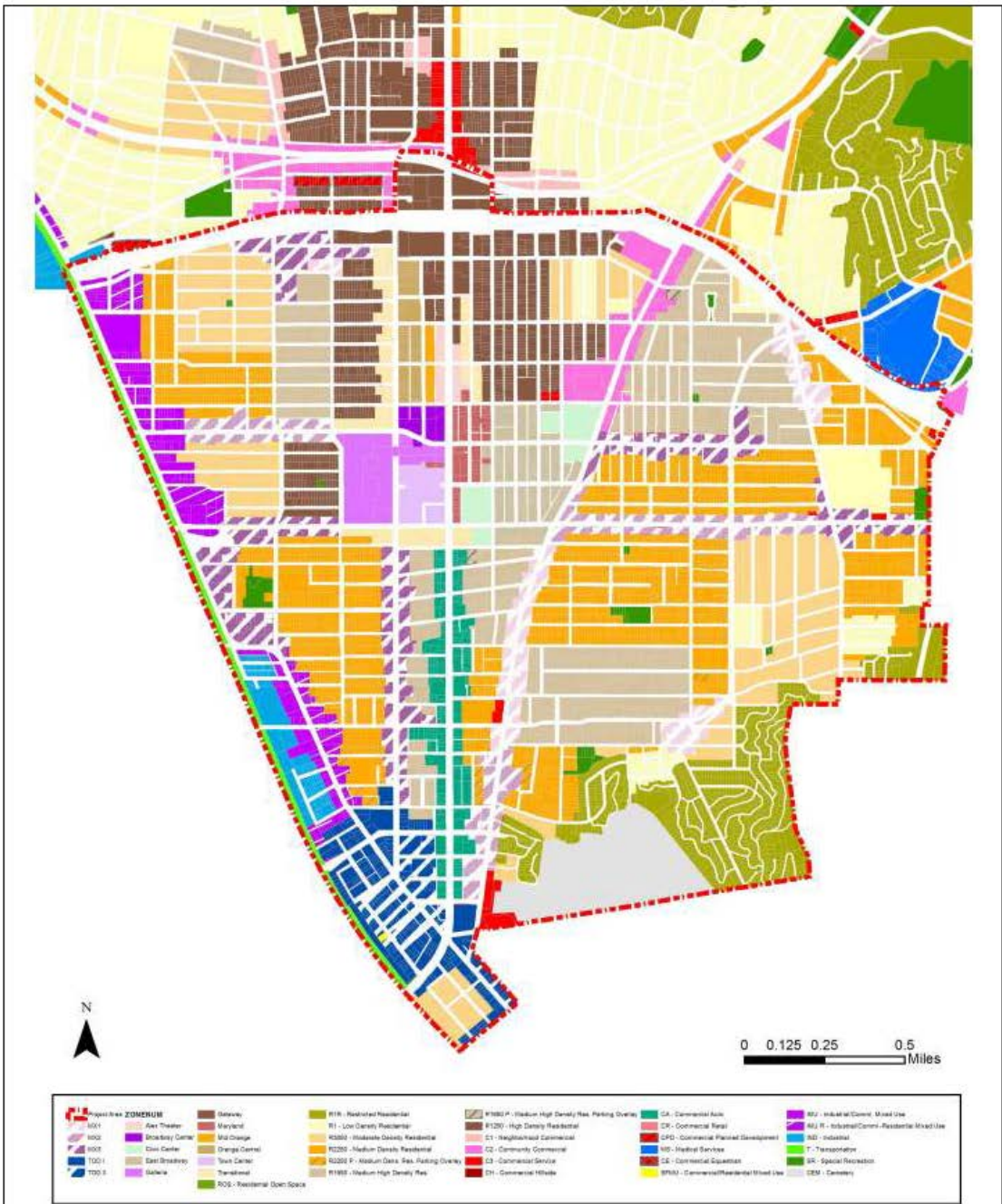


100042606 South Glendale Community Plan EIR NOP



**ATKINS** **Figure 4**  
**Proposed Downtown Specific Plan Land Use Map**  
 Sources: Esri 2016, Atkins 2016, City of Glendale 2016  
 100042606 South Glendale Community Plan EIR  
9/29/2016 BELA7036 H:\Clients\Glendale\100042606 South Glendale Community Plan EIR\GIS\Datasets\Figure4\_DowntownSpecificPlan.mxd





**ATKINS** **FIGURE 5 Proposed Zoning Map**  
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