

South Glendale Community Plan

Study Session 2

July 19, 2016

The logo for Glendale, California, is located in the bottom right corner. It features the word "glendale" in a red, lowercase, sans-serif font, with "california" in a smaller, grey, lowercase, sans-serif font directly below it. To the right of the text is a graphic consisting of several overlapping, concentric circles in shades of grey, blue, green, and yellow, with small colored dots scattered around them.

glendale
california

Why we are here

Staff will Provide

- Re-cap of July 12th workshop
- Top 3 Opportunities-Top 3 Challenges
- Residential Areas - Multi-family and Adams Hill
- Information on conversions, small lot subdivision
- Other Tools

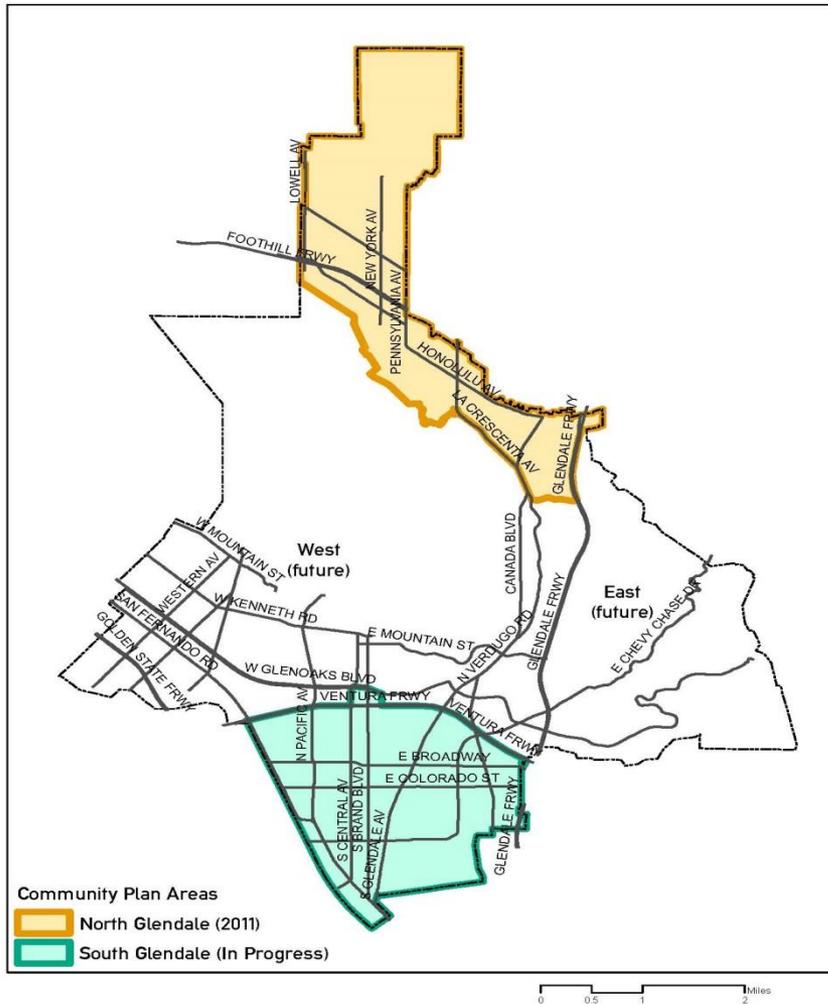
Staff seeks Direction

- Approach to residential areas



South Glendale Plan Area

Community Plan Areas

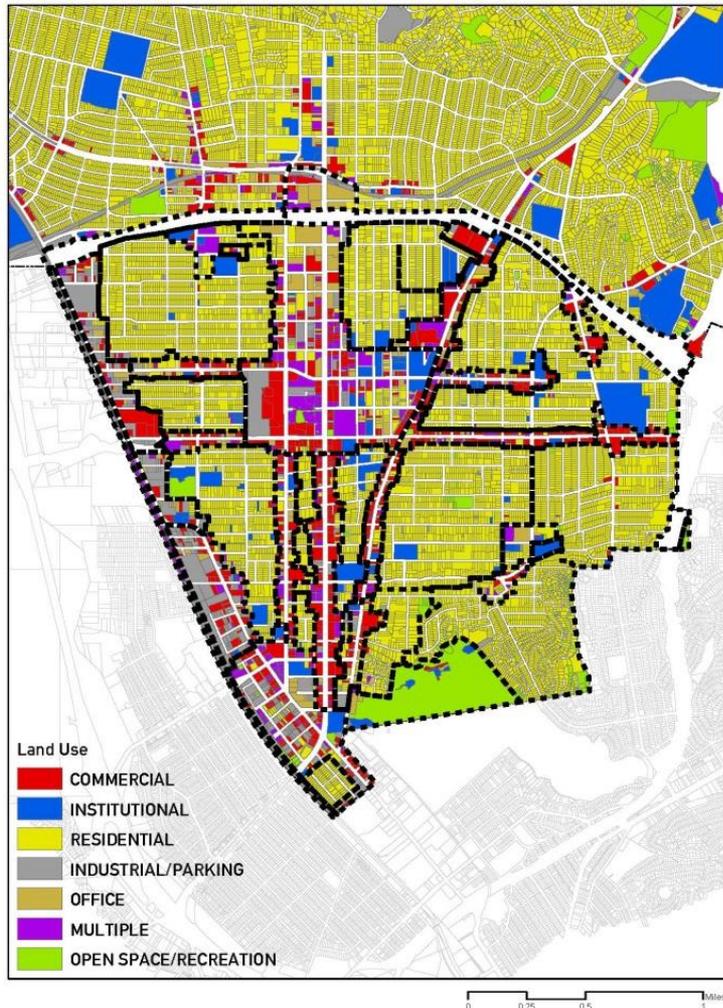


Cruise Night – July 16

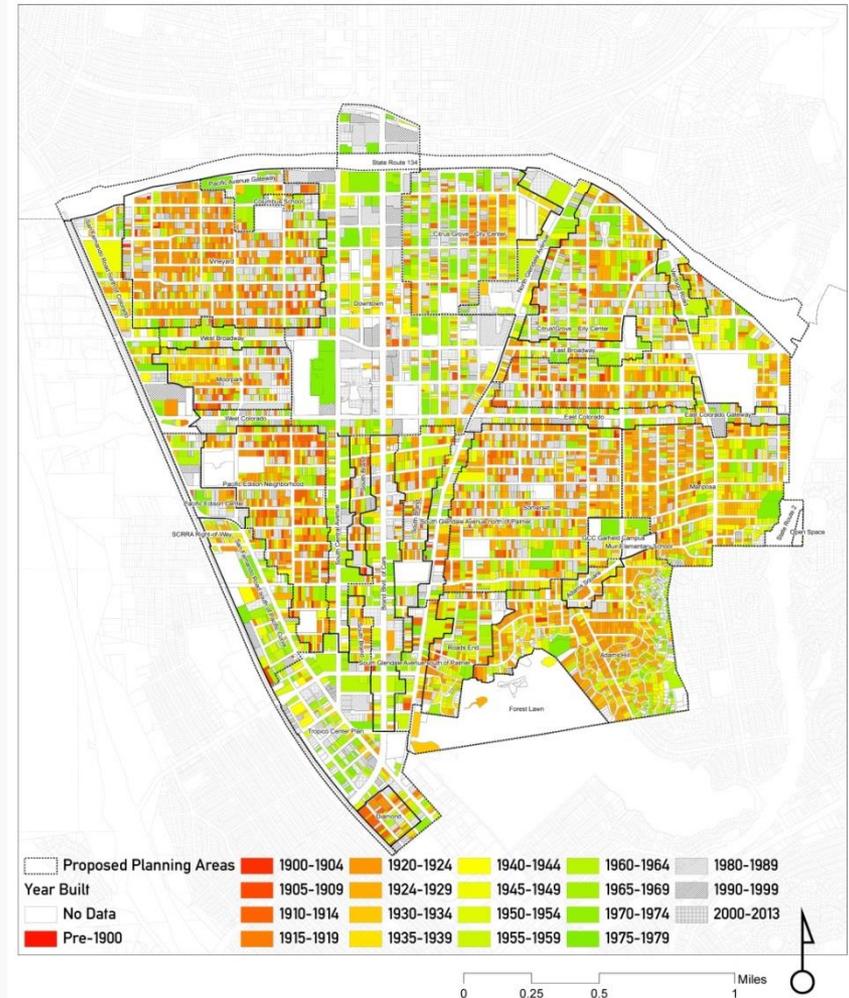


South Glendale Existing Land Use

Existing Land Uses & Proposed Planning Areas

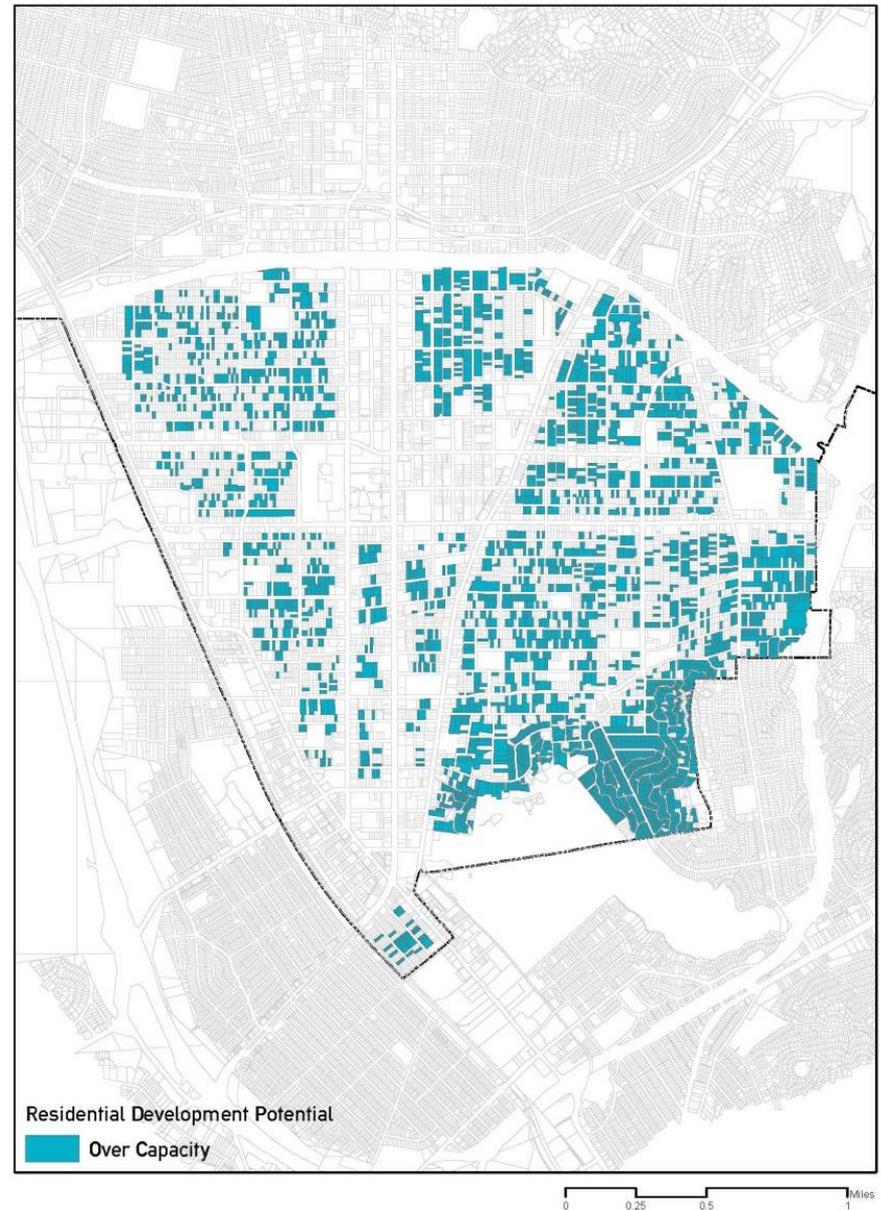


Historic Development, 1900-2013



Over Density

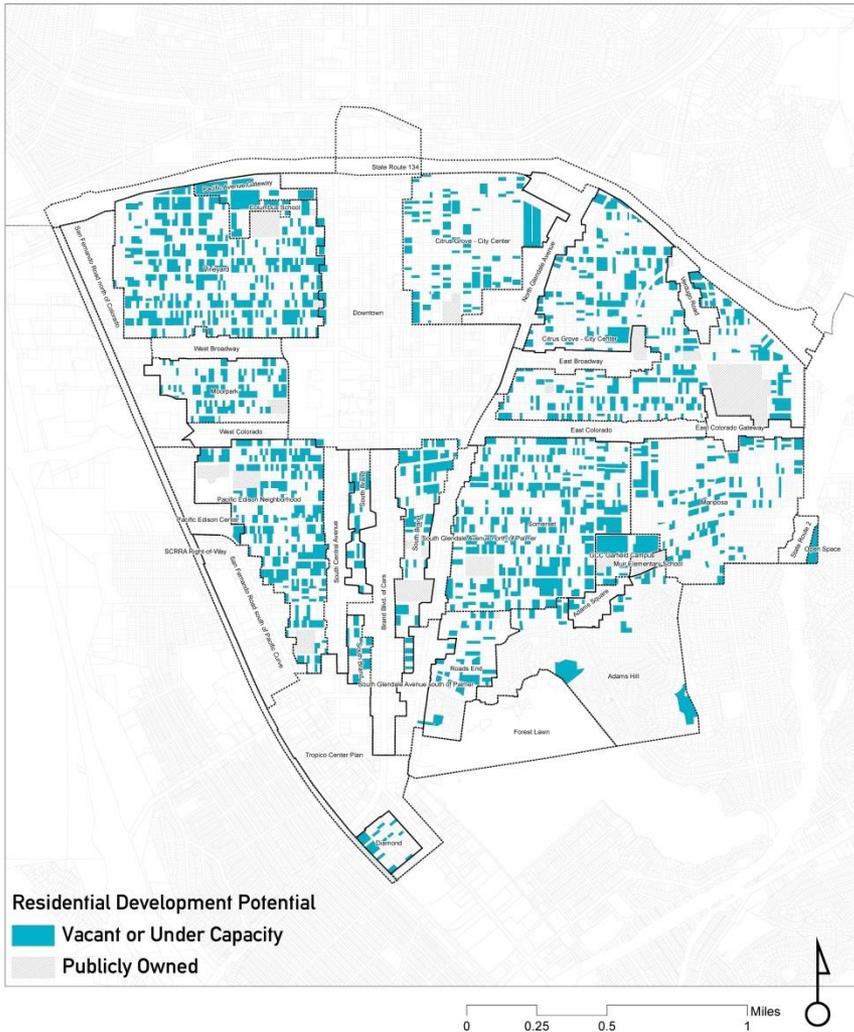
Over-Capacity Residential Parcels per Zoning Code



Source: Transportation Model Land Use, 2016

Widows and Orphan Lots

"Widows and Orphans"



Source: Transportation Model Land Use, 2016

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

south glendale community plan

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

south glendale community plan

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

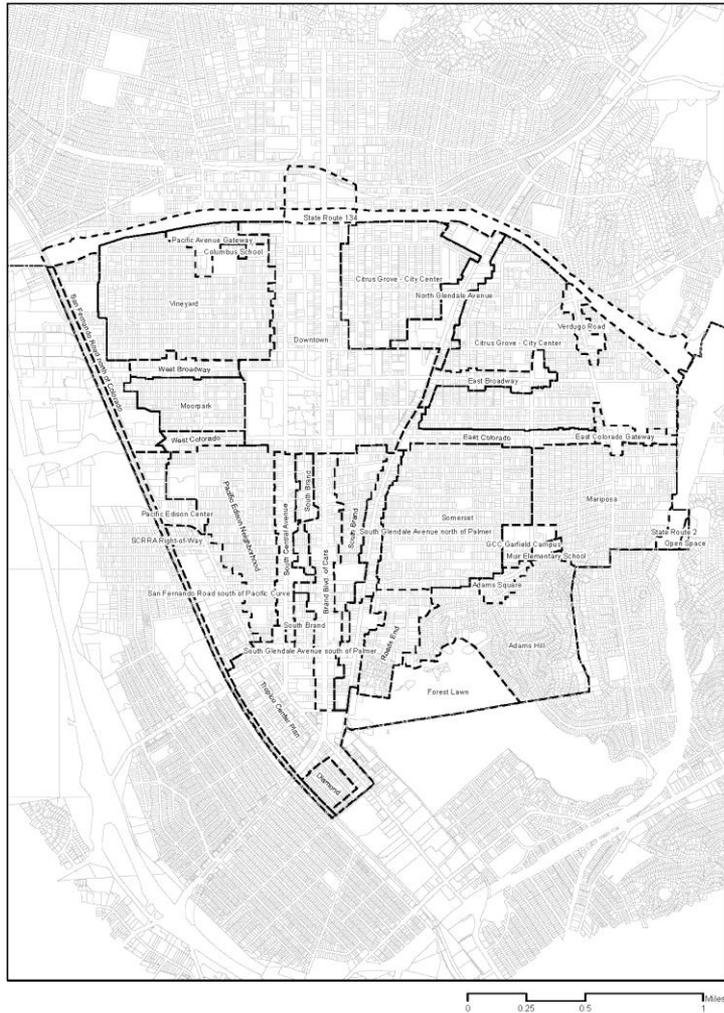
Tools for Residential Zones

- What strategy? Maintain stability?
- Small lot subdivisions
- Condominium conversions
- Parking districts
- Open space
- Transfer of development rights (TDR)
- Affordable housing
- Public investment v. Private investment
- Assessment districts



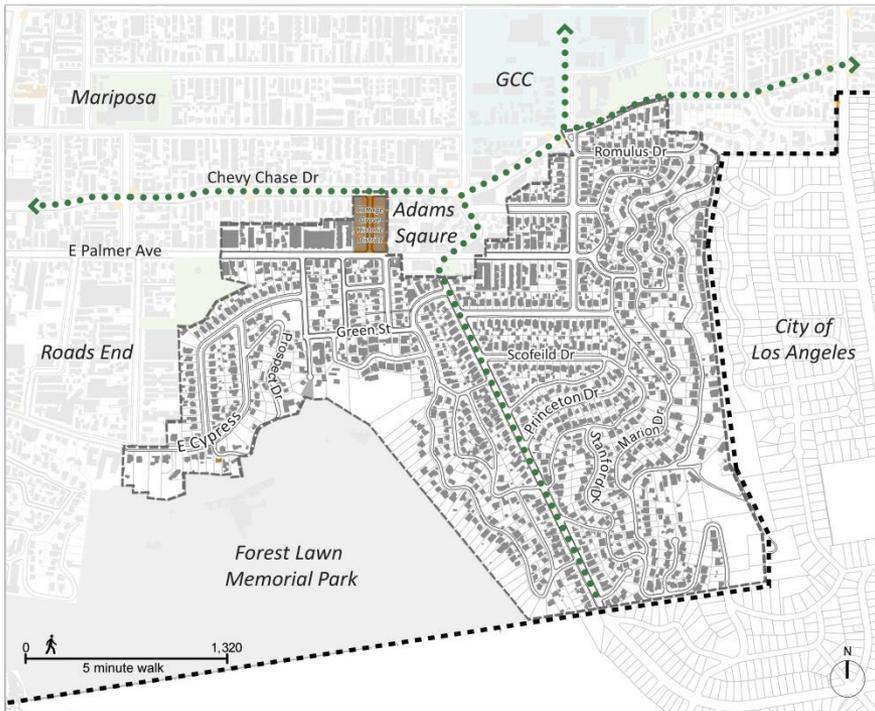
Neighborhoods

Proposed Planning Areas



Adams Hill

The Adams Hill neighborhood borders the City of Los Angeles and is located generally south of Palmer Avenue and west of Palmer Park. This area consists of predominantly single-family houses with some moderate-density apartments and condominiums located at the base of the hill. Most of Adams Hill and the housing stock developed during the first half of the 20th century. It consists of an electric mix of good quality buildings of varied styles. Cottage Grove is a designated historic district.



- Legend**
- Civic
 - Open Space
 - Pipeline Projects
 - Glendale Register
 - Historic District
 - Neighborhood Boundary
 - Arterial/Freeway
 - Metro 15 Minute Route
 - Bicycle Path
 - Terminating Vistas
 - Bus Stops
 - Train Station
 - ✦ Gateways
 - ✦ Design Elements
 - ✦ Vision Viewpoint

Statistics

Developable Area	142 ac.	Residential Units		Commercial	Office Space		Industrial	Institutional
Population	3,500	Apartments	589	0 SF	General Office	0 SF	0 SF	0 SF
% of COG Pop.	1.8%	Condominiums	78		Medical Office	0 SF		
% of SGCP Pop.	3.9%	Single Family	730					



1 Neighborhood View



2 Neighborhood Street View



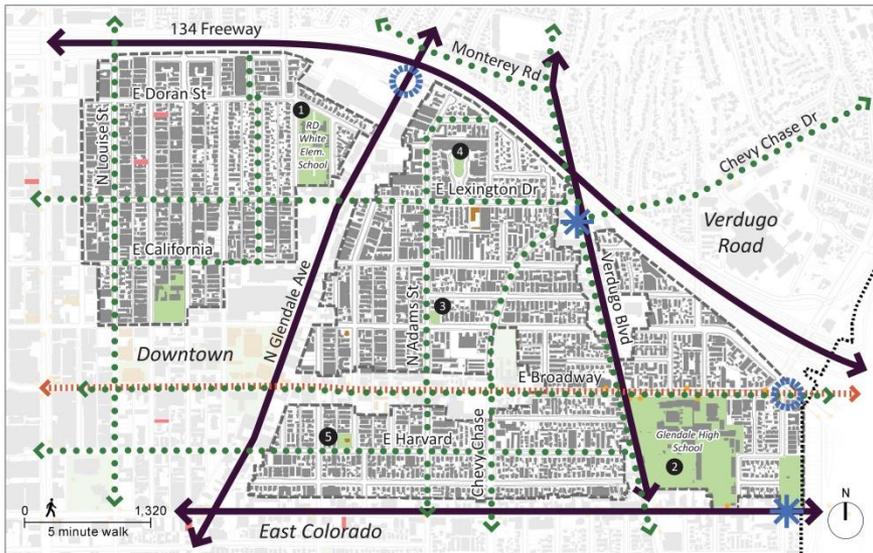
3 Neighborhood Home



4 Neighborhood Landscape

City Center – Citrus Grove

The City Center/Citrus Grove residential neighborhood, located north of East Colorado Street, encompasses the original town of Glendale Tract and is next to the Glendale Civic Center. This neighborhood contains medium and medium-high density apartments and condominiums and small single-family neighborhoods located adjacent to the 134 Freeway.



Statistics

Developable Area	344 ac.	Residential	Commercial	Office Space	Industrial	Institutional
Population	25,300	Apartments 7,287	14,970 SF	General Office 1,000 SF	0 SF	135,000 SF
% of COG Pop.	13%	Condominiums 2,359		Medical Office 1,300 SF		
% of SGCP Pop.	28.2%	Single Family 349				

Legend

Civic	Neighborhood Boundary	Bus Stops
Open Space	Arterial/Freeway	Train Station
Pipeline Projects	Metro 15 Minute Route	Gateways
Glendale Register	Bicycle Path	Design Elements
Historic District	Terminating Vistas	Vision Viewpoint



1 RD White Elementary School



2 Glendale High School



4 Piedmont Mini Park



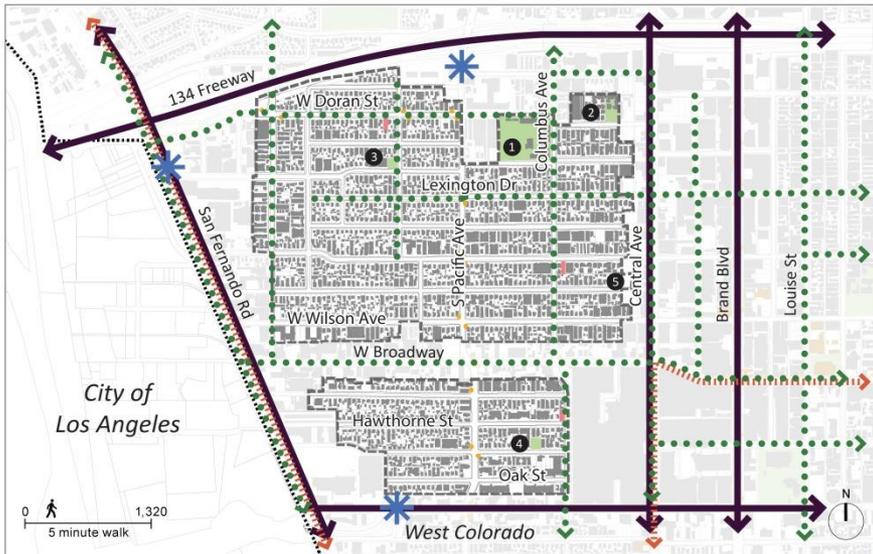
3 Wilson Mini Park



5 Glendale Heritage Garden

Moorpark - Vineyard

The Moorpark/Vineyard Neighborhood, located west of Central Avenue and north of Colorado Street, is characterized by moderate, medium, medium-high and high-density multi-family housing. The original town of Glendale formed in what are now portions of these neighborhoods.



Statistics

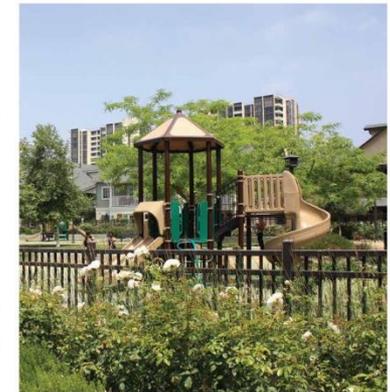
Developable Area	222 ac.	Residential	Commercial	Office Space	Industrial	Institutional
Population	13,200	Apartments 3,759	9,830 SF	General Office 5,200 SF	20,930 SF	81,000 SF
% of COG Pop.	1.6%	Condominiums 954		Medical Office 6,580 SF		
% of SSCP Pop.	3.4%	Single Family 499				

Legend

- Civic
- Open Space
- Pipeline Projects
- Glendale Register
- Historic District
- Neighborhood Boundary
- Arterial/Freeway
- Metro 15 Minute Route
- Bicycle Path
- Terminating Vistas
- Bus Stops
- Train Station
- ★ Gateways
- ☆ Design Elements
- ◇ Vision Viewpoint



1 Columbus Elementary School



2 Doran Mini Park



3 Milford Mini Park



4 Harvard Mini Park



5 Veteran's Village

Pacific Edison

Pacific Edison is the residential neighborhood located between Central Avenue and San Fernando Road, south of Colorado Street. The transformation of the Pacific Edison neighborhood began in the 1990s with the Model Neighborhood Task Force and the subsequent construction of the joint Edison School/Pacific Park project. Enhancement continues as the primary vision for this medium density residential neighborhood through building improvements, sidewalks, landscaping and bikeway improvements.

Statistics

Developable Area	113 ac.	Residential Units		Commercial	Office Space		Industrial	Institutional
Population	5,760	Apartments	2,035	3,810 SF	General Office	0 SF	4,000 SF	88,800 SF
% of COG Pop.	2.9%	Condominiums	83		Medical Office	0 SF		
% of SGCP Pop.	6.4%	Single Family	157					



1 Pacific Park



1 Pacific Park (Aquatics Center)



2 Thomas Edison Middle School



3 Acacal/Virginia Place



4 Columbus/Maple

Road's End

Road's End, located east of South Glendale Avenue and south of East Palmer Avenue consists of an eclectic residential character, with a mix of housing types and densities. Between Cypress Street and Palmer Avenue, the neighborhood consists primarily of moderate and medium density multi-family housing, including a variety of senior and convalescent housing. South of Cypress Street, single-family homes occupy the hillsides and border Forest Lawn Memorial Park. Both single-family and multi-family buildings are setback behind small front yards. With the exception of the hillside streets located towards the southern edge of Road's End, most streets are lined with sidewalks. North of Cypress Street, sidewalks are separated from the roadway by parkways and planted with street trees. South of Cypress Street, sidewalks are located right next to the curb. Along the eastern edge of Road's End is Palmer Park, a local neighborhood park that provides open space, children's play equipment, and half-court basketball courts.



Statistics

Developable Area	48 ac.	Residential Units	Commercial	Office Space	Industrial	Institutional
Population	3,900	Apartments 1,430	5,600 SF	General Office 0 SF	0 SF	0 SF
% of COG Pop.	2.0%	Condominiums 32		Medical Office 10,370 SF		
% of SGCP Pop.	4.3%	Single Family 66				



1 Palmer Park



2 Neighborhood Street



3 Neighborhood Street



4 Neighborhood Street



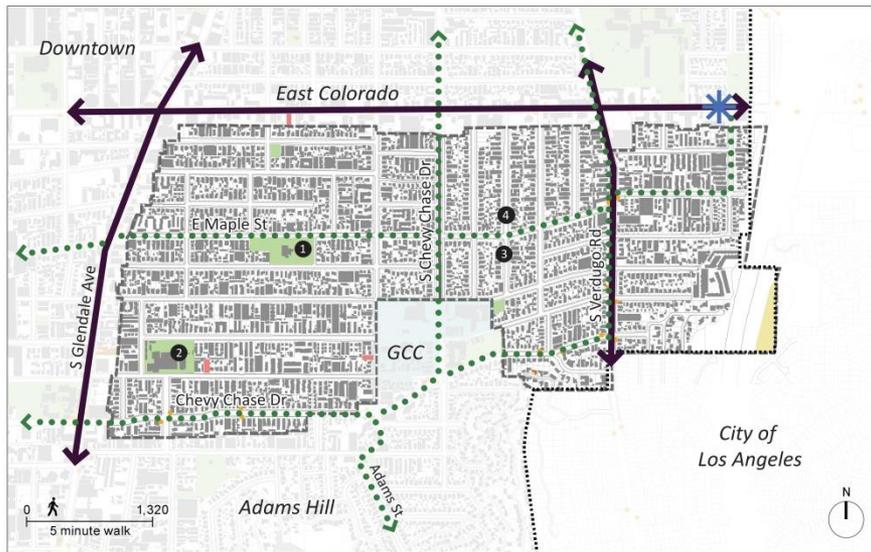
5 Road's End Entrance



6 Cypress Street

Somerset - Mariposa

The Somerset/Mariposa residential neighborhood is located south of Colorado Street and east of Glendale Avenue where moderate, medium and medium-high density residential buildings predominate, with small blocks of old, single-family homes scattered east of South Chevy Chase. West of South Chevy Chase Road, existing buildings are improved and streets are enhanced with streetscape improvements such as bikeways and street trees.



Statistics

Developable Area	310 ac.	Residential	Commercial	Office Space	Industrial	Institutional
Population	18,200	Apartments 5,775	20,640 SF	General Office 1,210 SF	1,250 SF	19,680 SF
% of COG Pop.	9.3%	Condominiums 755		Medical Office 0 SF		
% of SGCP Pop.	20.3%	Single Family 643				

Legend

Civic	Neighborhood Boundary	Bus Stops
Open Space	Arterial/Freeway	Train Station
Pipeline Projects	Metro 15 Minute Route	Gateways
Glendale Register	Bicycle Path	Design Elements
Historic District	Terminating Vistas	Vision Viewpoint



1 Maple Park



2 Horace Mann Elementary School



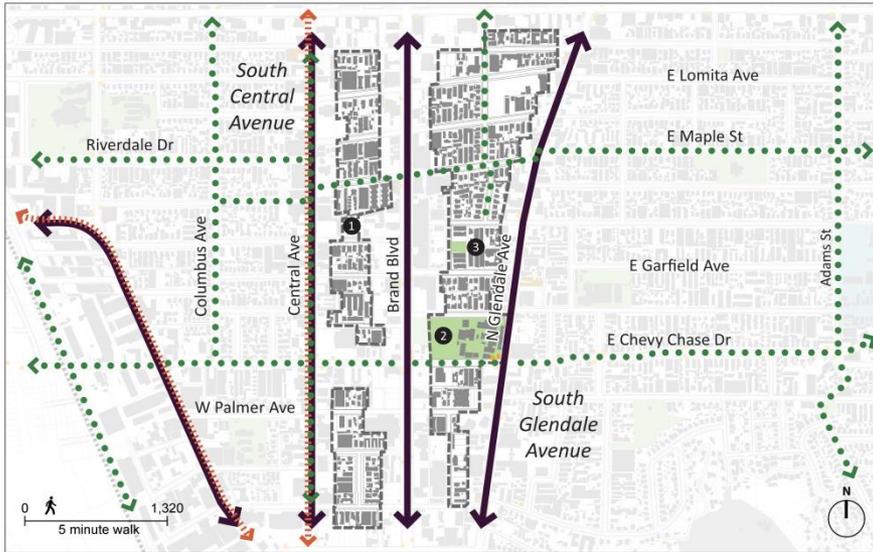
3 Roundabout



4 Neighborhood Street

South Brand

South Brand located between Colorado Street, South Central Avenue, South Glendale Avenue, and Cypress Street, is comprised primarily of medium to medium-high density residential development within close proximity of commercial activities along Central Avenue, Brand Boulevard and Glendale Avenue. Parking for commercial activities overflows into neighborhood streets resulting in chronic parking shortages. The transition between the multi-family/commercial uses could be enhanced by introducing street improvements and pedestrian safety.



Statistics

Developable Area	74 ac.	Residential Units	Commercial	Office Space	Industrial	Institutional
Population	5,270	Apartments 1,868	250 SF	General Office 0 SF	15,600 SF	98,990 SF
% of COG Pop.	2.7%	Condominiums 163		Medical Office 0 SF		
% of SGCP Pop.	5.9%	Single Family 51				

Legend

Civic	Neighborhood Boundary	Bus Stops
Open Space	Arterial/Freeway	Train Station
Pipeline Projects	Metro 15 Minute Route	Gateways
Glendale Register	Bicycle Path	Design Elements
Historic District	Terminating Vistas	Vision Viewpoint



1 Neighborhood View (Windsor/Brand)



2 Roosevelt Middle School



3 Maryland Avenue Park

Residential Small Lot Subdivisions and Conversions



Small Lot Subdivision Initiation

December 11, 2012 City Council



What Are Small Lots?

- Los Angeles Small Lots 2004
- Infill Multi-Family Zones
- Adaptable to Site Constraints
- Town House/Row House-style
- Single family with small or no yards

What Does Small Lot Development Look Like?



Separate Lots, Separate Structures



Rock Row



Maltman Bungalows

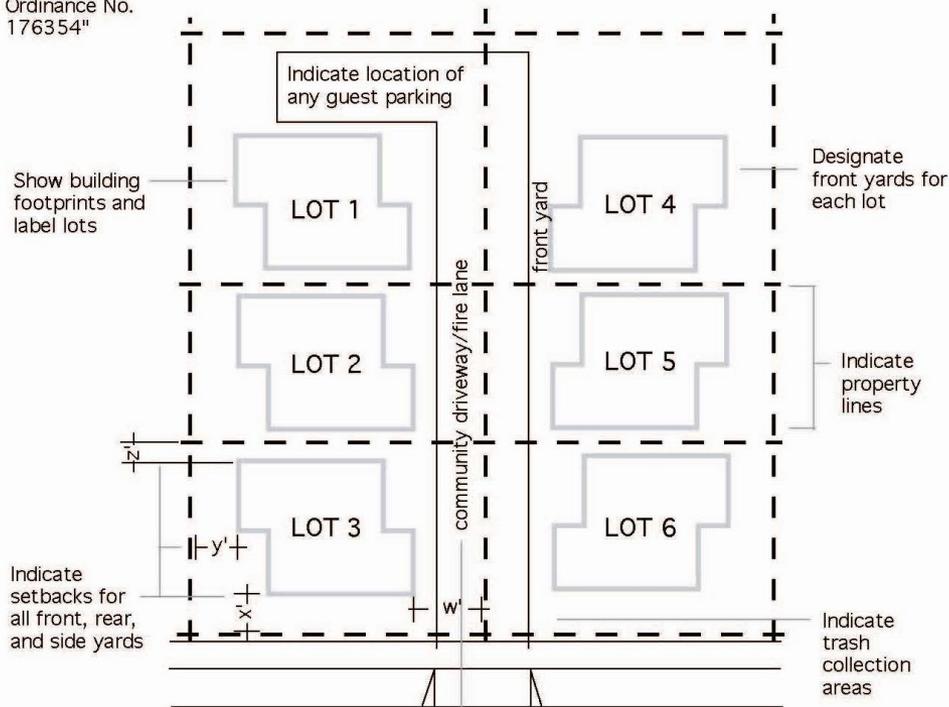


Auburn 7

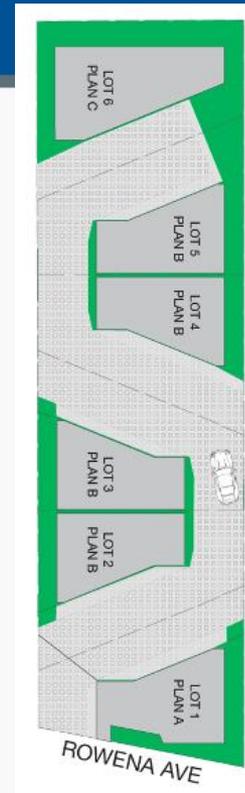
Small Lot Maps

Include in Notes Section:
 "Note: Small Lot Single Family Subdivision in the ___ Zone, pursuant to Ordinance No. 176354"

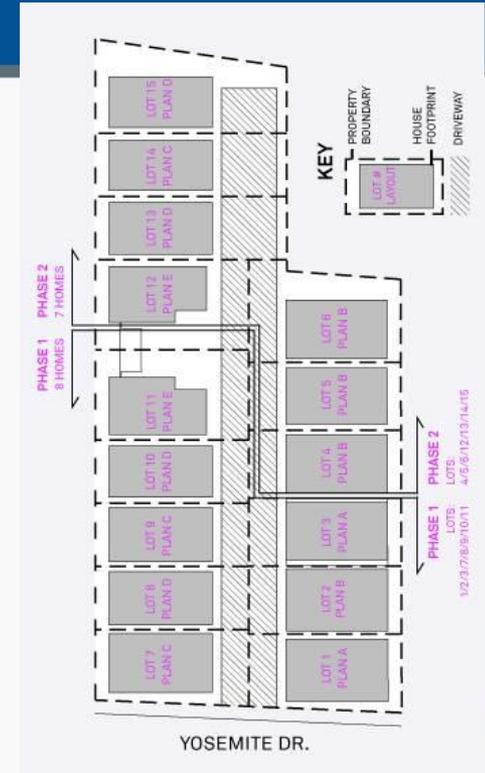
VESTING TENTATIVE TRACT MAP for SMALL LOT SUBDIVISION PURPOSES¹



Label "community driveway/fire lane" (including dimensions), and identify any easements outside the building envelopes (e.g. pedestrian ingress/egress, emergency access, utilities)

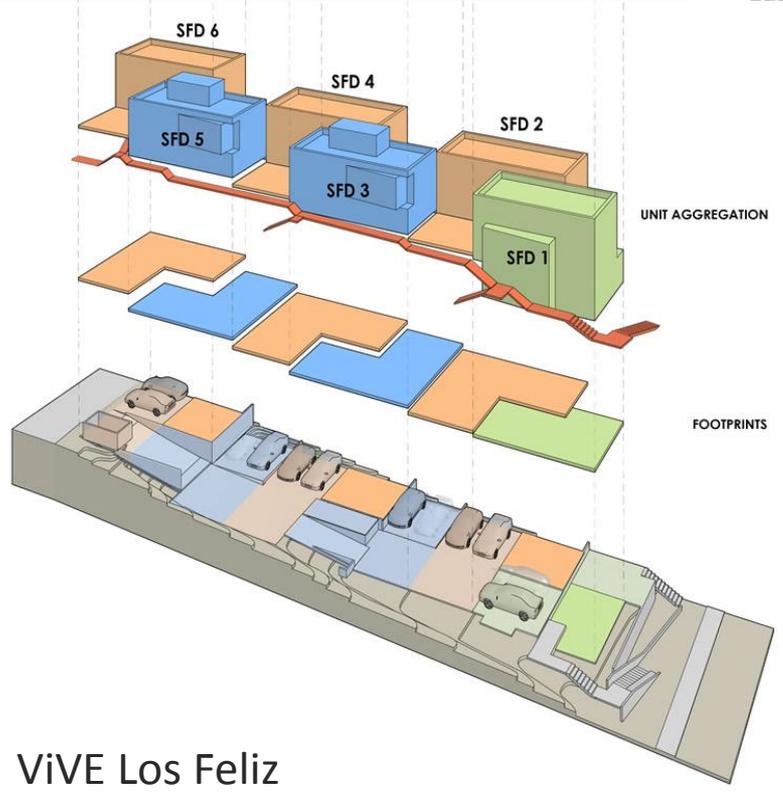
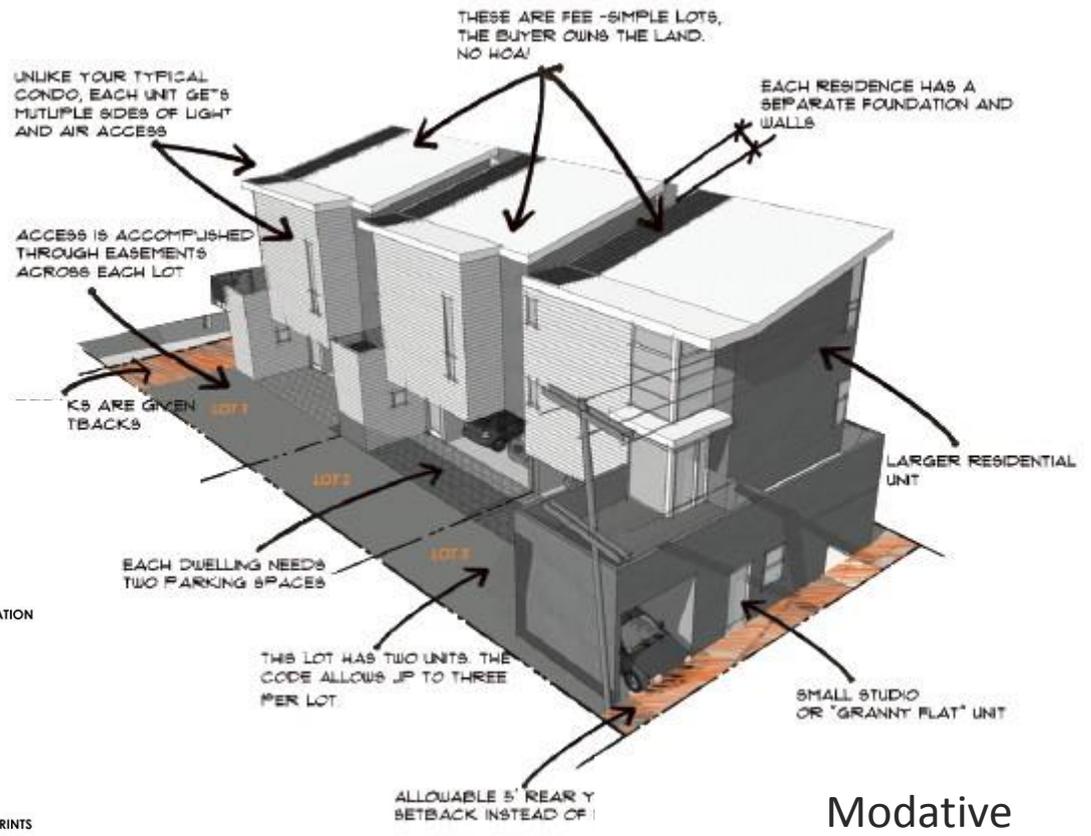


Buzz Court



Rock Row

Small Lot Innovations



ViVE Los Feliz

Modative



Advantages of Small Lots

- Land, Not Air Space
- No Changes to Zoning Density
- Homeownership in Multi-family Areas
- Adaptable to Site Constraints
- Opportunities for Private Investment
- Workforce Housing (Studios, Arts)
- Adds Housing Choice
- Construction Financing Easier
- Potential for Historic Preservation

Preservation Tool for Historic Bungalow Courts

Maltman Bungalows

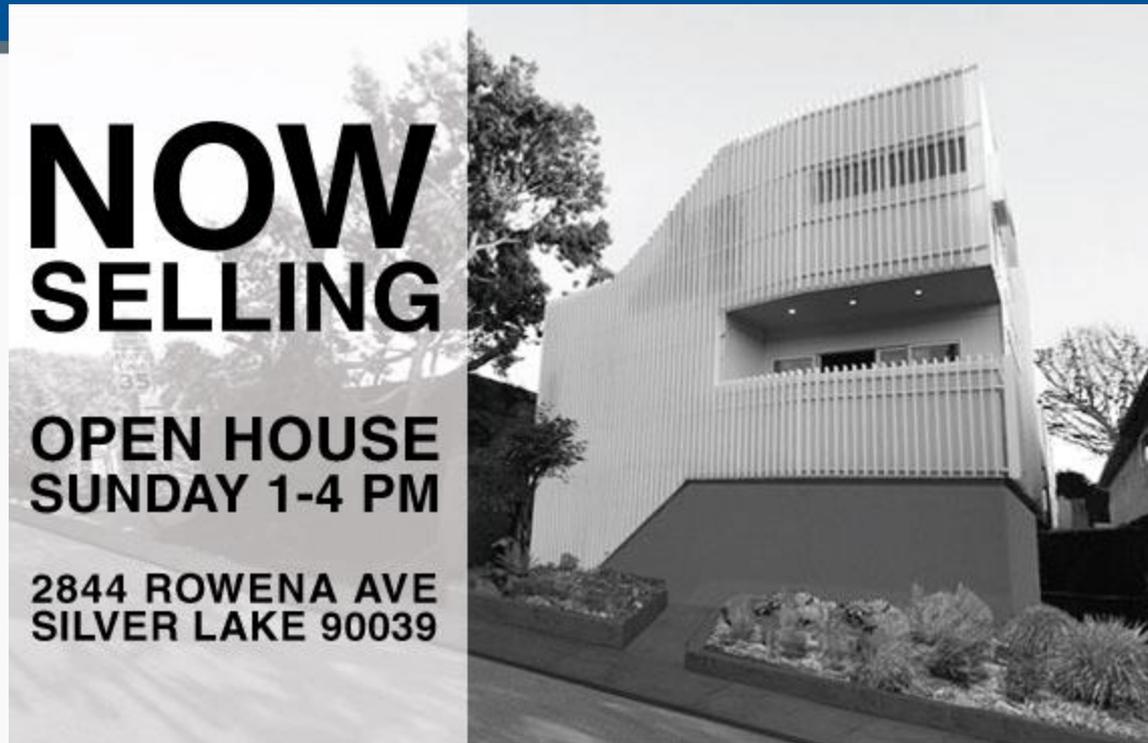


Maltman Bungalows



Huntingshire Bungalows

Proven Market Success



Buzz Court – Sold out in One Weekend



Disadvantages of Small Lots

- More Building, Less Open Space
- Easements, not Frontage
- No Guest Parking
- Less Density than Zoning Permissions
- Residents Need Cooperation

Multi-Family Infill

	R3050	R2250	R1650	R1250
Lots Under Density	372	471	238	165
Potential Additional DUs	437	982	755	688

From Glendale's 2009 Housing Element

Initiation Recommended

- Create Small Lot Ordinance
- Create Small Lot Design Guidelines
- Zoning & Subdivision Modification
- Establish Review Process to Coordinate Subdivision with other Codes

Conversion History

- Buildings at or below density may convert
- November 2005 CC & HA
 - Agree conversion must meet current GP density (same as Title 30- Zoning)
 - Criteria established for GP density waivers CC Resolution adopted December 20, 2005
- July 11, 2006- CC & HA
 - Reconsidered changing conversion standards
 - Decided to make no change

Conversion Issues

- Issues with old, over-density buildings
- Could mean loss of affordable rental apartments
- Loss of apartments impacts rental market
- AB 2222 (2014) allows conversion of over-density buildings when 33% affordable plus all units with low-income tenants past 5 years



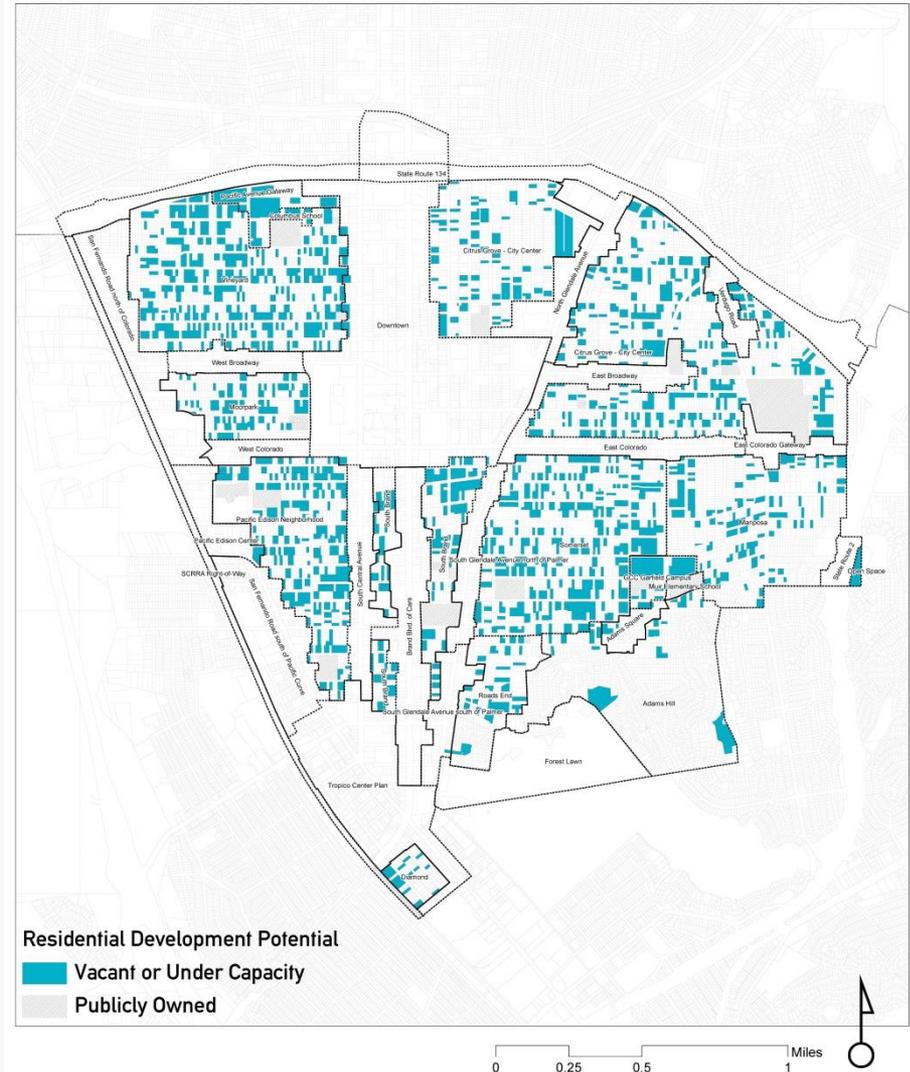
Over Density

Criteria met and waivers granted
For 9 conversions totaling 160 units



Source: Transportation Model Land Use, 2016

"Widows and Orphans"

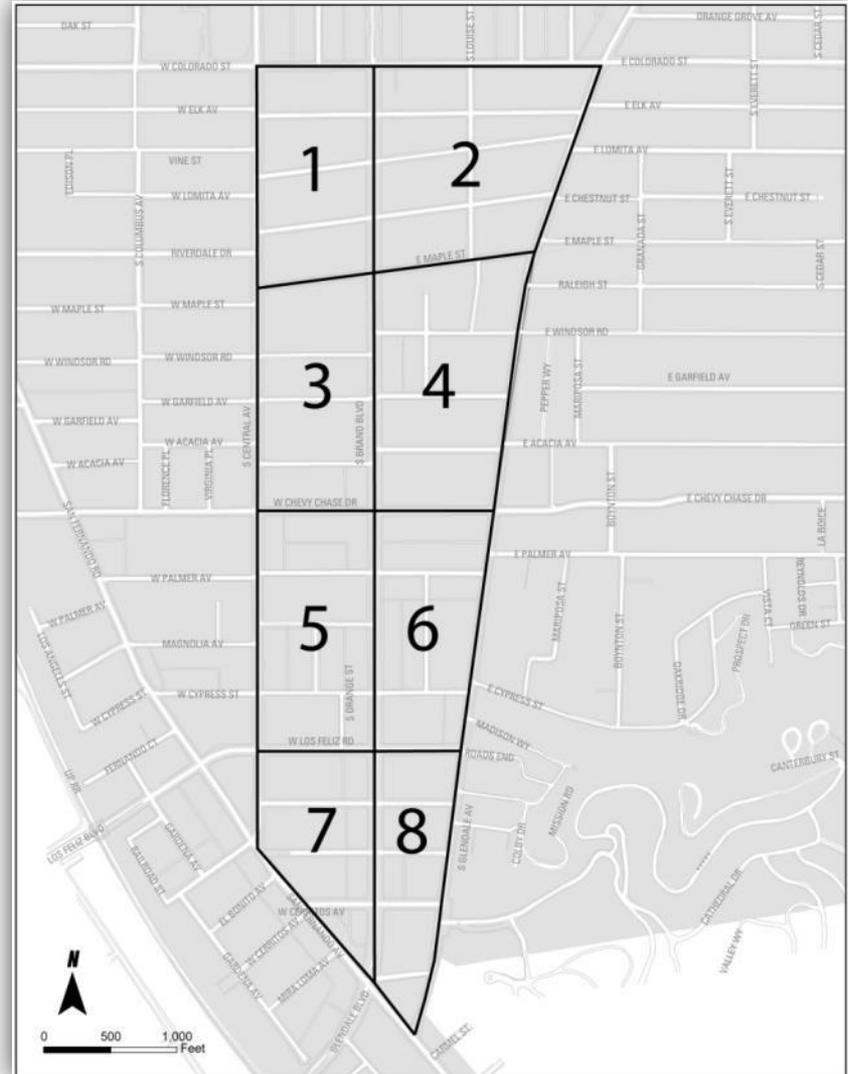


Conversion Options

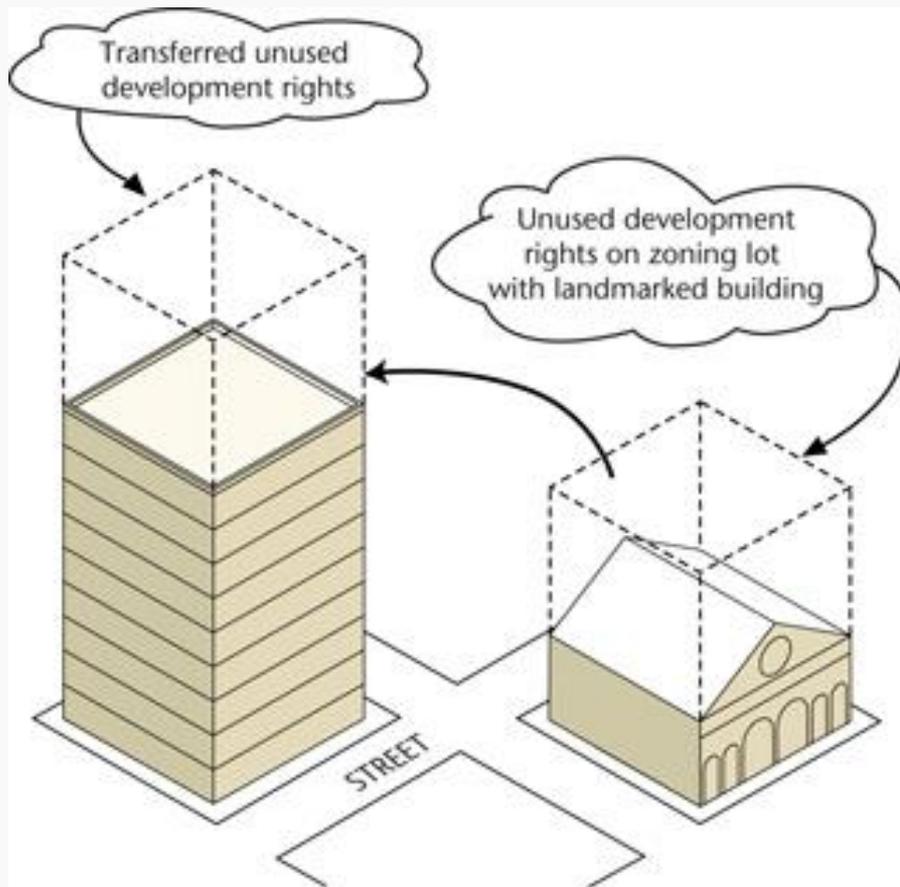
1. Continue with current policy
 - Conversions must meet density or density waiver requirements
 - Density Bonus Title 30.36 Amendment in process to comply with AB 2222 (required by state law.)
2. Return with conversion alternatives for discussion

Preferential Parking Districts

- South Brand Blvd
 - *District-Based Preferential Parking*



Transfer of Development Rights



Private Partnerships

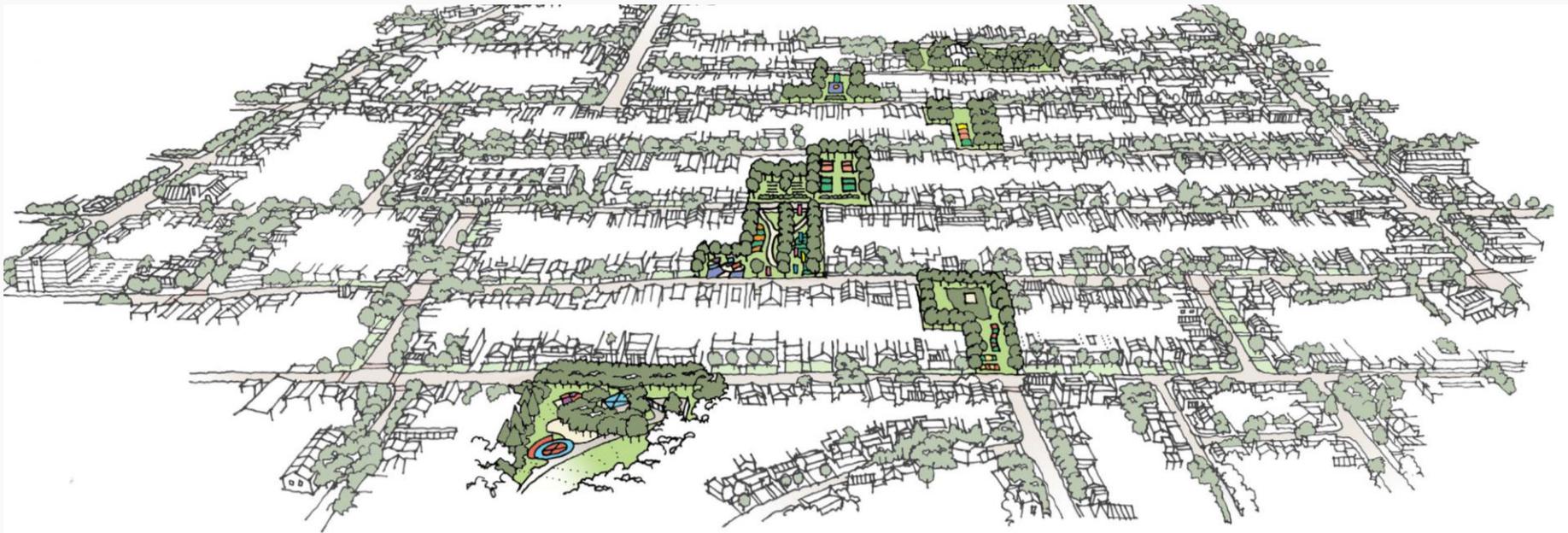


Public Investment



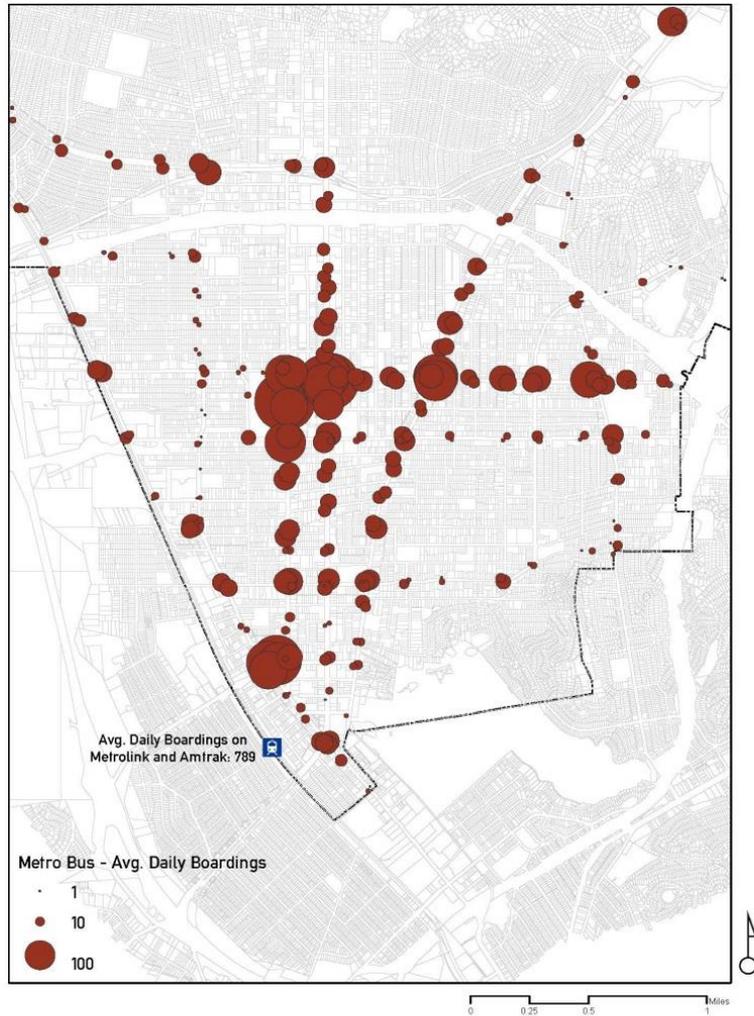
- Garfield Neighborhood
 - *Gardens on Garfield* 30-unit affordable housing (2010)
 - Maryland Ave Mini-Park (2014)
 - H Alley

Public Investment



Ridership

Public Transit Ridership



Tools for Residential Zones

- What strategy? Maintain stability?
- Small lot subdivisions
- Condominium conversions
- Parking districts
- Open space
- Transfer of development rights (TDR)
- Affordable housing
- Public investment v. Private investment
- Assessment districts

