



NOTICE OF PREPARATION
CITY OF GLENDALE FOCUSED GENERAL PLAN PROJECT EIR

Date: November 18, 2024

To: State Clearinghouse, Agencies, Organizations, and Interested Parties

From: City of Glendale, Community Development Department

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in Compliance with Title 14, Sections 15082(a), 15103, and 15375 of the California Code of Regulations (CCR). The City of Glendale (City) is the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an EIR for the proposed project identified below.

Project Title: **City of Glendale Land Use and Mobility Element Update and New Environmental Justice Element**

Scoping Meeting: **December 9, 2024 at 6:00 p.m.**
Glendale Municipal Services Building
633 East Broadway, Room 105 (Hearing Room)
Glendale, CA 91206

Comment Period: **November 20, 2024 to January 10, 2025 at 5:00 p.m.**

NOTICE IS HEREBY GIVEN that the City of Glendale (City) will prepare an Environmental Impact Report (EIR) for the City of Glendale Land Use and Mobility Element Update and New Environmental Justice Element (collectively, the “Project”). The City is the lead agency for the Project. The purpose of this notice is to: (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the State California Environmental Quality Act (CEQA) Guidelines §15082; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed Project; and (3) notice the public scoping meeting.

The City determined that the proposed Project would require preparation of a fully scoped EIR; thus, an Initial Study was not prepared in conjunction with this NOP. Consistent with §15082(b) of the CEQA Guidelines, the City will prepare an EIR to address the environmental impacts associated with the Project at a programmatic level. The proposed Project is a long-term plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of the Project. However, the Program EIR can serve to streamline environmental review of future projects.

Information regarding the Project description, Project location, and topics to be addressed in the Draft EIR is provided below. Additional information on the Project and the Program EIR are available at the City of Glendale, Community Development Department, located at 633 E. Broadway, Room 103, Glendale, CA 91206, and online at: www.glendaleplan.com and

<https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/environmental-review>

For questions regarding this notice, please contact Vilia Zemaitaitis, Deputy Director of Community Development at 818-548-2140, or by email: vzemaitaitis@GlendaleCA.gov.

Notice of Preparation Comment Period: The City, as Lead Agency, requests that responsible and trustee agencies, all interested parties, and the Office of Planning and Research, respond in a manner consistent with §15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code §21080.4, responsible agencies, trustee agencies, and the Office of Planning and Research must submit any comments in response to this notice no later than the comment period deadline identified below. In accordance with the time limits established by CEQA and taking into account the holidays, the NOP public review period will begin on **November 20, 2024 and end on January 10, 2025 at 5:00 p.m.**

In the event that the City does not receive a response from any Responsible or Trustee Agency, or by any interested parties, by the end of the review period, the City may presume that the Responsible Agency, Trustee Agency, or interested party has no response to make (State CEQA Guidelines Section 15082(b)(2)). Comments in response to this notice must be submitted to the address below, or by email, by the close of the NOP review period, **January 10, 2025 at 5:00 PM.**

Land Use and Mobility Element Updates and New Environmental Justice Element EIR
Attn: Vilia Zemaitaitis, Deputy Director of Community Development
City of Glendale, Long Range Planning Division
633 E. Broadway, Rm. 103
Glendale, CA 91206
Email: vzemaitaitis@GlendaleCA.gov and GlendalePlan@GlendaleCA.gov

Scoping Meeting

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR. The scoping meeting will be held on **Monday, December 9, 2024 at 6:00 p.m.** The scoping meeting will not discuss the merits of the Project, but rather the environmental topics to be included in the environmental review. The location of the meeting is as follows:

Glendale Municipal Services Building
633 East Broadway, Room 105 (Hearing Room)
Glendale, CA 91206

Public Agency Approvals

The City Council is the final decision-making body for the City of Glendale Land Use and Mobility Element Update and New Environmental Justice Element Project. Before the City Council considers the proposed Project, the Planning Commission will review it and make recommendations to the City Council. While other agencies may be consulted during the General Plan Update process, their approval is not required for adoption of the General Plan. However, subsequent development under the General Plan Update may require approval of State, federal, and responsible trustee agencies that may rely on the EIR for decisions in their areas of expertise.

Project Location and Setting

As shown on Figure 1, the City of Glendale is located in the heart of Los Angeles County, approximately four miles north of downtown Los Angeles. Glendale encompasses approximately 30.6 square miles (19,585 acres) and is bounded by the City of Los Angeles (Shadow Hills and Tujunga neighborhoods) to the north and northwest; the City of La Cañada Flintridge and unincorporated Los Angeles County (La Crescenta-Montrose neighborhood) to the northeast; the City of Pasadena to the east; the City of Los Angeles (Atwater Village, Eagle Rock, and Glassell Park neighborhoods) to the south, southeast, and southwest; and the City of Burbank to the east. Regional access to the City is provided by four major freeways: the Golden State Freeway (I-5), the Foothill Freeway (I-210), the Glendale Freeway (SR-2), and the Ventura Freeway (SR-134).

For purposes of the EIR, the project location is referred to as the “Planning Area.” State law requires the General Plan to include all territory within Glendale’s incorporated area, as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code Section 65300). The Planning Area, as shown in Figure 2, includes the entire City Limits (approximately 19,585 acres) and Sphere of Influence (SOI) (approximately 2,839 acres).

Project Description

California Government (Gov.) Code Section 65300 *et seq.* requires all counties and cities to prepare and maintain a general plan for the long-term growth, development, and management of the land within the jurisdiction’s planning boundaries. The general plan acts as a “constitution” for development and is the jurisdiction’s lead legal document in relation to growth, development, and resource management issues.

The Project proposes comprehensive updates to the City of Glendale General Plan Land Use and Circulation (Mobility) Elements and a new Environmental Justice (EJ) Element, as described further below.

Land Use Element Update. The Project proposes a comprehensive update to the existing City of Glendale General Plan Land Use Element. The proposed Land Use Element Update includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 3). The Land Use Element Update is expected to help guide the City’s development, growth, and fiscal sustainability through land use objectives and policy guidance. The Land Use Element constitutes the land use policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The City will implement the General Plan Land Use Element Update by requiring development, infrastructure improvements, and other projects to be consistent with its policies, and by implementing the actions included in the Element.

Circulation (Mobility) Element Update. The Project proposes a comprehensive update to the existing City of Glendale General Plan Circulation Element, including renaming the element to Mobility Element. The proposed Mobility Element includes goals, policies, and actions (implementation measures) that provide direction with regards to the City’s multimodal transportation system, which includes roadway, public transit, bicycle, pedestrian, and rail modes of travel, in addition to parking, goods movement, and recent trends in transportation services such as micromobility.

Environmental Justice (EJ) Element. State law (Gov. Code Section 65302) requires that cities and counties that have disadvantaged communities incorporate EJ policies into their general plans, either in a separate EJ element or by integrating related goals, policies, and objectives throughout the other elements upon the adoption or next revision of two or more elements concurrently. The City has prepared an EJ Element to be included in the General Plan to reflect efforts to ensure that all community members, regardless of race, ethnicity or income, have equal access to an inclusive, safe, and healthy environment, including clean air and water, parks, and other essential resources. The proposed EJ Element includes goals, policies, and actions (implementation measures) to minimize pollution and its effects on all neighborhoods, with an emphasis on those in disadvantaged communities.

The following objectives were identified for the proposed Project:

1. Promote a range and mix of high-quality land uses that create a livable environment for community members of all ages and income levels;
2. Foster a strong, diverse, and resilient local economy that supports the delivery of needed infrastructure and desired community services;
3. Encourage new development in infill locations, especially along commercial and mixed-use corridors where infrastructure and multimodal transportation options are more easily accessible;
4. Create and support thriving neighborhoods and districts that encourage quality development sensitive to the surrounding context;
5. Provide an expanded mix of housing and employment opportunities;
6. Promote a connected and attractive community that reinforces Glendale as a desirable place to live, do business, and visit;
7. Ensure adequate, reliable and essential public infrastructure and facilities, including transportation, water, sewer, electrical, and telecommunications facilities, to support all existing and future development;
8. Plan for complete street, transit, bicycle, and pedestrian facilities in Glendale;
9. Reduce citywide travel demand and vehicle miles traveled (VMT) through comprehensive transportation demand management (TDM) strategies;
10. Strive for all community members to have equal access to an inclusive, safe, and healthy environment;
11. Create consistency between the General Plan, Zoning Ordinance, and current built uses;
12. Address new requirements of State law.

State planning and zoning law (California Gov. Code Section 65000 *et seq.*) requires zoning ordinances be consistent with the general plan and any applicable specific plans, area plans, master

plans, and other related planning documents. In order to maintain consistency with the General Plan, updates to the Zoning Ordinance are anticipated to occur subsequent to Project adoption.

General Plan Buildout Summary

The Project consists of updates to the existing General Plan Land Use Element, the Circulation (Mobility) Element and adoption of a new Environmental Justice General Plan Element which all would contain long-term policies that would accommodate future growth in Glendale, including new businesses, expansion of existing businesses, and new residential uses. The realistic buildout projection represents the reasonably foreseeable development potential that could theoretically occur within the Planning Area through 2045. It should be strongly noted that actual development is limited by market conditions, physical site constraints, infrastructure requirements, and zoning standards. As such, it is not realistic to assume that all parcels would develop to their maximum potential under the implementation time frame projected for the Land Use Element Update. In general, it is anticipated that new development will occur in a similar manner to historical development patterns in Glendale, with only a limited number of parcels being developed at the maximum density or building intensity. Realistic buildout potential associated with the proposed General Plan Land Use Map is based on several factors, including realistic residential density criteria established in the City's 2021-2029 Housing Element (adopted by City Council and certified by the California Department of Housing and Community Development) and a quantified analysis of residential, nonresidential, and mixed-use projects built in the City from 2015 through 2024. It also reflects the potential for individual developments to exceed the baseline maximum density in accordance with State Density Bonus and the City's Density Bonus Ordinance. Realistic buildout of the proposed General Plan Land Use Element could yield a total of up to 152,354 housing units, a population of 400,340 people, approximately 52.36 million square feet of non-residential square footage, and 103,755 jobs within the Planning Area. This represents development growth above existing development conditions of approximately 68,166 new housing units, 178,926 people, 2.70 million square feet of new non-residential square footage, and 13,057 jobs.

Environmental Factors Potentially Affected

The proposed Project could potentially affect the following environmental factors, and each will be addressed in the EIR:

- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfires

Attachments

- Figure 1: Regional Location Map
- Figure 2: General Plan Planning Area
- Figure 3: Proposed General Plan Land Use Map

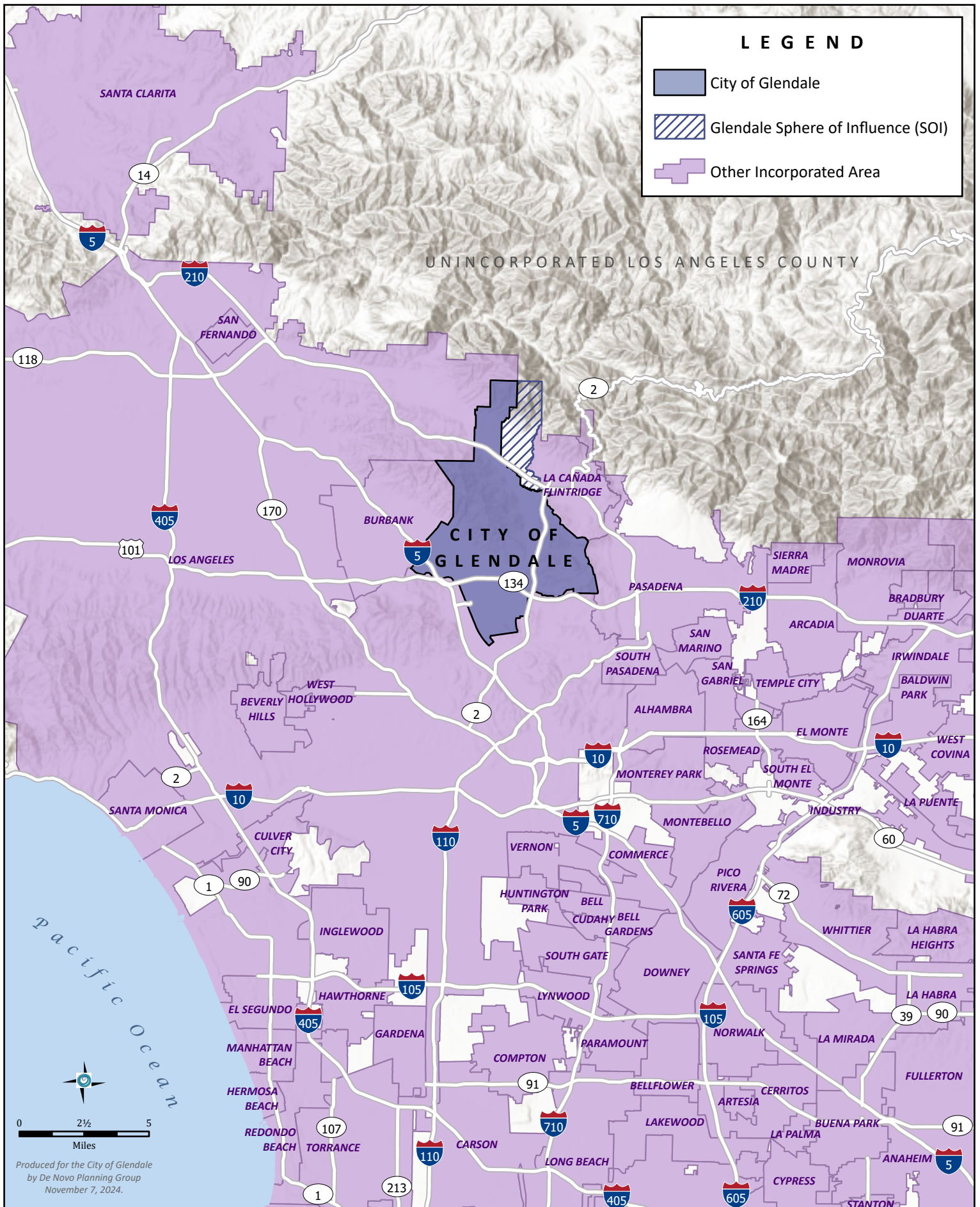


FIGURE 1.
REGIONAL LOCATION MAP

Sources: California State Geoportal; ESRI Hillshade Base Map.

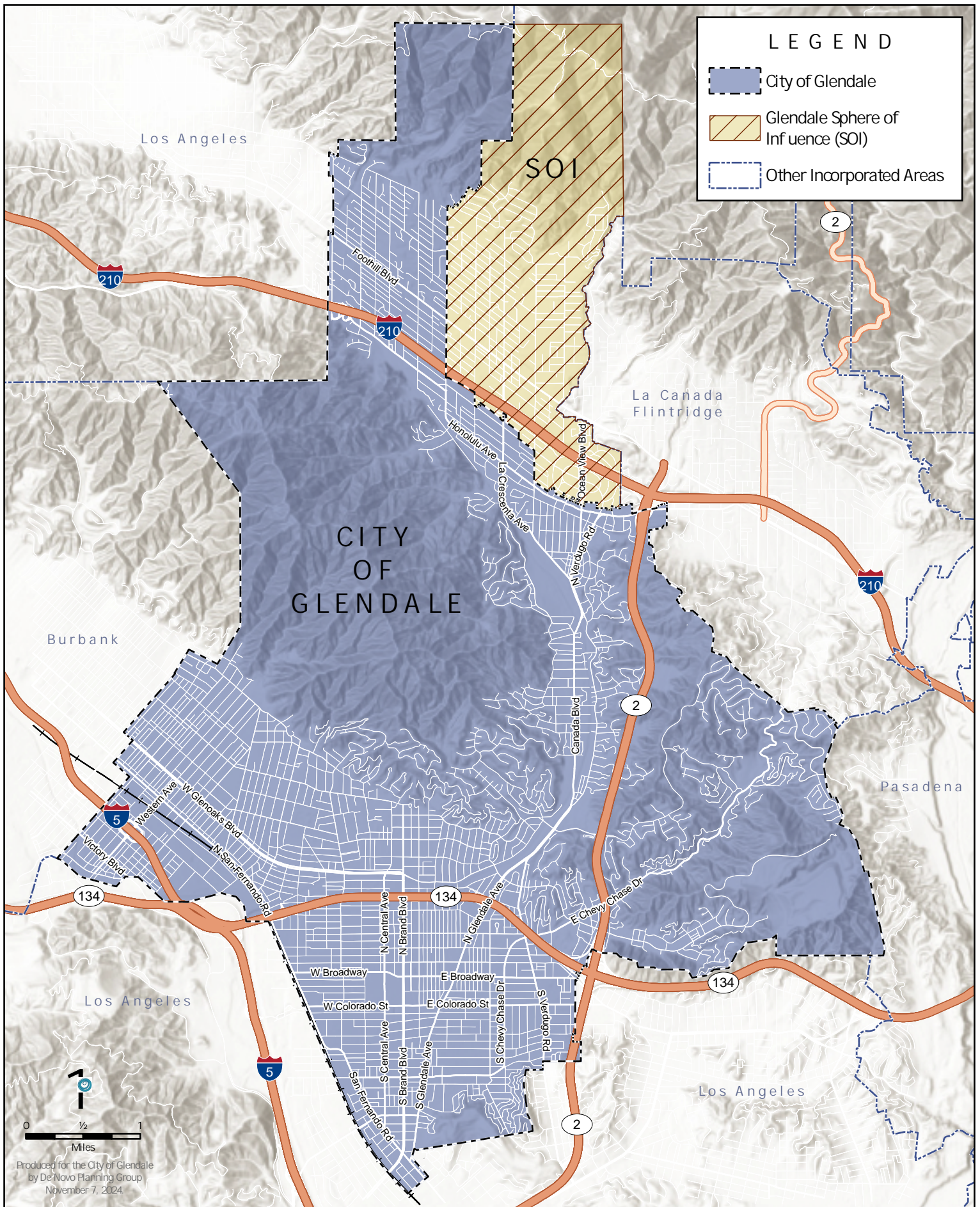
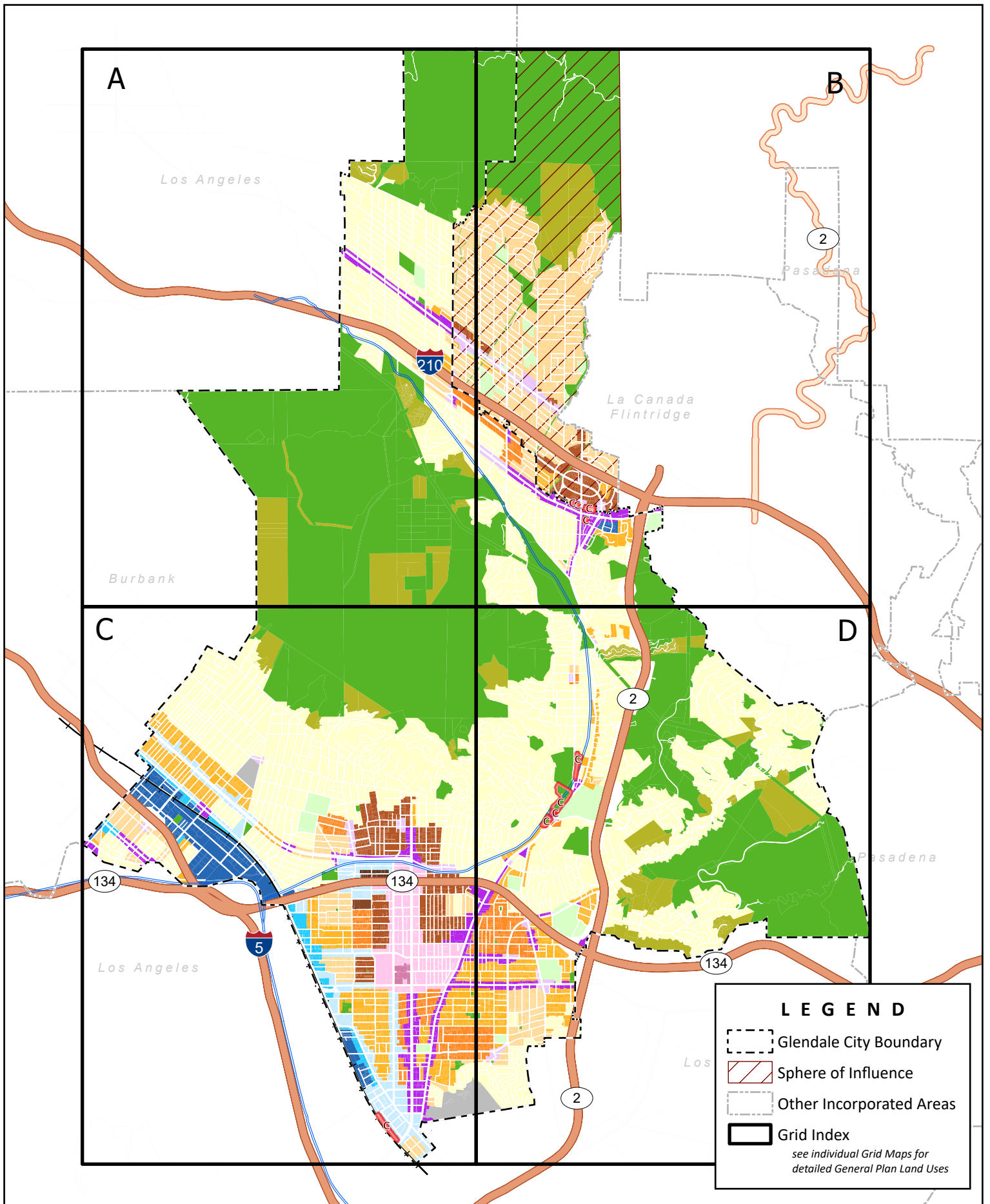






FIGURE 2.
GENERAL PLAN PLANNING AREA



LEGEND

-  Glendale City Boundary
-  Sphere of Influence
-  Other Incorporated Areas
-  Grid Index
see individual Grid Maps for detailed General Plan Land Uses

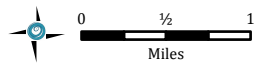























FIGURE 3.
PROPOSED GENERAL PLAN LAND USE MAP: INDEX

A

LEGEND

 Glendale City Boundary	COMMERCIAL
 Sphere of Influence	 Neighborhood Commercial
 City-Owned Residential Overlay (CORO)	 Community Commercial
RESIDENTIAL	PUBLIC
 Very Low Density/Open Space	 Public/Semi-Public
 Low Density Residential	 Recreation/Open Space
 Low/Medium Density Residential	INDUSTRIAL
 Medium Density Residential	 Industrial
 Medium/High Density Residential	MIXED-USE
 High Density Residential	 Mixed-Use Residential
 High/Very High Density Residential	 Mixed-Use Nonresidential
 Very High Density Residential	OTHER
	 Cemetery
	 Specific Plan: Downtown
	 Specific Plan: Town Center

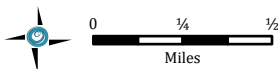
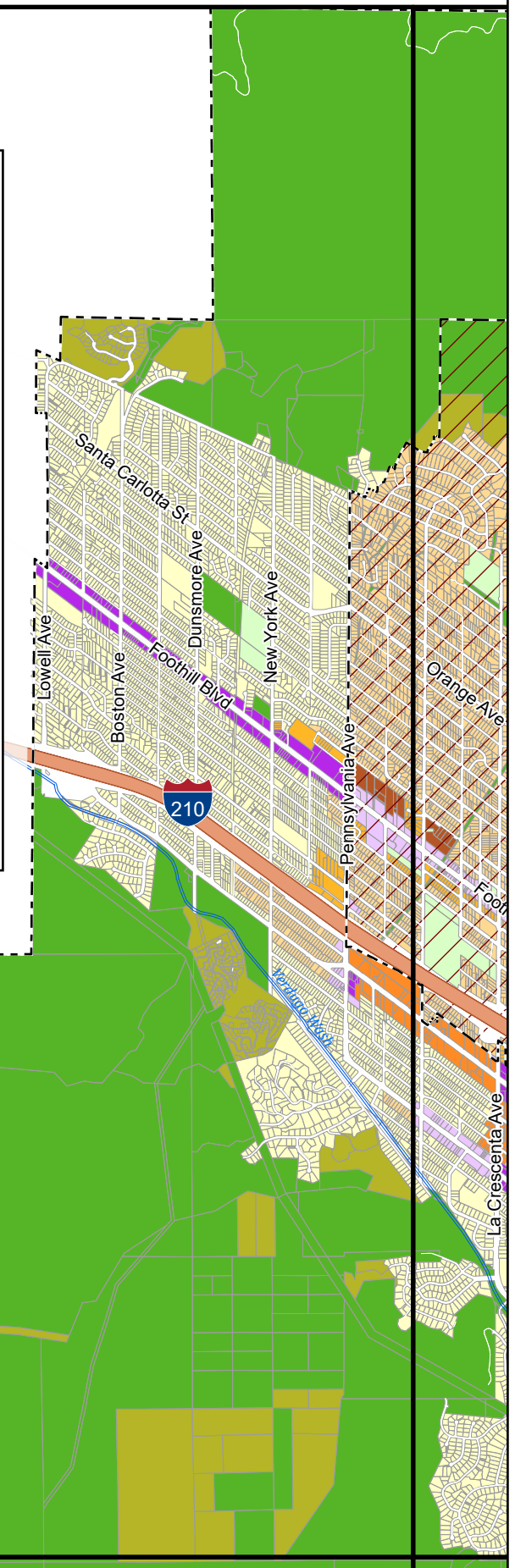


FIGURE 3a.

PROPOSED GENERAL PLAN LAND USE MAP: GRID A

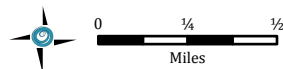
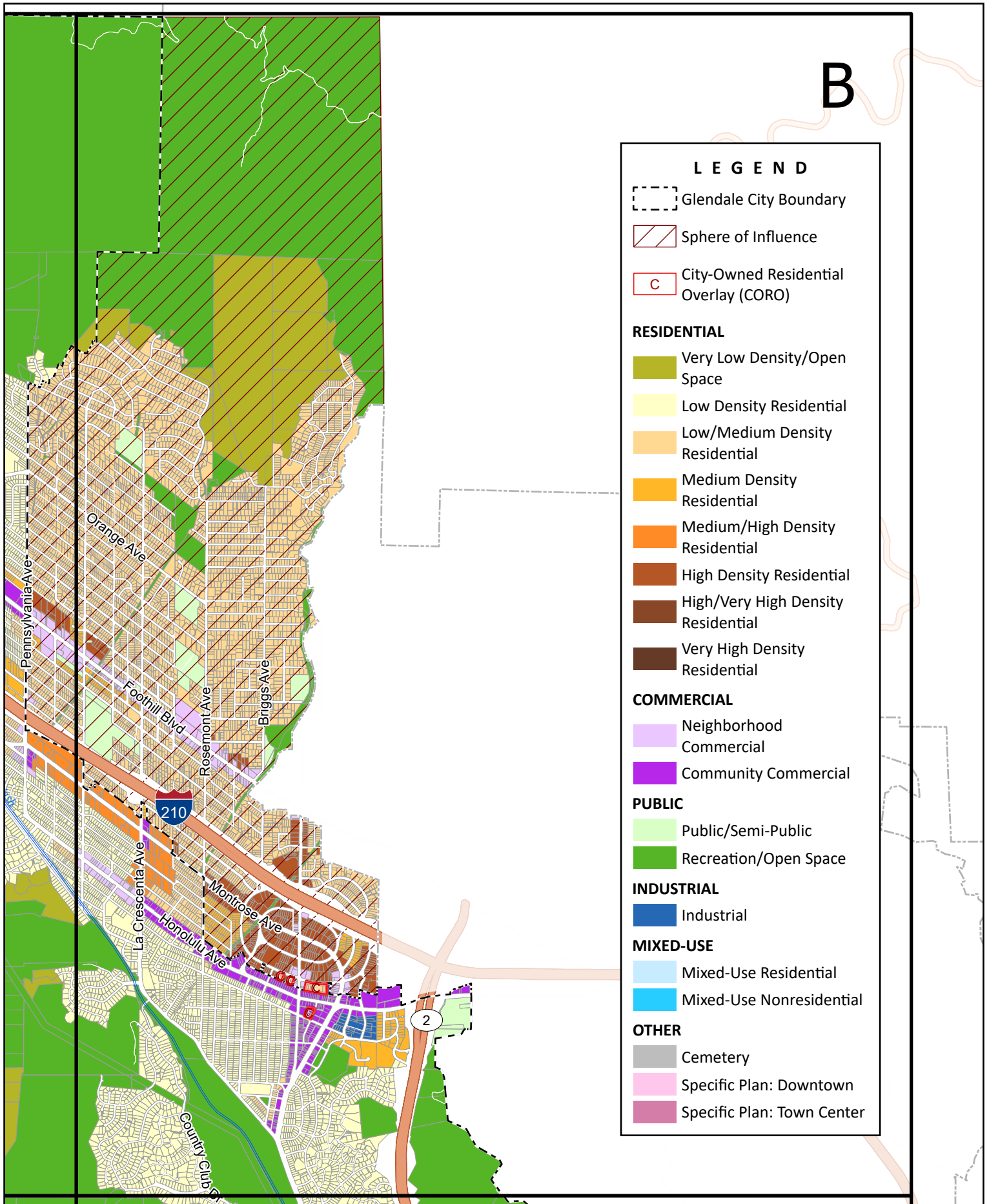
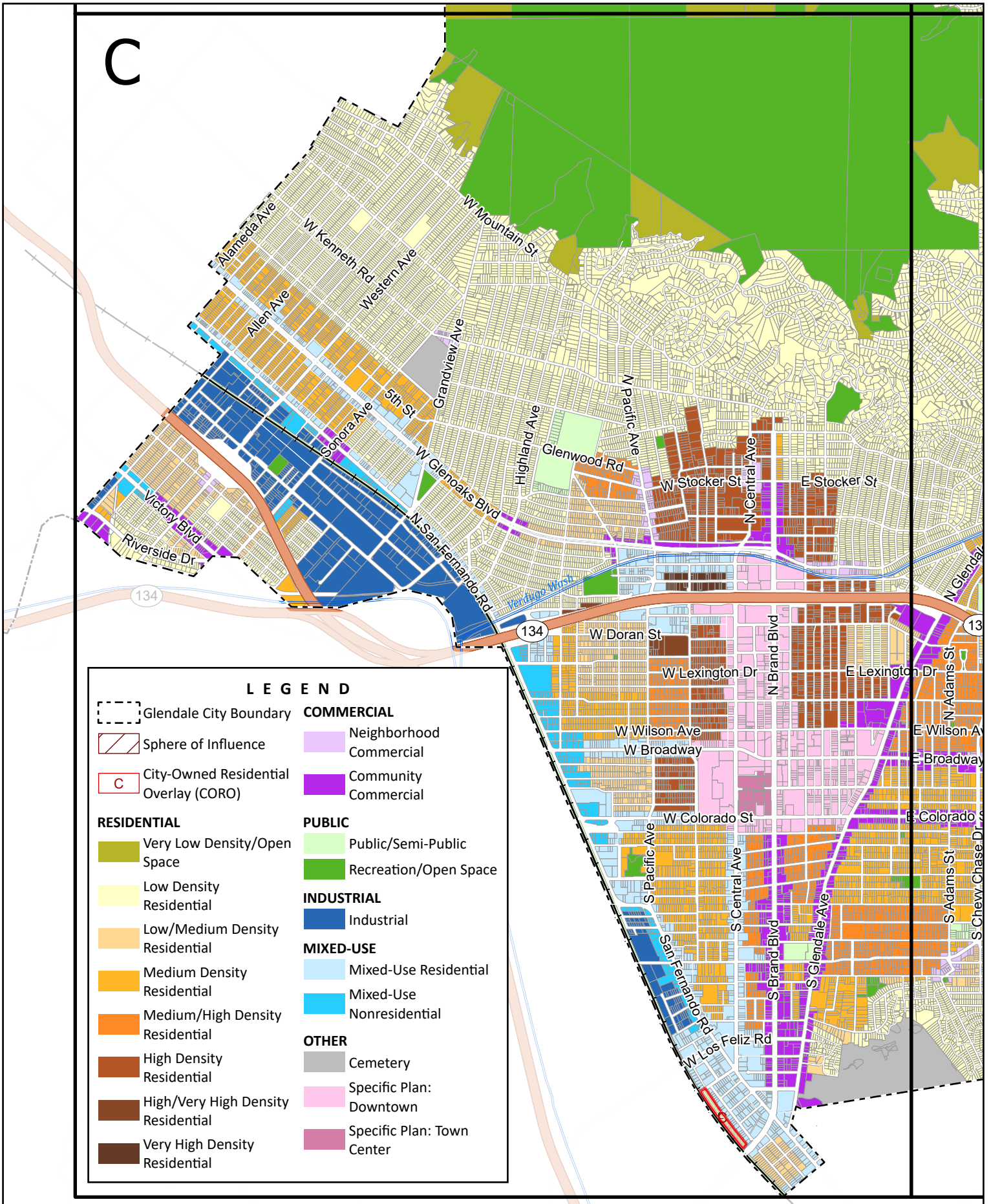


FIGURE 3b.
PROPOSED GENERAL PLAN LAND USE MAP: GRID B

C



LEGEND				
	Glendale City Boundary			
	Sphere of Influence			
	City-Owned Residential Overlay (CORO)			
RESIDENTIAL	COMMERCIAL			
	Very Low Density/Open Space		Neighborhood Commercial	
	Low Density Residential		Community Commercial	
	Low/Medium Density Residential	PUBLIC		Public/Semi-Public
	Medium Density Residential		Recreation/Open Space	
	Medium/High Density Residential	INDUSTRIAL		Industrial
	High Density Residential	MIXED-USE		Mixed-Use Residential
	High/Very High Density Residential		Mixed-Use Nonresidential	
	Very High Density Residential	OTHER		Cemetery
			Specific Plan: Downtown	
			Specific Plan: Town Center	

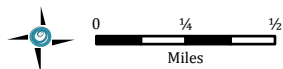


FIGURE 3c.

PROPOSED GENERAL PLAN LAND USE MAP: GRID C

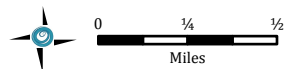
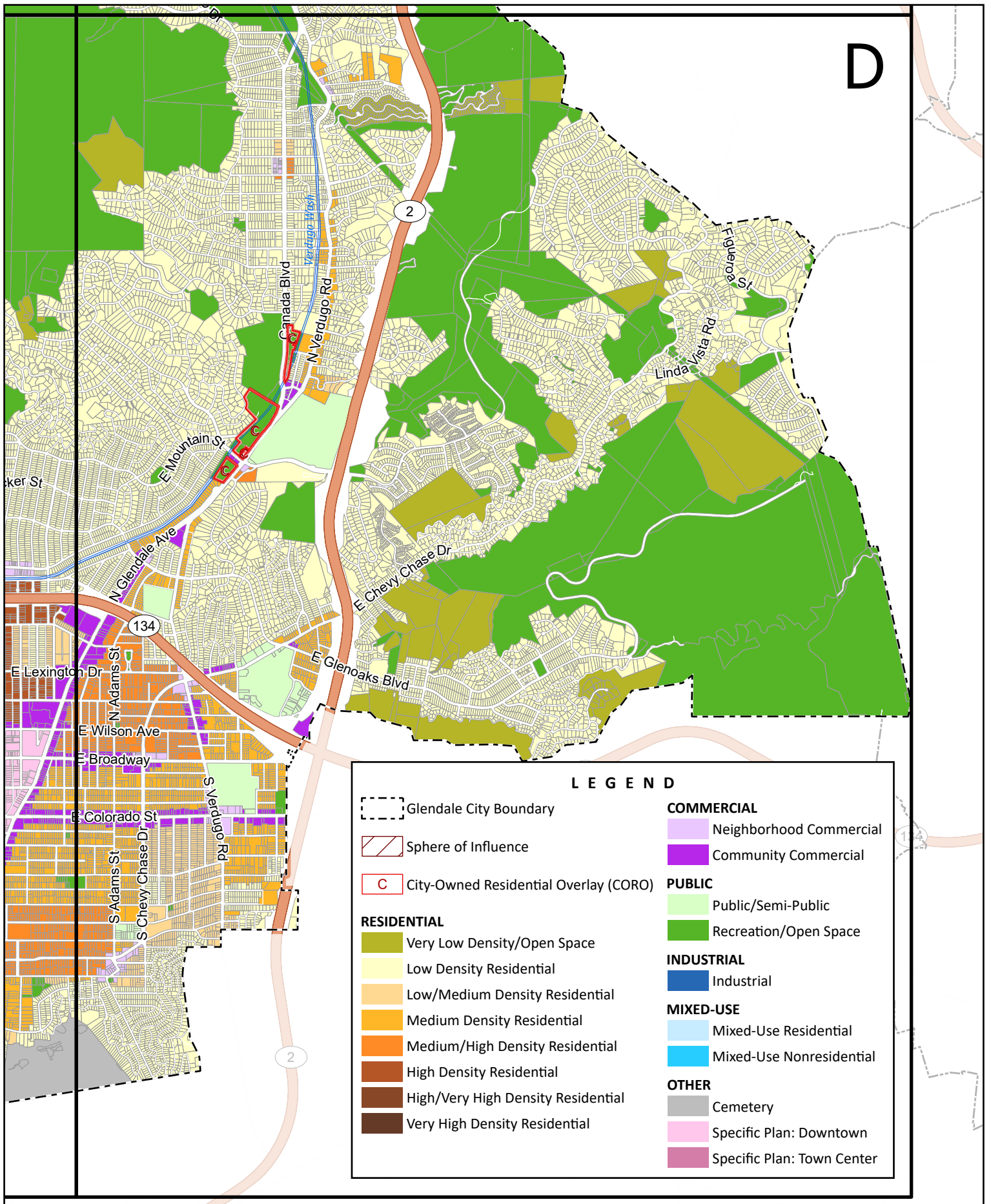


FIGURE 3d.
PROPOSED GENERAL PLAN LAND USE MAP: GRID D