

**NOTICE OF AVAILABILITY OF DRAFT  
ENVIRONMENTAL IMPACT REPORT AND  
NOTICE OF PUBLIC MEETING**

**South Glendale Community Plan**

**NOTICE IS HEREBY GIVEN** that the City of Glendale in its role as Lead Agency has completed a Draft Environmental Impact Report (EIR) for the project described below and invites comments on the adequacy and completeness of the environmental analyses described in the Draft EIR.

**PUBLIC MEETINGS:** A public meeting to consider the Draft EIR will be held as follows:

**Planning Commission  
Wednesday, March 7, 2018 at 5:00 p.m.  
Municipal Services Building  
633 E Broadway, Room 105**

All interested persons are encouraged to attend the public meeting and to present written and/or oral comments.

**PROJECT LOCATION:** The proposed South Glendale Community Plan Area is located in the southern portion of the city of Glendale, and encompasses approximately 4.6 square miles. It is generally bounded by State Route 134 to the north, and the Glendale City Limits otherwise (generally Forest Lawn Memorial Park to the south, State Route 2 to the east, and the San Fernando Road corridor to the west).

**PROJECT DESCRIPTION:** The proposed project is the implementation of the proposed City of Glendale South Glendale Community Plan (SGCP) which includes four components: adoption of the proposed SGCP; amendments to the General Plan Land Use Element text and Land Use Map, and Circulation Element to reflect the SGCP; an amendment of the boundaries of the Downtown Specific Plan; and amendments to the Zoning Ordinance and Zoning Map to apply zoning consistent with the proposed SGCP. The SGCP is the second of four community plans proposed for the City of Glendale (City). The first was the North Glendale Community Plan that was adopted by the City Council in November 2011. The project is located within the City, approximately 5 miles north of downtown Los Angeles, and comprises all of the neighborhoods within the City south of SR-134, including Downtown Glendale, Adams Hill, and Tropico (SGCP area).

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. The proposed SGCP would provide incentives for transit-oriented development (TOD) and economic development, such as reduced parking requirements and increased housing density to promote mixed-use development around key resources including Glendale (“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.

The project includes an amendment to the Glendale General Plan Land Use Element text and Land Use Map to reflect the SGCP. Amendments to the Land Use Element Map would modify the boundaries of the Downtown Specific Plan (DSP) in six locations and implement and apply new land use designations in South Glendale (within the SGCP area) to bring about the vision of the community. The changes to the boundaries 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.

The proposed project also 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. Changes to the Glendale Municipal Code would include the addition of five new zones and corresponding development regulations. 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. Overall, the new zones would accommodate medium to high density, mixed use TOD 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.

**ENVIRONMENTAL REVIEW FINDINGS:** The Draft EIR has been prepared pursuant to the requirements of the State Guidelines for the implementation of the California Environmental Quality Act (CEQA). Potentially significant environmental impacts were identified during preparation of the EIR related to the following topics: air quality, biological resources, cultural resources, greenhouse gas emissions, noise, recreation, and transportation and traffic. Impacts associated with air quality, biological resources, cultural resources, and noise could be mitigated to less than significant levels, whereas certain impacts related to aesthetics, air quality, greenhouse gas emissions, population and housing, public services, recreation, and transportation and traffic would remain significant and unavoidable.

**DOCUMENT AVAILABILITY:** This Draft EIR will be available for review on or after January 11, 2018 on the City of Glendale Planning Division website at [www.glendaleca.gov/environmental](http://www.glendaleca.gov/environmental). Copies of the Draft EIR will also be available for public review during normal operating hours at the City of Glendale Planning Division office (Monday-Thursday, 7:30 a.m.-5:30 p.m., and Friday 7:30 a.m.-5:00 p.m.) and Glendale Public Library (Monday-Thursday, 9:00 a.m.-10:00 p.m., Friday-Saturday, 9:00 a.m.-6:00 p.m., and Sunday, 12:00 p.m.-6:00 p.m.) for the duration of the public review period at the following locations: City of Glendale Planning Division, 633 E. Broadway, Rm. 103, Glendale, California, 91206; and Glendale Public Library, 222 E. Harvard St., Glendale, California, 91205. Contact: Erik Krause, Deputy Director of Planning, at 818-548-2140 or [ekrause@glendaleca.gov](mailto:ekrause@glendaleca.gov).

**HOW TO COMMENT:** Your written comments must be received by email at [sgcp@glendaleca.gov](mailto:sgcp@glendaleca.gov) or by mail addressed to Erik Krause, Deputy Director of Planning, 633 E Broadway, Room 103, Glendale CA 91206-4386 prior to the close of the **60-day public review period at 5:30 p.m. on March 12, 2018**, or provide testimony at the public meeting on the date and time specified above.