CHAPTER 3 **Project Description**

This chapter provides a detailed description of the proposed project, which is the SGCP adoption and associated amendments to the Glendale General Plan, DSP, Zoning Ordinance, and Zoning Map. Specifically, this chapter describes the Community Plan location, the existing characteristics of the proposed SGCP area, the objectives and key characteristics of the Community Plan, and the required discretionary approvals.

3.1 PROJECT LOCATION AND SETTING

3.1.1 Regional Context

Glendale is located at the eastern end of the San Fernando Valley in Los Angeles County, at the southern base of the Verdugo Mountains (Figure 3-1). It was first incorporated in 1906 and today includes over 30.5 square miles and 34 unique neighborhoods.

The proposed SGCP area is located within the City, approximately 5 miles north of downtown Los Angeles. Glendale is located between unincorporated La Crescenta and Montrose, and the cities of Burbank and La Cañada Flintridge to the north; the city of Pasadena to the east; the city of Los Angeles to the south; and portions of the city of Burbank to the west. The proposed SGCP area comprises all of the neighborhoods within the City south of SR-134, including Downtown Glendale, Adams Hill, and Tropico.

3.1.2 Community Plan Area

The proposed SGCP is the second of four community plans planned for Glendale, preceded by the North Glendale Community Plan (2011) and to be followed by the West and East Glendale Community Plans (future). The proposed SGCP includes all of the neighborhoods within Glendale south of SR-134, including Downtown Glendale, Adams Hill, and Tropico. The proposed SGCP area comprises 2,952 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. The proposed SGCP area is generally bounded by Chevy Chase Drive and Acacia Avenue to the north, Verdugo Road and city of Los Angeles to the east, the Adams Hill Neighborhood (bordered by Glendale Avenue to the west), and the city of Los Angeles to the south (Figure 3-1 and Figure 3-2).

Downtown Glendale has experienced significant growth in high density mixed-use commercial and residential buildings since the adoption of the Downtown Specific Plan (2006) and the Downtown Mobility Study (2007). At this time, approximately 3,100 units have been approved, are under construction, or have been recently completed in Downtown Glendale with more development anticipated. 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 near the Larry Zarian Transportation Center and Glendale Memorial Hospital and Health Center. Adams Hill is a hillside neighborhood that was developed mostly in the 1920s and 1930s with narrow winding streets. San Fernando Road contains the majority 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 (Figure 3-3).

3.2 STATEMENT OF OBJECTIVES

The following objectives have been identified for the proposed project:

1. Coordinate community planning and zoning policies in light of historic development patterns.
2. Accommodate and focus regionally projected jobs, housing, and population growth through transformative transit-oriented and mixed-use development in corridors, centers, and gateways including Pacific Avenue Gateway, Pacific Edison Center, East Broadway Corridor, East Colorado Gateway, South Central Avenue Corridor, South Glendale (South of Palmer) Corridor, West Broadway Corridor, West Colorado Corridor, Verdugo Road, the Glendale Community College Garfield Campus area, Tropico Center, and area freeways and railroad rights-of-way.
3. Create and enhance vibrant, attractive, and walkable commercial, multi-family residential and mixed-use areas including Columbus School, South Glendale (North of Palmer), and Adams Square to meet the wide range of economic needs within the City.
4. Improve the function, design, and vitality of multi-family residential areas, including Moorpark, Vineyard, Diamond, Citrus Grove, City Center, Somerset, Pacific Edison, South Brand, Road's End, and Mariposa by enhancing the positive characteristics of existing land uses.
5. Maintain the character of existing single family and hillside residential neighborhoods including Moorpark, Vineyard, Diamond, Citrus Grove, City Center, Pacific Edison, Adams Hill, North Glendale Avenue, and Mariposa.
6. Enhance and maintain the Brand Boulevard of Cars as a regional automotive center.
7. Manage the expansion of Glendale Memorial Hospital and Health Center to the benefit of Glendale's residents, workers, and visitors.
8. Foster a well-planned and equitable transportation system to enhance mobility and goods movement through first-last mile connectivity and complementary land uses in High-Quality Transit Areas, and along proposed High-Speed Rail and East-West Connector corridors.
9. Promote community health and wellness through equitable access to health care; bicycle, pedestrian, and transit infrastructure; and a variety of high-quality local parks, trails, community centers, recreational opportunities, and regional open space.
10. Cultivate medical, commercial, industrial, and creative employment opportunities by taking advantage of Glendale's proximity and connections to regional destinations.
11. Adopt Downtown Specific Plan parking management policies in current or future transit-oriented and mixed-use areas where feasible to promote economic development, improve multimodal mobility, and encourage sustainable land use planning.
12. Provide a balanced mix of housing opportunities and services available and affordable to all current and future residents, including those with special needs, by meeting or exceeding the city Regional Housing Needs Assessment allocation.
13. Identify and protect cultural, historical, archaeological and paleontological resources that are important to the community.
14. Amend the Glendale General Plan to ensure consistency with the South Glendale Community Plan, including policies in the Circulation Element regarding Level of Service, use of Vehicle Miles Traveled as a means of impact analysis, and consistency with the Bicycle Transportation Plan; and policies in the Land Use Element regarding land use designations.

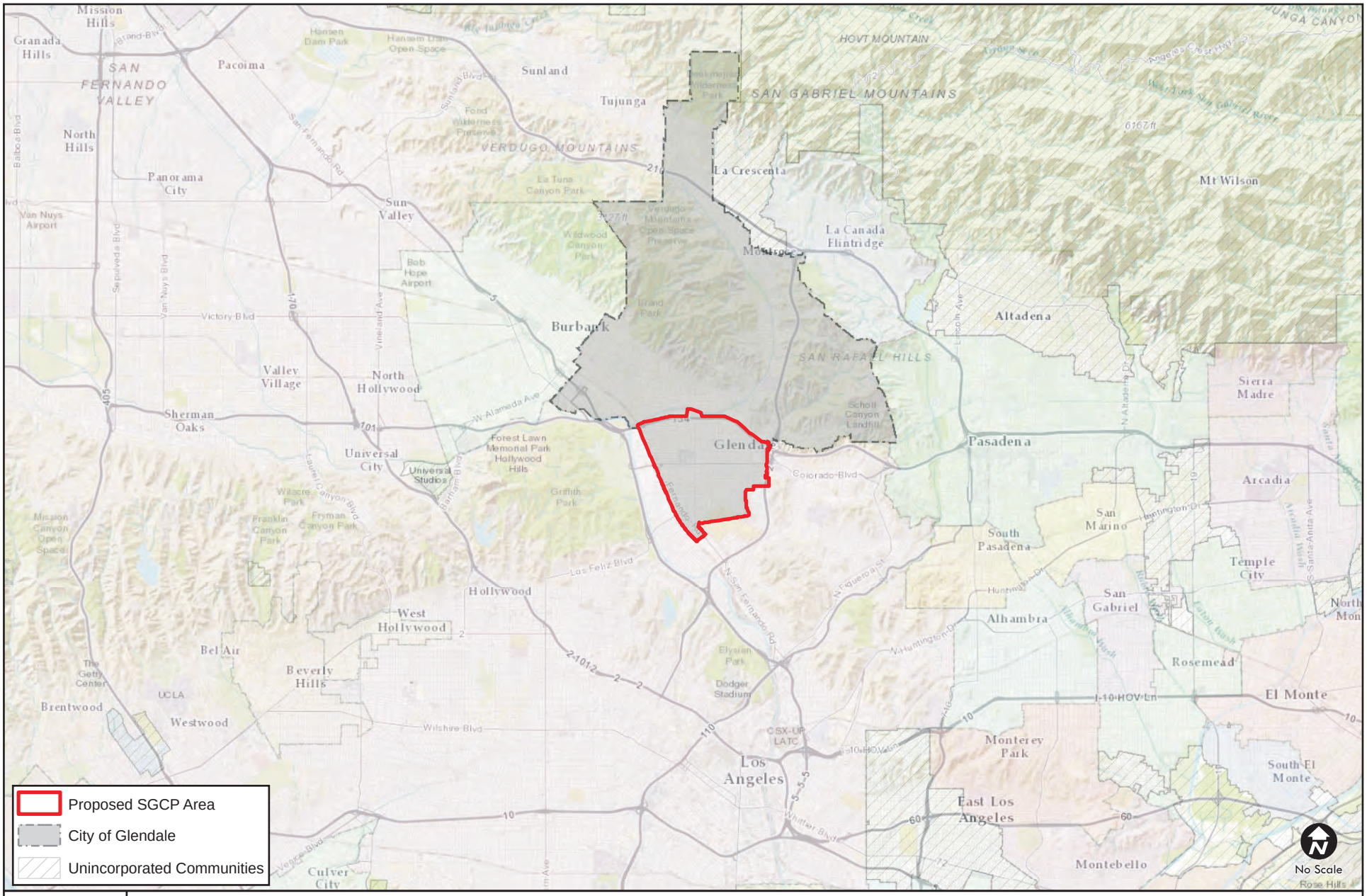

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FIGURE 3-1

Regional Location

Source: City of Glendale 2017

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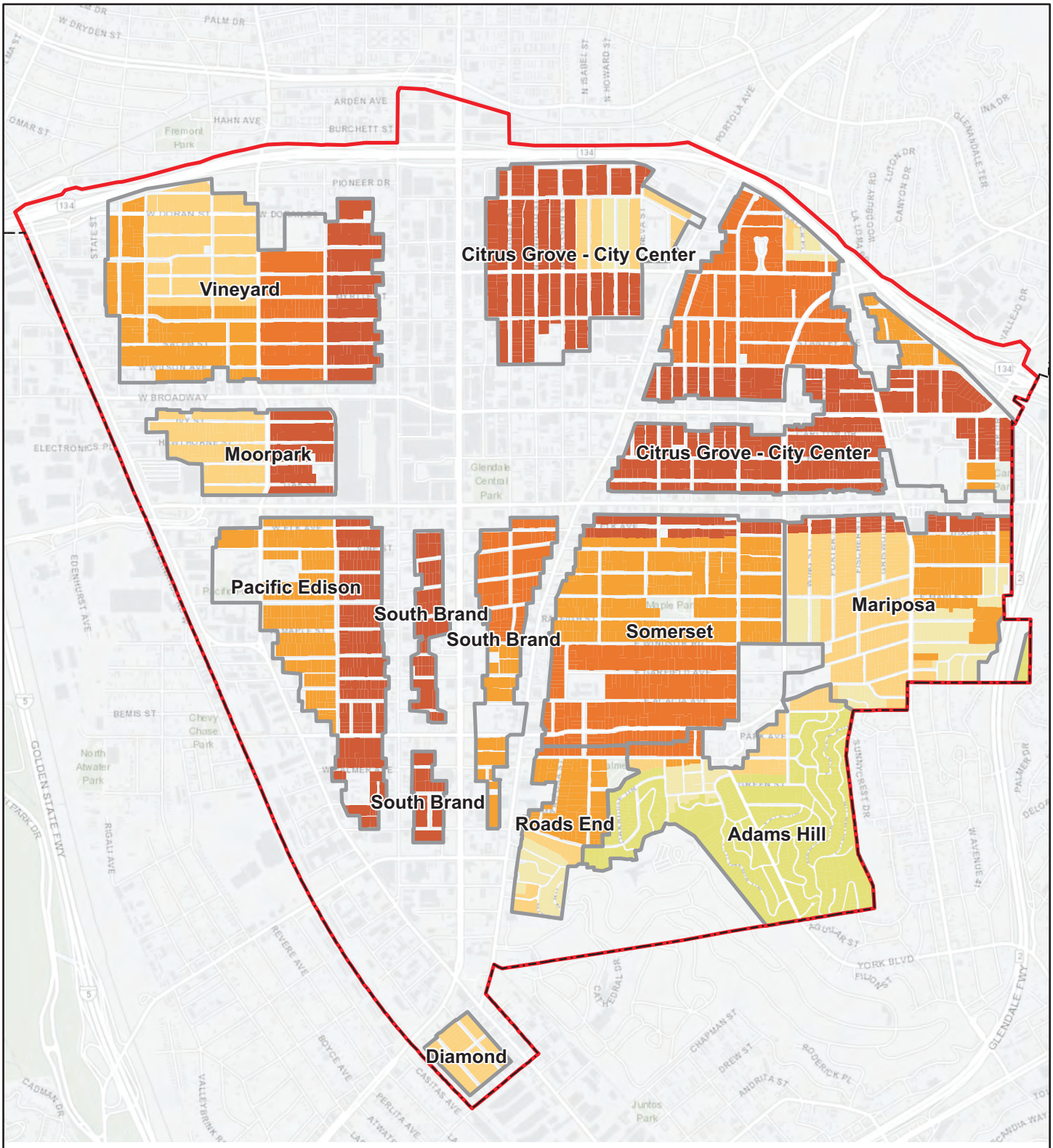
FIGURE 3-2
Community Plan Area

Source: City of Glendale 2017

100042606 South Glendale Community Plan PEIR



City Limit

Proposed SGCP Area

Neighborhoods

- High Density
- Medium High Density
- Medium Density
- Moderate Density
- Low Density
- Single Family Hillside

No Scale

ATKINS

FIGURE 3-3

SGCP Neighborhoods, Communities and Corridors

Source: City of Glendale 2017

100042606 South Glendale Community Plan PEIR

3.3 PROJECT CHARACTERISTICS

The City is preparing a series of individual community plans to provide development policies for separate community plan areas. As previously noted, the proposed SGCP is the second of four complimentary community plans planned for Glendale. The first was the North Glendale Community Plan that was adopted by the City Council in November 2011. As part of the Glendale General Plan, the community plans work in tandem with general plan elements, providing additional development policies to guide future development.

The project analyzed by this EIR includes four components: adoption of the SGCP, amendments to the Land Use Element text and Land Use Map, Circulation Element, and Housing Elements of the General Plan to reflect the SGCP, an amendment to the boundaries of the DSP, and amendments to the Zoning Ordinance and Zoning Map to apply zoning consistent with the proposed SGCP. The following pages provide the planning background for South Glendale and a description of the proposed project.

3.3.1 Project Background

Land use and development in South Glendale is currently regulated by three primary policy and regulatory documents: the Glendale General Plan, the DSP, and the Zoning Ordinance. A summary of each document is provided below.

Glendale General Plan

The Glendale General Plan Land Use Element was adopted in 1977 and was comprehensively updated in 1986. Since then various amendments have been adopted. The General Plan includes ten elements containing goals, policies, and action items for the City consisting of Land Use (1986), Circulation (1998), Noise (2007), Open Space and Conservation (1993), Safety (2003), Housing (2014), Historic Preservation (1997), Recreation (1996), Air Quality (1994), and Community Facilities (1975) Elements. In addition, the Land Use Element contains the Glendale General Plan Land Use Map, as shown on Figure 3-4, which outlines the location of existing planned land uses throughout the city.

The Glendale General Plan Land Use Map (Figure 3-4) currently contains 14 residential, commercial, and other land use designations. High-density residential uses are concentrated to the east and northwest of the DSP, industrial and mixed uses to the east of the San Fernando Road corridor, and commercial uses along the major north/south corridors of Glendale Avenue, Brand Boulevard, and Central Avenue. Low-density residential is concentrated in a small area in the southeast portion of the proposed SGCP area, with medium and medium-high density residential south of the DSP, the Broadway Corridor, and the northwest and northeast portions of the proposed SGCP area.

Downtown Specific Plan

The DSP was adopted in 2006 and has undergone several amendments. The DSP is a mixed-use, urban design plan that establishes the desired physical vision for Downtown Glendale through a comprehensive set of policies, incentives, and requirements. The DSP sets the physical standards and guidelines, as well as land use regulations, and directs policies for economic development; streetscape improvements; transportation development; parking; pedestrian amenities; open space and land use; preservation of cultural resources; and public art. The DSP district map is depicted in Figure 3-5.

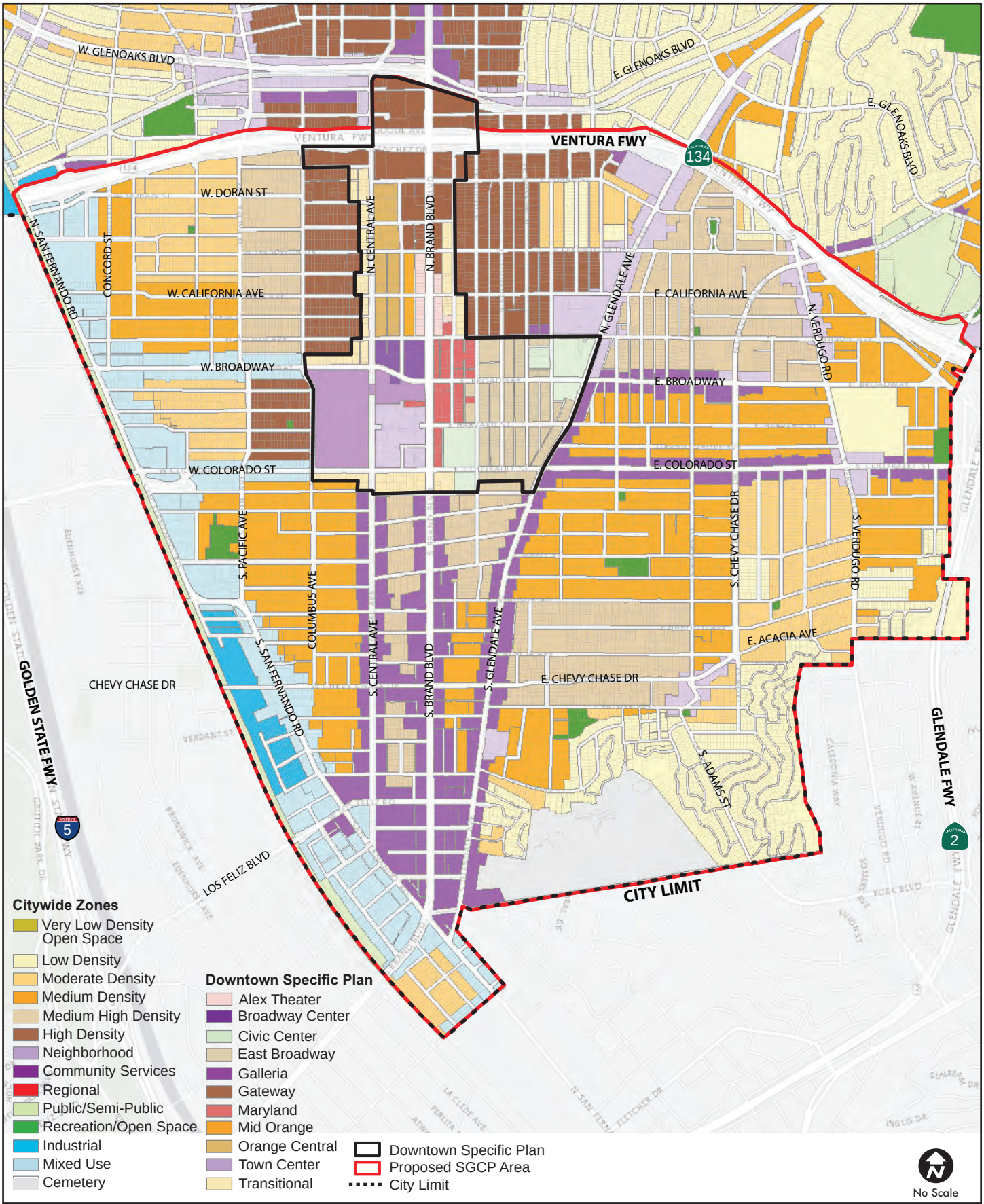


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FIGURE 3-4

Existing Glendale General Plan Land Use Map

Sources: City of Glendale 2017

100042606 South Glendale Community Plan PEIR

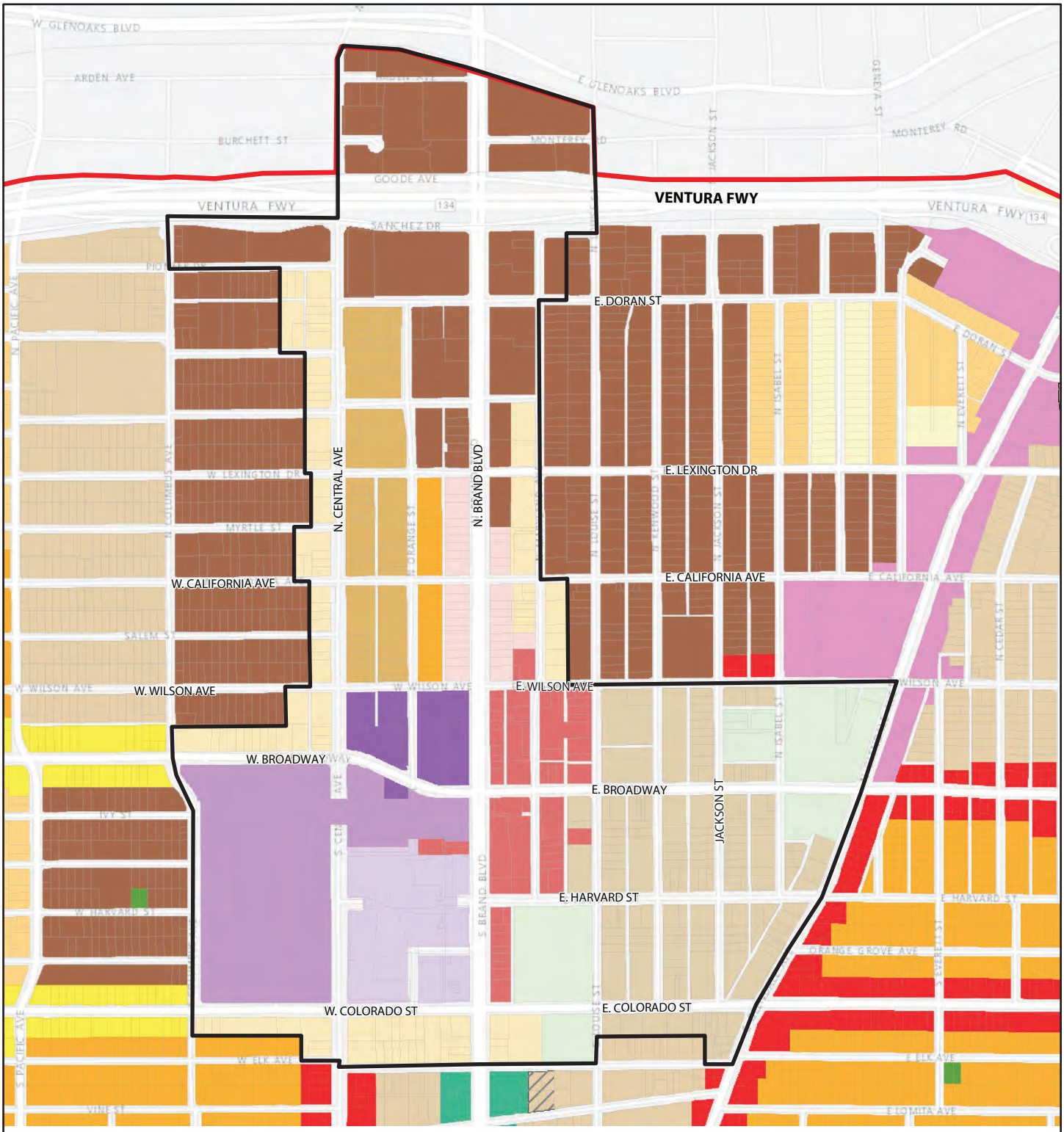

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FIGURE 3-5

Existing DSP Land Use Map

Source: City of Glendale 2017

100042606 South Glendale Community Plan PEIR

Glendale Zoning Ordinance

Title 30 of the Glendale Municipal Code contains the Zoning Ordinance and Zoning Map. The purpose of the Zoning Ordinance is to classify land into allowable land uses consistent with the Glendale General Plan and apply development regulations that outline how the land can be developed. The Zoning Code currently contains 24 zoning designations and eight overlay zones to implement the Glendale General Plan. The existing zoning designations within the proposed SGCP area are shown in Figure 3-6.

3.3.2 Proposed Project

As outlined above, the proposed project includes four components: adoption of the proposed SGCP, amendments to the General Plan Land Use Element text and Land Use Map, Circulation Element, and Housing Element to reflect the SGCP, an amendment of the boundaries of the DSP, and amendments to the Zoning Ordinance and Zoning Map to apply zoning consistent with the proposed SGCP. The following paragraphs describe each of these components.

South Glendale Community Plan

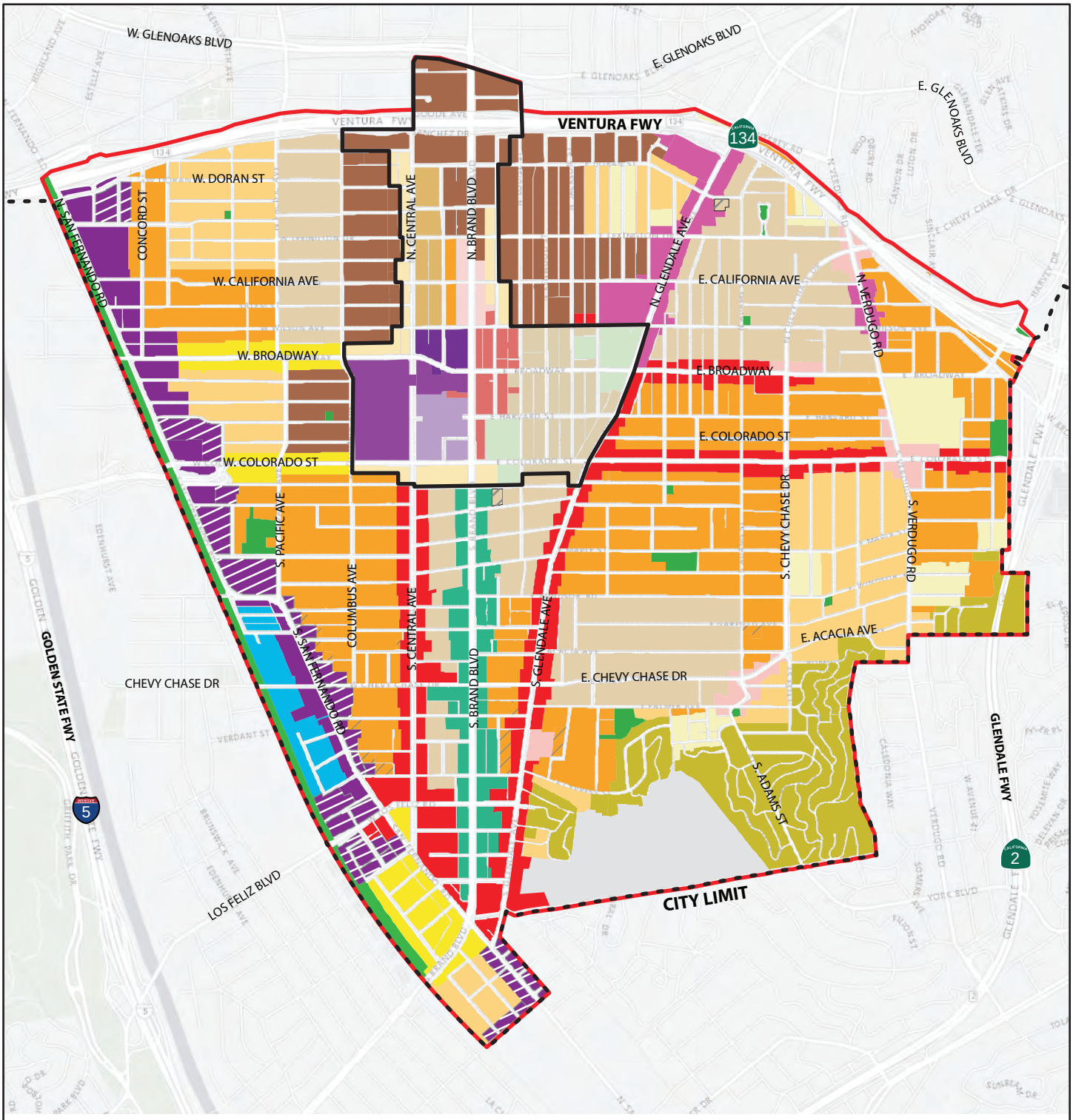
Overview

The proposed SGCP builds on and amends the existing Glendale General Plan to provide a vision and policies for how future development in South Glendale should develop over time. It consists of a comprehensive set of incentives, standards, and requirements that work together to realize this vision. It has been 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 multi-modal connectivity through new active transportation improvements and TOD. The proposed SGCP would provide incentives for TOD and economic development, such as reduced parking requirements and increased housing density to promote mixed-use development around key resources including Larry Zarian Transportation Center and the Glendale Memorial Hospital and Health Center, in an effort to manage and direct future growth to South Glendale's transit corridors and commercial centers while maintaining or enhancing its stable residential neighborhoods.

Plan Contents

The proposed SGCP is designed to function as a manual for residents, business owners, decision makers and other stakeholders to use as a guide for future development in South Glendale. The proposed SGCP Land Use Map, as shown on Figure 3-7, outlines the location of planned land uses throughout the proposed SGCP area. The proposed SGCP includes six chapters and six appendices, as described below:

- **Chapter 1 Introduction**—This chapter provides the setting and context of the proposed SGCP. It describes what a community plan is, how to use a community plan, and provides a summary of the major topics included within each chapter.



Downtown Specific Plan

- Alex Theater
- Broadway Center
- Civic Center
- East Broadway
- Galleria
- Gateway
- Maryland
- Mid Orange
- Orange Central
- Town Center
- Transitional

Citywide Zones

- ROS
- R1R
- R1
- R3050
- R2250
- R2250 P
- R1650
- R1650 P
- R1250
- C1
- C2
- C3
- CH
- CA
- CR
- CPD
- CE
- SFMU
- IMU
- IMU R
- IND
- T
- SR
- CEM

- Downtown Specific Plan
- Proposed SGCP Area
- City Limit

No Scale

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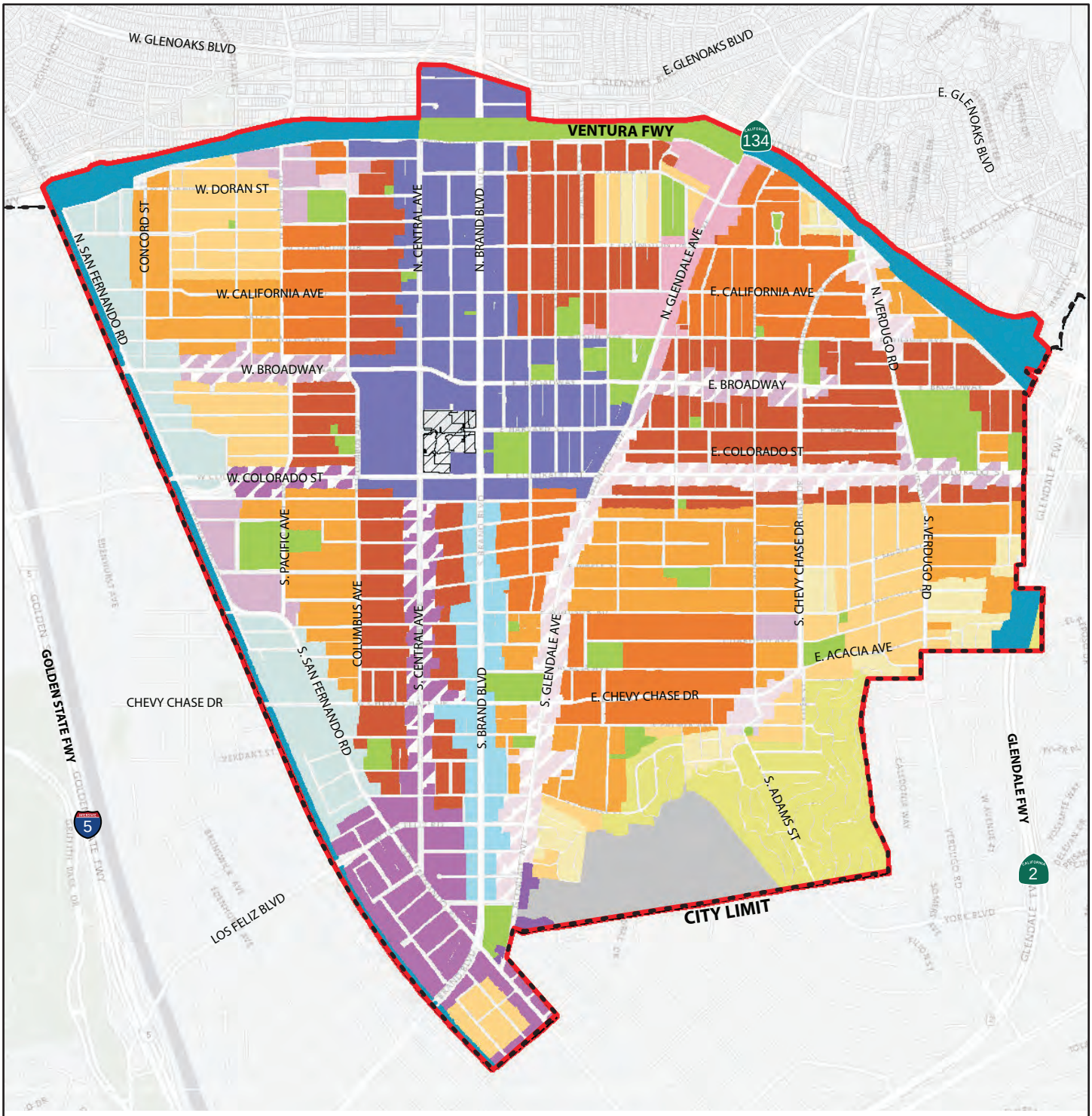
FIGURE 3-6

Existing Zoning Map

Source: City of Glendale 2017

100042606 South Glendale Community Plan PEIR



Commercial
- Neighborhood
- Community/ Services

Centers
- Town Center Specific Plan
- Downtown Specific Plan
- Urban Center
- Town Center
- Village Center

Corridors
- Mixed-Use High
- Mixed-Use Low
- Main Street
- Suburban
- Industrial/Creative
- Brand Blvd. of Cars

Neighborhoods
- High Density
- Medium High Density
- Medium Density
- Moderate Density
- Low Density
- Single Family Hillside

Special Districts
- Campus
- Cemetery
- Civic
- Recreation/Open Space
- Transportation

Proposed SGCP Area

City Limit

No Scale

ATKINS

FIGURE 3-7

Proposed SGCP Land Use Map

Source: City of Glendale 2017

100042606 South Glendale Community Plan PEIR

- **Chapter 2 Community Vision**—Chapter 2 contains the overarching Vision Statement for South Glendale which articulates what the community hopes to achieve in the future. The Vision Statement is intended to be an idealized view of the community in the future. The proposed SGCP Vision Statement is:

  > *"We value connectedness and vitality with a wide variety of safe housing choices, quality schools, neighborhood-serving stores, access to parks and recreation, community facilities and open spaces in close proximity to regional shopping centers. Economic energy centered in Downtown Glendale and along commercial streets, including Glendale Galleria, The Americana at Brand, Brand Boulevard of Cars, and Glendale Memorial Hospital and Health Center, disperses opportunities for employers and employment, and access to regional freeways, rail and public transportation gives Glendale regional connections. We seek to advocate sustainable and responsible development, enhance neighborhood character, provide transportation options for local and regional connectivity, and balance land uses."*

- **Chapter 3 Principles**—This chapter contains the citywide principles and policies that apply to South Glendale, which are organized into the following topical areas as presented in the Glendale General Plan:
  - Manage Growth
  - Economic Development
  - Housing
  - Urban Design and Land Use
  - Mobility
  - Infrastructure and Sustainability
  - Community Services and Parks
  - Access to Government Services and Community Facilities
  - Wellness and Safety
  - Natural Resources
  - Historic Resources

- **Chapter 4 Places**—Chapter 4 provides the overall planning context for the proposed SGCP area. It divides the area info four distinctive types of development, including centers, corridors, neighborhoods and districts. Each development type then includes a vision, design guidelines and public improvements needed to implement that vision.

- **Chapter 5 Policy Framework**—This chapter explains the relationship of the proposed SGCP to the Glendale General Plan and other local, regional and state planning laws and policies. It also describes the public participation process for the creation of the proposed SGCP.

- **Chapter 6 Implementation**—This chapter lists the process for implementing the proposed SGCP and lists the actions and programs needed for implementation.

- **Appendices**—The following technical appendices are included with the SGCP:
  - Appendix A.1: Historic Context
  - Appendix A.2: Historic Survey
  - Appendix B: Past Plans and Policies
  - Appendix C: Tropico Center Plan
  - Appendix D: Land Use Map of South Glendale
  - Appendix E: Zoning and Land Use Classifications in South Glendale

Relationship to Key Policy Documents

Glendale General Plan—The proposed SGCP would be part of the Glendale General Plan and would work in tandem with the Glendale General Plan elements, providing additional guidance on land use and development in the proposed SGCP area. The proposed SGCP would also provide opportunities for housing development, consistent with the Housing Element of the Glendale General Plan.

Downtown Specific Plan—Similar to its relationship with the Glendale General Plan, the proposed SGCP would bolster the policies of the DSP, providing additional guidance on development in the City's central hub.

Tropico Center Plan—The proposed SGCP would include implementation of the Tropico Center Plan. The purpose of the Tropico Center Plan is to supplement the proposed SGCP as a set of urban design guidelines with supportive zoning designations and parking standards for the Tropico district surrounding the Larry Zarian Transportation Center.

Greener Glendale Policies—The proposed SGCP will incorporate policies of the Greener Glendale Plan – Glendale Climate Action Plan to reduce greenhouse gas (GHG) emissions and achieve greater sustainability in compliance with Assembly Bill (AB) 32.

Complete Streets—Complete Streets Policy and design standards in accordance with the California Complete Streets Act of 2008 would be incorporated so that transportation improvements within the city will accommodate all users.

Amendments to Glendale General Plan Land Use Element, Land Use Element Map, and Circulation Element

The project includes an amendment to the Glendale General Plan Land Use Element text and Land Use Map to reflect the SGCP (Figure 3-7). Amendments to the Land Use Element Map would modify the boundaries of the DSP in six locations and implement and apply new land use designations in South Glendale (within the SGCP) to foresee the vision of the community. Additionally, amendments to the Circulation Element will be necessary to ensure consistency with the SGCP.

Proposed Glendale General Plan Land Use Designations

The following new or modified land use designations would be added to the Glendale General Plan.

- **Urban Center**—High density mixed-use centers served by regional and local transit with improved bus stops, wide sidewalks, and street trees. Urban Centers have freeway access; primary access is by major and minor arterials. Applied to Tropico TOD.
- **Town Center**—Moderately high mixed-use centers that are served by regional and local transit, are pedestrian-friendly, and includes street trees. Town Centers have freeway access; primary access is by minor arterials and urban collectors. Applied to Pacific Avenue Gateway and Pacific Edison.
- **Village Center**—Medium density mixed-use centers that are served by local transit, are pedestrian friendly, and includes street trees. Primary access is by minor arterial, urban collector, and community. Applied to Adams Square and Columbus School.
- **Mixed-Use Corridor High**—High density mixed-use corridors that features a creative skyline and 24-hour activity. Transportation and Complete Streets features include Transit Priority Areas for regional and local transit service, frequent transit headways, transit connections to rail, freeway access, improved bus stops, wide sidewalks, street trees, pedestrian-scale lighting, and Transportation Demand Management for new buildings. Applied to South Central and West Colorado.
- **Mixed-Use Corridor Low**—Mixed-used corridors up to four stories in height with buildings located close to the sidewalk with parking underground and easy pedestrian access.

Transportation and Complete Streets features include local transit service and possibly regional transit service, a focus on walkability, bus stops, sidewalks, street trees, pedestrian-scale lighting, street furniture, and Transportation Demand Management for new buildings. Applied to East Broadway, West Broadway, and East Colorado Gateway.

- **Main Street/Neighborhood Corridor**—Main Street Corridors have low-scale community and neighborhood-serving retail and offices with pedestrian-scale detailing. Transportation and Complete Streets features include enhanced pedestrian crossings, bike facilities, traffic calming and safety features, sidewalks, street trees, pedestrian-scale lighting, and street furniture. Applied to East Colorado, Verdugo Road, South Glendale Avenue north of Palmer, and South Glendale Avenue south of Palmer.
- **Suburban Corridor**—Medium density, mixed-use corridors with community-serving retail and offices, and limited residential. Transportation and Complete Streets features include bike facilities, on-site parking, traffic calming and safety features, sidewalks, street trees, and pedestrian-scale lighting. Applied to North Glendale Avenue.
- **Industrial/Creative**—Industrial/Creative areas support light manufacturing, assembly, wholesale/warehousing, sound stages, and various entertainment-related and creative craft trades, with pedestrian-scaled features, open space and landscaping as required, mixed-use buildings where permitted, and pedestrian-friendly streets. Applied to San Fernando Road north of Colorado and San Fernando Road south of Pacific Curve.
- **Brand Boulevard of Cars**—Includes automobile dealerships and complementary commercial uses. Development regulations remain unchanged. Applied to the Brand Boulevard of Cars corridor.
- **Single-Family Hillside**—Includes single -family residential neighborhoods in hillside areas. Development regulations remain unchanged. Applied to the Adams Hill Neighborhood.
- **Campus**—Includes 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.
- **Civic**—Publicly owned lands such as parks and schools that support uses for the benefit of the public.
- **Transportation**—The Public/Semi-Public land use designation and "T" zone are currently applied to those properties within the railroad Right-of-Way (ROW); the Transportation land use designation is being established to include existing "T" zoned properties, and the "T" zone would be applied to properties within the California Department of Transportation (Caltrans) state highway rights-of-way that fall within the boundaries of the proposed SGCP. Applied to SR-134, SR-2, and the Southern California Regional Rail Authority (SCRRA) ROW.

In addition to the new and modified land use designations proposed in the plan, the SGCP also includes the following land use destinations that are already included in the General Plan Land Use Element.

- **Downtown**—Includes the area within the DSP that includes mixed-used development of Glendale's city center. Provides for a vibrant array of commercial (retail, service, office, entertainment) uses with high density, urban housing/mixed-use developments.

- **Multi-Family**—Includes 1- to 3-story multi-family buildings ranging from 14 to 35 units per acre convenient to and within walking distances to transit, shopping, parks and other public gathering spaces.
- **Single-Family**—Includes single-family neighborhoods that promote and enhance the existing quality and character of Glendale's existing flat-land neighborhoods.
- **Cemetery**—Includes areas used for cemetery purposes in a manner conductive to the public health, safety and general welfare. Cemeteries may include places of worship, mortuaries, crematoriums, mausoleums, museums, and florists.
- **Recreation/Open Space**—Includes major public/semi-public or private open space properties in the City.

Projected Community Plan Build-Out

Build-out is the amount of residential and non-residential development expected in South Glendale between 2016 and a 2040 horizon year. The methodology and assumptions behind these calculations are detailed in Appendix I of this EIR. The projected build-out under the adopted Glendale General Plan and proposed SGCP, compared to existing development, is shown in Table 3-1.

Table 3-1 Anticipated Development 2016 – 2040

Existing Conditions		*Projected Build-Out*			
		Adopted Glendale General Plan		*Proposed SGCP*	
Dwelling Units	*Non-Residential Square Feet (k)*	*Dwelling Units*	*Non-Residential Square Feet (k)*	*Dwelling Units*	*Non-Residential Square Feet (K)*
37,903	20,243	40,490	22,713	48,240	24,009

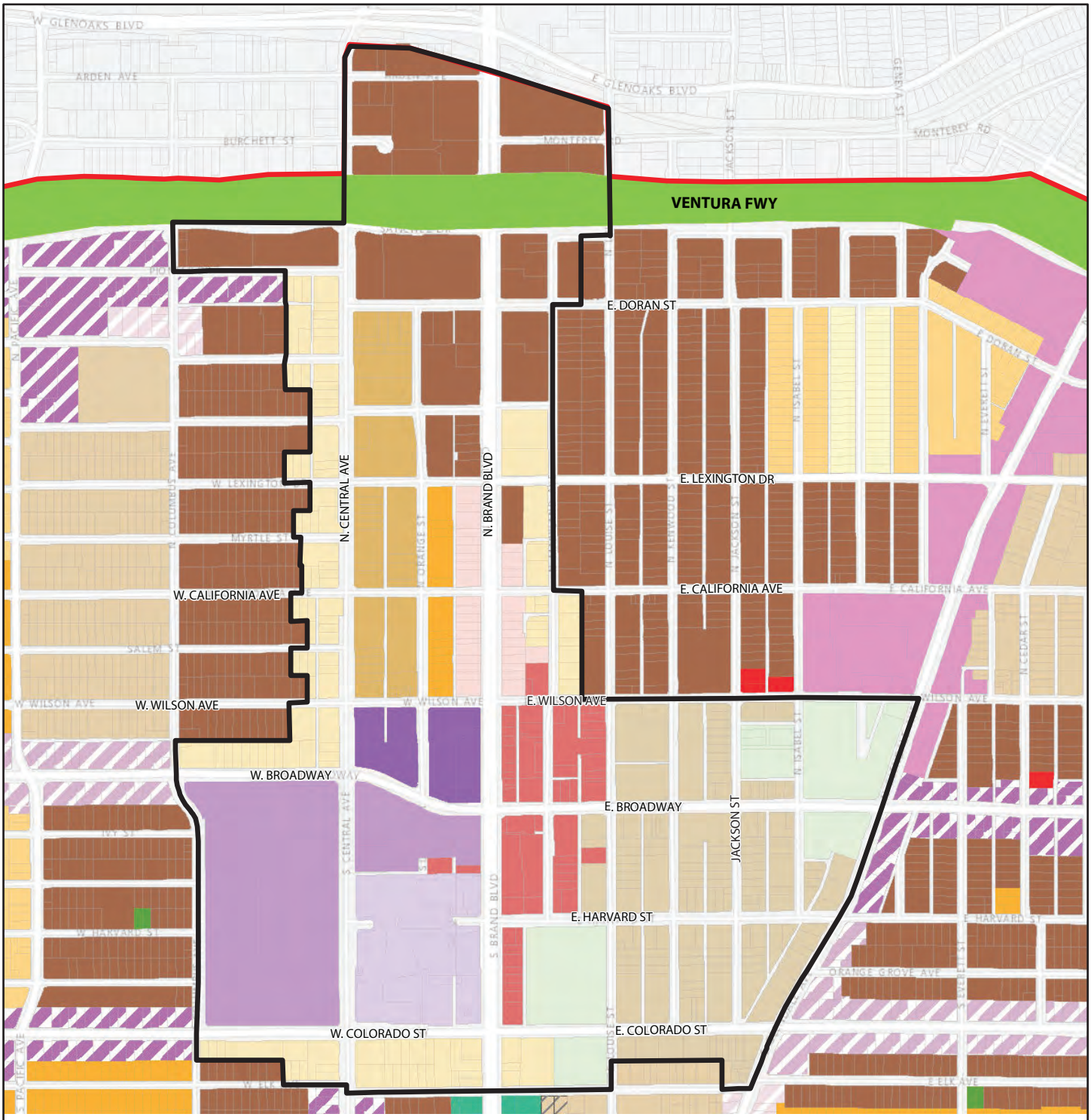
Source: City of Glendale 2017

Downtown Specific Plan

As outlined above, the project proposes to modify the boundaries of the DSP in six locations. The proposed DSP land use map is illustrated in Figure 3-8. The changes are proposed to include entire properties in the DSP that are currently split between the DSP and citywide zoning, and to incorporate adjacent citywide zoned parcels into the DSP in a manner consistent with DSP and citywide zoning goals.

Glendale Zoning Ordinance

The proposed project includes amendments to Title 30 of the Glendale Municipal Code to modify the City Zoning Ordinance and Zoning Map to implement the vision of the proposed SGCP and the revised land use map. The proposed Zoning Map is outlined in Figure 3-9. The map includes application of the new zones listed in Table 3-2 within community centers and corridors consistent with proposed Glendale 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 SGCP.



Downtown Specific Plan

- Alex Theater
- Broadway Center
- Civic Center
- East Broadway
- Galleria
- Gateway
- Maryland
- Mid Orange
- Orange Central
- Town Center
- Transitional

Citywide Zones

- ROS
- R1R
- R1
- R3050
- R2250
- R2250 P
- R1650
- R1650 P
- R1250
- C1
- C2
- C3
- CH
- CA
- CR
- CPD
- CE
- SFMU
- IMU
- IMU R
- IND
- T
- SR
- CEM
- MX1
- MX2
- MX3
- TOD I
- TOD II

Downtown Specific Plan

Proposed SGCP Area

No Scale

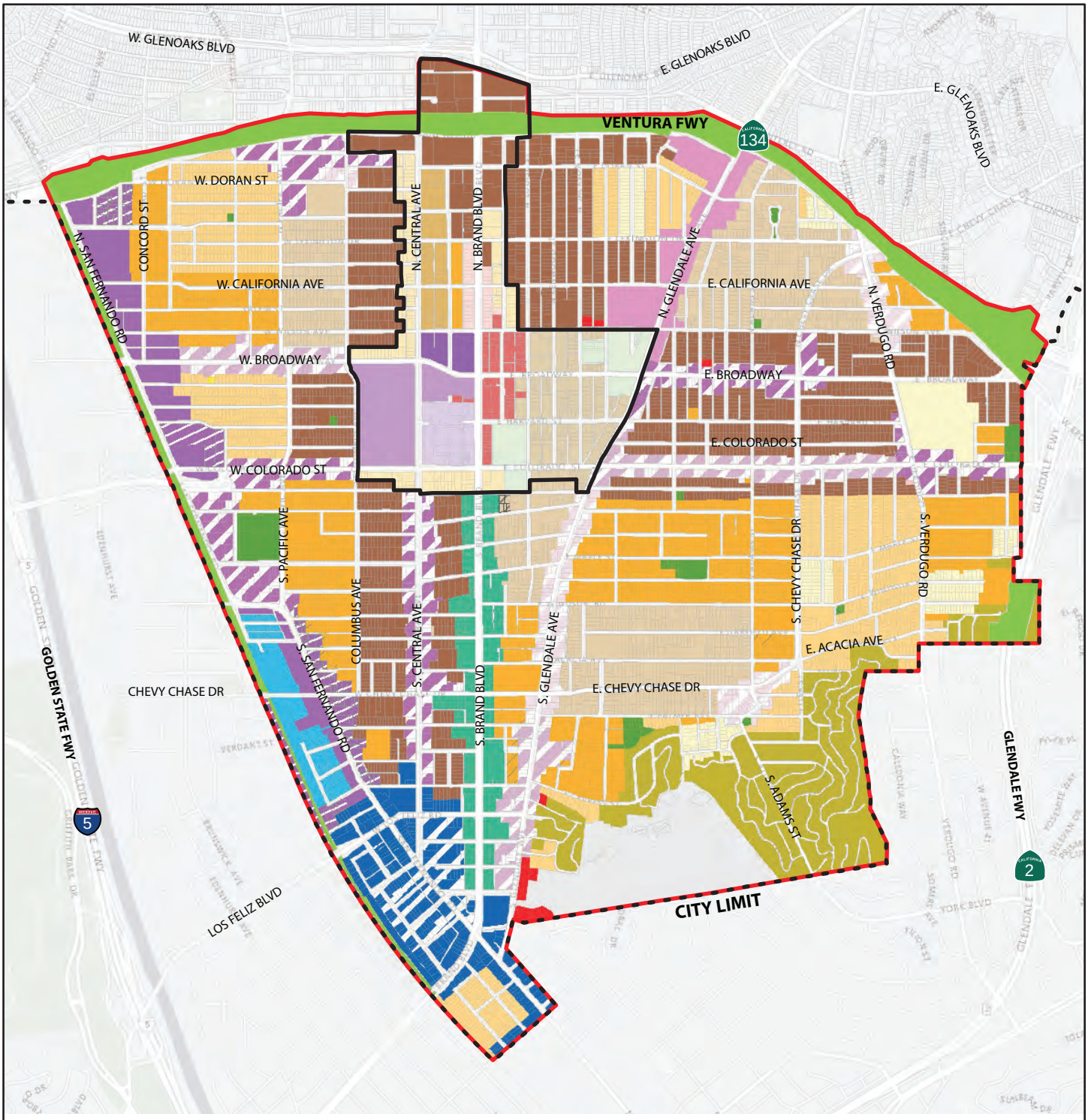
ATKINS

FIGURE 3-8

Proposed DSP Land Use Map

Source: City of Glendale 2017

100042606 South Glendale Community Plan PEIR



Downtown Specific Plan

- Alex Theater
- Broadway Center
- Civic Center
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- Maryland
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- Town Center
- Transitional

Citywide Zones

- ROS
- R1R
- R1
- R3050
- R2250
- R2250 P
- R1650
- R1650 P
- R1250
- C1
- C2
- C3
- CH
- CA
- CR
- CPD
- CE
- SFMU
- IMU
- IMU R
- IND
- T
- SR
- CEM
- MX1
- MX2
- MX3
- TOD I
- TOD II

Downtown Specific Plan — Proposed SGCP Area — City Limit

No Scale

ATKINS

FIGURE 3-9

Proposed SGCP Zoning Map

Source: City of Glendale 2017

100042606 South Glendale Community Plan PEIR

In addition to the map, changes to the Glendale Municipal Code would include the addition of five new zones and corresponding development regulations (see Table 3.2 below). The proposed new zones could be applied elsewhere in Glendale through future legislative actions, but are only proposed to be applied to South Glendale at the present time through adoption of the proposed project.

Table 3-2 Proposed New Zones

New Zone	*Name*	*Corresponding General Plan Designation*
TOD I	Transit-Oriented Development I	Urban Center
TOD II	Transit-Oriented Development II	Urban Center
MX1	Mixed Use 1	Village Center; Main Street Corridor
MX2	Mixed Use 2	Mixed Use Corridor Low
MX3	Mixed Use 3	Town Center; Mixed Use Corridor High

Overall, the new zones would accommodate medium to high density, mixed use transit-oriented development at key centers and corridors within the community, supported by a comprehensive set of incentives, development standards, and requirements to bring about the principles and vision detailed in the SGCP. Specific development standards by planning area are detailed in SGCP Appendix E, Zoning and Land Use Classifications in South Glendale, including proposed zones, maximum density and stories/height, allowable land uses, and other development standards as applicable.

In addition to the new zones/development regulations, some existing development regulations in the Zoning Ordinance would be modified in conjunction with the SGCP. For properties designated mixed use, development regulations would be modified to eliminate "wedding cake" R-1250 High Density Residential Zone setback requirements for properties with commercial frontage proposing residential units. New height limits are introduced in mixed use zones where they abut non-DSP zones.

3.4 INTENDED USE OF THIS EIR

This EIR is intended to provide compliance with CEQA and to provide information needed by the City (Lead Agency) to make decisions regarding all of the approvals and actions necessary to adopt the proposed SGCP. Further, the EIR supports all federal, State, regional, and local discretionary approvals (such as by Responsible Agencies) that may be required to implement the proposed SGCP.

Although this EIR has been prepared as a Program EIR pursuant to State CEQA Guidelines Section 15168, this EIR also can be characterized as a first-tier EIR prepared pursuant to State CEQA Guidelines Section 15152. The Program EIR is intended to act as an analytical superstructure for subsequent, more detailed analyses associated with individual discretionary project applications[1] consistent with the proposed SGCP. One of the City's goals in preparing this EIR is to minimize the amount of new information that would be required in the future at the "project level" of planning and environmental review by dealing with cumulative impacts, regional considerations, and similar big picture issues as comprehensively as possible. The City recognizes that this document does not include the level of detail necessary to qualify as a project EIR, and anticipates that future discretionary projects would require more detailed environmental review at the time they are proposed.

[1] Discretionary projects are those projects that the City has the authority to disapprove, as opposed to projects that would be allowed by right and would not require discretionary action by the City.

Future site-specific approvals may be evaluated pursuant to the rules for tiering set forth in State CEQA Guidelines Section 15152. "[T]iering is a process by which agencies can adopt programs, plans, policies, or ordinances with EIRs focusing on 'the big picture,' and can then use streamlined CEQA review for individual projects that are consistent with such … [first tier decisions] and are … consistent with local agencies' governing general plans and zoning" (*Koster v. County of San Joaquin* [1996] 47 Cal. App.4th 29, 36). Before deciding to rely in part on a first-tier EIR in connection with a site-specific project, a lead agency must prepare an "initial study or other analysis" to assist it in determining whether the project may cause any significant impacts that were not "adequately addressed" in a prior EIR (State CEQA Guidelines Section 15152(f), PRC Section 21094(c)). Where this analysis finds such significant impacts, an EIR is required for the later project. In contrast, "[a] negative declaration or mitigated negative declaration shall be required" where there is no substantial evidence that the project may have significant impacts not adequately addressed in the prior EIR or where project revisions accepted by the proponent avoid any such new significant impacts or mitigate them "to a point where clearly" they are not significant.

State CEQA Guidelines Section 15152 further provides that, where a first-tier EIR has "adequately addressed" the subject of cumulative impacts, such impacts need not be revisited in second and third-tier documents. Furthermore, second and third-tier documents may focus the examination of impacts on those that "were not examined as significant effects" in the prior EIR or "[a]re susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means." In general:

> [s]ignificant environmental effects have been "adequately addressed" if the lead agency determines that:
>
> (A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental impact report; or
>
> (B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.

Here, as noted above, whenever project proponents submit discretionary applications for site-specific approvals within the SGCP area, the City will determine how much new information will be required for the environmental review for such proposals. In preparing these analyses, the City will assess, among other things, whether any of the significant environmental impacts identified in this program/first-tier EIR have been "adequately addressed." Thus, the new analyses for these site-specific actions will focus on impacts that cannot be "avoided or mitigated" by mitigation measures that either were adopted in connection with the proposed SGCP or were formulated based on information in this EIR.

3.5 REQUIRED APPROVALS AND ACTIONS

Adoption and implementation of the proposed SGCP requires approval of the following actions by the City:

- Certification of the EIR, including environmental findings pursuant to CEQA and adoption of Statement of Overriding Considerations;
- Amendments to the Glendale General Plan (text and Land Use Map) and Circulation Element;
- Amendments to the DSP;
- Adoption of amendments to City of Glendale Zoning Ordinance; and
- Adoption of City of Glendale Zoning Map.

3.6 AGENCIES

In addition to the Lead Agency, there are State and local agencies that may have discretionary or appellate authority over the project and/or specific aspects of development pursuant to the proposed SGCP. The responsible agencies will also rely on this EIR when acting on such subsequent specific projects. Those state or local agencies that would rely upon the information contained in this EIR when considering approval may include, but are not limited to, the following:

- SCAQMD
- California RWQCB (Permit for dewatering during construction if necessary and National Pollutant Discharge Elimination System [NPDES] permit)
- State Water Resources Control Board (General Construction Activity Stormwater Permit)
- Caltrans
- California DTSC
- CDFW

3.7 TECHNICAL, ECONOMIC, AND ENVIRONMENTAL CHARACTERISTICS

The proposed project's technical characteristics are described in Section 3.3 (Proposed Project Characteristics) and in Appendix I to this EIR (South Glendale Community Plan, Glendale General Plan Land Use Element and Circulation Element Amendments, Downtown Specific Plan Amendment, and Zoning Ordinance and Zoning Map Amendment). The site's environmental characteristics, including the environmental setting and anticipated environmental impacts, are described in Chapter 4 (Environmental Analysis). The proposed project would bring economic benefits to the City, including an expanded economic base and additional sources of employment. Discussion of the economic characteristics of the proposed project is provided in Section 4.9 (Land Use and Planning) and Section 5.5 (Growth-Inducing Impacts).

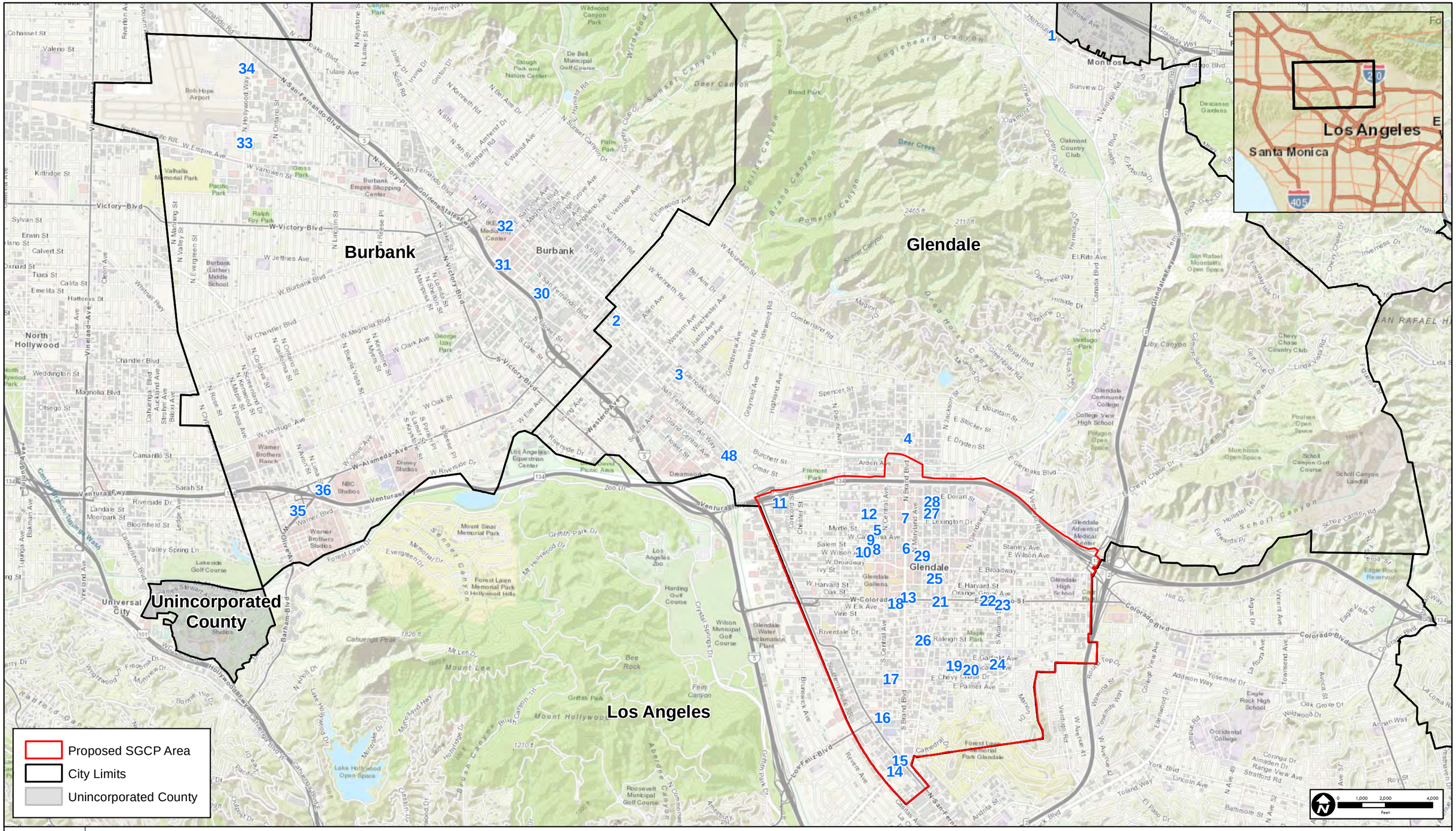
3.8 CUMULATIVE DEVELOPMENT SCENARIO

State CEQA Guidelines Section 15355 defines "cumulative impacts" as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts."

In order to analyze the cumulative impacts of the project in combination with existing development and other expected future growth, the amount and location of growth expected to occur (in addition to the proposed SGCP) must be considered. As stated in State CEQA Guidelines Section 15130(b), this reasonably foreseeable growth may be based on either of the following, or a combination thereof:

- A list of past, present, and probable future projects producing related or cumulative impacts, including those projects outside the control of the agency.
- A summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or area wide conditions.

For the purposes of this EIR, the potential cumulative effects of the proposed SGCP are based upon an anticipated reasonable build-out of the Glendale General Plan as described in this document, as well as past, existing, and reasonably foreseeable projects in the adjacent jurisdictions as shown in Figure 3-10A and B, and Table 3-3.



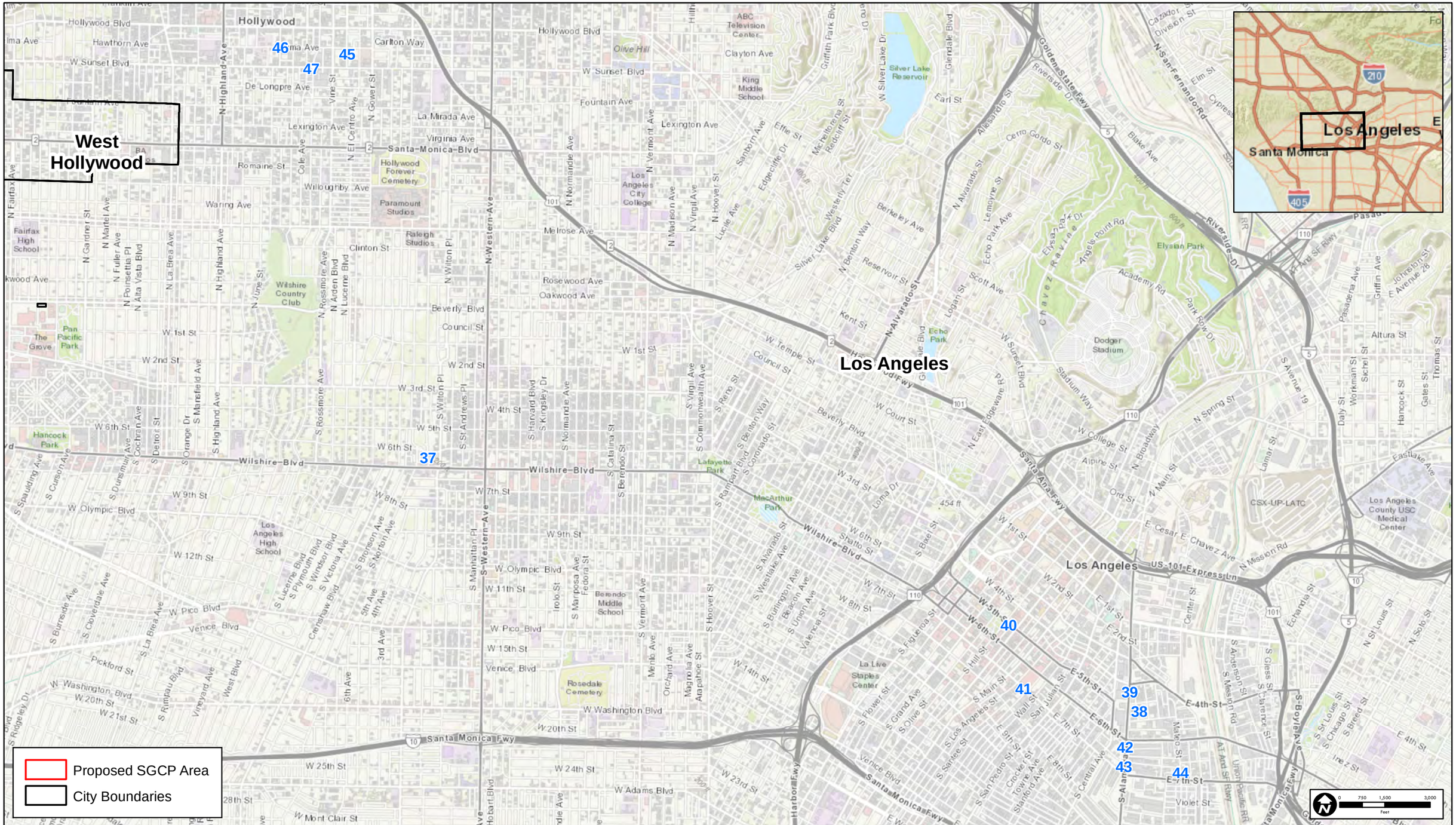
ATKINS

FIGURE 3-10 A

Cumulative Projects - North

Sources: Atkins 2017, Esri 2017, Los Angeles County 2017

12/28/2017 BELA7036 C:\Users\bela7036\OneDrive Corp\OneDrive - Atkins Ltd\Documents\GIS\Glendale\Figure3-11-A_CumulativeProjects-North.mxd



ATKINS

FIGURE 3-10 B

Cumulative Projects - South

Sources: Atkins 2017, Esri 2017, Los Angeles County 2017

12/27/2017 BELA7036 C:\Users\bela7036\OneDrive Corp\OneDrive - Atkins Ltd\Documents\GIS\Glendale\Figure3-11-B_CumulativeProjects-South.mxd

Table 3-3 Cumulative Project List

ID#	Location	Address	Description	Status
1	Project outside SGCP area	2612 Honolulu Avenue, Glendale, CA 91020	28-unit multi-family development (concurrent with Zone Change from C2-I and R1-II to PPD).	January 26, 2016 – In Process
2	Project outside SGCP area	1059 Elm Avenue, Glendale, CA 91201	New 9-unit condo building	March 11, 2016 – In Process
3	Project outside SGCP area	1058 Ruberta Avenue, Glendale, CA 91201	New two-story 5,533 sq ft 12 bed congregate living facility.	February 22, 2016 – In Process
4	Project within SGCP area	1100 N Brand Blvd, Glendale, CA 91202	DRB - New 85 room 6-story hotel	February 3, 2016 – In Process
5	Project within SGCP area	325 Myrtle Street, Glendale, CA 91203	New 11 unit single-family dwelling units	December 2, 2015 – In Process
6	Project within SGCP area	220 N Brand Blvd, Glendale, CA 91203	Demolish existing 2-story 9,480 sq ft building and construct new 2-story 12,480 sq ft building.	July 21, 2015 – In Process
7	Project within SGCP area	413 N Brand Blvd, Glendale, CA 91203	Design Review Modification of Council-approved mixed-use project (Director level; reduction in height) - 119 multi-family units, 9 live-work units, 5,000 sf restaurant.	March 7, 2016 – In Process
8	Project within SGCP area	330 Salem Street, Glendale, CA 91203	Tentative Tract No. 74298 for a new 12-unit multi-family condo (under construction).	October 3, 2016 – In Process
9	Project within SGCP area	350 Salem Street, Glendale, CA 91203	Demolish existing residences/structures constructed in c. 1911 (348 Salem) and c. 1948 (350 Salem) to allow construction of new 3-story, 12-unit multi-family project with subterranean parking garage with 28 parking spaces in the R-1250 zone.	February 1, 2017 – In Process
10	Project within SGCP area	370 Salem Street, Glendale, CA 91203	18 multi-family units	November 12, 2015 – In Process
11	Project within SGCP area	800 W Doran Street, Glendale, CA 91203	52 new multi-family units	February 16, 2016 – In Process
12	Project within SGCP area	352 W Milford Street, Glendale, CA 91203	Demolish single dwelling unit at 358 W. Milford, two multi-dwelling units at 356 W. Milford, two multi-dwelling units at 352 W. Milford and construct a new four stories, 32 unit apartment building over a subterranean parking garage with 49 parking spaces. Residential gross floor area measures 35,285 sq ft and the subterranean garage floor area measures 19,025 sq ft.	March 21, 2017 – In Process
13	Project within SGCP area	238 S Brand Blvd, Glendale, CA 91204	New commercial building – 10,000 sq ft restaurant.	February 8, 2016 – In Process
14	Project within SGCP area	1820 S Brand Blvd, Glendale, CA 91204	Variances for tandem parking and to have up to 26 live/work units less than 1,000 sq ft.	March 11, 2016 – In Process
15	Project within SGCP area	1821 S Brand Blvd, Glendale, CA 91204	DRB - Demolish existing structures at 1,815 and 1,821, and construct new 5-story mixed use building with 38 residential units, 980 sq ft commercial (office) on ground floor, and three levels of subterranean parking (96 spaces).	March 9, 2017 – In Process
16	Project within SGCP area	1300 S Central Avenue, Glendale, CA 91204	Construct a new three-story, 6,782 sq ft medical office building with parking on the ground level on a lot approximately 22,275 sq ft, zoned C3 (Commercial Service).	January 1, 2017 – In Process
17	Project within SGCP area	206 W Chevy Chase Dr, Glendale, CA 91204	New 5 Story 21,124 sq ft medical office building.	February 27, 2015 – In Progress

Table 3-3 Cumulative Project List

ID#	Location	Address	Description	Status
18	Project within SGCP area	124 W Colorado Street, Glendale, CA 91204	50 unit condo application	March 2, 2017 – In Process
19	Project within SGCP area	611 E Acacia Avenue, Glendale, CA 91205	14 multi-family units	December 18, 2013 – In Process
20	Project within SGCP area	722 E Acacia Avenue, Glendale, CA 91205	Construct a new, 12-unit multi-family building on a 16,500 sq ft lot located in the R 1650 zone, involves the demolition of two existing single-family houses originally constructed in 1934.	November 1, 2016 - In Process
21	Project within SGCP area	500 E Colorado Street, Glendale, CA 91205	Design Review for new 4-story 39,067 sq ft commercial project (medical offices general offices and retail) with 156 on-site parking spaces	February 23, 2016 – In Process
22	Project within SGCP area	1001 E Colorado Street, Glendale, CA 91205	Design Review for new 4-story 134-room hotel (Holiday Inn Suites).	February 23, 2016 – In Process
23	Project within SGCP area	311 S Adams Street, Glendale, CA 91205	Demolish existing surface parking lot and construct a new 3-level parking structure	August 8, 2016 – In Process
24	Project within SGCP area	913 S Adams Street, Glendale, CA 91205	Proposed 18-unit affordable multi-family residential building.	January 21, 2016 – In Process
25	Project within SGCP area	126 S Kenwood Street, Glendale, CA 91205	Construction of a new 5-story 44-unit multi-family residential building with 89 parking spaces in two levels of subterranean parking.	September 24, 2015 – In Process
26	Project within SGCP area	712 S Louise Street, Glendale, CA 91205	Proposed 10-unit multi-family residential development and demolition of two existing single-family houses and garages. The proposed development will include the properties at 712 and 716 S Louise Street.	March 21, 2017 – In Process
27	Project within SGCP area	429 N Kenwood Street, Glendale, CA 91206	New 21-unit density bonus housing project.	January 28, 2016 – In Process
28	Project within SGCP area	534 N Kenwood Street, Glendale, CA 91206	Construct 11 new units in three stories around a historically significant two-story Craftsman single-family house. This house will be retained. Total number of units on site will be 12 units.	October 23, 2015 – In Process
29	Project within SGCP area	145 N Louise Street, Glendale, CA 91206	New 147 room six story hotel.	April 5, 2017 – In Process
30	Burbank	103 E Verdugo Avenue, Burbank, CA 91502	The Premier on First proposes to construct two 12 to 14 story mixed use buildings. Phase 1 to include 154 residential units and retail/restaurant uses on the ground floor.	July 16, 2015 – In Process
31	Burbank	315 N First Street, Burbank, CA 91502	PD, DA, DR for First Street Village. Mixed use project with three 5-story buildings, a total of 261 apartments & on-site amenities, a combined total of 21,285 sq ft of retail/restaurant space on the ground floors.	July 7, 2014 – In Process
32	Burbank	550 N Third Street, Burbank, CA 91502	DKN Hotel requests Development Review and a Conditional Use Permit to allow construction of a new hotel with 198 rooms, a maximum of 97,008 sq ft adjusted gross floor area and 5 stories.	July 14, 2016 – In Process
33	Burbank	2500 N Hollywood Way, Burbank, CA 91505	Planned Development, Development agreement, and development review for construction of two new hotels and new parking structure, to be completed in two phases.	June 15, 2016 – In Process

Table 3-3 Cumulative Project List

ID#	Location	Address	Description	Status
34	Burbank	2801 N Hollywood Way, Burbank, CA 91505	Development Agreement and Development review for new 14-gate replacement Airport Terminal in the Airport Zone. Amendment to PD 2004-170 to accommodate the project (loop road).	March 30, 2016 – Approved
35	Burbank	115 N Screenland Drive, Burbank, CA 91505	Development review and conditional use permit to construct two 12 to 14-story mixed use buildings. Phase 1 to include 154 residential units and retail/restaurant uses on the ground floor.	January 13, 2016 – In Process
36	Burbank	3401 W Olive Avenue, Burbank, CA 91505	Planned Development consisting of 241 residential units above 43,000 sq ft grocery store.	May 3, 2013 – Approved
37	Los Angeles	610 S Van Ness Ave, Los Angeles, CA 90005	Demolition of single-family house, construction of 12 townhome condos consisting of two 4-story buildings.	September 22, 2016 – In Process
38	Los Angeles	1100 E 5th Street, Los Angeles, CA 90013	Proposed mixed-use building including approximately 218 live/work units with 11% set aside for very low income. Approximately 21,975 sq ft of open space and recreational amenities including resident gallery.	September 28, 2016 – In Process
39	Los Angeles	400 S Alameda Street, Los Angeles, CA 90013	Conversion of an existing 44,600 sq ft warehouse to a 66-unit condominium-hotel with approximately 5,400 sq ft of associated ground floor restaurant and specialty retail.	September 26, 2016 – In Process
40	Los Angeles	333 W 5th Street, Los Angeles, CA 90013	Proposed 55-57 story mixed-use project with either a condo/hotel with 100 residential condos, 200 hotel rooms, 27,500 sq ft commercial space or 142 residential condos and 25,000 sq ft commercial space	September 30, 2016 – In Process
41	Los Angeles	222 E 7th Street, Los Angeles, CA 90014	A Mixed-Use project consisting of up to 452 Residential Units and approximately 13,655 sq ft commercial space.	September 27, 2016 – In Process
42	Los Angeles	640 S Alameda Street, Los Angeles, CA 90021	New Mixed-Use Development consisting of 412 hotel rooms, 1,305 apartments, 431 condo units, 253,514 sq ft office space, 29,316 sq ft school area, 127,609 sq ft retail space, and 22,429 sq ft art space.	September 29, 2016 – In Process
43	Los Angeles	668 S Alameda Street, Los Angeles, CA 90021	Demolition of existing industrial buildings and construction of a 475 live/work unit mixed-use project with a density bonus with a 5% set aside for very low-income units and 45,478 sq ft of commercial space.	September 20, 2016 – In Progress
44	Los Angeles	676 S Mateo Street, Los Angeles, CA 90021	The demo of a 27,000 sq ft warehouse and the construction of a 179,759 sq ft, 85 ft high mixed-use project with 172 live/work units, 23,025 sq ft of commercial area on a 44,800 sq ft site.	September 27, 2016 – In Process
45	Los Angeles	1546 N Argyle Avenue, Los Angeles, CA 90028	New Mixed-Use development consisting of 276 residential units and 30,431 sq ft of commercial space.	September 29, 2016 – In Process
46	Los An6geles	1600 N Schrader Blvd, Los Angeles, CA 90028	The construction, use, and maintenance of a new 11-story commercial building with 168 guest rooms and a 4,028 sq ft restaurant, totaling 63,457 sq ft of floor area.	September 29, 2016 – In Process
47	Los Angeles	6400 W Sunset Blvd, Los Angeles, CA 90028	New mixed-use project consisting of 232 residential units with 5% very low income affordable units and approximately 7,000 sq ft of commercial space.	September 22, 2016 – In Process
48	Glendale	800 Air Way, Glendale, CA 91201	GWP Grayson Repowering Project	November 16, 2017 – In Process

Table 3-3 Cumulative Project List

ID#	Location	Address	Description	Status
49	Glendale	Citywide	Citywide Pedestrian Plan	Draft Complete
50	Pasadena	City Wide, Pasadena, CA 91105	Climate Action Plan	November 16, 2017 – In Process
51	Pasadena	City Wide, Pasadena, CA 91105	Housing Element	November 16, 2017 – In Process
52	Pasadena	City Wide, Pasadena, CA 91105	Amendments to TOD Ordinance	November 21, 2016 – Adopted

Source: City of Glendale 2017