

An aerial photograph of a city valley, likely Los Angeles, viewed from a high vantage point. The foreground shows dark, scrubby hillsides. The middle ground is a dense urban area with several prominent skyscrapers. The background features hazy, rolling mountains under a clear blue sky.

DRAFT

SOUTH GLENDALE COMMUNITY PLAN

City of Glendale, California



CITY OF GLENDALE, CA

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Resolution No. 18-000 Glendale, California

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA,
ADOPTING THE SOUTH GLENDALE COMMUNITY PLAN**

WHEREAS, the Council has conducted a noticed public hearing pursuant to the provisions of Section Chapter 30.61 of the Glendale Municipal Code and Chapter 3, Title 7 of the Government Code of the State of California; and

WHEREAS, the Council has initiated the update of the General Plan through a series of community plans beginning with preparation of a North Glendale Community Plan; and

WHEREAS, the Council has directed that additional community plans be prepared to address remaining areas in Glendale not served by Specific Plans, following the format of the North Glendale Community Plan; and

WHEREAS, the Council has found that the South Glendale Community Plan is consistent with the elements of the General Plan and aids in implementing citywide policies at the neighborhood level; and

WHEREAS, the Council has found that the South Glendale Community Plan promotes the public health, safety, comfort, convenience, and general welfare of the citizens of Glendale; and

WHEREAS, the Council has found that the South Glendale Community Plan blends citywide development policy with the neighborhood vision for implementing that policy, including identification of public improvements and design guidelines to assist in providing predictability for development while promoting sustainable, creative and appropriate public infrastructure, public services, and private development, and

WHEREAS, the Council has reviewed and considered all materials, communications, public testimony and exhibits of current record relative to the South Glendale Community Plan; and

WHEREAS, the Council has taken into consideration the recommendation of the Planning Commission on the South Glendale Community Plan; and

WHEREAS, pursuant to the California Environmental Quality Act, the City Council certified an Environmental Impact Report for the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Glendale that the South Glendale Community Plan is hereby approved and adopted and that this Resolution shall take effect immediately.

Adopted this 00 day of Month, 2018

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Chapter 1: Introduction

Explains the purpose and organization of the South Glendale Community Plan and how to use it. Pages 1-1 to 1-6

Chapter 2: Community Vision

Describes the Plan's relationship to the rest of San Fernando Valley and to past plans and lays out the community vision for South Glendale. Pages 2-1 to 2-8

Chapter 3: Principles

Identifies citywide Glendale principles and policies and provides general direction for how those principles apply to the Community Plan area. Pages 3-1 to 3-26

Chapter 4: Places

Describes the vision for and provides design guidelines for each of South Glendale's neighborhood unique centers, corridors, neighborhoods, and districts. Pages 4-1 to 4-184

Chapter 5: Policy Framework

Summarizes the community process that informed the creation of the Community Plan and explains its relationship to other existing planning documents such as the General Plan, regional plans, and State Law. Pages 5-1 to 5-15

Chapter 6: Implementation

Lists the process for implementing the South Glendale Community Plan and lists the actions and programs needed to implement the Plan. Pages 6-1 to 6-4

Appendix A.1: Historic Context

Discusses significant themes in the historical development of South Glendale and provides a framework for the historic survey (Appendix A.2) to identify potential historic resources.

Appendix A.2: Historic Survey

Examines buildings built before the year 2000, identifying those appearing to possess historic significance and therefore eligibility for the Glendale / California Registers of Historic Resources.

Appendix B: Past Plans

Summarizes planning efforts in South Glendale beginning with the 1972 creation of the Glendale Redevelopment Agency.

Appendix C: Tropico TOD Center

Summarizes the Tropico Center Plan, a planning and policy study of the Tropico neighborhood, centered around the Glendale Transportation Center.

Appendix D: Land Use Map of South Glendale

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Chapter 1

INTRODUCTION

The South Glendale Community Plan is the official guide to development for the neighborhoods and commercial districts in Glendale south of the 134 Freeway, including the Downtown Specific Plan.

The Plan constitutes the City's goals and policies for stewardship of the places and people that make up South Glendale. The Plan is intended to shape positive community change and foster sustainable land use patterns, while balancing the unique character of the community with citywide policies and regional initiatives.

The Plan is used by City Council, Planning Commission, Design Review Board, other concerned government agencies, residents, property owners, business owners, investors, as well as nonprofit and private agencies to evaluate future investment in the community.

With other community plans, it forms a portion of the City's General Plan, as governed by applicable state laws.

1.1 What is a Community Plan?

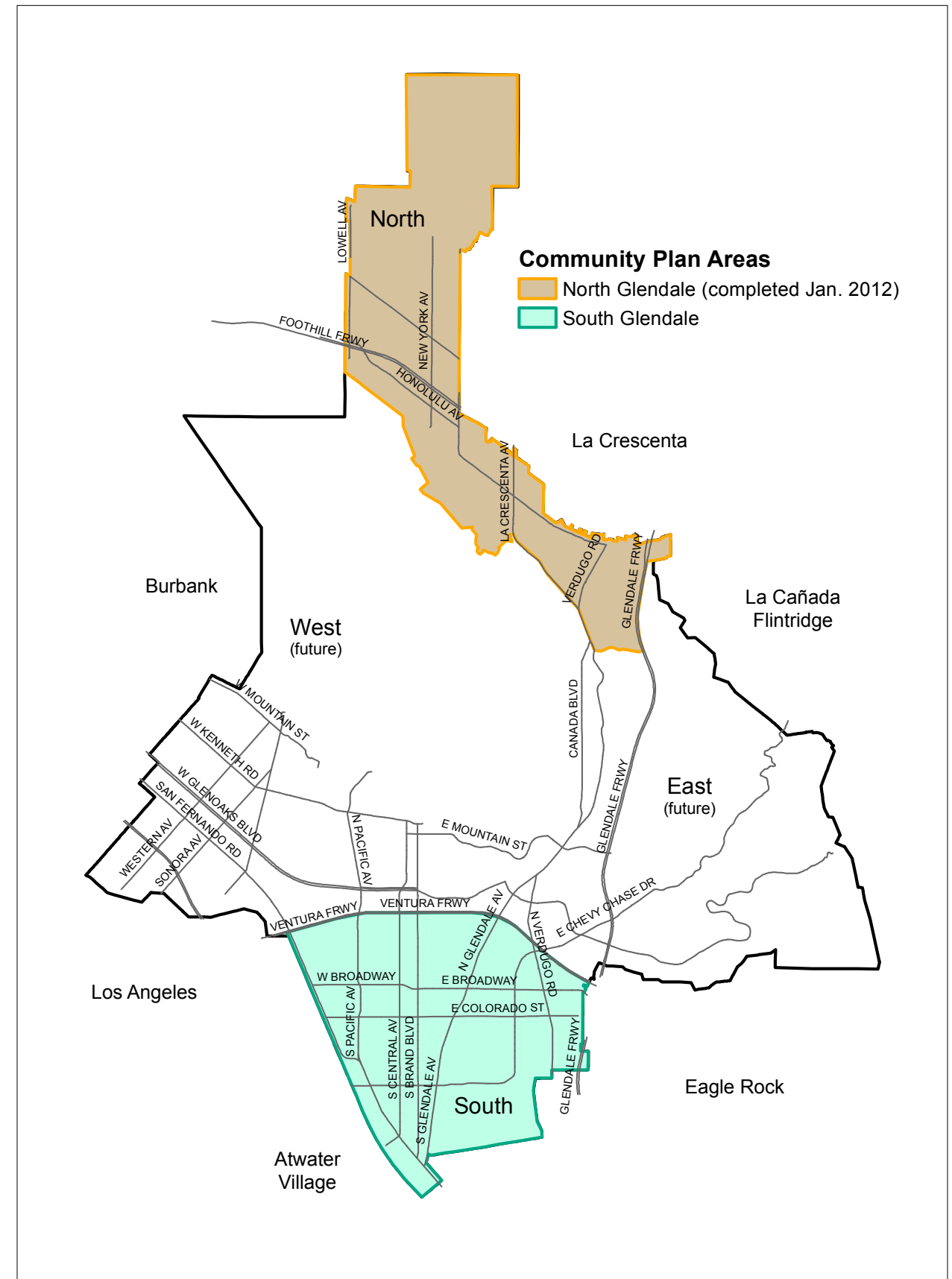
The South Glendale Community Plan is the second in a series of community plans that will describe Glendale’s development policy for various neighborhoods and districts in the city. This community plan coordinates a wide range of policies from various sources into one cohesive document in order to provide specific guidance for the future growth of the neighborhoods and districts of Glendale south of the 134 Freeway (see Figure 1.1 opposite).

The Community Plan promotes an arrangement of land use, infrastructure, and services intended to enhance the economic, social, and physical health, safety, welfare, and convenience of the people who live, work and invest in South Glendale. It serves to:

- Outline a vision for South Glendale’s long-term physical development and community enhancement;
- Provide strategies and specific implementing actions that will allow this vision to be accomplished;
- Establish a basis for judging whether specific development proposals and public projects are in harmony with Plan policies and standards;
- Direct City departments, other public agencies, and private developers to design projects that enhance the character of the community, taking advantage of its setting and amenities; and
- Provide the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance, design overlays, historic districts, Glendale Register nominations, historic resource surveys, development standards, the Capital Improvement Program, facilities plans and sustainability programs.

By serving to guide development, the Community Plan builds upon South Glendale’s economic strengths and opportunities and encourages balanced and appropriate growth to meet the community’s anticipated needs and circumstances while protecting the physical, economic, and social investments to the extent reasonable and feasible. The South Glendale Community Plan’s importance lies in its ability to shape positive change and foster sustainable land use patterns while balancing the unique character of the community with citywide policies and regional initiatives.

The South Glendale Community Plan constitutes the City’s goals and policies for stewardship of the places in South Glendale, and by extension, the people who live in these places.



1.2 How to Use This Community Plan

The South Glendale Community Plan is a manual for residents, property and business owners, investors and developers, and staff and officials of involved government agencies to guide future development of South Glendale through individual public and private projects and initiatives. Anyone proposing development in South Glendale should review this plan. If you are using this Community Plan for the first time, it may be useful for you to know the main components of the document and how to navigate it.

Chapter 2: Community Vision

The Community Plan is based on a Vision Statement that describes the broadest, most expansive and inclusive description of how the community desires its future to be guided. The Vision Statement is grounded in an understanding of what makes South Glendale unique in comparison to other communities within Glendale and surrounding cities, outlining the important regional and local features that contribute to South Glendale's unique identity.

Chapter 3: Principles

Chapter 3 identifies pertinent citywide principles and policies, and through maps and short discussions, provides general direction for how these principles apply to South Glendale. Reflecting the recommendations of the community's 2006 Long-Range Plan, the principals are organized by the following topical areas: growth management; 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; and historic resources.

Chapter 4: Places

Chapter 4, the heart of the Community Plan, describes the vision and goals for South Glendale's unique residential neighborhoods, commercial and industrial districts, and transit-oriented mixed-use boulevards. Organized according to centers, corridors, neighborhoods and districts, this chapter describes the primary characteristics of each of these types of places, the vision for their anticipated growth, and how city-wide and community-wide goals are applied to each of them. In addition, specific recommendations are provided for places where some type of enhancement or transformation is desired. Chapter 4 also includes the fundamental design guidelines necessary to implement the desired vision for South Glendale's centers, corridors, neighborhoods and districts.

Chapter 5: Policy Framework

This chapter explains the relationship of the Community Plan to Glendale's General Plan Elements and other local, regional, and state planning laws and policy documents. Consistent with California Land Use Law, Chapter 5 also describes the public participation process for creation of the Community Plan. To ensure consistency between the Community Plan and the General Plan, the General Plan elements will be amended concurrent with the adoption of this Plan.

Chapter 6: Implementation

This Chapter identifies the process for implementing the South Glendale Community Plan. Beginning with amending the General Plan concurrently with the adoption of the Community Plan, this chapter lists the actions and programs that should be enabled or completed within six months of adoption, one year of adoption, and beyond one year of adoption.

Appendix A.1: Historic Context

The Historic Context provides the key themes and stories behind South Glendale's transformation from a small rancho to today's urban center. The Historic Context will assist in the identification and protection of historic resources while other aspects of the Plan, such as policy recommendations, zoning changes and design review, are implemented. Additionally, the Historic Context serves as the basis for future historic resource surveys in South Glendale.

Appendix A.2: Historic Survey

The Historic Survey results is an analysis of all buildings built before the year 2000 in South Glendale based on the evaluative framework established by the Historic Context. Structures appearing to have historic significance are studied further to determine if they meet basic thresholds established in the context and by the city and state to be considered as potential historic resources. This determination helps the City guide future development, protecting important historic properties and identifying those that can be altered or demolished without impacting Glendale's historic character.

Appendix B: Past Plans

This document is a review of planning efforts in the South Glendale Community Plan area beginning with creation of the Glendale Redevelopment Agency in 1972 and the Central Glendale Redevelopment Project, which serves as the beginning of four decades of modern, community-oriented planning in South Glendale. In reviewing these considerable planning efforts, including outreach and specific outcomes, we can better understand where, how, and when the community set its desired course, and the degree to which the public has directly influenced the shape of today's South Glendale.

Appendix C: Tropic Center Plan

The Tropic Center Plan is a policy and planning study of the Tropic district, centered around the Glendale Transportation Center. The plan recommends a number of changes to zoning, land use, parking policy, and street standards in order to encourage and sustain high quality, neighborhood appropriate transit-oriented development in Tropic.

Appendix D: Land Use Map of South Glendale

Appendix E: Zoning and Land Use Classifications in South Glendale

Appendix F: Greener Glendale Sustainability Concepts