4.1 AESTHETICS

This section of the EIR analyzes the potential environmental effects on aesthetics from implementation of the proposed project. Data for this section were taken from Glendale General Plan Open Space and Conservation Element and Recreation Element, Google Earth Imagery, and Los Angeles County General Plan. Full reference-list entries for all cited materials are provided in Section 4.1.5 (References).

4.1.1 Environmental Setting

Project Location

Located at the eastern end of the San Fernando Valley in Los Angeles County, Glendale has four major physiological features: San Gabriel Mountains (Angeles National Forest) to the north, San Rafael Hills to the east, Griffith Park (Santa Monica Mountains) to the west, and Verdugo Mountains to the northwest.

The Verdugo Mountains provide natural vegetation, mountain views, and dramatic backdrops behind the urban center. The Verdugo Mountains are a designated open space preserve, offering vistas towards the main range of the San Gabriel Mountains to the north. The Verdugo Mountains are approximately five miles away from Downtown Glendale. The highest peak in Verdugo Mountains, Verdugo Peak, stands at approximately 3,140 feet in elevation.

The foothills of the Angeles National Forest are approximately 10 miles away from Downtown Glendale, offering peaks between 1,200 to 10,064 feet in elevation. Griffith Park is a municipal park within the city of Los Angeles located approximately 0.5 mile west of the proposed SGCP area. Griffith Park offers many attractions and entertainment opportunities to the public, and is a popular recreational destination for hikers and tourists due to the numerous hiking trails and views of the region.

The proposed SGCP area comprises 2,952 acres and includes all of the neighborhoods within the City south of SR-134, including Downtown Glendale, Adams Hill, Adams Square, Brand Boulevard of Cars, Citrus Grove, City Center, Diamond, East Colorado Gateway, Forest Lawn, Mariposa, Moorpark, N. San Fernando Road, Pacific Avenue Gateway, Pacific Edison Center, Roads End, Somerset, South Brand Boulevard, South Central Avenue, Tropico, and Vineyard (see Figures 3-2 and 3-3 in the Project Description).

Visual Character

The City is an urban center that contains mixed-use development such as commercial and residential uses with easy access to Downtown Glendale for convenience of shopping, employment, and culture. It also includes numerous landscaped medians, parkways, and neighborhood open spaces as well as historic and cultural resources which contribute to the City's character.

South Glendale is dominated by the Downtown Glendale skyline to the north and Adams Hill and Forest Lawn Memorial Park to the south. The topography in South Glendale is generally flat; elevations within the proposed SGCP area range from 660 feet in the north east to approximately 450 feet in the southwest, sloping gently towards the Los Angeles River. The highest point (775 feet elevation) in South Glendale is located within the Adams Hill neighborhood in the southeastern portion of the proposed SGCP (Google Earth Imagery 2015). Aerial photos of South Glendale reflect the strong physical presence of the freeways, railroad and the flood control system for the Los Angeles River and its

tributaries. While some of these features lie just outside the City, they form both connections and barriers for South Glendale.

Downtown Glendale has experienced significant growth in high-density mixed-use commercial and residential buildings since the adoption of the DSP (2006) and the Downtown Mobility Study (2007). Just south of downtown is the Brand Boulevard of Cars, which contains a regional concentration of auto dealerships and the Tropico town site, the City's historic industrial base and a growing mixed-use and residential neighborhood centered on the Glendale Metrolink station. It also 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. The Adams Hill neighborhood is bordered by Chevy Chase Drive and Acacia Avenue on the north, Verdugo Road and the City limits on the east and to the south, and Glendale Avenue to the west. Adams Hill is a hillside neighborhood that was developed mostly in the 1920s and 1930s and includes many narrow, winding streets, and historic homes, along-side more modern homes.

Located on the west side of the City, San Fernando Road is the backbone of Glendale's industrial base. The corridor has been evolving with a mix of industrial and light industrial uses north of Pacific Avenue, and creative arts and infill housing projects defining the area between Pacific Avenue and Tropico.

Existing Viewshed

The viewshed of the proposed project consists of the San Gabriel Mountains to the north, San Rafael Hills to the east, Adams Hill to the south, Griffith Park (Santa Monica Mountains) to the west, and Verdugo Mountains to the northwest. The viewshed was determined by a review of aerial photos and a site visit.

Figure 4.1-1 depicts the location of the Key View Points in the proposed SGCP area. A listing of the Key Views as well as a brief discussion regarding the general location, view orientation, and viewer groups associated with each Key View is provided below.

Key View 1

Key View 1 is located north of SR-134, in a single-family residential neighborhood located approximately 0.7 mile north of the proposed SGCP area. The photo was taken from Dwight Drive, a narrow one-lane residential roadway located off of Lewis Terrace looking south to the proposed SGCP area (Figure 4.1-2). The view consists of a developed urban area with mature landscaped trees, and depicts the dominance of Downtown Glendale with the San Rafael Hills and Adams Hill in the background.

Key View 2

Key View 2 is from Griffith Park in the city of Los Angeles, a popular recreational area that provides camping, hiking, horseback riding, golf, picnicking, swimming and tennis. This view was obtained from Crystal Springs Drive, approximately 0.8 mile west of the proposed SGCP area, looking east towards the proposed SGCP area (Figure 4.1-2). Due to the mature vegetation along the Crystal Springs Drive and Griffith Park Drive, the majority of the proposed SGCP area is screened from motorists, bikers, horseback riders, and pedestrians traveling along this road.

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FIGURE 4.1-1

Key View Points

Source: City of Glendale 2017

100042606 South Glendale Community Plan PEIR

Key View 1: View looking south towards the SGCP area including downtown Glendale.

Key View 2: View from Griffin Park looking east towards the SGCP area.

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FIGURE 4.1-2

Key Views 1 and 2

Source: Atkins 2017

100042606 South Glendale Community Plan PEIR

Key View 3

Key View 3 is from within the proposed SGCP area at the intersection of East California Avenue and North Brand Boulevard. This view was obtained from North Brand Boulevard looking north along the roadway towards the Verdugo Mountains. As shown in Figure 4.1-3, existing multi-story commercial and office buildings line the street, and a view of the Verdugo Mountains is obtainable down the existing road corridor.

Key View 4

Key View 4 is from East Colorado Avenue, adjacent to Carr Park, looking west towards the Griffith Park/Santa Monica Mountains. Views from Carr Park to the Santa Monica Mountains, Verdugo Mountains, and San Rafael Hills are obstructed by existing structures and mature landscaping around the park, streets, and adjacent land uses. The view from East Colorado Avenue looking west shows limited distant views towards the Santa Monica Mountains (Figure 4.1-3).

Key View 5

Key View 5 is from the intersection of South Brand Boulevard and West Cypress Street. This view was obtained from South Brand Avenue looking north towards the Verdugo Mountains. As shown in Figure 4.1-4, intermittent views of the Santa Monica Mountains are obtainable from motorists, bikers, and pedestrians traveling west on East Colorado Avenue; however, the view is currently interrupted by exiting mature trees, power lines, and existing development.

Key View 6

Key View 6 is from the intersection of West Broadway and South Pacific Avenue. This view was obtained from West Broadway looking west towards Griffith Park. As shown in Figure 4.1-4, while the views of the base of the Santa Monica Mountains are obstructed, the views of the ridgeline are obtainable from motorists, bikers, horseback riders, and pedestrians traveling west along this road.

Scenic Routes

According to the California Scenic Highways Mapping System, there are no eligible or designated state scenic highways within the project area (Caltrans 2017). The Glendale General Plan Open Space and Conservation Element identifies several urban hikeways throughout Downtown Glendale that provide an opportunity for pedestrians to discover Glendale's Urban Form. The urban trail system highlights the Financial/Fremont Park area, the "Brand Shopping" area, and the Civic Center.

Light and Glare

Light and glare sources within South Glendale are primarily associated with the existing residential, commercial, office, and industrial land uses. The light and glare that exist in this urbanized area of the city are typical for an urban setting.

Key View 3: View from North Brand Boulevard looking north towards Verdugo Mountains.

Key View 4: View from East Colorado Avenue looking west towards Griffith Park/Santa Monica Mountains.

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FIGURE 4.1-3

Key Views 3 and 4

Source: Atkins 2017

100042606 South Glendale Community Plan PEIR

Key View 5: View from South Brand Boulevard looking north towards Verdugo Mountains.

Key View 6: View from West Broadway looking west towards Griffith Park/Santa Monica Mountains.

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FIGURE 4.1-4

Key Views 5 and 6

Source: Atkins 2017

100042606 South Glendale Community Plan PEIR

Shade and Shadow

The current low-rise buildings within the SGCP area presently create limited shade and shadow patterns that are contained within a close proximity to each low-rise building. Due to the programmatic nature of this EIR, a complete assessment of shade and shadow patterns cast by existing low-rise and limited mid-rise buildings within the SGCP area is not warranted at this time. In the future when specific development projects are proposed within the SGCP area, they will be subject to project-level CEQA review and, as necessary, evaluated for potential shade and shadow impacts upon adjacent properties.

4.1.2 Regulatory Framework

Federal

There are no existing federal regulations pertaining to aesthetics that are applicable to the proposed project.

State

Caltrans Scenic Highway Program

The California Scenic Highway Program was created in 1963, to preserve and protect scenic highway corridors from change that would reduce the aesthetic value of lands adjacent to highways. Caltrans defines a scenic highway as any freeway, highway, road, or other public ROW, that traverses an area of exceptional scenic quality. Suitability for designation as a State Scenic Highway is based on vividness, intactness, and unity.

Regional

Los Angeles County General Plan

The Los Angeles County General Plan (2015) outlines goals and policies objectives that are applicable to visual and scenic resources located in the Conservation and Natural Resources Element.

Conservation and Natural Resource Element

- **Goal C/NR 13**: Protect visual and scenic resources.
  - **Policy C/NR 13.1**: Protect scenic resources through land use regulations that mitigate development impacts.
  - **Policy C/NR 13.2**: Protect ridgelines from incompatible development that diminishes their scenic value.
  - **Policy C/NR 13.3**: Reduce light trespass, light pollution and other threats to scenic resources.
  - **Policy C/NR 13.4**: Encourage developments to be designed to create a consistent visual relationship with the natural terrain and vegetation.
  - **Policy C/NR 13.5**: Encourage required grading to be compatible with existing terrain.
  - **Policy C/NR 13.6**: Prohibit outdoor advertising and billboards along scenic routes, corridors, waterways, and other scenic areas.

Local

Glendale General Plan

The following Glendale General Plan outlines policies, goals, and objectives located in the Open Space and Conservation and Recreation Elements that are applicable to visual and scenic resources.

Open Space and Conservation Element

- **Policy 4:** Natural and man-made aesthetic features should be recognized and identified as important natural resources to the community that require proper management.
- **Policy 8:** Important open space and conservation resources should be protected and preserved through acquisition, development agreements, easements, development exactions, and other regulatory strategies.
- **Goal: 1:** Continue identification, acquisition and protection of open space land vital to ensure enhancement of the quality of life within the City.
- **Goal 2:** Protect vital or sensitive open space areas including ridgelines, canyons, streams, geological formations, watersheds and historic, cultural, aesthetic and ecologically significant areas from the negative impacts of development and urbanization.
- **Goal 4:** Develop a program that sustains the quality of Glendale's natural communities.
- **Goal 5:** Preserve prominent ridgelines and slopes in order to protect Glendale's visual resources.
- **Goal 7:** Continue programs which enhance community design and protect environmental resource quality.

Recreation Element

- **Goal 4:** Management of aesthetic resources, both natural and man-made, for a visually pleasing City.

Glendale Municipal Code

Glendale Municipal Code Chapter 16.08 regulates development within ridgeline areas and provides an exception for public roadways and utilities subject to adoption of findings at a public hearing by the City Council if found necessary for project implementation (Ordinance No. 5683, Primary Ridgeline Areas Preservation).

General Municipal Code Chapter 30.33 regulates the construction, alternation, repair, location, electrification and maintenance of any sign or sign structure within Glendale (Ordinance No. 5399, Signs). Standards regulate sign size, height, quantity, materials, surface, support structures, spacing, and lighting for the different types of signs defined in the ordinance.

Greater Downtown Strategic Plan

The Greater Downtown Strategic Plan, adopted in 1996, includes the Downtown area and the adjacent residential neighborhoods. Goals of the Greater Downtown Strategic Plan include significantly increasing the amount of public open space and developed parkland in downtown Glendale and strengthening the interdependence between downtown and the surrounding neighborhoods. The Greater Downtown Strategic Plan was followed by the Town Center Specific Plan in 2004 and the DSP in 2006 to update and implement the vision goals, and policies for the Greater Downtown area.

Downtown Specific Plan

The DSP is designed to update and implement the vision, goals, and policies for the Downtown as initially set forth in the Greater Downtown Strategic Plan. The DSP is an urban design oriented plan, which sets the physical standard and guidelines as well as land use regulations for activities within the DSP area. The objectives of the plan include providing a framework and a manual to guide responsible growth and development of Downtown; perpetuating a powerful physical image promoting Glendale's regional identity; ensuring Downtown's long-term status as a good place to do business; encouraging excellence in design and quality of craftsmanship to enhance the Downtown environment; strengthen Downtown's pedestrian, bicycle and transit-oriented characteristics while ensuring vehicular access to Downtown destinations; attracting a wide range of activities to maintain a dynamic atmosphere; providing incentives for a wide range of Downtown housing types; presenting development regulations in a user friendly, easy to follow manner; preserving and enhancing the distinctive character of Downtown buildings, streets and views; and concentrating growth in the Downtown – a transit rich entertainment, employment and cultural center – to relieve development pressures on existing residential neighborhoods. The following design standards are relevant to the aesthetics impact analysis:

- **Purpose 1.1.9:** Preserve and enhance the distinctive character of Glendale's Downtown buildings, streets and views.
- **Policy 4.1.1:** New development should enhance the overall image of the Downtown as an enticing destination for visitors and Glendale residents. Development should reflect the pattern of uses, height, and density envisioned by the DSP.
- **Policy 4.1.2:** New development should be sensitive to existing places and character in Downtown. Where strong existing patterns of height, scale, or use are established, new development should reinforce these patterns.
- **Policy 4.1.4:** Protect and enhance significant public views of the Verdugo Mountains, public streets, spaces, and significant architecture, including the Alex Theater and other distinctive buildings.
- **Standard 4.2.4(E):** Lighting shall be designed to consider safety and to reduce glare.

Glendale Town Center Specific Plan

The Glendale Town Center Specific Plan was adopted in 2004 and includes development standards to help protect aesthetic resources within the Glendale Town Center Specific Plan area relative to the project today, known as The Americana at Brand mixed-use residential and regional retail center. Chapter Three - Land Use and Development Standards in the Glendale Town Center Specific Plan includes design standards, such as height; landscaping; outdoor space; open, public, and park lands; lighting; fences and walls; trash collection areas; and signage, relevant to this aesthetics analysis. Chapter Five - Plan Implementation ensures compliance with these standards, a process for which is provided below:

- D. Design Review:
  - The Redevelopment Agency's Revised Design Review Guidelines (the "Design Review Guidelines") approved and adopted by the Agency on July 29, 2008 (Resolution No. R-825), as authorized by the Redevelopment Plan for the Central Glendale Redevelopment Project Area, as amended, shall apply within the Specific Plan area, along with Glendale Municipal Code Section 30.47.030.

- Design Review approval in accordance with the Design Review Guidelines shall be required for any proposed use on any lot located in whole or in part within the Specific Plan area as follows:
  - Stage I Design Review Approval: Prior to the issuance of any demolition or utility permit
  - Stage II Design Review Approval: Prior to the issuance of any grading, foundation or building permit
- The Director shall determine whether an individual proposed use is in compliance with the regulations and guidelines set forth in this Specific Plan, as well as with any additional environmental review required for the proposed use.

Glendale Comprehensive Design Guidelines

This document provides Comprehensive Design Guidelines (Guidelines) for all new development within the City. The Guidelines are separated into four categories: single family; hillside; commercial; and multi-family and mixed-use.

The intent of the Guidelines is to provide predictability for property owners and developers, as well as residents and other stakeholders in the Glendale community. The Guidelines are used by all those applying for permits in the City, by City staff, the Design Review Board (DRB), and City Council. In order to approve a project under Design Review, decision-makers must find that the project is consistent with the intent of the Guidelines.

The Guidelines do not recommend any specific architectural style or styles, but encourage a diversity of styles. Similarly, the Guidelines do not prescribe specific means of achieving design intent, but rather provide examples of how it might be achieved. In addition, City staff, the DRB or City Council may find that a project need not comply with certain guidelines due to particular site conditions or if compliance with the Guidelines would restrict the achievement of innovative design or community benefit. Urban Design Principles are provided for each of the four categories of development. These principles are organized as Site Planning and Design, Mass and Scale, and Design and Detailing, and provide relevant direction on building location, yards/usable open spaces, access and parking, landscaping and hardscaping, walls and fences, retaining walls, screening, scale and proportion, entryways, windows, materials, wall thickness, color, awnings, roof forms, architectural concept, solar design, garage locations and driveways, equipment/trash location and enclosure, privacy, and lighting.

4.1.3 Project Impacts and Mitigation

Analytic Method

The analysis of visual impacts focuses on the nature and magnitude of changes to the visual character of the SGCP area and the surrounding areas as a result of the proposed SGCP, including the visual compatibility of the proposed development standards with the existing and adjacent uses, vantage points where visual changes would be evident, and the introduction of new sources of light and glare. A site visit of the proposed SGCP area was conducted on May 23, 2017, to document the existing visual character. Views of the proposed SGCP area from varying vantage points, as well as from and adjacent to the proposed SGCP area, were assessed regarding the potential loss or obstruction of a valued public view.

The analysis of aesthetics and visual quality presented in this EIR focuses primarily on the structural development types that would be permitted under the proposed SGCP. Vantage points and associated view corridors were chosen for analysis based on views considered significant in the City's General Plan Open Space and Conservation Element, as well as locations of additional significant public views that could be affected by the proposed SGCP. Visual change that is compatible with existing patterns of development with respect to height, massing, and architecture or form would not be considered a significant impact on the environment.

Thresholds of Significance

The following thresholds of significance are based on the 2017 CEQA Guidelines Appendix G. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on aesthetics if it would do any of the following:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or
- Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

In addition to the CEQA Guidelines, the creation of shade and shadow can also have an impact on the environment. For the purposes of this analysis, the City considers new shade and shadow patterns to be significant based on the following threshold used by the City in other EIRs recently prepared and certified by the City:

- Shade currently unshaded uses located off the site that are sensitive to shadow, such as residences, school playgrounds, parks, etc., for more than two continuous hours between 9:00 A.M. and 3:00 P.M. during the winter, or 9:00 A.M. and 5:00 P.M. during the summer.

Effects Found Not Significant

Threshold	Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

According to the California Scenic Highway Mapping System for Los Angeles County, there are no eligible or designated scenic highways within the project vicinity; therefore, implementation of the proposed project would have no impact on scenic resources within a state scenic highway.

Less Than Significant Impacts

Threshold	Would the project have a substantial adverse effect on a scenic vista?

Impact 4.1-1 Implementation of the proposed project would not have a substantial adverse effect on a scenic vista. This would be a *less than significant* impact.

Scenic vistas for South Glendale are mostly the primary ridgelines as identified in the Glendale General Plan which are protected under the Glendale Municipal Code. These ridgelines are mostly located on the

north and east of the City and provide a dramatic scenic backdrop to the urban area. The Verdugo and San Gabriel mountains are located north of the proposed SGCP area; both offer scenic vistas to City residents due to their ridgelines, mountainous terrain and ranges, and tall peaks. The Glendale General Plan Open Space and Conservation Element identifies the Verdugo Mountains and the San Gabriel Mountains as valuable scenic resources. Due to the relatively flat topography, existing structures, and mature landscaping throughout the majority of South Glendale, distant views to these mountains are frequently blocked or obstructed, except through major street corridors.

South Glendale is a developed urban center with little undeveloped land except for a few scattered hillside lots in the Adams Hill neighborhood. The current urban development in the proposed SGCP area generally consists of shopping areas, commercial buildings, large parking structures, apartment buildings, high-rise structures, mixed-use development, residential development, and a cemetery. Most of the large business buildings and high-rises are located within the City's Downtown area.

The SGCP proposes to extend the DSP area to the west and south to incorporate areas that are currently split between the DSP and citywide zoning, and to incorporate adjacent citywide parcels into the DSP in a manner consistent with DSP and citywide goals. These areas currently consist of seven structures across 21 parcels; most of the parcels are vacant or feature surface parking lots in the R-1250 High Density Residential Parking Structure overlay zone. The SGCP also proposes multiple growth corridors and changes to existing neighborhoods and community areas. Changes to the major roadway corridors would occur within the DSP area and would extend past the Downtown area. These changes are envisioned along the major north/south arterials (Brand Boulevard, Central Avenue, Glendale Avenue, and Verdugo Road) and east/west arterials (Broadway and Colorado Street) by enhancing transit options and encouraging mixed-use developments. Changes are also proposed to the San Fernando Road industrial/creative areas, and the Mariposa, Roads End, South Brand, and Pacific Avenue Gateway/Columbus School neighborhoods. Changes to the community area would result in increased density and new mixed-use development. While the proposed changes to these land use and zoning designations would not result in impacts to scenic vistas, the potential change to the maximum height of the associated changes in the land use could result in the obstruction of the existing views of the mountains. Table 4.1-1 provides a comparison of the existing and proposed maximum building heights allowed per the Glendale Zoning Ordinance. The City is made up of a number of neighborhoods, centers, corridors, and districts, as illustrated in Figures 3-3, 4.9-1, 4.9-2, and 4.9-3, respectively.

As shown in Table 4.1-1, the proposed building heights in the Downtown Center are variable but remain the same as building heights in the DSP; therefore, no impacts to the existing scenic vistas would result from the proposed project. The building heights in the Urban Center (Tropico TOD) with a zoning designation C3 would reduce the building height by 30 feet and increase the building height for hospitals by 125 feet. Zoning designation CA (Commercial Auto Zone) would reduce the building height by 30 feet, increase the building height by 25 feet within 40 feet of a residential zone boundary, and increase building height for hospitals by 160 feet. Zoning designation SFMU (Commercial/Residential Mixed-Use Zone) and IMU-R (Industrial/Commercial-Residential Mixed-Use Zone) would increase the building height by 24 feet (two stories) when abutting R1 (Residential Zone), R1R (Restricted Residential Zone), or ROS (Residential Open Space) zones, decrease building height by 15 feet when not abutting R1, R1R, ROS, R-3050 (Moderate Density Residential Zone), R-2250 (Medium Density Residential Zone), R-1650 (Medium-High Density Residential Zone), R-1250 (High Density Residential Zone) zones, increase building height for hospitals by 164 feet, and not change the building heights when abutting R-3050, R-1650, and R-1250 zones. Therefore, areas within the Urban Center zoned for SFMU or IMU-R (when abutting R1, R1R, and ROS) could result in potentially significant impacts to scenic vistas from the proposed project.

Table 4.1-1 Existing and Proposed Height Restrictions

Subarea/Land Use Designation/Zone	*Existing Height Restrictions*	*Proposed Height Restriction*	*Change to Height Restrictions*
Centers			
Downtown Specific Plan			
Alex Theatre Area A	2 stories + 1 story incentive bonus = 3 story maximum	No Change	No Change
Alex Theater Area B	4 stories + 2 story incentive bonus = 6 story maximum	No Change	No Change
Broadway Center Area A	6 stories + 6 story incentive bonus = 12 story maximum	No Change	No Change
Broadway Center Area B	12 stories + 4 story incentive bonus = 16 story maximum	No Change	No Change
Broadway Center Area C	16 stories + 4 story incentive bonus = 20 story maximum	No Change	No Change
Civic Center	N/A	No Change	No Change
East Broadway	4 stories + 1 story incentive bonus = 5 story maximum	No Change	No Change
Galleria	5 stories + 1 story incentive bonus = 6 story maximum	No Change	No Change
Gateway	18 stories + 7 story incentive bonus = 25 story maximum	No Change	No Change
Maryland	4 stories + 2 story incentive bonus = 6 story maximum	No Change	No Change
Mid-Orange	4 stories + 2 story incentive bonus = 6 story maximum	No Change	No Change
Orange Central	6 stories + 6 story incentive bonus = 12 story maximum	No Change	No Change
Town Center	Subject to Town Center Specific Plan		No Change
Transitional	4 stories + 2 story incentive bonus = 6 story maximum	No Change	No Change
Tropico TOD			
C3	6 stories/90 feet	60 feet or up to 200 feet for hospitals	Reduction of 30 feet or increase of 125 feet for hospitals
CA	90 feet, but limited to 35 feet within 40 feet of a residential zone boundary; 2 stories/ 35 feet.	60 feet or up to 200 feet for hospitals	Reduction of 30 feet within, but increase of 25 feet within 40 feet of residential zone boundary; 160 feet increase for hospitals.
SFMU/IMU-R	3 stories/36 feet, when abutting the R1, R1R or ROS zones; 60 feet and 4 stories when abutting the R-3050, R-2250, R-1650 and R-1250 zones; 75 feet and 6 stories when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone.	60 feet or up to 200 feet for hospitals	Increase of 2 stories/24 feet when abutting R1, R1R or ROS; No Change when abutting the R-3050, R-1650 and R-1250 zones; and a reduction of 15 feet when not abutting R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone; increase of 164 feet for hospitals.

Table 4.1-1 Existing and Proposed Height Restrictions

Subarea/Land Use Designation/Zone	*Existing Height Restrictions*	*Proposed Height Restriction*	*Change to Height Restrictions*
Town Center			
C2, District I	3 stories/35 feet	50 feet	Increase of 15 feet
C2, District II	3 stories/45 feet	50 feet	Increase of 5 feet
C3	6 stories/90 feet	50 feet	Decrease of 40 feet
IMU	50 feet	No Change	No Change
IMU-R	3 stories/36 feet, when abutting the R1, R1R or ROS zones; 60 feet and 4 stories when abutting the R-3050, R-2250, R-1650 and R-1250 zones; 75 feet and 6 stories when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zones.	50 feet	Increase of 1 story when abutting the R1, R1R or ROS zones; reduction of 10 feet when abutting the R-3050, R-2250, R-1650 and R-1250 zones; reduction of 75 feet when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zones.
R-2250	3 stories/36 feet	50 feet	Increase of 14 feet
Village Center			
C1	25 feet	50 feet	Increase of 25 feet
C2, District I	35 feet	50 feet	Increase of 15 feet
C2, District II	45 feet	50 feet	Increase of 5 feet
C3, District I	50 feet	No Change	No Change
C3, District II	65 feet	50 feet	Decrease of 15 feet
C3, District III	90 feet	50 feet	Decrease of 40 feet
C3, District IV	35 feet	50 feet	Increase of 15 feet
Corridors			
Mixed-Use High IMU	75 feet	60 feet	Decrease of 15 feet
Mixed-Use High IMUR & SFMU	3 stories/36 feet, when abutting the R1, R1R or ROS zones; 60 feet and 4 stories when abutting the R-3050, R-2250, R-1650 and R-1250 zones; 75 feet and 6 stories when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone.	60 feet	Increase of 2 stories when abutting the R1, R1R or ROS zones; same number of feet when abutting the R-3050, R-2250, R-1650 and R-1250 zones; decrease of 15 feet when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone.
Mixed-Use High R-2250	3 stories /36 feet	60 feet	Increase of 24 feet
Mixed-Use Low IMU	6 stories/50 feet	No Change	No Change
Mixed-Use Low IMU-R	3 stories/36 feet, when abutting the R1, R1R or ROS zones; 60 feet and 4 stories when abutting the R-3050, R-2250, R-1650 and R-1250 zones; 75 feet and 6 stories when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone.	50 feet	Increase of 14 feet when abutting the R1, R1R or ROS zones; decrease in 10 feet when abutting the R-3050, R-2250, R-1650 and R-1250 zones; reduction of 2 stories/25 feet when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone.
Mixed-Use Low R-2250	3 stories /36 feet	4 stories/50 feet	Increase in 1 story/ 14 feet
Main Street/ Neighborhood Commercial C1	25 feet	50 feet	Increase of 25 feet
Main Street/ Neighborhood Commercial C2, District I	35 feet	50 feet	Increase of 15 feet

Table 4.1-1 Existing and Proposed Height Restrictions

Subarea/Land Use Designation/Zone	*Existing Height Restrictions*	*Proposed Height Restriction*	*Change to Height Restrictions*
Main Street/ Neighborhood Commercial C2, District II	45 feet	50 feet	Increase of 5 feet
Main Street/ Neighborhood Commercial C3, District I	50 feet	No Change	No Change
Suburban C1	25 feet	No Change	No Change
Suburban C2, District I	35 feet	No Change	No Change
Suburban C2, District II	45 feet	No Change	No Change
Suburban C3, District I	50 feet	No Change	No Change
Suburban C3, District III	90 feet	50 feet	One height district reduction to C3 I at 50 feet, a decrease of 40 feet
Industrial/Creative IND	50 feet	No Change	No Change
Brand Boulevard of Cars	90 feet, but limited to 35 feet within 40 feet of a residential zone boundary (including center line of alley where applicable).	No Change	No Change
Multi-family Neighborhood R-1250, R-1650, R-2250, R-3050	3 stories/ 36 feet. On lots having a lot width of 90 feet or less, a maximum of 2 stories and 26 feet.	No Change	No Change
Single family Neighborhood R1, R1R	Shall not exceed 25 feet, pursuant to the definition of height set forth in this title (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12 feet). Limited situations up to 35 feet.	No Change	No Change
Single family Hillside Neighborhood ROS, R1R	Shall not exceed 25 feet, pursuant to the definition of height set forth in this title (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12 feet). Limited situations up to 35 feet.	No Change	No Change

Source: City of Glendale 2017

The Town Center area currently consists of multi-story development ranging from one to four stories. The change in the existing zoning height restrictions in the Town Center area would result in an increase of 15 feet for zoning designations C2 (Community Commercial Zone) District I, and 5 feet for C2 District II. Zoning designation C3 would decrease by 40 feet. Zoning designation IMU-R would increase by one story when abutting the R1, R1R or ROS zones, decrease 10 feet when abutting the R-3050, R2250, R-1650, and R-1250 zones, and decrease 75 feet when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650, and R-1250 zones. Zoning designation R-2250 would increase by 14 feet. No changes are proposed to the IMU designation within the Town Center area. The proposed increase in height for zones C2 (Districts I and II), IMU-R, and R-2250 up to 50 feet would be consistent with the existing development within the area, but potentially significant impacts to scenic vistas could result at sites that currently consist of one to three stories.

Existing development within the proposed Village Center areas (including Adams Square and Columbus School) consist of building heights of one to three stories. The current maximum height allowed within

the Village Center for zoning designation C3 District I would remain at 50 feet, resulting in no impacts. Additionally, Zone C3 District II and C3 District III would result in decreased building heights of 15 feet and 40 feet respectively; the decrease would not contribute to an impact. Zones C2 District II would result in a building height increase of five feet; Zone C2 (District I) and C3 District IV would result in a building height increase of 15 feet; and C1 would result in a building height increase of 25 feet. Potentially significant impacts to scenic vistas could result from the increase in the proposed maximum building heights in C1, C2 District I, C2 District II, and C3 District IV zones.

Center/Citrus Grove, Diamond, Moorpark/Vineyard, Pacific Edison, Roads End, Somerset/Mariposa, and South Brand neighborhoods would remain high density residential, and the Adams Hill neighborhood would remain single-family hillside residential. The proposed SGCP does not propose changes to these land uses, resulting in no impacts.

Views from Key View 1, with implementation of the SGCP, would result in an increased dominance of the Downtown area adding to the bulk and scale of the urban environment and would detract from the views to the San Rafael Hills and Adams Hill neighborhood in the background., but would not substantially impact these views.

As shown in Key View 2, views from Crystal Springs Drive to the SGCP area are not obtainable due to existing vegetation along Crystal Springs Drive; therefore, views from this roadway within Griffith Park would remain unchanged unless the mature vegetation were removed Views from Downtown Glendale (Key View 3), from the intersection of East California Avenue and North Brand Boulevard, would result in a decrease of high rise structures along North Brand Boulevard and compliance with City setback regulations would further reduce impacts to the existing views of the Verdugo Mountains.

As shown in Key View 4, scenic views from East Colorado Avenue and Carr Park are generally blocked due to existing structures and mature landscaping. A small long-distance view of Griffith Park is available down the road corridor. With the implementation of the SGCP, increased development along this roadway would not alter this long-distance view as it is only obtainable looking down the road.

Build-out of the proposed SGCP would result in increased density along South Brand Boulevard and West Broadway (Key Views 5 and 6, respectively). Increased building heights along this roadway could result in increased obstructions and blocked views of the ridge lines of Griffith Park along this corridor, but the change in visual character would be visible to a limited number of viewers. Views towards Griffith Park are not identified as a designated scenic vista in the Glendale General Plan.

The potential construction of new built structures with increased building heights could further obstruct existing views from certain vantage points. Views towards the Verdugo Mountains and San Gabriel Mountains are generally blocked from the existing topography, development, and mature landscaping throughout South Glendale; however, views are still attainable down existing road corridors. Future development along these corridors would not substantially impact views to the scenic vistas as no development would occur within the roadway itself, in which views are obtainable, and future development would be required to comply with City building setback regulations. Furthermore, each future project implemented under the proposed SGCP would be subject to separate environmental review once development plans are submitted to the Permit Services Center.

Although the proposed SGCP area is surrounded by scenic vistas to the north and east, the City has historically been urbanized and developed. The existing condition with regard to scenic vistas within the SGCP area is impaired, and implementation of the proposed SGCP would not result in new impacts associated with the impairment of views of surrounding scenic vistas. Therefore, implementation of the

proposed project would not impair existing scenic vistas to a level below significant, and no mitigation is required.

Threshold	Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Impact 4.1-2 Implementation of the proposed project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. This would be a *less than significant* impact.

South Glendale currently consists of an urban environment which emits light from existing residential, commercial, industrial, and office uses. Implementation of the proposed project would allow for increased growth within an existing urban developed area. During the construction phase of future development projects, lighting could be used for nighttime construction activities and/or security lighting; however, these construction activities if permitted, would be temporary and short-term in nature. Therefore, construction related impacts would be less than significant.

The proposed project would result in an increase in exterior lighting used to highlight architectural elements, landscaping, buildings, and signage on new buildings. Direct and indirect lighting used for new signage would be placed on development sites and/or new building facades. Sign lighting would be focused onto sign surfaces and would generally be of low medium brightness. In addition, security and safety lighting would be provided, as necessary, in parking areas and commercial building exteriors during and after commercial operating hours. Furthermore, increased vehicular traffic resulting from the increase in new residential and commercial uses could result in more opportunities for vehicular headlights to affect existing light-sensitive uses throughout the SGCP area. Sign lighting would be subject to sign regulations included in the General Municipal Code Chapter 30.33 and the DSP, which require the consideration of glare reduction and safety when siting, and subject to the review and approval of the City. Therefore, increased lighting associated with future signs in the proposed SGCP area would not result in substantial impacts to nighttime views.

The proposed SGCP would increase the amount of permanent light and glare in and around the proposed SGCP area by permitting an increase in density and intensity of land development. However, due to the highly developed urban nature of South Glendale, including the Downtown area, there is currently a significant amount of existing light within the area and the area immediately surrounding the proposed SGCP area. While future development may intensify the amount of light emitted into the night sky by increasing the amount of illumination emitted from structures and vehicles, it would not create new sources of light that would substantially alter existing conditions.

Future development or redevelopment implemented under the proposed SGCP could result in new sources of glare impacts, if future buildings would install reflective building materials that create glare. New sources of glare could affect day or nighttime views and result in a potentially significant impact; however, future development projects would be required to comply with existing regulations regarding light and glare. As described in Section 4.1.2, these include DSP design standard 4.2.4(E) which reduces glare within the DSP area; mitigation measures identified in the DSP EIR *MM 4.1-4(a)* through *MM 4.1-4(g)* which minimize light impacts associated with vehicular traffic and light spill over; Glendale Municipal Code Chapter 30.30.040 which reduces light spill over and light impacts associated with public areas; and the Glendale Comprehensive Design Guidelines which reduce glare and lighting. Additionally, the proposed SGCP includes design guidelines (4B.5.4(E), 4C.1.4(G), 4C.2.1(D)) that would avoid

excessive lighting and shield lighting fixtures to avoid light and glare seepage within the proposed SGCP area.

Specific project-level design plans are unknown at this time, and a complete assessment of site-specific lighting and glare impacts of proposed development under the proposed SGCP is not possible at this time. Future development projects in the SGCP area would be required to go through additional environmental review once site-specific details regarding lighting and building materials are known, and any lighting or glare impacts would need to be addressed prior to project approval. Compliance with the identified regulations and design guidelines would reduce any potential impacts associated with light and glare to a level below significant, and no mitigation is required

Significant and Unavoidable Impacts

Threshold	Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Impact 4.1-3 Implementation of the proposed project would substantially degrade the existing visual character or quality of the site and its surroundings. This is considered a potentially significant impact and no feasible mitigation measures have been identified to reduce the impact. Therefore, this would be a *significant and unavoidable* impact.

The proposed project would increase development intensity, which would indirectly impact residential neighborhoods and commercial land use zones. Construction activities associated with future projects implemented under the proposed SGCP would occur over several years. South Glendale is relatively flat; therefore, grading activities during the construction of future development projects would be limited. Thus, the visual changes associated with construction activities would be temporary and less than significant.

Future development projects would typically include the demolition of an existing building prior to the construction of a new use. Building heights and additional structures associated with implementation of the proposed SGCP would have the ability to impact the visual character or quality of the site and its surroundings. As discussed above under Impact 4.1-1, building heights would vary depending on the zoning designation. Future development would increase building heights in the Urban Centers, Town Centers, Village Centers, and along existing corridors, although in some situations, heights in some areas would be reduced.

Following City guidelines and requirements of future projects, along with the existing Zoning Ordinances5683 and 5399), the design guidelines, standards, and principals set forth in the Glendale General Plan, DSP, Glendale Town Center Specific Plan, and Glendale Comprehensive Design Guidelines would reduce potential impacts associated with building mass and design through compliance with the scale and placement of design features. Changes to the visual character of the proposed SGCP area would occur due to increased building heights for mixed-use residential areas and commercial development along the growth corridors; however, these changes would be consistent with the Citywide principles and the 2006 Long-Range Plan goals to identify a variety of housing options, including affordable housing. The residential scale and character of South Glendale's neighborhoods is emphasized through neighborhood-compatible building massing and architectural design to ensure that the visual character of the area is not lost with high density mixed-use developments. Areas such as Adams Hill

would remain as hillside single-family homes and their visual character would not be impacted by the proposed SGCP.

Future development projects could incorporate design features, such as building facades, to reduce the bulk of buildings. Landscaping could soften and buffer the bulk and density of future development within the proposed SGCP area. New landscape features could include potted plants, mature trees and other amenities to add variety and contribute to a sense of human scale. In general, the architectural design guidelines required for the new developments, the use of design elements, and the use of landscape features would improve the aesthetic character of the proposed SGCP area. However, the overall increased development intensity and height would alter the existing character of South Glendale. Therefore, the areas where changes in building height would substantially differ from the existing conditions would result in an adverse impact, and impacts would be significant and unavoidable.

Threshold	Would the project shade currently unshaded uses located off the site that are sensitive to shadow, such as residences, school playgrounds, parks, etc., for more than two continuous hours between 9:00 A.M. and 3:00 P.M. during the winter, or 9:00 A.M. and 5:00 P.M. during the summer?

Impact 4.1-4 **Implementation of the proposed project would result in new sources of increased shade. This is considered a potentially significant impact. Because no feasible mitigation is available to reduce shading to a less than significant level, this would be a *significant and unavoidable* impact.**

The current low-rise buildings within the SGCP area presently create limited shade and shadow patterns that are contained within close proximity to each low-rise building. Future development of new multi-story buildings in the SGCP area may create new sources of shade that could impact shadow-sensitive uses in the vicinities of the new development sites. Due to the programmatic nature of this EIR, specific project-level design plans (including building heights, positioning, and dimensions) are not available at this time, and a complete assessment of shade and shadow impacts of proposed development under the SGCP is not possible. In the future when specific development projects are proposed within the SGCP area, project design plans will be developed and subject to project-level CEQA review. The project-level design plans will be evaluated, as necessary, to determine the extent of potential shade and shadow impacts upon adjacent shadow-sensitive uses. However, it is reasonable to conclude at this programmatic level of analysis that new sources of increased shade would likely result from new development under the proposed SGCP. Since there is typically no feasible mitigation available to reduce or eliminate shading impacts, this impact is considered significant and unavoidable.

Mitigation Measures

No feasible mitigation measures have been identified that would further reduce any identified impacts to a level less than significant.

Level of Significance After Mitigation

As stated above, no feasible mitigation measures have been identified to reduce any identified impacts; therefore, impacts would remain significant and unavoidable.

4.1.4 Cumulative Impacts

Threshold	Would the project have a substantial adverse effect on a scenic vista?

The proposed project would allow higher density land uses to accommodate population growth within the proposed SGCP area. Because Glendale is a heavily developed area, some of the existing views toward the scenic vistas are obstructed by existing buildings especially in the Downtown area. Currently, many apartment complexes of various sizes and capacities, retail and commercial spaces, and a hotel are being constructed in Downtown within the proposed SGCP area which follow the height guidelines from the DSP and Glendale General Plan. Existing views to the scenic vistas are already limited or blocked from past and current developments within the Downtown area. Any new development resulting from the proposed project would occur within the existing urbanized area and would not result in a substantial adverse effect on the scenic vista. Therefore, the cumulative impact of the project would be less than significant.

Threshold	Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

There are no designated scenic highways within the limits of the proposed project; therefore, the proposed project would not contribute a cumulative impact to scenic resources within a state scenic highway.

Threshold	Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

The proposed project and any cumulative projects within the City limits would be subject to guidelines and recommendations of the proposed SGCP and DSP in regards to visual character and design. Combined future projects would improve the local visual character of South Glendale by following the applicable guidelines, policies, and recommendations of visual character and quality; however, the overall intensity of development, and the bulk and height of future development would result in changes to the existing visual character of the area. Therefore, the proposed project would result in a significant and unavoidable cumulative impact associated with the changes to the existing visual character.

Threshold	Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

South Glendale is highly developed with high levels of existing ambient light. Future development projects would be subject to a separate environmental review once development plans are submitted to the City Permit Services Center, and would need to comply with the Glendale General Plan and proposed SGCP or DSP guidelines on lighting. Any new development resulting from the proposed SGCP would occur within the existing urbanized area and would not be out of character with the urban environment. Therefore, the proposed project will have less than significant cumulative impact on light or glare that will affect day or nighttime views in the area.

Threshold	Would the project shade currently unshaded uses located off the site that are sensitive to shadow, such as residences, school playgrounds, parks, etc., for more than two continuous hours between 9:00 A.M. and 3:00 P.M. during the winter, or 9:00 A.M. and 5:00 P.M. during the summer?

A detailed analysis of cumulative shade impacts is not possible at this programmatic stage of analysis, as it requires a site-specific evaluation of project site design, building features, and offsite shade-sensitive uses. The location and design plans for specific development projects that would occur under the proposed SGCP are unknown and undeveloped at this time. As such, a detailed project-level cumulative analysis of shade impacts from site-specific development will occur in the future under separate environmental review when design plans are prepared for development sites within the SGCP area.

4.1.5 References

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