

4.1 LAND USE AND PLANNING

INTRODUCTION

This section addresses the consistency of the Project with applicable local land use policies. The Project is subject to the City's General Plan, the City's Municipal Code, including the Zoning Ordinance, the Downtown Specific Plan, and the Central Glendale Redevelopment Plan. In addition, the Project is subject to several regional plans prepared by the Southern California Association of Governments.

ENVIRONMENTAL SETTING

Regional Setting

Glendale is located within the six-county jurisdiction of the Southern California Association of Governments (SCAG), which also includes Ventura, Orange, San Bernardino, Riverside, and Imperial Counties. SCAG has divided its jurisdiction into 13 Subregions to facilitate regional planning efforts. The City is located in the Arroyo-Verdugo Subregion.

The Arroyo-Verdugo Subregion is bordered by the San Gabriel Mountains to the north (North Los Angeles County Subregion), the Los Angeles River and Santa Monica Mountains to the south (Los Angeles City Subregion), the San Fernando Valley to the west (Los Angeles City Subregion) and the San Gabriel Valley (San Gabriel Valley Subregion) to the east. The Arroyo-Verdugo Subregion includes the Cities of Burbank, Glendale, La Canada-Flintridge, and the unincorporated communities of La Crescenta and Montrose.

Local Setting

The Project site is located within the Central Glendale Redevelopment Project Area within the central portion of the City. The site is bordered by Wilson Avenue to the north, Brand Boulevard to the east, existing office uses to the south, and Orange Street to the west. The site currently consists of a vacant lot. Retail-commercial uses occupying low-rise single-story buildings are located north across Wilson Avenue and west of the Project site. Retail-commercial uses are located east across Brand Boulevard and a 23-story office building and 4-story parking structure are located to the south.

REGULATORY FRAMEWORK

Development activity within the downtown area is subject to land use regulations set forth in the City's General Plan, the City's Zoning Ordinance, the Downtown Specific Plan (DSP) and the Redevelopment Plan for the Central Glendale Redevelopment Project Area (Redevelopment Plan). In addition, a number

of plans developed by SCAG also serve as a framework to guide local land use decision making. These plans include the 1996 Regional Comprehensive Plan and Guide (RCPG), the 2004 Regional Transportation Plan (RTP), and 2004 Compass Southern California Growth Vision.

City of Glendale General Plan

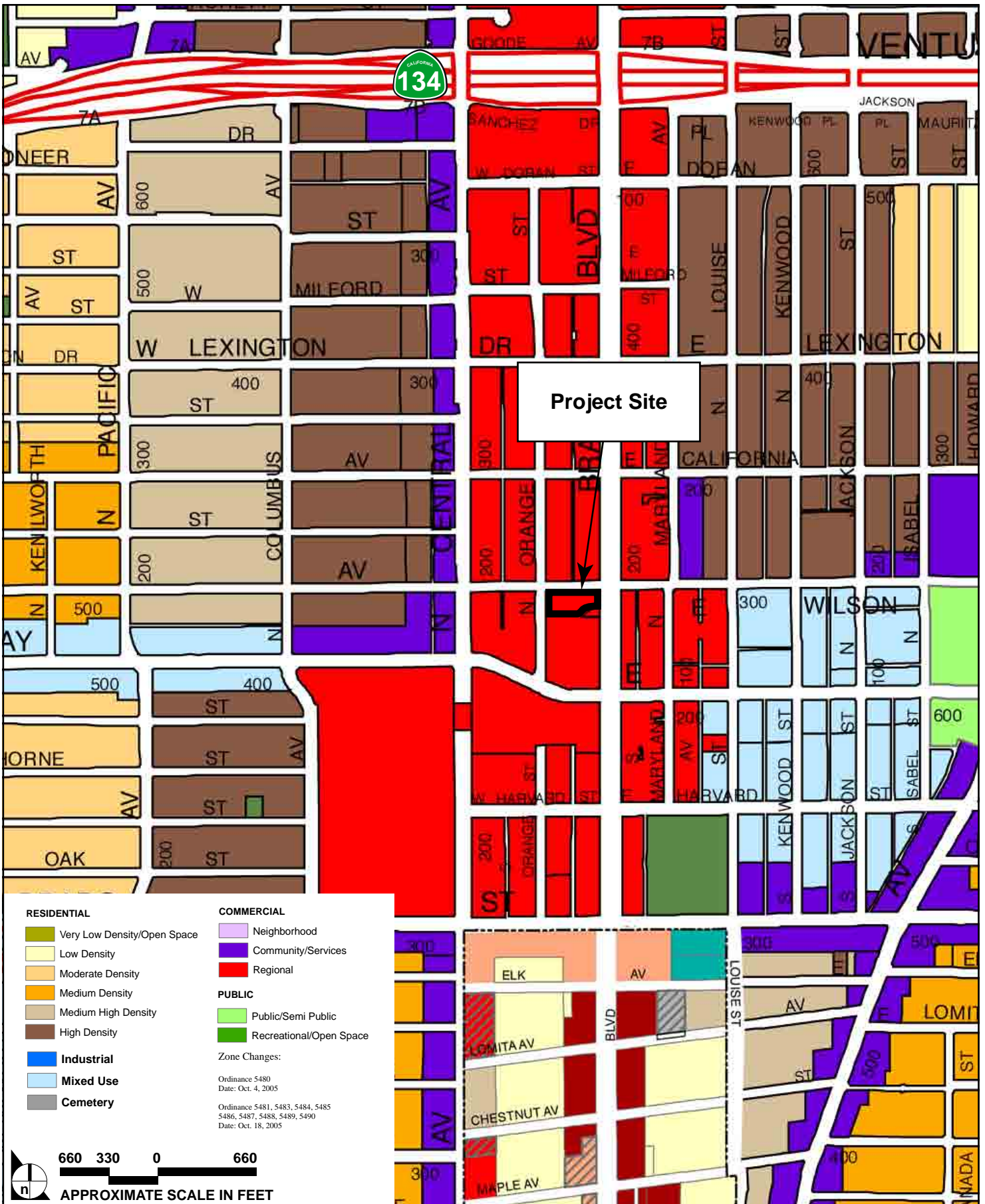
Development in the City is subject to the City's General Plan. The State of California mandates that every city and county prepare a General Plan. A General Plan is a comprehensive policy document outlining the capacity of future development in a city or county. This policy statement is divided into eleven elements, including Land Use, Housing, Circulation, Open Space, Conservation, Noise, Safety, Air Quality, Community Facilities, Recreation, and Historic Preservation. The Land Use Element has the broadest scope of all the General Plan Elements. The Land Use Element establishes the pattern of land use in the City and sets standards and guidelines to regulate development. As illustrated in **Figure 4.1-1, Land Use Designation Map**, the Project site is currently designated as "Downtown Specific Plan" (DSP).

City of Glendale Zoning Ordinance

The Glendale Zoning Ordinance is the primary tool for implementing the General Plan Land Use Element. For each defined zone, the ordinance identifies the uses permitted and applicable development standards such as density, height, parking, and landscaping requirements.

As illustrated on **Figure 4.1-2, Zoning Designation Map**, the Project site is currently zoned Downtown Specific Plan. This zone implements regulations contained in the DSP (November 2006), which is discussed in further detail below. Where land use regulations and/or development standards of the Glendale Zoning Code are inconsistent with the DSP, the standards and regulations of the DSP will prevail. Any issue not specifically covered in the DSP will be subject to the regulations in the Zoning Code and/or Municipal Code.

Development occurring within the DSP zone must undergo design review and adhere to performance standards pertaining to air quality, noise, waste disposal, and other potentially hazardous conditions. These performance standards are intended to prevent land use incompatibility. Specifically, the performance standards include provisions to prevent visible air contaminant emissions, the movement of windborne dusts and debris across lot lines, obnoxious odorous materials, objectionable vibration, and the unregulated discharge of solid waste or wastewater contaminants. Standards also restrict maximum sound levels to those specified in the Municipal Code.



SOURCE: City Of Glendale – 2005

FIGURE 4.1-1

Land Use Designation Map

Downtown Specific Plan

On November 7, 2006, the City of Glendale adopted the DSP for approximately 220 acres in the center of the City of Glendale, including the Project site. The DSP was prepared to address the broad issues of distribution, location, and extent of land uses within the downtown area. The DSP sets forth standards and criteria for development in the downtown area and provides implementing regulations within several distinct districts in conformance with the General Plan. Specifically, the DSP addresses building heights, which for commercial development were previously unregulated in the downtown area, and establishes appropriate transition zones between office and high-rise development and neighboring lower-scale neighborhood commercial and residential zones. Finally, the DSP provides incentives, in the form of height and density bonuses, to encourage desirable uses and benefits in the downtown area. Desired uses include affordable housing, historic preservation, hotel uses, public open space uses, reuse of existing buildings, signature design, and sustainable design. As illustrated on **Figure 4.1-3, Downtown Specific Plan – Downtown Districts**, the Project is located in the Broadway Center District of the adopted DSP.

As mentioned above, where land use regulations and/or development standards of the Glendale Zoning Code are inconsistent with the DSP, the standards and regulations of the Specific Plan will prevail. Any issue not specifically covered in the Specific Plan will be subject to the regulations in the Zoning Code and/or Municipal Code.

The DSP was also designed to implement the vision, goals, and policies of the Greater Downtown Strategic Plan (GDSP). Adopted by the City of Glendale in November 1996, the GDSP encouraged building on the strengths of the downtown and its surrounding neighborhoods by advocating a mixture of uses, activities, open space and buildings that will create a unique and vital urban place. The GDSP was superseded by the adopted DSP and/or Zoning Code.

Redevelopment Plan for the Central Glendale Redevelopment Project Area

Last amended in November 2003 by the Glendale Redevelopment Agency (Agency), the Redevelopment Plan for the Central Glendale Redevelopment Project Area has the primary objective of eliminating and preventing the spread of blight and deterioration in the project area. According to the redevelopment plan, to meet this objective the Agency proposes the following actions over the next eight years:

- Acquisition of certain real property;
- Demolition or removal of certain buildings and improvements;

- Providing for participation by owners and tenants presently located in the project area by extending preferences to remain or relocate within the redeveloped project area;
- Management of property under the ownership and control of the Agency;
- Relocation assistance to displaced residential and nonresidential tenants;
- Installation, construction, or reconstruction of streets, utilities, and other public improvements;
- Disposition of property for uses in accordance with this plan;
- Redevelopment of land by private enterprise or public agencies for uses in accordance with this plan;
- Rehabilitation of structures and improvements by present owners, their successors, and the Agency; and
- Assembling adequate sites for the development and construction of major retail shopping and office complexes.

The Project is located within the Redevelopment Project Area and is subject to the conditions set forth in the Redevelopment Plan. Applicable provisions include those regarding permitted land uses, demolition activities, design considerations, construction, public improvements, and project financing. Procedural requirements for proposed development projects are outlined and include review and approval of project elements by the Agency. The Redevelopment Plan also grants the Agency the authority to establish further requirements, restrictions, or design standards as appropriate. In addition, the Redevelopment Plan requires compliance with conditions established in the General Plan, Zoning Ordinance, Building Code, and other City ordinances, resolutions, and laws.

Southern California Association of Government Plans

1996 Regional Comprehensive Plan and Guide

The Regional Comprehensive Plan and Guide (RCPG) is a comprehensive document serving the SCAG region as a framework for decision making for the next 20 years. The plan includes sets of broad goals for the region and identifies strategies designed to guide local decision making.

Development of the RCPG involved a "bottom up" process in which local jurisdictions and regional agencies were consulted by Subregion. As a result of this process, the RCPG represents a joint, multi-agency effort. The intent is for the RCPG to be used voluntarily as a guide by local agencies for decision making related to land use policy, growth, and other critical issues. In this manner, implementation of the RCPG relies on local decision making.

The RCPG consists of three basic sections. The Core Chapters of the plan form the first section. These chapters respond to federal and state requirements placed on SCAG, and include the Growth Management, Regional Mobility, Water Quality, and Hazardous Waste Management Chapters. The second section of the RCPG consists of chapters that reflect other regional plans, but which do not contain actions or policies required by the federal or state government. These chapters include Economy, Housing, Human Resources and Services, Finance, Open Space and Conservation, Water Resources, Energy, and Integrated Waste Management. These chapters are strictly advisory and establish no new mandates or policies for the region. Rather, they support the mandates and show how the region can address them in a coordinated manner.

The third section of the plan is made up of the Introduction, Strategy, and Implementation chapters. These chapters act as a bridge, showing the links between the requirements and the guidance, for other areas of concern. These chapters also discuss its implementation of the mandates by looking at problems as a whole, and by showing how the plan will be implemented through local government actions and regional oversight.

Destination 2030: 2004 Regional Transportation Plan

To balance current and future land use and transportation systems, SCAG is required to develop, maintain and update a Regional Transportation Plan (RTP) every three years. Destination 2030 is the 2004 RTP for the six-county region. The plan provides the basic policy and program framework for long-term investment in the regional transformational system in a coordinated, cooperative, and continuous manner. The plan includes a set of broad goals and policies to meet this objective.

2004 Compass Southern California Growth Vision Report

In an effort to maintain the region's prosperity, continue to expand its economy, house its residents affordably, and protect its environmental setting, SCAG embarked on a visioning process by soliciting input from public and private stakeholders throughout the region. The 2004 Growth Vision Report represents the out come of this process. The report contains four principles to promote and maximize regional mobility, livability, prosperity, and sustainability. Decisions regarding growth, transportation, land use, and economic development in the region should support and be guided by these principles.

ENVIRONMENTAL IMPACTS

Methodology

This evaluation addresses whether the Project would conflict with any applicable land use plan, policy or regulation. The primary planning documents addressed in this analysis include the City of Glendale General Plan, particularly the Land Use Element, the Glendale Municipal Code, including the Zoning Ordinance, the DSP, and the Redevelopment Plan. In addition, this section addresses whether the project would conflict with land use policies within any regional plans prepared by SCAG. Consistency with plans related to other environmental topics is discussed in the relevant topical section. For example, the Project's consistency with the South Coast Air Quality Management District Air Quality Management Plan is discussed in **Section 4.5, Air Quality**, of this Draft EIR.

Thresholds of Significance

The following thresholds for determining the significance of impacts related to land use and planning are contained in the environmental checklist form contained in Appendix G of the most recent update of the *California Environmental Quality Act (CEQA) Guidelines*. Impacts related to land use and planning are considered significant if the project would:

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan (issue is addressed within **Appendix 1.0 (a), Notice of Preparation**).

Impact Analysis

Each applicable threshold of significance is listed below followed by analysis of the significance of any potential impacts and identification of mitigation measures that would lessen or avoid potential impacts. Also defined is the project's consistency with General Plan Goals and policies. Finally, the significance of potential impacts after the implementation of all identified mitigation measures is identified.

Threshold: **Physically divide an established community.**

Impact Analysis: The Project does not involve any site development that would physically divide any established community, neighborhood, or district within downtown Glendale. In order to facilitate development of the Project on this site, a 2-foot-wide lane dedication is required along Orange Street.

The proposed dedication would not physically divide the downtown Glendale area by reducing accessibility to the Project site, by either vehicles or pedestrians, or to any existing uses around the site.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

Threshold: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

The analysis of this threshold must be undertaken by assessing the Project's consistency with each goal of the land use plans, policies, and regulations to which it is subject. The analysis continues below.

Consistency with General Plan

Land Use Element

General Goals

Goal: Effectuate a moderate growth policy for the City of Glendale consistent with community needs, available services and the environment.

Analysis: As discussed in Section 4.2, Population and Housing, of this EIR, between 2000 and 2030, the City is expected to experience a population increase of 26,908 persons, or approximately 900 persons per year. The Project is expected to generate 494 persons, which is below the expected annual increase. For this reason, the Project does not conflict with this goal.

Goal: Reinforce Glendale's image and community identity within the greater Los Angeles area metropolitan complex.

Analysis: The proposed Project would reinforce Glendale's image and community identity by adding a high-rise project to the central core of downtown Glendale. The mass and scale of the Project would be similar to adjacent high-rise buildings and the two towers associated with the Project would add to the diversity of the downtown Glendale Skyline. For these reasons, the Project does not conflict with this goal.

Goal: Form an environment that will provide for residential diversity and opportunity.

Analysis: The Project would add to the diversity of existing residential housing types in the City by providing condominium units and hotel in a transit-oriented, mixed-use project. The 184 residential units created by the project would consist of one- and two-bedroom units. Based on these characteristics, the Project does not conflict with this goal.

Goal: Improve the livability of the total community for all Glendale residents as expressed in living, working and shopping areas, as well as community facilities.

Analysis: The Project would improve the livability of the Glendale community by creating a diversity of uses that complement and promote the vitality of downtown by providing expanded shopping and living opportunities. The Project would include residential, hotel, and retail-commercial uses in a location accessible to residents of Glendale through public transportation. For these reasons, the Project does not conflict with this goal.

Goal: Promote development and improvement within the community capitalizing on the location of, and access to, Glendale as adjacent to the regional core.

Analysis: The Project would implement the goals of the City's Redevelopment Plan by developing and improving the Project site, which is currently underutilized and underdeveloped, with a new transit-oriented, mixed-use project in the downtown area. For these reasons, the Project does not conflict with this goal.

Goal: Establish a basis for discussion and policy formulation concerning problems of physical development.

Analysis: This goal addresses the City's development review process and not individual projects. For this reason, the goal is not applicable, and the project does not conflict with this goal.

Goal: Provide for measures to prevent the loss of life, injury, and economic dislocation resulting from fire, flood, and geologic hazards.

Analysis: As stated in Section 4.9.1, Fire Protection and Emergency Medical Services, the Project would comply with all applicable City Fire and Building Codes, thus minimizing the loss of life or injury from fire and geologic hazards. In addition, the Project site is not located in a 100-year flood zone and, therefore, is not subject to flooding hazards. Based on the above, the Project does not conflict with this goal.

Goal: Provide opportunities for coordinated as well as designed expansion of desirable commercial and industrial uses adjacent to areas where such expansion is in conformance with the goals of this plan.

Analysis: The Project is proposed on land designated for an array of commercial uses (i.e., retail, service, office, and entertainment), very high density urban housing, and mixed-use developments and is bordered by land designated for similar uses. The site currently consists of a vacant lot. Consistent with this and other City policies, the Project would redevelop the site to expand the amount of residential development available and to diversify the land uses in downtown to include residential, hotel and retail-commercial uses. For these reasons, the Project does not conflict with this goal.

Residential Goals

Goal: Foster stability and a high degree of continued maintenance, both private and public, within Glendale's various residential neighborhoods.

Goal: Promote the revitalization or, if necessary, the replacement of deteriorating neighborhoods.

Analysis: The Project would promote stability of the downtown area by replacing uses located on an underutilized parcel with a transit-oriented, mixed-use project. The Project would also introduce additional residential and hotel uses within downtown. Finally, the applicant would maintain a private outdoor open space component for the benefit of Project residents and hotel guests. For these reasons, the Project does not conflict with these goals.

Goal: Safeguard residential neighborhoods from intrusion of incompatible and disruptive uses.

Analysis: An array of commercial uses (i.e., retail, service, office, entertainment) and mixed-use developments border the Project site. The nearest residential neighborhoods are located two blocks to the east and two and a half blocks to the west of the Project site and are separated from the Project site by intervening commercial development. As a result, the Project would not introduce incompatible and disruptive uses into these residential neighborhoods and does not conflict with this goal.

Goal: Support the creation of higher density residential development and alternative forms of medium and high density housing in those areas best suited from the standpoint of accessibility, current development, community organization, transportation and circulation facilities and economic feasibility.

Analysis: The site provides an alternative form of high-density housing by providing condominiums in a transit-oriented, mixed-use project in downtown Glendale. The Project site affords all necessary

municipal services, maintains excellent regional access via automobile and transit networks, and is located along Brand Boulevard and within close proximity to Central Avenue, both primary commercial corridors in the City. For these reasons, the Project does not conflict with this goal.

Goal: Provide opportunities for diversity in housing styles for all economic segments of the community.

Analysis: The Project would add to the diversity of residential housing types in the City by providing condominiums in a transit-oriented, mixed-use project. The 184 residential units would consist of one- and two-bedroom units. In addition, since the project is located in the Central Redevelopment Plan Area, 20 percent of the tax increment generated by the Project would be directed toward affordable housing programs administered by the City's Community Development and Housing Division. For these reasons, the Project does not conflict with this goal.

Commercial Goals

Goal: Promote an aggressive and positive attitude toward providing improved retail facilities within Glendale in the form of unified, convenient and functional commercial facilities scaled to the needs and the economic potential of the various community areas.

Goal: Continue to emphasize improved commercial activities within the Central Glendale area within the framework of regional economic growth.

Analysis: The Project would add to a diversity of commercial uses that compliment and promote the vitality of downtown by providing expanded shopping for project residents. The proposed retail-commercial uses, which would include a retail/café component, would complement existing retail-commercial uses located along Brand Boulevard and Central Avenue, thus creating a larger concentration of retail uses in downtown Glendale. In addition, residents and guests would benefit and support neighboring retail-commercial uses by providing patrons during daytime and evening hours and on weekdays and weekends. For these reasons, the Project does not conflict with these goals.

Goal: Improve the economic situation and the visual image of the present semi-commercial development found along several of Glendale's major streets.

Analysis: The Project would improve the economic situation in downtown Glendale by adding a retail-commercial component to the area and by providing patrons for neighboring retail-commercial uses during daytime and evening hours and on weekdays and weekends. In addition, the Project would improve the visual image of Brand Boulevard and Wilson Avenue by replacing the existing vacant lot that makes up the current visual character of the site with a new building and landscaping, including a private outdoor open space component. For these reasons, the Project does not conflict with this goal.

Goal: Encourage high-rise office use within or adjacent to regional commercial centers.

Analysis: The Project is not a high-rise office building and does not contain a substantial amount of retail-commercial uses. As the Project primarily consists of residential uses, the goal is not applicable, and the Project does not conflict with this goal. The redevelopment opportunities for this downtown area are also intended to provide a mix of high-rise residential, office, and mixed-use development. This Project is consistent with the overall mix sought to be obtained by the City.

Industrial Goals

Goal: Encourage more intensified development of industrial areas.

Goal: Provide for an expanded industrial base by providing areas for compatible industries to relocate to Glendale.

Goal: Provide for the improvement of existing industrial districts through the addition of parking facilities, visual amenities, and the elimination of incompatible influents and blight.

Goal: Phase out residential developments in industrial districts.

Analysis: The Project is located in an area designated for an array of commercial uses (i.e., retail, service, office, and entertainment) and mixed-use developments. The closest industrial area to the Project site is located along San Fernando Road, approximately 1 mile southwest of the Project site. Based on the Project site's land use designation, these industrial goals are not applicable, and the Project does not conflict with these goals.

Circulation Goals

Goal: Insure that existing development is provided with adequate and safe streets.

Goal: Provide adequate streets in advance of development capable of accommodating traffic associated with proposed uses.

Analysis: Improvements identified in Section 4.4, Traffic, Circulation and Parking, of this EIR would ensure adequate circulation and access to and from the Project site. These improvements would be made concurrently with the project development. Therefore, the Project does not conflict with these goals.

Goal: Promote adequate public transportation within the City limits and within the region.

Goal: Develop clusters of uses that would facilitate the development of public transportation networks, decreasing dependence on the automobile.

Analysis: The Project would promote the use of public transportation and reduce total vehicle miles traveled by virtue of its mixed-use nature, location on a commercial corridor and position along major bus routes serving Brand Boulevard. These routes include stops at the Glendale Transportation Center, which functions as a hub for the inter-City and local bus services and as a connection for Amtrak and Metrolink trains serving the region. Therefore, future residents of the Project would have the opportunity to utilize several alternative modes of transportation, including bus and rail service. Based on the above, the Project does not conflict with these goals.

Community Facilities Goals

Goal: Promote the development of parks and other recreation facilities in accordance with the adopted plan.

Goal: Provide opportunities for cultural growth, enhance the level and quality of community services and facilities, and improve accessibility to them.

Goal: Capitalize on the cultural resources and facilities of Glendale and the greater Los Angeles area to provide maximum cultural, historical, recreational, and entertainment opportunities to residents.

Analysis: The Project would provide a private outdoor open space component for use by Project residents and guests, as well as a public 0.3-acre mini-park. The site is also well served by public transportation that can be used to reach the entertainment, cultural, and recreational opportunities available in downtown Los Angeles via the Glendale Transit Station, which offers rail service to Union Station. In addition, the Project would be required to pay “pipeline” Development Impact Fees for parks, recreation, and library facilities. For these reasons, the Project does not conflict with these goals.

Goal: Expand opportunities for the provision of needed social services by both public and private organizations.

Analysis: This policy addresses social services. For this reason, the policy is not applicable, and the Project does not conflict with this goal.

Economic Goals

Goal: Broaden the tax base with emphasis on increasing Glendale’s assessed value and retail sales in order to provide necessary facilities and services.

Goal: Provide opportunities for the expansion of revenue producing industrial and commercial establishments within the parameters of other community goals.

Analysis: In addition to developer fees and construction related infrastructure improvements, residents and businesses in the Project would create revenue in the form of sales taxes, property taxes, fees, etc., which would be available to fund the recurring costs associated with the provision of municipal services. Revenues for capital improvements would also be generated by the Project directly through various forms of development fees. This is consistent with the objective to expand the tax base with increasing emphasis on assessed value and retail sales. Therefore, the Project does not conflict with these goals.

Circulation Element

General Goals and Objectives

Goal: Preservation and enhancement of the quality of life in Glendale's unique communities.

Objective: Minimize non-local vehicular traffic and parking in both single and multiple family residential neighborhoods through land use management and traffic/parking control.

Analysis: The Project is located in downtown Glendale in an area designated for an array of commercial uses (i.e., retail, service, office, entertainment), urban housing, and mixed-use developments by the General Plan, and is located along Brand Boulevard and in close proximity to Central Avenue. The Project would help enhance the unique character of downtown Glendale by adding a transit-oriented, mixed-use development in an important location. The nearest residential neighborhoods are located two blocks to the east and two and a half blocks to the west of the Project site. The traffic analysis in **Section 4.4, Traffic, Circulation and Parking**, shows that traffic from the project would not significantly affect these neighborhoods. In addition, the Project would provide enough parking to meet the needs of residents, employees, and guests, thus minimizing the need to park in adjacent neighborhoods. Based on this information, the Project does not conflict with this objective.

Objective: Support and enhance existing neighborhood commercial centers to continue to serve the needs of nearby residents.

Analysis: The Project is surrounded by land designated for an array of commercial uses (i.e., retail, service, office, and entertainment) and mixed-use developments by the General Plan Land Use Map. Accordingly, the site is not designated or planned for development as a neighborhood serving commercial center. For this reason, the objective is not applicable to the Project, and the Project does not conflict with this objective.

Objective: Maintain acceptable noise levels in residential areas defined in the Noise Element by managing traffic volumes and speed.

Analysis: Noise impacts are fully addressed in **Section 4.6, Noise**. Changes in off-site CNEL levels as a result of the Project would range from 0.0 dB(A) to 0.5 dB(A). None of the 17 roadway segments studied in the EIR would experience an increase in CNEL of greater than 3 dB(A), which represents the point at which only the most sensitive individuals notice a change in noise levels.

Concerning on-site noise impacts, noise levels from the centerline of Brand Boulevard, Wilson Avenue and Orange Street would not exceed the allowable exterior noise thresholds contained in the Municipal Code of 65 dB(A). Therefore, residents utilizing exterior living areas, such as patios, would not be adversely affected by roadway noise.

As the Project would not cause a discernable off-site noise increase along any studied roadway segment and future Project residents would not be subjected to exterior noise levels above allowable exterior noise thresholds, the Project does not conflict with this objective.

Objective: Discourage high speeds on residential streets through roadway design and traffic enforcement.

Analysis: The Project is not located in a residential area. However, to prevent potential conflicts with pedestrians and other vehicles, the project would incorporate several traffic design features. As discussed in **Section 4.4, Traffic, Circulation and Parking**, the Orange Street driveway would be located more than 150 feet south of Wilson Avenue. Two driveways are planned on Wilson Avenue: one inbound only driveway and one outbound only driveway. The outbound driveway would be located approximately 100 feet west of Brand Boulevard, while the inbound drive way would be located approximately 100 feet west of the outbound driveway. In addition, traffic signals located at the corners of Brand Boulevard and Wilson Avenue, and Orange Street and Wilson Avenue would prevent excessive speeds along roadways adjacent to the Project site. Given these design features, the Project does not conflict with this objective.

Objective: Develop acceptable thresholds of traffic volume in residential zones based on environmental capacity.

Analysis: This is a program-oriented objective and do not apply to individual projects. The City determine acceptable threshold in traffic volumes. The Project does not result in significant traffic and circulation impact based on the existing City thresholds. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Goal: Minimization of congestion, air pollution, and noise associated with motor vehicles.

Objective: Increase/support public and high occupancy vehicle transportation system improvements through mitigation of traffic impacts from new development.

Analysis: The purpose of these objectives is to minimize reliance on single-occupancy motor vehicle travel in order to reduce total vehicle miles traveled. As discussed in **Section 4.4, Traffic, Circulation and Parking**, the City presently operates nine local transit routes in the immediate vicinity of the Project. Similarly, the Metropolitan Transit Authority (MTA) operates 11 local Metro Bus transit routes in the immediate vicinity of the Project site. In particular, both the City and the MTA operate routes along Brand Boulevard. These routes include a stop at the Glendale Transit Center (GTC), which functions as a hub for inter-City and local bus services and as a connection for Amtrak and Metrolink trains serving the region. The Project would allow easy access to public transportation and reduce total vehicle miles traveled by virtue of its mixed-use nature, location on a commercial corridor, and position along major bus routes serving Brand Boulevard. As such, future residents and hotel guests would have the opportunity to utilize several alternative modes of transportation including bus and rail service.

Objective: Develop parking policies, which support reduced automobile travel in the most congested areas of Glendale.

Analysis: This is a program-oriented objective that does not apply to individual development projects. For this reason, this objective is not applicable, and the Project does not conflict with this objective.

Objective: Support Transportation Demand Management and Transportation System Management policies.

Analysis: The transit-oriented, mixed-use nature of the Project and the location of the Project site within the downtown area would minimize the need for motor vehicle trips, as project-generated employees would have access to 11 MTA bus routes and nine local Beeline bus routes that currently serve the site. Additionally, the Project would provide bicycle racks in an effort to promote alternative forms of transportation. Both of these modes of transportation are Transportation Demand Management and Transportation System Management methods. For these reasons, the project does not conflict with this objective.

Objective: Construct the complete bikeway system for Glendale as identified in the Bikeway Master Plan and continue to consider additions or adjustments to the planned system.

Analysis: The Circulation Element of the City General Plan does not identify any of the roadways adjacent to the site as a bikeway. Therefore, this objective is not applicable, and the Project does not conflict with this objective.

Goal: Reasonable access to services and goods in Glendale by a variety of transportation modes.

Objective: Encourage growth in areas and in patterns, which are or can be well served by public transportation.

Analysis: As discussed in Section 4.4, **Traffic, Circulation and Parking**, the Project is currently served by 11 local Metro bus routes and nine local bus routes. Therefore, the Project would be well served by public transit and does not conflict with this objective.

Objective: Encourage housing around and in commercial centers.

Analysis: The Project does not conflict with this objective because it proposes to develop 184 residential units in an area designated for an array of commercial uses (i.e., retail, service, office, and entertainment) and mixed-use developments by the Land Use Map.

Objective: Provide opportunities for successful neighborhood retail uses.

Analysis: Development of the Project would support and create opportunities for successful neighborhood retail uses, as the planned retail/café component, on the ground floor would serve Project residents and occupants of nearby buildings. Therefore, the provision of these uses does not conflict with this objective.

Objective: Ensure transportation connections to regional systems by a variety of modes.

Analysis: As discussed in Section 4.4, **Traffic, Circulation and Parking**, the Glendale Beeline provides express service to the GTC along Brand Boulevard. In addition, the GTC is accessible on local MTA lines. GTC provides access to the greater Los Angeles Metropolitan region via bus and commuter trains. The GTC also provides statewide access via Amtrak long distance trains. Thus, the presence of both MTA and Beeline transit routes within the immediate vicinity of the Project site ensures that Project residents would have ready access to regional transportation systems. For these reasons, the Project does not conflict with this objective.

Objective: Meet special transportation needs of the physically challenged.

Analysis: All development within the Project would be constructed consistent with the requirements of the Americans with Disabilities Act (ADA). As a result, the Project does not conflict with this objective.

Goal: Functional and safe streetscapes that are aesthetically pleasing for both pedestrians and vehicular travel.

Objective: Provide and maintain high quality streetscape and pedestrian amenities (i.e., bus shelters, street trees, street furniture, wide sidewalks, etc.).

Analysis: The Project would improve the streetscape along Brand Boulevard, Wilson Avenue, and Orange Street with landscaping improvements. These improvements would consist of street trees and shrubs. For this reason, the Project does not conflict with this objective

Objective: Support the enhancement of existing and creation of new pedestrian-oriented retail centers.

Analysis: The retail/café component of the Project would serve as a destination for pedestrian traffic, thus enhancing pedestrian activity along Brand Boulevard, Wilson Avenue, and Orange Street. For example, the proposed retail/café component would attract pedestrian traffic and the outdoor seating would enrich the outdoor environment along the sidewalk. As a result, the Project does not conflict with these objectives.

Housing Element

Goals and Policies

Goal: A City with a wide range of housing types to meet the needs of current and future residents.

Policy: Provide a variety of residential development opportunities in the City through the zoning of sufficient land with densities ranging from very low density/open space to high-density development as designated on the Land Use Plan Map.

Analysis: This policy is program-oriented and does not apply to individual development projects. However, the Project would add to the diversity of residential housing types in the City by providing 184 for-sale residential units, hotel, and open space in a high-density, transit-oriented, mixed-use project on land zoned for high-density development. Based on this characteristic, the Project does not conflict with this policy.

Policy: Assure that affordable housing is dispersed throughout the City while recognizing the potential for the integration of market rate and affordable units within individual projects.

Analysis: The City is aggressively pursuing a variety of housing opportunities to meet the need for housing for all income levels within the City. Since the Project is located in the Central Redevelopment Plan Area, 20 percent of the tax increment generated by the Project would be directed toward affordable

housing projects and programs administered by the City's Community Development and Housing Division. For this reason, the Project does not conflict with this policy.

Policy: Provide higher density residential development in close proximity to public transportation, services and recreation.

Analysis: The Project would promote use of public transportation and reduce total vehicle miles traveled by virtue of its high-density, mixed-use nature, location on a commercial corridor, and position along major bus routes serving Brand Boulevard, which include stops at the GTC. This station functions as a hub for the inter-City and local bus services and as a connection for Amtrak and Metrolink trains serving the region. Future residents of the Project would have the opportunity to use several alternative modes of transportation, including bus and rail service. Based on the above, the Project does not conflict with this policy.

Policy: Review zoning standards for residential/mixed use development to assure the feasibility of such projects in appropriate commercial locations.

Policy: Consider revising the Zoning Ordinance to allow residences in unique commercial and industrial developments such as allowing artists to live where they create and sell their work.

Policy: Encourage the development of residential units in the downtown area and along appropriate commercial corridors.

Analysis: As discussed in Section 3.0, Project Description, the Project is a mixed-use development consisting of residential, hotel, retail-commercial, and open space uses. The Project would also introduce 184 residential units in downtown along Brand Boulevard and in close proximity to Central Avenue, two of the City's major commercial corridors. For these reasons, the Project does not conflict with these policies.

Policy: Continue to monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

Analysis: This policy applies to the City's development review process and not to individual projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Policy: The City shall explore the feasibility of establishing a housing trust fund as a means of developing additional affordable housing.

Analysis: This policy applies to the City's development review process and not to individual projects. However, the Glendale Redevelopment Agency would direct 20 percent of the tax increment generated

by the Project toward affordable housing programs, including an affordable housing trust fund, administered by the City's Community Development and Housing Division. Based on the above, the Project does not conflict with this policy.

Policy: **The City shall continue to promote the consolidation of small lots for residential development through the lot width density bonus program.**

Analysis: The Project site consists of two large lots and it was not necessary for the City to consolidate the lots through the lot width density bonus program. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Goal: **A City with high quality residential neighborhoods.**

Policy: **Implement the recommendations concerning neighborhood development as expressed in the Greater Downtown Strategic Plan.**

Analysis: The Project complies with the goals and principles outlined in the DSP, which implements the recommendations made in the GDSP. The goals and principles outlined in the DSP are discussed in greater detail under the DSP discussion within this section. For this reason, the Project does not conflict with this policy.

Policy: **Retain the quality and salient characteristics of existing neighborhoods while improving those in need of change through neighborhood and community planning. Monitor the effects of growth and change.**

Analysis: The Project consists of parcels that are underdeveloped and underutilized. Redevelopment of this key location would improve downtown Glendale as a whole. Based on the above, the Project does not conflict with this policy.

Policy: **Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Glendale.**

Analysis: This policy applies to the City's code enforcement program and not to individual development projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Policy: **Continue existing residential rehabilitation programs, which provide financial and technical assistance to lower income property owners and property owners providing affordable units.**

Analysis: This policy applies to the City's existing residential rehabilitation programs and not to individual development projects. For this reason, the policy is not directly applicable to the Project. However, the Project would indirectly contribute to the City's affordable housing stock since the

Glendale Redevelopment Agency would direct 20 percent of the tax increment generated by the project towards City affordable housing projects and assistance programs administered by the City's Community Development and Housing Division. Based on the above, the Project does not conflict with this policy.

Policy: Promote increased awareness among property-owners and residents of the importance of property maintenance to long term housing quality.

Policy: Educate property owners in the need to design and use materials consistent with the character of the residence and neighborhood.

Analysis: A homeowners' association would maintain the condominium units. All materials used during construction and maintenance would be consistent with the character as outlined in the DSP. Chris Dikeakos Architects, Inc., an international-award-winning firm based in Vancouver, British Columbia, has designed the Project. The proposed towers would be relatively slender, thus proving an elegant tower silhouettes as required by the DSP's signature design bonus criteria. The Project would conform to urban design and open space guidelines outlined in the DSP. For example, to be consistent with setback standards, the Project would comply with 12-foot minimum and 16-foot maximum setback standards along the Brand Boulevard and Wilson Avenue frontage, thus allowing room for both street trees and pedestrian access. For these reasons, the Project does not conflict with these policies.

Policy: Encourage the preservation of historic resources in a manner sensitive to historic design and promote the development of historic districts through standards contained in the Historic Preservation Ordinance and by the activities of the Historic Preservation Commission.

Analysis: This policy in the Housing Element addresses historic homes and districts of historic homes. As the site does not contain any historic structures, the policy is not applicable, and the Project does not conflict with this policy.

Goal: A City with increased opportunities for home ownership.

Policy: Consider "target areas" as a strategy to foster home ownership, to expand public open space, and to provide a catalyst for neighborhood improvement.

Analysis: This policy addresses a strategy to improve home ownership throughout the City. It applies to the City's development review process and not to individual development projects. However, by its very nature, the 184 condominium units offered by the Project would increase opportunities for home ownership in the City. Therefore, the Project does not conflict with this policy.

Policy: Insure flexibility of zoning to accommodate a wide range of housing types and products.

Analysis: This policy applies to the City's development review process and not to individual projects. For this reason, the policy is not directly applicable to the proposed project, and the Project does not conflict with this policy.

Policy: Implement a home ownership education, counseling and marketing program.

Policy: Provide additional home ownership assistance such as mortgage revenue bond finances and mortgage interest write-downs, and facilitate private partnerships for home ownership opportunities.

Policy: Assist qualifying tenants displaced by conversion of apartments to condominiums with home ownership subsidies such as first time homebuyers program.

Analysis: These policies apply to the City's development review process and not to individual projects. However, the Glendale Redevelopment Agency would direct 20 percent of the tax increment generated by the Project toward affordable housing programs, including the programs listed in the policies above administered by the City's Community Development and Housing Division. Based on the above, the Project does not conflict with these policies.

Goal: A City with housing services that address groups with special housing needs.

Policy: Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, as well as the needs of the handicapped, the elderly, large families and single-parent households.

Policy: Promote the development of low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate-income residents.

Policy: Continue to provide programs to enable people to find or remain in affordable housing, such as Section 8 rental assistance and first time homebuyer's assistance.

Policy: Amend the Zoning Ordinance as appropriate to facilitate the development of specialized housing for seniors.

Policy: Provide referrals to housing services for seniors, such as in-home care and counseling for housing related issues, to allow seniors to remain independent in the community, while maintaining their desired living arrangement.

Policy: Continue to offer supportive services to special needs groups such as the elderly and the homeless.

Policy: Continue to offer a handicapped grant program to assist with the addition of handicapped accessibility features to existing dwellings.

Policy: Coordinate with local social service providers to address the needs of the City's homeless population, including the development of service-enriched and affordable housing.

Policy: Permit the development of transitional housing for service-dependent populations in the City's residential zones.

Policy: Coordinate with social service and nonprofit organizations to assist homeowners who are at risk of losing their homes.

Policy: Encourage the development of childcare facilities coincident with new housing development, and consider the use of incentives.

Policy: Retain subsidized units, which are at risk of conversion to market rate housing.

Analysis: These policies are program-oriented and do not apply to individual development projects. The Project would provide market-rate condominiums for sale and no affordable housing units would be directly provided. However, the Project would indirectly contribute to the City's affordable housing stock as the Glendale Redevelopment Agency would direct 20 percent of the tax increment generated by the Project towards City affordable housing projects and assistance programs administered by the City's Community Development and Housing Division. For this reason, the Project would not conflict with these policies.

Policy: Revise the Zoning Ordinance and local Building Code to offer incentives and/or remove restrictions to encourage the development of residential units that are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.

Analysis: This policy applies to the City's development review process and not to individual development projects. The Project would meet all current standards for access to the proposed residential uses by handicapped persons. For these reasons, the Project does not conflict with this policy.

Goal: A City with equal housing opportunities for all persons.

Policy: Promote nondiscrimination of housing through implementation of Glendale's Fair Housing Plan.

Policy: Continue to contract with the Fair Housing Council of San Gabriel Valley or other fair housing service providers to facilitate access to services by residents seeking assistance.

Policy: Continue to implement the recommendations of the Analysis of Impediments to Fair Housing Choice as it is periodically updated.

Analysis: These are program-oriented policies and do not apply to individual development projects. For this reason, these policies are not applicable, and the Project does not conflict with these policies.

Goal: A City with housing that is sensitive to environmental and social needs.

Policy: Guide and manage future population growth to prevent overcrowding and overutilization of existing community resources, and preserve the uniqueness of Glendale as a desirable residential community.

Analysis: As discussed in Section 3.0, Project Description, the Project site currently consists of a vacant lot. Implementation of the Project would prevent overcrowding and overutilization of existing community resources elsewhere in high density residential zones by accommodating residential growth on the Project site in downtown Glendale. As a result, the Project does not conflict with this policy.

Policy: Identify existing neighborhoods within the community based on common residential use patterns, historical precedence or social groupings. Utilize identified neighborhoods as key elements in creating plans and programs to maintain or improve the character and quality of existing housing and housing environments.

Analysis: This policy applies to the City's planning process for existing residential neighborhoods and not to individual development projects. Therefore, the policy is not applicable, and the Project does not conflict with this policy.

Policy: Continue to coordinate land use and zoning regulations pertaining to residential development in a manner, which achieves a long-term vision.

Analysis: This policy applies to the City's development review process and not to individual development projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Policy: Ensure the variety and visual appeal of residential development in Glendale through project review by the City's Design Review Board.

Policy: Incorporate livable community concepts in project review and in development standards.

Analysis: As discussed in **Section 4.3, Aesthetics**, the Project is required to comply with the Urban Design Guidelines adopted by the Agency. These guidelines incorporate livable community concepts by encouraging a mix of uses downtown, creating open space, and facilitating pedestrian movement. The Project incorporates many of these concepts and the Agency would review the project for consistency with the guidelines. Based on the above, the Project does not conflict with these policies.

Policy: Implement the recommendations of the Open Space and Conservation Element and the Recreation Element of the General Plan to ensure an adequate amount of public open space and developed parkland for the needs of new and existing residential development.

Policy: Review and amend as appropriate existing residential zoning standards to require adequate on-site open space and recreational amenities in new developments.

Analysis: These are program-oriented policies that do not apply to individual development projects. However, in response to the lack of park space in downtown Glendale, the Project would provide a 0.3-acre mini-park on the corner of Wilson Avenue and Orange Street. The mini-park has been integrated into the design of the project and would be designed according to City standards for safety. For this reason, these policies are not applicable, and the Project does not conflict with these policies.

Policy: Require residential projects situated in mountainous terrain to preserve major ridgelines, secondary ridgelines, blue line streams, indigenous trees and other significant environmental features.

Analysis: The Project is located in a flat area of the City and is devoid of unique topographic features, waterways, and vegetation. For this reason, the policy is not applicable, and the project does not conflict with this policy.

Policy: Preserve scale, historic continuity, and a sense of community in new areas of multifamily development.

Analysis: This policy applies to the City's development review process and not to individual projects. As discussed in **Section 4.3, Aesthetics**, the massing and architectural design of the proposed buildings would be compatible with the existing buildings in the surrounding area. Based on the above, the Project does not conflict with this policy.

Policy: Use available funds to assist low-income households in installing energy conservation features in existing dwellings.

Analysis: This policy applies to the City's development review process and not to individual projects. However, as discussed above, the Project would indirectly contribute to City affordable housing programs since the Glendale Redevelopment Agency would direct 20 percent of the tax increment generated by the Project towards City affordable housing projects and assistance programs administered by the Community Development and Housing Division. For this reason, the Project does not conflict with this policy.

Policy: Practice neighborhood-based planning through meaningful public participation.

Policy: Support the Neighborhood Planning Program as a means to maintain and improve the quality of life in Glendale's neighborhoods.

Analysis: These are program-oriented policies and do not apply to individual development projects. For this reason, these policies are not applicable, and the Project does not conflict with these policies.

Policy: Encourage the use of energy conservation devices and passive design concepts, which make use of the natural climate to increase energy efficiency and reduce housing costs.

Policy: Offer brochures and technical assistance that promotes the use of energy conservation features in new and existing dwellings.

Analysis: The Project would install energy efficient air conditioners, lighting systems, and appliances. In addition, it is the intent of the Project to be LEED certified. Based on compliance with these measures, the Project does not conflict with these policies.

Safety Element

Goals and Policies

Goal: Reduce the loss of life, injury, private property damage, infrastructure damage, economic losses, and social dislocation and other impacts resulting from seismic hazards.

Policy: The City shall ensure that new buildings are designed to address earthquake hazards and shall promote the improvement of existing structures to enhance their safety in the event of an earthquake.

Policy: The City shall ensure that current seismic and geologic knowledge and state-certified professional review are incorporated into the design, planning and construction stages of a project, and that site-specific data are applied to each project.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the Project would be designed in accordance with the Uniform Building Code and applicable City Codes to ensure safety in the event of an earthquake. Based on the above, the Project does not conflict with these policies.

Policy: **The City shall enforce the provisions of the Alquist-Priolo Earthquake Fault Zoning Act and the Seismic Hazards Mapping Act, with additional local provisions.**

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the site is not located in an Alquist-Priolo zone. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Policy: **The City shall ensure to the fullest extent possible that, in the event of a major earthquake, essential structures and facilities will remain safe and operational. Essential facilities include hospitals, police stations, fire stations, emergency operations centers, communication centers, generators and substations, reservoirs and “lifeline” infrastructure.**

Policy: **The City shall ensure that all residents and business owners in the City have access to information regarding seismic and geologic hazards.**

Analysis: These policies are program-oriented and do not apply to individual projects. For this reason, these policies are not applicable, and the Project does not conflict with these policies.

Goal: **Reduce the loss of life, injury, private property damage, infrastructure damage, economic losses, and social dislocation and other impacts resulting from geologic hazards.**

Policy: **The City shall avoid development in areas of known slope instability or high landslide risk when possible, and will encourage that developments on sloping ground use design and construction techniques appropriate for those areas.**

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the site is flat. Therefore, the project is not located in an area of known slope instability or high landslide risk. As discussed above, the Project would be designed to mitigate the potential for impacts from geologic hazards, in accordance with the Uniform Building Code and applicable City Codes. Based on the above, the Project does not conflict with this policy.

Goal: Reduce the loss of life, injury, private property damage, infrastructure damage, economic losses, and social dislocation and other impacts resulting from flooding hazards.

Policy: The City shall investigate the potential for future flooding in the area and will encourage the adoption of flood-control measures in low-lying areas of alluvial fans, along major channels, and down gradient of large reservoirs and water tanks.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the site is not located within a 100-year flood hazard area as mapped on a Federal Flood Insurance Rate Map or within a dam inundation area. For this reason, the Project does not conflict with this policy.

Goal: Reduce the loss of life, injury, private property damage, infrastructure damage, economic losses, and social dislocation and other impacts resulting from fire hazards.

Policy: The City shall ensure to the extent possible that fire services, such as fire equipment, infrastructure and response times, are adequate for all sections of the City.

Policy: The City shall require that all new development in areas with a high fire hazard incorporate fire resistant landscaping and other fire hazard reduction techniques into the project design in order to reduce the fire hazard.

Analysis: As discussed in **Section 4.9.1, Fire Protection and Emergency Medical Services**, the Project would increase the demand on Fire Protection and Emergency Medical services throughout the City. Recommended mitigation measures would offset any impact to equipment, infrastructure and response times. In addition, as discussed in **Appendix 1.0(a), Notice of Preparation**, the site is not located in a fire hazard zone. Based on the above, the Project does not conflict with these policies.

Goal: Reduce threats to the public health and safety, and to the environment, from hazardous materials.

Policy: The City shall strive to reduce the potential for residents, workers, and visitors to Glendale to being exposed to hazardous materials and wastes.

Analysis: The Project would include residential and a retail/café component that would not involve the use or storage of hazardous materials. As described in **Section 4.7, Hazards and Hazardous Materials**, no existing hazardous contamination exists on the Project site. Therefore, the Project does not conflict with this policy.

Goal: Increase the City's capability to effectively respond to acts of terrorism or civil disturbance, and reduce criminal activity.

Policy: The City shall adopt and implement programs intended to save lives, prevent injury and reduce property damage during and following a terrorist attack or civil unrest incident.

Policy: The City shall undertake programs aimed specifically at reducing crime.

Analysis: These are program-oriented policies and do not apply to individual development projects. However, the Project would implement measures to reduce crime such as a 24-hour private security force, alarm systems, and other security measures. A more detailed description of these and other measures planned are available in **Section 4.9.2, Police Protection**. Based on the above, the Project does not conflict with these policies.

Goal: Reduce the risks to the public related to wild animals and poisonous or dangerous plants.

Policy: The City shall provide information to the public about the risks associated with wild animals and dangerous or poisonous plants.

Policy: The City shall assist the public in their efforts to reduce interactions with wild animals and dangerous or poisonous plants.

Analysis: The site is located in downtown Glendale and is not located within the vicinity of natural habitat areas. These are program-oriented policies and do not apply to individual projects. For this reason, the policies are not applicable, and the Project does not conflict with these policies.

Goal: Maintain a high level of emergency preparedness.

Policy: The City shall prepare for emergency response and recovery from actual and urban disasters, especially earthquake hazards.

Analysis: These policies are program-oriented and do not apply to individual development projects. However, a Crisis Management Plan would be developed for the Project to address major emergency events, such as fires or earthquakes. A more detailed description of this plan is available in **Section 4.9.1, Fire Protection and Emergency Medical Services**. Based on the above, the Project does not conflict with this policy.

Open Space and Conservation Element

Policies

Policy: Natural resources, including open spaces, biological habitats and native plant communities should be maintained and, where necessary, restored.

Analysis: The site is located in downtown Glendale and currently consists of a vacant lot. The site does not contain any natural resources or native plant communities. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Policy: Cultural, historical, archaeological and paleontological structures and sites are essential to community life and identity and should be recognized and maintained.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, no known cultural, historical, archaeological, or paleontological sites are located on the site. However, in the event that any such resources are uncovered during excavation activities for the proposed subterranean garages, all work would be stopped until a certified archaeologist paleontologist can investigate the finds and make appropriate recommendations. Any artifacts uncovered would be recorded and removed for storage at a location to be determined by the monitor. For this reason, the Project does not conflict with this policy.

Policy: Natural and manmade aesthetic features should be recognized and identified as important natural resources to the community that require proper management.

Analysis: As discussed in **Section 4.3, Aesthetics**, the site does not contain any existing aesthetic resources and the massing and architectural design of the proposed buildings would be visually compatible with surrounding buildings. Based on the above, the Project does not conflict with this policy.

Policy: Proper management of environmental resources, especially natural resources, can assist in reducing hazards to the life and property of the City's residents and should be considered in project planning.

Analysis: The site is located in downtown Glendale and is devoid of natural resources. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Policy: Projects proposed by public agencies, special districts and private developers should demonstrate compliance with the policies, goals and objectives of this element prior to proceeding.

Analysis: The purpose of this General Plan consistency analysis is to determine whether the Project complies with the policies, goals, and objectives of this element as well as the other General Plan elements. For this reason, the Project does not conflict with this policy.

Policy: Specific issues that arise as a result of Open Space and Conservation Element policies, goals and objectives require a methodical approach to their resolution.

Analysis: This policy applies to the City's planning process and not to individual projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Policy: The City shall provide a variety of outdoor recreational opportunities to all residents.

Analysis: As described in Section 3.0, Project Description, the Project would provide approximately 21,918 square feet of common private outdoor space, which includes a 20,880-square-foot outdoor landscaped recreational deck/outdoor pool area on the fifth floor and a 1,038-square-foot sitting terrace on the sixth floor. In addition, the project would provide a 0.3-acre mini-park at the corner of Wilson Avenue and Orange Street. For these reasons, the Project does not conflict with this policy.

Policy: Opportunities shall be provided for residents to be involved in the development of community environmental policy and programs to the maximum extent possible.

Policy: Important open space and conservation resources should be protected and preserved through acquisition, development agreements, easements, development exactions and other regulatory strategies.

Policy: Public and private funding, grants, loans, donations, fees and other forms of financial support shall be actively sought to realize community goals and objectives and all programs.

Analysis: These are program-oriented policies and do not apply to individual development projects. For this reason, these policies are not applicable, and the Project does not conflict with these policies.

Goals and Objectives

Goal: Continue identification, acquisition and protection of open space land vital to ensure enhancement of the quality of life within the City.

Objective: Develop a fee structure for open space acquisition and management in connection with the development review process.

Objective: Where acquisition of open space land is impractical, ensure that subsequent development incorporates desirable configurations of open space through careful environmental analysis, site planning and other strategies.

Analysis: These objectives are program-oriented or apply to the City's development review process and not to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives

Objective During the environmental and development review processes, on- and off-site impacts of development on open space and related biological and geological systems should be evaluated. Mitigation measures should be applied to alleviate specific impacts through site planning and design modifications that will protect the integrity of valuable open spaces.

Analysis: This objective is being met through the EIR process. For this reason, the Project does not conflict with this objective.

Objective: Prioritize acquisition of open space land according to its environmental sensitivity, ecological, historic or cultural value, impact on surrounding areas, development potential, traffic impacts and its uniqueness or relationship to other open space areas.

Objective: Allocate funding for acquisitions through the budgetary process.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Goal: Protect vital or sensitive open space areas including ridgelines, canyons, streams, geologic formations, watersheds and historic, cultural, aesthetic and ecologically significant areas from the negative impacts of development and urbanization.

Objective: Regulate public access for the protection of sensitive land and habitats and regulate uses in hazard zones.

Objective: Provide buffer transition areas between sensitive open space and development.

Analysis: The site is located in downtown Glendale, which does not contain any natural habitat areas. Nonetheless, the site does contain several semi-mature trees, which could be used by nesting birds during the breeding season. Bird nests with eggs or young are protected under the Migratory Bird Treaty Act and the California Fish and Game Code. The loss of an active nest as a result of construction or other site-preparation activities would be considered a violation of these laws. Consequently, a Project Design Feature would be included in the Project as follows: No earlier than 45 days, and no later than 20 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August), the applicant shall have a field survey conducted by a qualified biologist to determine if active nests of bird species

protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 300 feet (500 feet for raptors) of the construction zone. If active nests are found, a minimum 50-foot wide fence barrier (this distance may be greater depending on the bird species and construction activity, as determined by the biologist) shall be erected around the nest site and clearing. Furthermore, construction within the fenced area shall be postponed or halted, at the discretion of the biological monitor, until the biologist determines that the nest is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting. The biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts occur to these nests. For these reasons, the Project does not conflict with these objectives.

Objective: Continue to apply and monitor open space protection measures as part of the environmental and development review processes.

Objective: Provide incentives to defer development that is inconsistent with future acquisition priorities or other objectives of this plan.

Objective: Prohibit incompatible recreational activities, which may damage sensitive open space areas or be inconsistent with other recreational pursuits.

Analysis: These objectives are program-oriented or apply to the City's development review process and not to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Goal: Establish a management program for open space that provides for appropriate public access for all segments of the population while recognizing preservation goals.

Objective: Provide for recreational and educational opportunities.

Objective: Provide safe hiking trails that respect the integrity of open space lands.

Objective: Coordinate with nonprofit organizations to establish docent programs in an effort to provide outdoor educational experiences for the public.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the project does not conflict with these objectives.

Goal: Develop a program that sustains the quality of Glendale's natural communities.

Objective: Develop a program for the ongoing monitoring of those natural resources identified by the California Department of Fish and Game Natural Diversity Data Base and those sensitive habitats identified in the Element's biological assessment report.

Objective: Naturalize, through native re-vegetation programs, disturbed areas, and prevent the invasion of exotic plant materials.

Objective: Encourage the development of landscape plans that incorporate native species in those areas adjoining open space land.

Analysis: The Project site and adjacent sites are located in downtown Glendale, which does not contain any natural habitat areas. For this reason, the objectives listed above are not applicable, and the Project does not conflict with these objectives.

Objective: Encourage the continuation of hazard management and safety programs to reduce impacts from wildland fires, floods, mudslides and soil subsidence.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the site is not located in an area prone to wildfire, flood, or mudslide hazards nor is the site located in an area of known soil subsidence. Given these circumstances, the objective is not applicable, and the Project does not conflict with this objective.

Objective: Prevent development that jeopardizes or diminishes the integrity and value of native plant and animal communities.

Objective: Encourage acquisition of parcels integral to the integrity of the larger ecosystem.

Objective: Evaluate and monitor the impact of public access on habitat.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Goal: Preserve prominent ridgelines and slopes in order to protect Glendale's visual resources.

Objective: Identify visually prominent ridgelines and establish regulations to promote their preservation.

Objective: Establish standards and design criteria, which minimize the visual intrusion/impact of development in hillside areas.

Analysis: The site is located in a flat portion of the City that does not contain any unique topographical features. Based on the lack of these features, the objectives are not applicable, and the Project does not conflict with these objectives.

- Goal:** Preserve and protect valuable water and mineral resources.
- Objective:** Preserve and protect important natural stream channels, particularly those identified as blueline streams by the California Department of Fish and Game.
- Objective:** Protect percolation areas important to groundwater recharge.
- Objective:** Encourage the use of naturalized channels in new development projects.
- Objective:** Recognize the importance of watersheds to groundwater recharge and minimize impermeable surfaces.
- Objective:** Design drainage devices in a manner that is compatible with the natural terrain and environment.
- Objective:** Maintain current prohibition of rock, sand, gravel and mineral extraction in designated open space areas.

Analysis: The site is located in downtown Glendale, which does not contain any open space or natural drainage features. In addition, while the site is vacant, it is not located in a groundwater recharge area and, therefore, does not contribute to groundwater recharge. As discussed in **Appendix 1.0(a), Notice of Preparation**, the site is served by an existing storm water drainage system capable of providing adequate drainage on site. For these reasons, the objectives listed above are not applicable, and the Project does not conflict with these objectives.

- Goal:** Continue programs, which enhance community design and protect environmental resource quality.
- Objective:** Extend landscape treatments along major arterials, into major activity centers, at major City/neighborhood access points and along parkways and medians to provide aesthetic continuity and solidify open space linkages.

Analysis: As described in **Section 4.3, Aesthetics**, landscaping provided by the Project would consist of street trees, ground cover, and flowering and evergreen shrubs. The project would conform to the City's street tree palette. These features would match existing landscape features across Brand Boulevard. For these reasons, the Project does not conflict with this objective.

- Objective:** Ensure that the design of community facilities within open space areas is harmonious and integrated with the natural environment.

Analysis: This objective applies to the community facilities within open space areas and not to mixed-use project in the downtown area. For this reason, the objective is not applicable, and the Project does not conflict with this objective.

Objective: Continue to implement Glendale's comprehensive streetscape program.

Objective: Provide for comprehensive, non-obtrusive signage, which identifies and links roads, bikeways, trails and parks, vista points, recreational facilities, historic and cultural sites and scenic drives.

Objective: Review and revise hillside development standards to minimize the environmental impacts of new hillside development and to ensure preservation of important natural resources.

Objective: Foster design objectives, which ensure development that respects the character of existing neighborhoods and the natural setting.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Goal: Continue efforts directed at the identification, preservation and maintenance of structures or sites with historic or cultural value consistent with the goals of the Historic Preservation Element of the Comprehensive General Plan of the City of Glendale.

Objective: Conduct inventories of buildings and sites to determine historic, cultural, archaeological, architectural and aesthetic value.

Objective: Revise and update the Historic Preservation Element of the Comprehensive General Plan of the City of Glendale.

Objective: Continue programs to improve the aesthetic quality and integrity of residential neighborhoods.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Objective: Utilize historic and cultural structures and sites for public use where appropriate.

Objective: Encourage adaptive reuse of historic and cultural structures, where appropriate.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the site does not contain any known historic resources. For this reason, the Project does not conflict with these objectives.

Goal: Develop and integrate a trail system consistent with scenic roadway and bikeway plans as specified in the Circulation and Scenic Highways Element of the Comprehensive General Plan.

Objective: Develop a multi-functional path and trail system in open space areas recognizing natural resource conservation constraints.

Analysis: The site and adjacent parcels are located in an urbanized area of Glendale that does not contain open space. Based on this circumstance, this objective is not applicable, and the Project does not conflict with this objective.

Objective: Ensure that private development provides access to open space areas.

Analysis: The site and adjacent parcels are located in an urbanized area of Glendale that does not contain open space. As a result, the Project would not block access to an existing open space area. Additionally, the Project would provide recreational areas for residents, including a pool, fitness center, lounge, patio, and gallery. A garden/recreation terrace is proposed on the fifth floor, and a pool/entertainment area is proposed on the roof. In addition, the Project includes a 0.3-acre public park. For these reasons, the Project does not conflict with this objective.

Objective: Expand the existing hiking trail system, providing for trailheads, trail improvements, rest stops, picnic areas, view areas and path demarcation, paying particular attention to scenic resources, recreational opportunities and the impact of access-ways on sensitive habitats. The development of a trail master plan for each mountain range within the City is recommended.

Objective: Encourage use and maintenance of trails by recreational, educational and other similar institutions or organizations.

Objective: Work with adjacent jurisdictions including the Santa Monica Mountains Conservancy to connect hiking and equestrian trails to other local or regional systems.

Objective: Coordinate, through the Circulation Element, transportation systems to provide access to trailheads and other recreational opportunities.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the project does not conflict with these objectives.

Goal: Integrate safety concerns into the management of natural resources including the recognition of geologic hazards and flood, fire and seismic risks.

Objective: Consider selective acquisition, clustering, regulation of development rights and other similar mechanisms for creating open space buffers in earthquake risk areas.

Objective: Provide for fuel modification zones and their maintenance between open space areas and peripheral development.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the Project site is not located in an Alquist-Priolo earthquake zone or in a fire hazard area. Based on the above, these objectives are not applicable, and the project does not conflict with these objectives.

Objective: Minimize fire damage risk through subdivision and building design and proper emergency vehicle access.

Analysis: The Project would be designed in accordance with all applicable fire and life safety standards, including the provision of adequate access for emergency vehicles. For this reason, the Project does not conflict with this objective.

Objective: Follow the recommendations of the Seismic Safety Element with particular emphasis on hazard management zones.

Objective: Follow the recommendations of the Safety Element.

Objective: Recognize fire risk areas as identified within the Safety Element of the Comprehensive General Plan.

Objective: Develop a fire awareness program including limited or controlled access for adjacent residents and users of wildland areas.

Objective: Identify and prevent future development encroachment on natural areas subject to flooding or mudslide damage.

Objective: Continue the existing program of maintaining and improving Glendale's flood control systems.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, these objectives are not applicable, and the Project does not conflict with these objectives.

Goal: Minimize environmental hazards including noise, unhealthful air, water and composite hazards.

Objective: Provide adequate buffers from noise sources for open space and recreation users.

Analysis: The Project site is located in an urbanized area of Glendale that does not contain natural open space areas. Based on this circumstance, the objective is not applicable, and the Project does not conflict with this objective.

Objective: Adopt an Air Quality Element as part of the Comprehensive General Plan following the requirements of the South Coast Air Quality Management District (SCAQMD).

Analysis: This objective is program-oriented and does not apply to individual projects. For this reason, the policy is not applicable, and the project does not conflict with this objective.

Goal: Continue to conserve water resources and provide for the protection and improvement of water quality.

Objective: Continue innovative and expanded uses of reclaimed water as an irrigation resource.

Analysis: As discussed in Section 4.10.1, Water Service, the Project would not connect to the City's reclaimed water system and utilize reclaimed water for irrigation and other non-potable uses, because the nearest reclaimed water connection is located at the corner of Brand Boulevard and Colorado Street, approximately 0.33 mile from the site. For this reason, the objective is not feasible, and the Project does not conflict with this objective.

Objective: Continue to promote sewer connections in areas not sewerred, which feed Glendale's ground water basis.

Analysis: As discussed in Section 4.10.2, Sewer, the Project would be accommodated and served by an existing sewer system adjacent to the Project site. For this reason, the objective is not applicable, and the project does not conflict with this objective.

Objective: Adhere to the requirements of the National Pollutant Discharge Elimination System (NPDES) to ensure surface water quality and to minimize the introduction of pollutants into drainage courses.

Analysis: As discussed in Section 4.8, Hydrology and Water Quality, the Project would be designed in conformance with current NPDES permit requirements. As a result, the Project does not conflict with this objective.

Objective: Continue water conservation programs through public awareness efforts and encourage use of drought tolerant landscaping.

Objective: Continue Glendale's hazardous materials collection program to minimize the potential introduction of toxics into groundwater basins and landfills.

Objective: Continue to monitor, inventory land uses and coordinate with the Environmental Protection Agency (EPA) to avoid groundwater pollution and improve groundwater quality with particular emphasis on industrial areas and landfills.

Analysis: These are program-oriented objectives and do not apply to individual projects. However, the Project is required to comply with Title 20 and Title 24 and of the California Code of Regulations. Title 24 contains California Building Standards, including the California Plumbing Code (Part 5) that promotes water conservation. Title 20 of the code addresses Public Utilities and Energy and includes appliance efficiency standards that promote water conservation. The objectives are not applicable, and the Project does not conflict with these objectives.

Goal: Ensure maximum public participation and input for all aspects of environmental resources planning and implementation.

Objective: Involve concerned community groups in the identification, acquisition and management of natural resource areas, recreational facilities, historic and cultural sites, aesthetics and beautification programs.

Objective: Facilitate a continuing program of environmental resource presentations, surveys and workshops to educate and inform the public.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Noise Element

Goals and Objectives

Goal: Provide for the reduction of noise where the noise environment is unacceptable.

Objective: Resolve existing and potential conflicts between various noise sources and other human activities.

Objective: Provide for adequate buffers between industrial, commercial and residential uses to minimize the impact of intrusive noise.

Objective: Encourage acoustical design in new construction.

Objective: Ensure acceptable noise levels near schools, hospitals, convalescent homes, and other noise sensitive areas.

Analysis: The Project would include retail-commercial, hotel and residential uses in a high-rise structure designed to meet applicable acoustic standards. The Project site is not located near any schools, hospitals, or convalescent homes. There are no noise-sensitive uses near the Project site. As described in **Section 4.6, Noise**, construction of the Project would result in significant and unavoidable impacts to off-site land uses. To reduce construction noise impacts, the Project would incorporate several noise-attenuating measures. For example, the Project would equip construction equipment with mufflers, shut off idling equipment and install temporary acoustic barriers around stationary equipment.

As described in **Section 4.6, Noise**, operation of the Project would not result in significant impacts to on-site residential land uses as on-site noise levels from traffic operating along Brand Boulevard, Wilson Avenue and Orange Street would not exceed the City's exterior noise threshold of 65 dB(A). However, noise generated by single noise events in the proposed parking structure, such as tire squeals and car alarms, and the operation of street sweeper in the parking structure may exceed the City's threshold, thus resulting in a significant impact to on-site residents. To reduce noise impacts associated with the parking garage and street sweeping operations to a less than significant level, sound walls would be incorporated in above grade parking and sweeper operations would be restricted to the hours of 7:00 AM to 10:00 PM. Therefore, implementation of the Project does not conflict with these objectives.

Objective: Evaluate noise generated by construction activities.

Analysis: Noise generated by construction activity associated with the Project is evaluated in **Section 4.6, Noise**. For this reason, the Project has fulfilled this objective.

Objective: Reduce transportation noise through proper design and coordination of routing.

Analysis: As described in **Section 4.6, Noise**, noise levels generated by project traffic along identified roadway segments in the downtown area would not exceed the allowable noise thresholds contained in the Municipal Code for the Central Business District area. As a result, the project does conflict with this objective.

Objective: Establish acceptable limits of noise for various land uses throughout the community.

Objective: Establish standards for all types of noise not already governed by local ordinances or preempted by state or federal law.

Objective: Ensure the effective enforcement of City, state and federal noise levels by all appropriate City divisions.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

- Goal:** Protect and maintain those areas having acceptable noise environments.
- Objective:** Prevent the penetration of noise at the interface of differing land uses.
- Objective:** Establish a system by which the noise environment can be monitored to ensure preservation of “quiet areas.”
- Objective:** Incorporate noise reduction features in site planning, including subdivision design.
- Objective:** Regulate the impacts of motor vehicle noise through proper street design and building location.
- Objective:** Construct barriers to obstruct and dissipate sound emissions where necessary or where feasible.
- Objective:** Encourage abatement projects for noise sensitive facilities.

Analysis: As described in Section 4.6, Noise, implementation of the Project would result in significant and unavoidable noise impacts during construction. As discussed above, the Project would incorporate several noise attenuation measures to reduce noise impacts to off-site land uses during construction. Concerning operation, with mitigation described above, implementation of the Project would not result in any significant noise impacts. As the incorporation of these measures meets the intent of these objectives, implementation of the Project does not conflict with these objectives.

- Objective:** Evaluate future developments as to the possible impact on adjacent areas.

Analysis: Noise impacts to off-site uses associated with the construction and operation of the Project were evaluated in Section 4.6, Noise. The evaluation determined that off-site noise impacts associated with construction of the Project are significant and unavoidable. However, regardless of these findings, the Project meets the intent of this objective as future noise levels were evaluated and, therefore, implementation of the Project fulfills and does not conflict with this objective.

- Goal:** Insure continuing evaluation of the noise environment.
- Objective:** Provide for the review of the Noise Element every five (5) years.
- Objective:** Establish and maintain coordination among the City and federal, state, and county agencies involved in noise abatement.
- Objective:** Develop programs to catalog and evaluate noise complaints, test noise reduction levels for effectiveness, and refine mitigation measures.

Objective: Evaluate community noise surveys as part of each community planning study.

Objective: Encourage government agencies involved with noise source generation in the City of Glendale to provide methodologies of noise impact reduction.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Goal: Promote noise awareness and educational programs in the community.

Objective: Inform residents of the effects of noise pollution and of the ways they can assist in its abatement.

Objective: Develop educational programs and promote the distribution of information on the subject of noise, for use throughout the community.

Objective: Research and publish new information related to the various aspects of noise pollution.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Air Quality Element

Goals and Objectives

Goal: Air quality will be healthful for all residents of Glendale.

Objective: Reduce Glendale's contribution to regional emissions in a manner both efficient and equitable to residents and businesses, since emissions generated within Glendale affect regional air quality.

Analysis: As discussed in Section 4.5, Air Quality, neither construction nor operation of the Project would generate emissions that exceed the thresholds of significance recommended by the South Coast Air Quality Management Board. For this reason, the Project does not conflict with this objective.

Objective: Encourage and support other jurisdictions in reducing their contributions to regional emissions, since Glendale's air quality is strongly affected by emissions generated throughout the South Coast Air Basin.

Objective: Comply with the Air Quality Management Plan prepared by the South Coast Air Quality Management District and SCAG.

Analysis: These are program-oriented objectives and do not apply to individual projects. However, the Project does comply with the Air Quality Management Plan. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Goal: Residents, businesses, and government will increase their awareness of the linkages between behavior and air pollution.

Objective: Regularly provide information on air quality and methods to reduce air pollution to Glendale residents and businesses.

Objective: Work with schools and businesses on a public education program on air pollution.

Objective: Keep informed on new research on air pollution and air pollution control technologies.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Goal: Air emissions from City operations will be minimized, while meeting public service requirements.

Objective: Continue the aggressive programs of recycling, energy conservation, and hazardous waste collection in order to minimize emissions from the Grayson power plant and Scholl Canyon landfill.

Objective: Operate the power plant in a manner to minimize emissions and comply with various rules of the South Coast Air Quality Management District, while still providing needed electricity to residents and businesses.

Objective: Work with the Los Angeles County Sanitation District and the SCAQMD monitoring staff to minimize emissions at the Scholl Canyon Landfill.

Objective: Reduce mobile source emissions from City employees commuting as well as driving for work-related purposes. Provide leadership as a City by utilizing and advancing innovative technology to reduce air emissions.

Objective: Provide leadership as a City by utilizing and advancing innovative technology to reduce air emissions.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Goal: **The reliance on automobile transportation will be reduced.**

Objective: **Coordinate land-use planning with existing and planned transportation systems to encourage the use of public transportation systems and nonpolluting transportation in future development.**

Analysis: As discussed in **Section 4.4, Traffic, Circulation and Parking**, the site is currently served by 11 local Metro bus routes and nine local bus routes. The placement of 184 residential units and 172 hotel rooms associated with the Project in close proximity to existing public transit service would encourage the use of alternative modes of transportation in the City. Based on the above, the Project does not conflict with this objective.

Objective: **Develop incentives for businesses with fewer than 100 employees to reduce vehicle trips. These businesses are not regulated by Rule 1501, but account for the majority of Glendale's work force.**

Analysis: This is a program-oriented objective and does not apply to individual projects. For this reason, the objective is not applicable, and the Project does not conflict with this objective.

Objective: **Increase carpooling opportunities in Glendale.**

Analysis: The transit-oriented, mixed-use nature of the Project and the location of the Project site within the downtown area would minimize the need for motor vehicle trips, as project generated employees would have access to 11 MTA bus routes and nine local Beeline bus routes that currently serve the site. For these reasons, the project does not conflict with this objective.

Objective: **Promote the use of public transportation and nonpolluting transportation in standards for new construction.**

Analysis: The transit-oriented, mixed-use nature of the Project and the location of the Project site within the downtown area would minimize the need for motor vehicle trips, as project generated employees would have access to 11 MTA bus routes and nine local Beeline bus routes that currently serve the site. Additionally, the Project would provide bicycle racks in an effort to promote alternative forms of transportation. For these reasons, the project does not conflict with this objective.

Objective: Expand existing public transportation and nonpolluting transportation systems and develop new systems in order to reach a greater number of potential users. Continue to seek federal, state, and regional funding sources.

Objective: Coordinate various transportation modes with transfer facilities to increase convenience.

Objective: Coordinate non-automobile transportation systems with surrounding jurisdictions.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Goal: Air quality programs will assist businesses in Glendale.

Objective: Assist businesses, schools, and colleges in reducing vehicle trips by using City-operated services and facilities.

Analysis: As discussed in Section 4.4, **Traffic, Circulation and Parking**, the site is currently served by 11 local Metro bus routes and nine local bus routes. The provision of 184 residential units and 172 hotel rooms on site would provide residents with opportunities to use these routes in the future. For this reason, the Project does not conflict with this objective.

Objective: Support the use of new air pollution control technologies by Glendale's business community.

Analysis: The Project would install energy efficient air conditioners, lighting systems, and appliances. Based on compliance with these measures, the Project does not conflict with this objective.

Objective: Provide incentives for existing and new businesses in Glendale to reduce both stationary and mobile emissions.

Objective: Inform the businesses of Glendale on ways to reduce air pollution, both directly, as well as by reducing waste, minimizing energy usage, reducing vehicle trips, and managing truck delivery schedules and routes.

Objective: Continue and expand public/private partnerships, which reduce air pollution.

Objective: Assist the business community with environmental regulations through improved communication and technical assistance.

Analysis: These are program-oriented objectives and do not apply to individual projects. For this reason, the objectives are not applicable, and the Project does not conflict with these objectives.

Community Facilities Element

Goals

- Goal:** Provide for a logical, urban design statement as a means of harmonizing community facilities with other land uses.
- Goal:** Formulate independent and inter-jurisdictional programs, which establish a maximum utilization of all community facilities.
- Goal:** Enhance the current level and quality of community facilities and services, and improve the accessibility to them.

Analysis: These are program-oriented goals and do not apply to individual projects. For this reason, the goals are not applicable, and the Project does not conflict with these goals.

Policies

Education

- Policy:** Provide for increased utilization of school plant facilities.
- Policy:** Monitor future school enrollments to determine whether boundary adjustments and/or school plant removals or additions will be required.
- Policy:** Initiate a program for recycling of school site into community-related facilities if school enrollments continue to decline.

Analysis: These policies apply to existing and planned school facilities and not to new private development projects. For this reason, the Project does not conflict with these policies.

Libraries

- Policy:** Preserve the high standards of library facilities in their educational and recreational role.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, implementation of the Project would not exceed City standards for library services. For this reason, the Project does not conflict with this policy.

Parks

Policy: Continue to expand the acreage devoted to parkland.

Policy: Follow the objectives and implement the capital improvement program recommended in the 1990 Open Space, Recreation and Conservation Elements for the provision of regional, community, neighborhood, and mini-parks.

Analysis: These are program-oriented policies and do not apply to individual projects. However, as discussed above, the Project would add approximately 21,918 square feet of common private outdoor space, which includes a 20,880-square-foot outdoor landscaped recreational deck/outdoor pool area on the fifth floor and a 1,038-square-foot sitting terrace on the sixth floor. In addition, the residential component of the project would include a 2,038-square-foot fitness center and a 2,710-square-foot amenity area consisting of a reading area, lounge area, TV area, a small kitchen, dining area and pool table. The hotel component would also include a 2,437-square-foot amenity area consisting of a lounge, massage rooms, and a TV/newspaper/reading room. Finally, the Project would provide a 0.3-acre mini-park at the corner of Wilson Avenue and Orange Street. The provision of the amenities would add to the diversity of recreation facilities available in the downtown area. Based on the above, the proposed project does not conflict with this policy.

Commercial-Recreation

Policy: Provide for a wider diversity of commercial-recreation facilities that will meet the social and economic characteristics of the citizens.

Analysis: This is a program-oriented policy and does not apply to individual projects. However, as discussed above, the Project would add approximately 21,918 square feet of common private outdoor space, which includes a 20,880-square-foot outdoor landscaped recreational deck/outdoor pool area on the fifth floor and a 1,038-square-foot sitting terrace on the sixth floor. In addition, the residential component of the project would include a 2,038-square-foot fitness center and a 2,710-square-foot amenity area consisting of a reading area, lounge area, TV area, a small kitchen, dining area, and pool table. The hotel component would also include a 2,437-square-foot amenity area consisting of a lounge, massage rooms, and a TV/newspaper/reading room. Finally, the Project would provide a 0.3-acre mini-park at the corner of Wilson Avenue and Orange Street. The provision of the amenities would add to the diversity of recreation facilities available in the downtown area. Based on the above, the proposed project does not conflict with this policy.

Organizations

Policy: Maintain and expand the present number of meeting halls for organizations as overall leisure time increases.

Analysis: This policy is program-oriented and does not apply to individual projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Protection Facilities

Policy: Maintain the availability of high-level competent fire protection.

Policy: Continue the effort to reduce crime and violence.

Policy: Monitor future community needs for protection facilities and services as new growth warrants or as facilities are displaced.

Analysis: These policies are program-oriented and do not apply to individual development projects. As discussed in Section 4.9.1, **Fire Protection and Emergency Medical Services**, and 4.9.2, **Police Services**, adequate protection services would be available to serve the Project. For this reason, the Project does not conflict with these policies.

Health

Policy: Maintain adequate bed space for hospital needs.

Policy: Provide all levels of health care throughout the City.

Policy: Improve and expand the quality and quantity of residential health care facilities especially providing for the needs of those with financial limitations.

Analysis: These policies apply to health care facilities and not to commercial or residential projects. For this reason, the policies are not applicable, and the project does not conflict with these policies.

Cemeteries

Policy: Maintain the high quality of cemetery facilities and their corresponding design features.

Analysis: This policy applies to cemeteries and not to commercial or residential projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Transportation

Policy: Provide for alternate modes of transportation service to complement the use of the private automobile.

Analysis: As discussed in Section 4.4, **Transportation, Circulation and Parking**, 11 MTA bus routes and nine local Beeline bus routes currently serve the site. Implementation of the Project would increase opportunities for Glendale residents to utilize an alternative mode of transportation. Based on the above, the Project does not conflict with the policy.

Policy: Coordinate efforts with local and regional transportation agencies in order to improve the present standard of transportation service.

Analysis: This policy is program-oriented and does not apply to individual development projects. For this reason, the Project does not conflict with this policy.

Policy: Utilize transportation systems to integrate land use relationships.

Policy: Monitor transportation systems so as to coordinate them with other elements of the Comprehensive General Plan, specifically the Circulation Element.

Analysis: These policies are program-oriented and do not apply to individual projects. For this reason, the policies are not applicable, and the Project does not conflict with these policies.

Utilities

Policy: Maintain the high standard of utility services.

Policy: Monitor future needs for the increase in utility services.

Policy: Utilize all relevant, technological advancements to provide for the improved quality and quantity of energy at the lowest possible cost with the constraints of environmental considerations.

Analysis: As discussed in Section 4.8 **Hydrology & Water Quality**, and, Section 4.10, **Utilities and Service Systems**, storm drain, water, sewer, and landfill capacity exist to meet Project needs. Additionally, the Project would install energy efficient air conditioners, lighting systems, and appliances. Based on the above, the Project does not conflict with these policies.

Vacant Land

Policy: Make conservation lands and large tracts of public and private, vacant land accessible to citizens seeking recreational outlets.

Analysis: The site is located in an urban area and is not located near conservation lands or large tracts of vacant public or private land. This policy is program-oriented and does not apply to individual projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Recreation Element

Goals

Goal: Natural resources, including open spaces, biological habitats and native plant communities as passive recreational areas.

Goal: Management of environmental resources to assist in reducing hazards to life and property.

Analysis: The site and adjacent parcels are located in downtown Glendale, a portion of the City that does not contain open space resources, biological habitats, and native plant communities. For this reason, these goals are not applicable, and the Project does not conflict with these goals.

Goal: Conservation and preservation of cultural, historical, archaeological and paleontological structures and sites as links to community identity.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, no known cultural, historical, archaeological, or paleontological sites are located on the Project site. However, in the event that any such resources are uncovered during excavation activities for the proposed subterranean garages, all work would stop until a certified archaeologist or paleontologist investigated the finds and made appropriate recommendations. Any artifacts uncovered would be recorded and removed for storage at a location to be determined by the monitor. For these reasons, the Project does not conflict with this goal.

Goal: Management of aesthetic resources, both natural and manmade, for a visually pleasing City.

Analysis: As described in **Section 4.3, Aesthetics**, the site does not include any aesthetic resources. For this reason, the Project does not conflict with this goal.

Goal: New parks and recreational facilities responsive to particular neighborhoods or areas as identified in this plan and with other policies as they evolve.

Goal: Safely and sensitively designed parks.

Analysis: In response to the lack of park space in downtown Glendale, the Project would provide a 0.3-acre mini-park on the corner of Wilson Avenue and Orange Street. The mini-park has been integrated into the Project design and would be designed according to City standards for safety. In addition, the Project would include approximately 21,918 square feet of common private outdoor space, as well as additional recreational facilities associated with the residential and hotel components. These amenities have been integrated into the Project design and would be located within the interior of the site. For these reasons, the Project does not conflict with these goals.

Goal: To have a variety of recreational opportunities and programs for all residents.

Analysis: This goal is program-oriented and does not apply to individual projects. However, the Project includes recreational facilities for use by project residents. These facilities include a fitness center, lounge, and gallery. In addition, a garden/recreation terrace is proposed on the fifth floor, while a pavilion/pool deck is proposed on the roof. The design of these facilities is integrated into the design of the project. In addition, the Project would provide a 0.3-acre mini-park on the corner of Wilson Avenue and Orange Street. For these reasons, the project does not conflict with this goal.

Objectives and Policies

Objective: Incrementally expand the quantity and quality of recreational experiences for residents and visitors to the City of Glendale now and far into the future.

Policy: The City shall provide a range of recreational opportunities to meet the needs, desires and interest of all population groups in the City.

Policy: The City shall enhance and expand existing recreational facilities in response to community needs.

Policy: The City shall both promote and when possible provide recreational opportunities for the daytime population both in the downtown, commercial and industrial areas.

Analysis: As described above, the Project would provide approximately 21,918 square feet of common private outdoor space. In addition, the residential and hotel components would provide additional recreational amenities. Finally, the Project would provide a 0.3-acre mini-park on the corner of Wilson Avenue and Orange Street. These facilities would provide residents with active and passive recreation opportunities. For this reason, the Project does not conflict with these objectives.

Policy: The City shall institute cultural, youth, senior citizen, historical and environmental education programs within parks and recreation facilities.

Analysis: This policy is program-oriented and does not apply to individual projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Objective: The City shall supplement existing parkland assets with acquisition and development through the Capital Improvement Program CIP annually and other means.

Policy: The City shall require park land dedication and improvement as part of large residential developments.

Policy: The City shall focus park expansion efforts on underserved areas of the City.

Analysis: This policy is program-oriented and does not apply to individual projects. The City has completed a nexus study and is currently in the process of establishing a citywide developer fee for parks, recreation, and library facilities. The Development Impact Fee Ordinance implementing the fee is planned for adoption. As discussed in **Section 4.11, Recreation**, the site is located in an area that is currently underserved by park space. In response, the Project would provide a 0.3-acre mini-park on the corner of Wilson Avenue and Orange Street. In addition, the Project would provide approximately 21,918 square feet of common private outdoor space, as well as, additional recreational facilities associated with the residential and hotel components. While these amenities do not provide traditional public parkland in the conventional sense, they do meet the intent of these policies by providing additional recreational facilities in the downtown area. For this reason, the Project does not conflict with these policies.

Policy: The City shall develop and maintain a system of standards and criteria for land acquisition and update it regularly.

Policy: The City shall continually compile, monitor and update an inventory of land requirements by type, size and location to meet needs in excess of present assets.

Policy: The City shall develop an in-lieu fee structure for the acquisition and management of recreational land in connection with the development review process.

Policy: The City shall continually investigate and acquire suitable tax-deeded lands, which have reverted to the state as a result of tax delinquencies.

Policy: The City shall cooperate with the School District as well as county, state and federal agencies in the acquisition and development of excess properties useful for recreational purposes.

Policy: The City shall obtain rights of first refusal on important private recreational or historic parcels.

Policy: The City shall identify and pursue alternative funding sources, including County, state and federal funds, donations and grants to acquire and develop recreational lands.

Analysis: These are program-oriented policies and do not apply to individual projects. For this reason, the policies are not applicable, and the Project does not conflict with these policies.

Objective: The City shall continue management of existing facilities to provide a broad range of recreational opportunities for all City residents now and far into the future.

Policy: The City shall ensure that buildings, equipment, fields and other facilities are in full service and capable of accommodating changing program demands.

Analysis: This policy is program-oriented and does not apply to individual projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Objective: The City shall supplement existing recreational facility resources through enhancement or cooperative use of the existing assets now and far into the future.

Policy: The City shall effectuate cooperative use of school and related recreational facilities.

Policy: The City shall develop improvements to parks, trails and bikeways for recreational applications.

Policy: The City shall incorporate "drop-in" centers into existing and future parks to serve the diverse needs of Glendale's neighborhood residential areas. Drop-in centers are facilities for casual meeting places conducive to informal socialization and small group recreational or educational activities.

Analysis: These are program-oriented policies and do not apply to individual projects. For this reason, the policies are not applicable, and the Project does not conflict with these policies.

Objective: Provide facilities that project positive examples of concern for people and the environment using design, energy use, management and accessibility now and far into the future.

Policy: The City shall integrate the construction and planting of connecting parkways and medians through consistent landscaping techniques.

Analysis: As described in Section 4.3, Aesthetics, the ground floor landscaping would feature street trees, ground cover, and flowering and evergreen shrubs consistent with landscaping features presently located along Brand Boulevard. Based on consistency with surrounding landscaping features, the Project does not conflict with this policy.

Policy: The City shall establish community identity and image through the location and design of parks and recreation centers.

Analysis: This policy applies to the City's parks and recreation centers and not to retail-commercial, hotel, or residential development projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy. However, the Project would provide a 0.3-acre mini-park on the corner of Wilson Avenue and Orange Street.

Objective: The City shall begin to coordinate programs with adjacent jurisdictions in fulfillment of regional recreation goals within one year and continue coordination into the future.

Policy: The City shall be the lead agency in coordinating programs with the development of joint-use, joint-sponsorship projects and the development of park, trail and bikeway linkages.

Policy: The City shall be the lead agency in regional recreation planning and programs aimed at developing regional park facilities in the Verdugo Mountains and the San Gabriel Mountains.

Analysis: These are program-oriented policies and do not apply to individual projects. For this reason, the policies are not applicable, and the Project does not conflict with these policies.

Objective: The City shall provide access to all recreational facilities for all residents beginning immediately.

Policy: The City shall provide access to all park facilities for persons with disabilities.

Analysis: The Project would comply with the ADA. Based on compliance, the Project does not conflict with this policy.

Policy: The City shall provide adequate, lighted parking areas for park and recreation facilities users.

Policy: The City shall provide a clear and unified system of identification and directional signs for all park and recreation facilities.

Analysis: Recreational facilities proposed by the project would be owned and maintained by the City Center II Homeowners' Association and not by the City. For this reason, these policies are not applicable, and the Project does not conflict with these policies.

Policy: The City shall correct inadequacies in accessibility or visibility.

Policy: The City, in conjunction with transit authorities and special user groups, shall develop a public transportation system, which provides access to parks and other recreational facilities.

Analysis: These are program-oriented policies and do not apply to individual projects. For this reason, the policies are not applicable, and the Project does not conflict with these policies.

Objective: The City shall develop a trail system consistent with the scenic roadway and bikeway plans as specified in the Circulation and Scenic Highways Element of the Comprehensive General Plan of the City of Glendale.

Policy: The City shall develop a multifunctional path and trail system in public open space areas.

Analysis: This is a program-oriented policy and objective and does not apply to individual projects. For this reason, the policies are not applicable, and the Project does not conflict with this policy.

Policy: The City shall expand the existing hiking trail system, providing trailheads, trail improvements, rest stops, picnic areas, view areas and path demarcation, paying particular attention to scenic resources, recreational opportunities and the impact of access ways on sensitive wildlife habitats.

Policy: The City shall develop trail improvement programs in conjunction with other recreation programs and in conjunction with open space preservation and management activities or projects.

Policy: The City shall combine bikeway alignments and facilities with scenic roadways and bikeways to strengthen such linkages.

Policy: The City shall be the lead agency with adjacent jurisdictions to connect City bikeways to other local and regional systems.

Analysis: These are program-oriented policies and do not apply to individual projects. For this reason, the policies are not applicable, and the Project does not conflict with these policies.

Objective: Facilitate development of walkways and urban bikeways that connect major destinations and recreation centers in developed portions of the community beginning immediately.

Policy: The City shall implement the existing urban bikeway system.

Analysis: This is a program-oriented policy and does not apply to individual projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Policy: The City shall link urban bikeways, commercial areas, recreational facilities, paths and trails and other activity centers.

Policy: The City shall integrate bikeways and walkways with scenic roadway and bikeway plans and systems consistent with the Circulation and Scenic Highways Element of the comprehensive General Plan of the City of Glendale.

Analysis: These are program-oriented policies and do not apply to individual projects. For this reason, the policies are not applicable, and the Project does not conflict with these policies.

Objective: The City shall continue local street enhancement and beautification programs.

Policy: The City shall require the incorporation of new street trees and parkway improvements as requirements in the development approval process.

Policy: The City shall include street tree and parkway improvements in roadway construction and repair cycles.

Analysis: The Project would incorporate street trees, ground cover, and flowering and evergreen shrubs in its ground floor landscaping plan. Street trees would comply with the City's street tree palette, and sidewalk would match the recent Brand/Downtown right-of-way improvements. Based on these features, the Project does not conflict with these policies.

Policy: The City shall, where feasible, construct or refit drainage channels to maximize use of natural water flow patterns and to blend in with natural settings.

Policy: The City shall develop the multiple use of selected flood plains and flood control areas, including open space, trails and recreational facilities.

Analysis: The site is located in an urbanized area of Glendale and does not contain any natural drainage features. For these reasons, the policies listed above are not applicable, and the Project does not conflict with these policies.

Policy: The City shall continue to provide for enhancement, maintenance and replacement of street trees and parkway improvements as needed.

Analysis: The Project would incorporate street trees, ground cover, and flowering and evergreen shrubs in its ground floor landscaping plan. Street tree would comply with the City's street tree palette, and sidewalk would match the recent Brand/Downtown right of way improvements. Based on these features, the Project does not conflict with these policies.

Historical Resources Element

Goal: Preserve historic resources in Glendale, which define community character.

Policy: Temporarily suspend construction work when archaeological sites are discovered; establish procedures, which allow for the timely investigation and/or excavation of such sites by qualified professionals as may be appropriate.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, no known archaeological or paleontological sites are located on the site. However, in the event that any such resources are uncovered during excavation activities for the proposed subterranean garages, all work would stop until a certified archaeologist or paleontologist investigated the finds and made appropriate recommendations. Any artifacts uncovered would be recorded and removed for storage at a location to be determined by the monitor. Based on the above, the Project does not conflict with the policy.

Policy: Discourage demolition of historic resources.

Policy: Encourage the preservation of individual historic resources and historic thematic and historic geographic districts.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the Project site does not contain any historic resources. For this reason, the project does not conflict with these policies.

Policy: Encourage the preservation and maintenance of historic landscaped areas.

Analysis: The site is located in an urbanized area of downtown Glendale devoid of landscaped areas. Based on this circumstance, no historic landscaped areas exist on site and the Project does not conflict with this policy.

Policy: Support the preservation and maintenance of historic street furniture including streetlights.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the Project site does not contain any historic resources, such as historic street furniture or streetlights. For this reason, the project does not conflict with this policy.

Policy: Require that archaeological surveys and/or monitoring be conducted prior to the issuance of construction permits in archaeologically sensitive areas of the City.

Analysis: The Project site is not located in an archaeologically sensitive area of the City based on the City's General Plan. For this reason, the Project does not conflict with this policy.

- Policy:** Encourage support for the importance of history and historic preservation.
- Policy:** Recognize archaeological and historic resources as links to community identity.
- Policy:** Encourage the protection and preservation of archaeological sites and cooperate with institutions of higher learning and interested organizations to record, preserve, or excavate sites.
- Policy:** Support the creation of historic districts of representative land use types such as residential, commercial, and industrial.
- Policy:** Ensure protection of historic resources through enforcement of existing codes.
- Policy:** Support comprehensive studies to discover unrecorded historic resources.

Analysis: These are program-oriented policies and do not apply to individual projects. However, the Project site is not located in an archaeologically sensitive area of the City based on the City's General Plan and does not contain any historic resources. For this reason, the policies are not applicable, and the Project does not conflict with these policies.

- Goal:** Create and continue programs and practices, which enable an appreciation of history and historic preservation in Glendale.
- Policy:** Seek listing for appropriate properties on the National Register of Historic Places and the California State Register of Historical Resources.
- Policy:** Memorialize historic people, places, and events through a historic plaque program.
- Policy:** Establish a program, which will preserve portions of historic resources, including facade features at their original sites.
- Policy:** Reuse existing historic architectural elements in new construction when preservation of historic resources is not feasible.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the site does not contain any historic resources. For this reason, the policy is not applicable, and the Project does not conflict with these policies.

- Policy:** Support the preservation of street furniture in its original location.
- Policy:** Support the reuse of historic street furniture in historically appropriate settings when its original location is not feasible.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the site does not contain any historic resources, such as street furniture. For this reason, the policy is not applicable, and the Project does not conflict with these policies.

Policy: Discourage relocation of historic resources.

Policy: Establish a program, which will allow the relocation of historic resources within the City when on-site retention is not feasible.

Analysis: Relocation of historic resources is not proposed as part of the Project. For this reason, these policies are not applicable, and the Project does not conflict with these policies.

Policy: Establish a program, which requires mitigation monitoring to include payment of fees to subsidize preservation of historic resources and storage space for artifacts.

Analysis: This is a program-oriented policy that does not apply to individual development projects. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Policy: Encourage sensitivity to Native American concerns and values involving aboriginal archaeological sites; consult with representative Native American groups when prehistoric archaeological sites are discovered.

Analysis: As discussed above, no known archaeological sites are located on the site. However, in the event that any such resources are uncovered during excavation activities, all work would cease until a certified archaeologist investigated the finds and made appropriate recommendations, including consultation with representative Native American groups if any prehistoric archaeological sites are discovered. Any artifacts uncovered would be recorded and removed for storage at a location to be determined by the monitor. For this reason, the Project does not conflict with the policy.

Policy: Identify representative architectural types and styles from various periods in history.

Policy: Survey all potential historic resources in Glendale.

Policy: Whenever indicated by research and authorized by the property owner, list significant historic resources in the Glendale Register of Historic Resources.

Policy: Develop a program to list all significant historic resources in the Glendale Register of Historic Resources.

Policy: Provide historic preservation incentives for resource protection and continue to add more incentives as opportunities arise.

Policy: Promote the use of the State Historical Building Code.

Policy: Establish and maintain a comprehensive inventory of Glendale's historic resource surveys.

Policy: Establish a program jointly with the Glendale Unified School District, which will provide a curriculum, which recognizes the importance of historic preservation.

- Policy:** Encourage the establishment of a City history museum.
- Policy:** Complete historic resource surveys for the entire City targeting the most critical areas first.
- Policy:** Expand the base of historic information through the continued collection of anecdotal information in oral history interviews.
- Policy:** Conduct public information sessions to inform the public about the availability of incentives for designated historic resources in Glendale.
- Policy:** Develop a public outreach program (including, but not limited to the production of a professional quality videotape, signage, plaques, walking tours, brochures) which will demonstrate the benefits of historic preservation.
- Policy:** Develop an archive for historically important documents and artifacts.
- Policy:** Establish a program to recognize private efforts to preserve Glendale's history by proclamation.
- Policy:** Continue to consult with the state's Historical Resources Information Center by periodically updating the archaeological records search prepared for the City in 1997.
- Policy:** Encourage funding of historic preservation projects (including, but not limited to Community Development Block Grants).
- Policy:** Establish a program for disseminating information on the provisions of the Historic Preservation Ordinance.
- Policy:** Establish a program for disseminating information on the restoration rehabilitation and renovation of historic resources.
- Policy:** Revise and update the Historic Preservation Element and the Glendale Register of Historic Resources at least every five years and review the implementation of policy objectives every two years.
- Policy:** Recognize achievements in historic preservation by individuals and groups through appropriate award programs.
- Policy:** Encourage the creation of a community based endowment fund, which would benefit historic preservation.
- Policy:** Participate in the statewide mitigation-monitoring fund, which would be used for the preservation of local resources.

Analysis: These are program-oriented policies and do not apply to individual projects. For this reason, the policies are not applicable, and the Project does not conflict with these policies.

Consistency with Glendale Municipal Code

As discussed earlier, the site is designated as DSP on the City's Zoning Map. This zone implements regulations contained in the DSP. Where land use regulations and/or development standards of the Glendale Zoning Code are inconsistent with the DSP, the standards and regulations of the DSP would prevail. Any issue not specifically covered in the DSP would be subject to the regulations in the Zoning Code and/or Municipal Code.

The Zoning Code does not allow tandem parking, while the DSP only allows tandem parking in conjunction with full-time (24 hours a day, 7 days a week) valet service. The DSP would require the preparation of a valet plan to permit tandem parking. In addition, the Project would require height/story and density bonuses offered by the DSP to remain consistent with development standards provided by the DSP. The DSP provides height/story and density bonuses to encourage desirable uses and public benefits downtown such as affordable housing, historic preservation, hotel, public open space, reuse of existing buildings, signature design, and sustainable design.

As mentioned above, the Project is located in the Broadway Center District of the DSP area. In this district, a maximum height of 16 stories/245 feet and a maximum density of 7.0 FAR by right and a maximum height of 20 stories/305 feet and a maximum density of 7.5 FAR with incentives. The heights of the proposed towers are 20 stories (west tower) and 18 stories (east tower) with an overall project FAR of 7.6. As a result, the Project does not qualify by right and would be required to utilize height and density bonuses to implement the project. This Project would be considered a "pipeline" project and as such is allowed 10 percent variance in FAR pursuant to Section 33 of the Specific Plan Ordinance No. 5541.

As described in **Section 3.0, Project Description**, to take advantage of height/story and density bonuses, the Project would provide public open space, incorporate signature design elements, and utilize sustainable design. The DSP requires projects to provide a minimum amount of open space equal to 10 percent of the gross site area, which in the case of the Project would be 5,861 square feet.¹ In addition, the DSP requires that at least 50 percent of the required open space be usable and accessible to the public. To qualify for height/story and/or density bonuses under the open space incentive program, the amount of height/story and/or floor area bonus available to a project for providing additional open space would be in direct proportion to the increase in publicly accessible open space above the minimum required.

The Project would provide a 0.3-acre (13,068-square-foot) mini-park that would be open to the public. This space is would be 7,207 square feet or approximately 223 percent more than is required. As a result,

¹ Based on a post-development lot size of 58,610 square feet or approximately 1.3 acres.

the Project would be granted the maximum bonus allowed for the provision of additional open space, which would be an additional height of 4 stories/60 feet and an additional FAR of 0.5 above the 16 stories/245 feet and 7.0 FAR permitted by right.

To qualify for height/story and/or density bonuses under the signature design incentive program, the proposed structure must adhere to the following criteria: the design must be by an international or nationally recognized design/architecture firm, the applicant team must bring an award-winning portfolio of work, if the building is over 4 floors in height, it must contribute to the downtown skyline with an iconic form, such as an “engaging crown” or sky-reaching element, or an elegant tower silhouette that tapers as it reaches skyward, the project must demonstrate an innovative use of materials, and the project must substantially conform to urban design and open space guidelines outlined in Chapters 4 and 5 of the DSP.

Chris Dikeakos Architects, Inc., an international-award-winning firm based in Vancouver, British Columbia, has designed the Project. The towers would be relatively slender, thus proving elegant tower silhouettes as required by the DSP’s signature design bonus criteria. The Project would conform to urban design and open space guidelines outlined in the DSP. For example, to be consistent with setback standards, the Project would comply with 12-foot minimum and 16-foot maximum setback standards along the Brand Boulevard and Wilson Avenue frontage of the Project site, thus allowing room for both street trees and pedestrian access. The provision of these signature design elements allows the project an additional 3 stories/45 feet and 1.5 FAR above the 16 stories/245 feet and 7.0 FAR permitted by right.

To qualify for height/story and/or density bonuses by utilizing sustainable design, the Project would be designed as a Leadership in Energy and Environmental Design (LEED)-certified structure. LEED certification utilizes a nationally recognized rating system for the design, construction, and operation of high performance green buildings. This process is intended to promote a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. To earn certification, a project must meet certain prerequisites and performance benchmarks (“credits”) within each of these categories. Projects are awarded Certified, Silver, Gold, or Platinum certification depending on the number of credits they achieve. Under this incentive program, if the Project meets the LEED gold or platinum standard, an additional 3 stories/45 feet and 1.5 FAR would be allowed. If the Project meets the LEED silver standard, an additional 2 stories/30 feet and 1.0 FAR would be allowed.

The City considers hotels to be a desirable use within a thriving business district, and therefore includes hotels within the height and density program. In addition to providing visitors a place to stay, hotel uses

often provide amenities, which are available to the general public, including entertainment, restaurants, and meeting rooms. Standards applicable to hotel height and density incentive projects specify that the ground floor of hotels shall be designed to enhance the use mix and level of pedestrian activity in the area for which they are proposed. This can be accomplished with cafes and retail space along the street frontage, as well as public art and open space. The DSP offers up to the maximum height and density bonuses allowed by district for hotels, on a case by case basis,

The proposed project features a hotel component (172 hotel rooms), and various corresponding amenities. Common outdoor space shared by both the residential and hotel components would include a landscaped recreational deck/outdoor pool area on the fifth floor and sitting terrace on the 6th floor. The hotel component would also include approximately 2,400-square-foot amenity area consisting of a lounge, massage rooms, and a TV/newspaper/reading room, as well as a fitness center that would be available for use by both residents and hotel guests. Hotel guests would also have access to the proposed 4,000-square-foot ground floor restaurant, facing the courtyard along Brand Boulevard. Under this incentive program, the proposed project would be granted the maximum bonus allowed for the hotel use, which would be an additional height of 4 stories/60 feet and an additional FAR of 0.5 above the 16 stories/245 feet and 7.0 FAR permitted by right.

Upon approval of the additional height/story and density bonuses, the Project would be consistent with massing standards and landmark architectural features contained in the DSP. For example, the Project is located in the Broadway Center District, an area designated in the DSP for a second cluster of high-rise development in downtown Glendale. At 20 and 18 stories, the height of the proposed towers would meet the intent of this vision. In addition, the relatively slender towers would not block significant views of other buildings in the downtown area.

Consistency with the Downtown Specific Plan (DSP)

The following goals contained in the DSP are considered relevant to the Project. Each applicable policy is listed below in bold followed by a discussion of the consistency of the project with the policy.

Land Use

Policy: **Include many land use options to encourage healthy urban districts with opportunities for interaction between uses. Direct certain land uses to specific areas to reduce potential land use conflicts such as noise or parking demand, while encouraging those which enhance the attractiveness and convenience of the primary downtown land uses such offices and residential use.**

Analysis: The Project would provide residential, hotel, and retail-commercial uses in downtown Glendale. The residential and hotel components would support nearby commercial-retail uses by providing patrons during daytime and evening hours and on weekdays and weekends, while the retail/café component of the project would draw pedestrian traffic from other uses along Brand Boulevard, thus enhancing the attractiveness of existing downtown office uses and future residential uses. For these reasons, the Project does not conflict with this policy.

Policy: **Encourage appropriate land uses that extend the life of downtown into the evenings and weekends so that daytime, weekend, and nighttime uses can support each other and share parking seven days a week. Such uses can contribute to the vitality of the downtown area and the viability of downtown businesses.**

Analysis: The Project would provide residential, hotel, and retail-commercial uses in downtown Glendale. The residential and hotel components of the Project would extend the life of downtown by providing patrons for nearby commercial-retail uses during daytime and evening hours and on weekdays and weekends. Therefore, the Project promotes and implements this policy.

Policy: **Provide ground floor uses where appropriate in order to support a pedestrian-oriented environment in downtown. Strategically encourage ground floor uses that will contribute to creation of primary and secondary pedestrian activity streets.**

Analysis: The DSP designates Brand Boulevard, Wilson Avenue, and Orange Street as pedestrian priority streets. The retail/café component located on the ground floor would enhance pedestrian activity along these streets as well as the attractiveness of residential and office uses in downtown Glendale, by offering a convenient place to purchase retail goods during daytime and weekend hours. In addition, the park on the southeast corner of Broadway and Orange is also a pedestrian-oriented draw. As a result, the Project promotes and implements these policies.

Policy: **Provide mixed-use commercial and residential development in designated areas of downtown. In addition to market rate housing, provide affordable and senior housing in downtown with incentives for additional height and density.**

Analysis: The Project would provide residential, hotel, and retail-commercial uses in a portion of downtown designated for mixed-use commercial and residential development. The City is also aggressively pursuing a variety of housing opportunities to meet the need for housing for all income levels within the City. While the Project would provide market-rate residential units for sale and no affordable housing units would be directly provided, the Project would contribute the City's efforts to provide affordable housing by virtue of its location in a redevelopment project area. Since the project is located in the Central Redevelopment Plan Area, 20 percent of the tax increment generated by the Project

would be directed toward affordable housing projects and programs administered by the City's Community Development and Housing Division. For this reason, the Project supports this policy.

Policy: Through the use of incentives, provide new public benefits that support overall success of all downtown uses. These include (1) affordable housing, (2) historic preservation/rehabilitation, (3) hotel, (4) landmark/signature/sustainable design, (5) public open space and (6) reuse of existing buildings.

Analysis: As discussed above, the Project would incorporate public open space and signature design elements to take advantage of incentives provided by the DSP. For instance, the Project would provide a 0.3-acre (13,068_square foot) mini-park. In addition, the Project's towers would be relatively slender, thus providing an elegant tower silhouette as required by the DSP's Signature Design bonus incentive. As the Project is located in the Central Redevelopment Plan Area, 20 percent of the tax increment generated by the proposed project will be directed toward affordable housing projects and programs administered by the City's Community Development and Housing Division. Concerning the hotel component, the provision of hotel rooms in the downtown area will support adjacent office uses by providing lodging for business travelers conducting business in the downtown area. In addition, the hotel component will support nearby commercial uses by providing patrons during daytime and evening hours and on weekdays and weekends. For these reasons, the Project complies and implements this policy.

Urban Design

Policy: 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, as discussed for each downtown district.

Policy: 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.

Analysis: The Project conforms to development standards contained in the DSP with incentives and, therefore, reflects the pattern of uses, height, and density envisioned by the DSP. As discussed in **Section 4.3, Aesthetics**, the massing and architectural design of the proposed towers would be compatible with and reinforce the pattern of existing buildings in the surrounding area. The closest residential neighborhoods are located two blocks to the east and two and a half blocks to the west of the Project site. Existing commercial development located along Central Avenue and Brand Boulevard, which consists of mid-rise structures, would act as a buffer between the Project site and existing residential uses. For these reasons, the Project promotes and implements these policies.

Policy: Reuse and rehabilitate the existing buildings of architectural merit that reflect the spirit and historic significance of Glendale's past and ensure that these buildings will have their place in the expressed design guidelines for new development.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the site is vacant and does not contain any buildings of historic significance. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Policy: Protect and enhance significant public views of the Verdugo Mountains, public streets, spaces, and significant architecture, including the Alex Theater and other distinctive buildings.

Analysis: As discussed in **Section 4.3, Aesthetics**, public views of the Verdugo Mountains from the site are currently degraded by existing high-rise development and development of the site, as proposed, would not significantly degrade views further. In addition, proposed landscaping improvements along streets adjacent to the Project site would enhance public views of the surrounding streetscape. As a result, the Project does not conflict with this policy.

Policy: Use sensitive design to acknowledge or highlight the sense of entry to and definition of downtown.

Analysis: The Project is located adjacent to several high-rise structures. The height, massing, and architectural design of the Project would be compatible with the pattern of the existing development in the surrounding area, thus reinforcing to the definition of the downtown core. For this reason, the Project does not conflict with this policy.

Policy: Create an attractive and striking skyline for the City. Taller buildings should be concentrated at the Gateway to the downtown, with a second, lower high-rise "hill" to the east of the existing office high-rise at Brand and Broadway. Slender residential towers may be permitted between Central and Brand linking these two "hills" in return for substantial public open space or other incentives.

Analysis: The Project is located in the Broadway Center District, an area designated in the DSP for a second cluster of high-rise development in downtown Glendale. The Project consists of two towers, a 20-story residential tower (west tower) and an 18-story hotel/residential mixed-use tower (east tower). At these heights the towers would meet the intent of this vision. In addition, the scale and mass of the proposed structure would add to the attractiveness of the existing skyline and would be compatible with the existing high-rise buildings in the surrounding area. As a result, the project does not conflict with this policy.

Policy: Building heights in the downtown area should be regulated to create transitions from lower density neighborhoods surrounding the downtown and to provide a consistent scale within various downtown districts. While incentives may permit maximum building heights or allowable FAR, they should not produce buildings which are out of character with the surrounding neighborhoods unless the building fulfills the DSP goals of the district.

Analysis: The Project consists of two towers, a 20-story residential tower (west tower) and an 18-story hotel/residential mixed-use tower (east tower). The nearest residential neighborhoods are located two blocks to the east and two and a half blocks to the west of the site. Residential uses in these neighborhoods are approximately two to three stories tall. Existing commercial development located along Central Avenue and Brand Boulevard, which consists of mid-rise structures, would act as a buffer and provide a transition between the site and existing residential uses. In addition, the mass and scale of the Project would be consistent with the mass and scale of existing high-rise buildings adjacent to the site. Therefore, this Project does not conflict with this policy.

Policy: Be sensitive to the transition between various downtown neighborhoods and the residential neighborhoods immediately surrounding downtown. Heights of buildings should step down toward the predominantly 1-3 story development of neighborhoods surrounding downtown, particularly in the transitional blocks at the edge of the Downtown Specific Plan area.

Analysis: As mentioned above, the nearest residential neighborhoods are located two blocks to the east and two and a half blocks to the west of the Project site. Existing mid-rise development located along both Central Avenue and Brand Boulevard would act as a buffer between high-rise uses on the site and existing low-rise residential uses. As a result, the policy is not applicable, and the Project does not conflict with this policy.

Policy: New development should enhance pedestrian activity by improving the physical attractiveness of the street and providing places for relaxation, shopping, living, and dining. The pedestrian experience is enhanced through the pedestrian framework of streets and open spaces (e.g., parks, plazas, paseos, and courtyards) that shape the pedestrian experience in downtown.

Analysis: The DSP designates Brand Boulevard, Wilson Avenue, and Orange Street as pedestrian priority streets. The Project would improve the pedestrian environment along these streets in front of the Project site with landscaping and a retail/café component. As a result, the Project supports and implements this policy.

Policy: Use open space strategically to enhance and protect significant public views and create a continuum of public and private open spaces in downtown.

Analysis: The 0.3-acre mini-park and private outdoor open space component of the Project would add open space to a portion of downtown Glendale where public open space is in short supply. Furthermore, the large outdoor landscaped recreational deck/outdoor pool area on the fifth floor would provide views of the surrounding hillsides. Finally, the ground floor of the Project would open up into the neighboring City Center I Plaza. For these reasons, the Project supports and implements this policy.

Parks & Open Space

Policy: Develop a comprehensive open space system that provides a diverse range of outdoor opportunities for residents, workers, and visitors.

Analysis: This is a program-oriented policy and does not apply to individual development projects. However, the Project would provide a private outdoor open space component that would be available for use by residents and guests. Based on the above, the Project does not conflict with this policy.

Policy: Provide public open space within walking distance of all downtown residents and employees.

Analysis: This is a program-oriented goal and does not apply to individual projects. However, the 0.3-acre mini-park and the private outdoor open space component of the Project would add open space to a portion of downtown Glendale. In addition, Central Park, currently the nearest public open space area to the Project site, is located approximately 0.5 mile to the south. As the Project meets the intent of this policy, the Project implements this policy.

Policy: Improve accessibility to the City's regional recreational, leisure, and cultural opportunities outside the DSP area, such as Griffith Park, the LA Zoo and Autry Center, the Los Angeles River, and the Verdugo Mountains.

Analysis: This is a program-oriented policy that does not apply to individual development projects. However, Project residents and hotel guests would have access to bus routes within walking distance of the site. All routes make stops at the GTC, which provides greater access to these regional amenities. For the reason, the Project does not conflict with this policy.

Policy: Make the new downtown public parks and plazas harmonious, inspirational, and a source of community pride and identity through design excellence.

Analysis: The Project would provide a 0.3-acre mini-park at the corner of Wilson Avenue and Orange Street. Chris Dikeakos Architects, Inc., an international award-winning firm based in Vancouver, British

Columbia, has designed the Project. The proposed mini-park along with other project components that would feature excellence in design. For this reason, the Project would support and promote this policy.

Policy: Establish a comprehensive program to obtain new park open space locations in downtown using a variety of techniques, including but not limited to transfer of development rights (TDRs). Ideally, one large park, at least 2 acres in size would be provided in the northwestern portion of the downtown, as a counterpoint to the existing Central Park at the NW corner of Colorado and Louise. The Orange Central district would make an ideal location for this park, which would serve open space needs of moderate to high rise residential projects in the downtown, downtown employees, and adjacent neighborhoods.

Analysis: This is a program-oriented policy and does not apply to individual development projects. In addition, the Project is located in the Broadway Center District and not in the recommended Orange Central District. For this reason, the policy is not applicable, and the Project does not conflict with this policy.

Policy: Pursue opportunities to enhance existing and create new smaller open spaces. These smaller spaces can include public plazas, courtyards, fountains and pocket parks, on portions of blocks throughout downtown to supplement the larger public open spaces, provide local focus points, and diversify the built environment.

Analysis: The Project would create new, smaller open spaces by providing a 0.3-acre public mini-park at the corner of Wilson Avenue and Orange Street, thus adding park space to a portion of downtown Glendale currently under served by parks. As a result, this Project would implement this policy.

Policy: Focus on excellent urban design to improve downtown streets as an essential element of the open space system as tree-lined open spaces and continuous recreational paths.

Analysis: The Project would improve the streetscape along Brand Boulevard, Wilson Avenue, and Orange Street with landscaping, including street trees and shrubs, which would enhance pedestrian comfort. These improvements would not only benefit local residents and businesses, but would benefit users of the Financial/Fremont Park urban hike way, as well, which passes along Brand Boulevard in front of the site. For these reasons, the project would not conflict with this policy.

Policy: Require private common open space as part of all large new residential or mixed use developments.

Analysis: As discussed above, the Project includes a large outdoor landscaped recreational deck/outdoor pool area on the fifth floor and a sitting terrace on the sixth floor that would be available for use by residents. As a result, the Project does not conflict with this policy.

Policy: Implement a program to reclaim open spaces that have deteriorated, have design features that limit access and use opportunities, and/or are in need of activity and revitalization.

Analysis: This is a program-oriented policy and does not apply to individual development projects. However, implementation of the Project would revitalize the streetscape along Wilson Avenue and the inclusion of a 0.3-acre mini-park would increase public use of the Project site. For this reason, the Project does not conflict with this policy.

Mobility

Policy: Maintain acceptable levels of internal circulation in the DSP area and adjacent neighborhoods and good connections with the regional circulation network for both transit and personal/commercial vehicles.

Analysis: The location of the Project would provide residents with quick access to regional road networks and transit opportunities. The 134 Freeway is located north of the Project site and can be accessed from both Brand Boulevard and Central Avenue. In addition, as discussed in **Section 4.4, Traffic, Circulation and Parking**, the City and the MTA both operate bus routes within walking distance of the site. All routes make stops at the GTC, which provides access to the greater Los Angeles Metropolitan region via bus and commuter trains. The GTC also provides statewide access via Amtrak long distance trains. For the reasons, the Project does not conflict with this policy.

Policy: Develop street typology based on functional and urban design considerations, emphasizing connections and linkages, pedestrian and cyclist comfort, increasing transit movement and reducing total person delay, and compatibility with adjacent land uses.

Analysis: This is a program-oriented policy and does not apply to individual development projects. However, the Project would improve the streetscape along Brand Boulevard, Wilson Avenue, and Orange Street with landscaping, to include street trees and shrubs, which would enhance pedestrian comfort. In addition, these improvements would not only benefit local residents and businesses, but would benefit users of the Financial/Fremont Park urban hike way, as well, which passes along Brand Boulevard in front of the site. Finally, the Project would provide bicycle racks in an effort to promote alternative forms of transportation. For these reasons, the Project does not conflict with this policy.

Policy: Maintain, re-establish, and enhance the street grid, to promote flexibility of movement through greater street connectivity, capture natural views, and retain the historic relationships between various streets.

Analysis: The Project would not alter the grid street structure currently present in the central portion of downtown Glendale. As a result, the Project does not conflict with this policy.

Policy: Maintain, re-establish, and enhance the multi-modal use of downtown alleys as an integral part of the downtown transportation system.

Analysis: As no alleyways currently exist on site, the policy is not applicable, and the Project does not conflict with this policy.

Policy: Link land use and transit development policies to maximize transit use and convenience in downtown.

Analysis: This is a program-oriented policy and does not apply to individual development projects. However, as project residents would have access to all forms of transit operating in the City via existing Metro and City operated bus routes along Brand Boulevard, the Project would promote this policy.

Policy: Cluster housing and employment around shared parking, transit stops, connected by pedestrian streets.

Analysis: The Project is located within the vicinity of several bus routes operated by the MTA and the City. For this reason, the Project supports this policy.

Policy: Make street and transit stop improvements to facilitate the safety, attractiveness and convenience of transit use. This might include designated transit-priority streets, weather protection and route information at stops and other improvements.

Analysis: A bus stop is currently located in front of the site on Brand Boulevard. As the provision of bus stops and shelters is the responsibility of the City, the policy is not applicable, and the Project does not conflict with this policy.

Policy: Increase transportation choices by providing viable alternatives to exclusive reliance on the auto for downtown residents and visitors.

Analysis: The Project is a transit-oriented, mixed-use project consisting of residential, hotel and commercial uses. As discussed in Section 4.4, Traffic, Circulation and Parking, the City and the MTA both operate bus routes within walking distance of the site. All routes make stops at the GTC, which provides access to the greater Los Angeles Metropolitan region via bus and commuter trains. The GTC also provides statewide access via Amtrak long distance trains. As for pedestrian travel alternatives, the

site is within walking distance to several amenities in the downtown area, such as dining and retail establishments. For the reasons, the Project supports this policy.

Policy: Through sound land use and transportation planning, emphasize increasing modal choices and transit and bicycle use, as well as pedestrian comfort and safety.

Analysis: This is a program-oriented policy and does not apply to individual development projects. However, the Project is located within the vicinity of several bus routes operated by the MTA and the City. Additionally, the Project would provide bicycle racks in an effort to promote alternative forms of transportation. Therefore, the Project does not conflict with this policy.

Policy: Provide a high level of pedestrian amenities throughout the downtown area. Minimize interruptions such as loading, trash collection and parking garage entries, in sidewalks designated for pedestrian priority.

Analysis: The DSP designates Brand Boulevard, Wilson Avenue and Orange Street as pedestrian priority streets. The Project would enhance existing pedestrian amenities throughout the downtown area by providing a retail/café component and sidewalk landscaping, and minimizing pedestrian-vehicular conflicts. The proposed retail/café component would complement existing retail-commercial uses in the area and act as a draw for pedestrian traffic along Brand Boulevard. Furthermore, the Project would improve the streetscape along Brand Boulevard, Wilson Avenue, and Orange Street with landscaping, to include street trees and shrubs, thus creating a more pedestrian-friendly environment. Finally, all service functions such as loading and trash collection would take place behind the project, thus minimizing pedestrian-vehicular conflicts. Only project driveways would be located in front of the site on Wilson Avenue and Orange Street. For these reasons, the Project does not conflict with this policy.

Policy: Provide pedestrian crosswalks at all intersections and consider additional improvements to promote safety in key locations with high potential for pedestrian/vehicle conflicts.

Analysis: Project residents, guests, and employees would utilize existing crosswalks located at intersections near or adjacent to the site. The project does not conflict with this policy.

Policy: Consider the special mobility requirements of the young, the elderly, and wheelchair or mobility impaired users of the sidewalk network.

Analysis: The Project would comply with all provisions of the ADA. Therefore, the project does not conflict with this policy.

Policy: Promote increased walking for downtown residents and visitors with expanded marketing, promotional/informational events, and financial incentives.

Analysis: This is a program-oriented policy that does not apply to individual development projects. For this reason, the Project does not conflict with this policy.

Policy: Provide designated bicycle routes with lane markings and signage within and to and from major downtown destinations.

Policy: Include bicycle parking, showers and lockers to promote bicycle commuting in new development.

Policy: Include bicycle parking in streetscape improvements.

Analysis: The Project would provide bicycle racks in an effort to promote alternative forms of transportation. Therefore, the Project complies with these policies.

Policy: Promote increased bicycling for downtown residents and visitors with expanded marketing, promotional/informational events, and financial incentives.

Analysis: This is a program-oriented policy that does not apply to individual development projects. However, the Project would provide bicycle racks in an effort to promote increased bicycling. For this reason, the Project does not conflict with this policy.

Policy: Maximize the efficiency of existing and future parking facilities.

Analysis: The downtown location would allow residents to use alternative methods of transportation, including walking and bicycling, to visit retail, business, and entertainment services. In addition, the project includes tandem parking facilities for on-site residents to increase efficiency by maximizing space. For this reason, the Project does not conflict with this policy.

Policy: Create a Transportation Management District to manage parking supply and revenue policies. The District can facilitate coordination of parking pricing to promote efficient use of parking resources, policies which incentivize transit use for employees, and other downtown transportation programs and incentives.

Analysis: This is a program-oriented policy and does not apply to individual development projects. For this reason, this policy is not applicable, and the Project does not conflict with this policy.

Policy: Use shared parking where possible and establish operations guidelines and standards to minimize parking activity impacts, particularly spillover parking impacts on adjacent residential neighborhoods.

Analysis: Given the small size of the proposed retail/café component, the provision of shared parking between residential and commercial uses is not necessary. For this reason, the Project does not conflict with this policy.

Policy: Require a certain portion of on-site motorcycle, bicycle, and carpool/car share vehicle parking in addition to automobile spaces.

Analysis: The Project would provide bicycle racks in an effort to promote alternative forms of transportation. Therefore, the Project does not conflict with this policy.

Policy: Maximize the efficiency of street parking by managing prices to correspond with activity and demand patterns.

Analysis: This is a program-oriented policy and does not apply to individual development projects. However, as enough parking would be provided for both the residential and retail/café components of the project on-site, the Project does not conflict with this policy.

Policy: Where an existing parking structure can be shown through parking studies to provide more parking than required for an existing facility, excess parking may be converted to other uses or parking should be made available for shared use. At off-peak times where parking is not in use by a facility, parking should be made available for shared use.

Analysis: The Project would not utilize an existing parking structure, the policy is not applicable, and the Project does not conflict with this policy.

Policy: Reform preferential parking permit program to protect downtown-adjacent neighborhoods from spillover parking problems.

Analysis: This is a program-oriented policy that does not apply to individual development projects. For this reason, the Project does not conflict with this policy.

Policy: Through a strategic hierarchy of pedestrian-oriented and vehicular-oriented streets in downtown, Transportation Demand Management (TDM), transportation systems management (TSM), and key infrastructure improvements, work to focus circulation in and out of downtown on designated streets, thus minimizing spill off into the surrounding neighborhoods.

Analysis: This policy is directed towards regional employers and not small retail uses such as the retail/café component proposed on the Project site. For this reason, the policy is not applicable, and the project does not conflict with this policy.

Economic Development

Policy: Maintain downtown Glendale's status as a healthy economic and employment center which encourages the location of the entertainment and trade industries, specialty retail, restaurant, office, hotel, and related uses for the benefit of the residents, employees, businesses, property owners, and visitors.

Analysis: The retail/café component of the Project would serve as a destination for neighboring commercial and office uses. In addition, the residential and hotel portion of the Project would provide clientele for neighboring retail and restaurant uses, as well as employee housing for nearby businesses. The City considers hotels to be a desirable use within a thriving business district. In addition to providing visitors a place to stay, hotel uses often provide amenities, which are available to the general public, including entertainment, restaurants, and meeting rooms. For these reasons, the Project does not conflict with this policy.

Policy: Establish land use priorities based on economic criteria; reserve sites for targeted uses.

Policy: Provide incentives to encourage new development/business activity and expansion.

Policy: Strengthen the City's economic base through retention, expansion, and attraction of key businesses.

Policy: Increase revenues for businesses and the City through tourism and visitor attraction programs.

Policy: Increase employment opportunities for Glendale residents in Glendale businesses.

Policy: Build long-term partnerships between businesses, business organizations, educational institutions and the City.

Policy: Develop funding mechanisms, where appropriate and feasible, to implement public improvements and business-improvement activities.

Policy: Maintain a centralized economic development and land information system, and actively promote economic development opportunities.

Policy: Continually monitor land use in downtown to ensure a balanced inventory of land for appropriate use designations and development incentives in strategic locations.

Analysis: These are program-oriented policies and do not apply to individual development projects. For this reason, these policies are not applicable, and the Project does not conflict with these policies.

Consistency with the Redevelopment Plan for the Central Glendale Redevelopment Project Area

The following goals and objectives contained in the Redevelopment Plan are considered relevant to the Project. The applicable goals and objectives are listed below in bold followed by a discussion of the consistency of the Project with the goals and objectives.

Goal: Eliminate and prevent the spread of blight and deterioration in the project area.

Analysis: The Project would support the primary Redevelopment Plan objective of eliminating conditions of blight and deterioration in the Redevelopment Project Area by revitalizing an underutilized site. The Project would create a mix of residential, hotel, and retail-commercial uses, resulting in the introduction of residential uses not currently present in downtown at this time. For these reasons, the Project supports and implements this goal.

Goal: Recognize and preserve where possible the characteristics of the unique districts, neighborhoods, and structures within the greater downtown area.

Analysis: As discussed in **Appendix 1.0(a), Notice of Preparation**, the Project site does not contain any historic resources. For this reason, the Project does not conflict with these policies.

Goal: Create a downtown area that is a pedestrian-oriented environment.

Analysis: The Project would improve the pedestrian environment in front of the Project site along Brand Boulevard, Wilson Avenue, and Orange Street with landscaping and a retail/café component. The Project would improve the streetscape along adjacent streets with landscaping, to include street trees and shrubs, thus creating a more pedestrian-friendly environment. In addition, the proposed retail/café component would complement existing retail-commercial uses in the area and act as a draw for pedestrian traffic along adjacent streets. For these reasons, the Project does not conflict with this goal.

Goal: Create a special identity and central gathering place for Glendale's downtown.

Analysis: Landscaping improvements along with the retail/café component of the project would add to the existing pedestrian environment of downtown Glendale, thus reinforcing its identity as a central

gathering place. In addition, the public park comprising 0.3 acre would provide for a gathering area in the downtown area. As a result, the Project does not conflict with this goal.

Objective: *Maintain a high quality of life by creating healthy neighborhoods in the greater downtown area and a vital downtown commercial district.*

Analysis: The Project would enhance the health of the existing neighborhood by providing a mix of uses near similar existing and planned uses. For example, the retail/cafe component of the Project would add to existing retail-commercial uses located along Brand Boulevard, thus creating a larger concentration of retail-commercial uses in downtown Glendale. Furthermore, residential and hotel uses provided by the Project would provide patrons for existing and planned retail-commercial use in the downtown area during daytime and evening hours and on weekdays and weekends. For these reasons, the Project supports and implements this objective.

Objective: *Recognize and enhance the character and role of major downtown streets.*

Analysis: Brand Boulevard, Wilson Avenue and Orange Street are recognized as major streets in the Downtown Area. The DSP recognizes Brand Boulevard and Wilson Avenue as primary frontage streets. The proposed 0.3-acre mini-park, landscaping improvements consisting of street trees and shrubs, and the proposed retail/café component would enhance the character of these streets, thus creating a draw for pedestrian activity. As a result, the Project does not conflict with this objective.

Consistency with Regional Plans prepared by the Southern California Association of Governments Plans

1996 Regional Comprehensive Plan and Guide

The following policies contained in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (“RCPG”) are considered relevant to the Project. Each applicable policy is listed below in bold followed by a discussion of the consistency of the Project with these policies. Policies are grouped when they address similar topics.

Policy: **The population, housing, and jobs forecasts, which are adopted by SCAG’s Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.**

Analysis: Consistency with the currently adopted SCAG population and housing forecasts is addressed in **Section 4.2, Population and Housing**. As discussed in this section, the population growth generated by this Project and the additional housing provided as part of the Project would be consistent with the

adopted SCAG forecasts. In addition, the Project would generate an estimated 150 part and full-time jobs. The adopted SCAG employment forecast for Glendale in 2010 is 90,471 jobs, a projected increase of 4,335 jobs from the SCAG employment forecast. The 150 jobs associated with this Project would not result in growth in employment exceeding this forecast. The growth in population, housing and employment associated with this Project would not exceed the adopted forecasts for Glendale. For this reason, the Project does not conflict with this policy.

Policy: Encourage Subregions to define an economic strategy to maintain the economic vitality of the Subregion, including the development and use of marketing programs, and other economic incentives, which support attainment of Subregional goals and policies.

Analysis: Currently, there is no Subregional economic plan for the Arroyo-Verdugo Subregion. However, the Glendale Economic Development Strategic Direction Implementation Plan contains economic policies supporting industries located in the City of Glendale. The Implementation Plan is part of a Strategic Plan adopted by the City in 1995 that contains 10 Strategic Directions. One of these Strategic Directions is devoted to economic development. As adopted, the Economic Development Strategic Direction is: "To implement strategies and services that would create an environment in which business can develop and prosper."

Major industries in the City include the entertainment industry, retail trade, finance, and health care. To assist these industries, the Implementation Plan seeks to build on past accomplishments and address the current needs of the business community. The proposed residential units would add a residential population to the downtown that would help support businesses there. In addition, the proposed hotel use would provide lodging for business travelers. Therefore, the Project is consistent with the economic development strategic direction and does not conflict with this policy.

Policy: Encourage patterns of urban development and land use, which reduce costs of infrastructure construction and make better use of existing facilities.

Analysis: The site is currently served by existing infrastructure. The Project would redevelop this land with residential, hotel and retail-commercial uses. As described in **Section 4.10, Utilities and Service Systems**, the Project would utilize the existing infrastructure in the area and current capacity exists within the system. Therefore, the Project does not conflict with this policy.

Policy: Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.

Policy: Support provisions and incentives created by local jurisdictions to attract housing growth in job rich Subregions and job growth in housing rich Subregions.

Analysis: These two policies both address the relationship of jobs and housing. Since these policies address similar issues, they are addressed together in the following discussion. The City monitors the number of jobs created in the City in relation to housing opportunities as part of its program for monitoring the implementation of the City's General Plan.

Historically, Glendale has been a regional employment center providing jobs for residents of the communities in the San Fernando Valley and the Arroyo-Verdugo Subregion. In the past, Glendale's employment base was anchored primarily by the entertainment, manufacturing, and aerospace industries.

With a major employment center such as Downtown Glendale, the City continues to be an employment center for the San Fernando Valley and the Arroyo-Verdugo Subregion. Based on RCPG Subregional forecasts, the Arroyo Verdugo Subregion is considered relatively balanced with slightly more jobs than housing. The San Fernando Valley, a subarea of the LA City Subregion, also continues to remain relatively balanced with slightly more jobs than housing.

Implementation of the Project would further even out the existing jobs to housing balance by offering 184 housing units compared to 150 new jobs. Therefore, based on project characteristics and local policies, the Project does not conflict with the intent of these policies.

Policy: Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and, thus, reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.

Policy: Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.

Analysis: As discussed in Section 4.4, **Traffic, Circulation and Parking**, the Project would promote the use of public transportation by its close proximity to major bus routes operating along Central Avenue and Brand Boulevard. These routes include stops at the GTC, which functions as a hub for the inter-city and local bus services and as a connection for Amtrak and Metrolink trains serving the region. As such, future residents of the Project have the opportunity to utilize several alternative modes of transportation including bus and rail service. Based on the relationship of the project to local transit facilities and

programs, and because the Project is an urban infill development, the Project supports and promotes these policies.

Policy: Support local plans to increase the density of future development located at strategic points along the regional commuter rail, transit, and activity centers.

Policy: Encourage developments in and around activity centers, transportation node corridors, underutilized infrastructure systems and areas needing recycling and redevelopment.

Analysis: The Project would be developed in the center of the downtown Glendale and within an existing redevelopment area. Specifically, the Project would be developed in close proximity to existing transit, which connects to commuter rail service, and activity centers, such as the Glendale Galleria, an existing regional mall, and Brand Boulevard, an existing pedestrian-oriented retail district. As mentioned above, the City's General Plan and the DSP encourage medium- to high-density residential and commercial uses within the downtown district. The Project would provide both residential uses as well as a retail/café component. This future development of additional residential and retail-commercial uses would intensify the use of existing urban land as called for by the General Plan and the DSP. As the Project supports local plans to increase the densities of land uses within close proximity to existing transit and activity centers, the project does not conflict with these policies.

Policy: Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage and to develop emergency response and recovery plans.

Analysis: This policy is oriented to reduce environmental impacts. Measures have been identified to mitigate all potential noise impacts to the fullest extent feasible. The site is located in an urbanized area. The only natural resource in the area is the Los Angeles River, located approximately 1 mile west of the site. The river is a concrete channel designed as a flood control facility. As such, the Project would not involve impacts to any biological or ecological resources.

The site is located in Southern California, a seismically active region, and new construction on site would be required to adhere to seismic safety Building Codes and standards, pursuant to the Uniform Building Code and City Codes. In addition, small quantities of hazardous materials, associated with the proposed uses would be stored on the Project site. The Project would be required by state law to have a business plan for handling hazardous materials, which includes emergency procedure plans. These plans would be filed with the Glendale Fire Department. For these reasons, the Project does not conflict with this policy.

Destination 2030: 2004 Regional Transportation Plan

The Regional Transportation Plan (RTP) provides the basic policy and program framework for long-term transportation investment in the six-county region. The plan contains broad goals and policies that are applicable to the Project. Each applicable goal and policy is listed below in bold followed by a discussion of the consistency of each goal and policy with the Project.

Goal: Maximize mobility and accessibility for all people and goods in the Region.

Goal: Ensure travel safety and reliability for all people and goods in the Region.

Goal: Preserve and ensure a sustainable regional transportation system.

Goal: Maximize the productivity of our transportation system.

Analysis: These core transportation goals are directed toward regional transportation planning. It is beyond the scope of an individual project, such as the Project, to address the regional transportation issues raised in these policies. To the extent applicable, development of the proposed land uses is consistent with the intent behind these policies. For example, the Project would accommodate growth in an area already developed for urban uses. In addition, mitigation has been identified in the EIR that would reduce all traffic impacts to a level considered less than significant. Consequently, the Project does not conflict with these goals.

Goal: Protect the environment, improve air quality and promote energy efficiency.

Goal: Encourage land-use and growth patterns that complement our transportation investments.

Analysis: As discussed in **Section 4.4, Traffic, Circulation and Parking**, the Project would promote the use of public transportation by its close proximity to major bus routes operating along Central Avenue and Brand Boulevard. These routes include stops at the GTC, which functions as a hub for the inter-city and local bus services and as a connection for Amtrak and Metrolink trains serving the region. As such, future residents of the residential project component would have the opportunity to utilize several alternative modes of transportation including bus and rail service. In addition, State Route 134 is located approximately 0.5 mile north of the Project site and provides regional access to the Los Angeles Metropolitan Area.

Concerning energy efficiency, in addition to adhering to Title 24 Energy Efficiency Standards for residential and non-residential buildings, as required by law, the design of the Project would also adhere to LEED design principals. Options available under the LEED rating system to improve energy efficiency

include designing the building envelope, HVAC and lighting systems to maximize energy performance and utilizing on-site renewable energy. For these reasons, the Project does not conflict with these goals.

Policy: Transportation investments shall be based on SCAG’s adopted Regional Performance Indicators.

Policy: Ensuring safety, adequate maintenance, and efficiency of operations on the existing multi-modal transportation system will be RTP priorities and will be balanced against the need for system expansion investments.

Policy: RTP land use and growth strategies that differ from currently expected trends will require a collaborative implementation program that identifies required actions and policies by all affected agencies and sub-regions.

Policy: HOV gap closures that significantly increase transit and rideshare usage will be supported and encouraged.

Policy: Progress monitoring on all aspects of the Plan, including timely implementation of projects, programs, and strategies, will be an important and integral component of the Plan.

Analysis: These are program-oriented policies and do not apply to individual projects. Therefore, these policies are not applicable, and implementation of the Project does not conflict with these policies.

2004 Compass Southern California Growth Vision Report

The Project site is located in an area of the Arroyo-Verdugo region that SCAG considers as having a high potential to implement projects, plans and/or policies consistent with principles contained in the 2004 Compass Southern California Growth Vision Report. Each principal is listed below in bold followed by a discussion of the consistency of the relevant principals with the Project.

Principle: Improve mobility for all residents

Analysis: This principle encourages transportation investments and land use decisions that are mutually supportive, locates new housing near existing jobs and new jobs near existing housing, encourage transit-oriented development, and promote a variety of travel choices.

As discussed in **Section 4.4, Traffic, Circulation and Parking**, the Project would promote the use of public transportation by its proximity to major bus routes operating along Brand Boulevard. These routes include stops at the GTC, which functions as a hub for the inter-city and local bus services and as a connection for Amtrak and Metrolink trains serving the region. As such, future residents, employees and guests would have the opportunity to utilize several alternative modes of transportation including bus and rail service. Based on the above, the Project does not conflict with this principal.

Principle: Foster livability in all communities

Analysis: This principle promotes infill development and redevelopment to revitalize existing communities, promotes developments that provide a mix of uses, promotes “people-scaled,” pedestrian-friendly communities and supports the preservation of stable, single-family neighborhoods.

The Project would promote redevelopment in the downtown by improving the Project site, which is currently underutilized and underdeveloped. Furthermore, as the Project contains residential, hotel, and retail-commercial components, the Project would also promote a mix of uses in the downtown area. Finally, the Project would enhance pedestrian movement adjacent to the Project site along Brand Boulevard, Wilson Avenue and Orange Street with streetscape improvements, to include street trees and shrubs, thus creating a “people-scaled” pedestrian-friendly community. For these reasons, the Project does not conflict with this principal.

Principle: Enable prosperity for all people

Analysis: This principle encourages a variety of housing types in each community to meet the housing needs of all income levels, supports educational opportunities that promote balanced growth, and ensures environmental justice regardless of race, ethnicity or income class, supports local and state fiscal policies that encourage balanced growth, and encourages civic engagement.

The Project would add to the diversity of residential housing types in the City by providing condominiums in a transit-oriented, mixed-use project. The 184 residential units created by the project would consist of one- and two-bedroom units. In addition, since the Project is located in the Central Glendale Redevelopment Project Plan Area, 20 percent of the tax increment generated by the Project would be directed toward affordable housing programs administered by the City’s Community Development and Housing Division. For these reasons, the Project does not conflict with this principle.

Principle: Promote sustainability for future generations

Analysis: This principle encourages the preservation of rural, agricultural, recreational, and environmentally sensitive areas. It also focuses development in urban centers and existing cities, develops strategies to accommodate growth that use resources efficiently, eliminates pollution, and significantly reduces waste and utilizes “green” development techniques.

The Project is located in an existing urban center and would result in the improvement of a site that is currently underutilized and underdeveloped. In addition, implementation of the Project would result in the location of housing and retail-commercial uses near existing transit. As a result, the project would not require the use of undeveloped land and implementation of the Project has the potential to reduce

automobile trips. Finally, the Project would also adhere to LEED design principals in an effort to promote sustainable design. For these reasons, the Project does not conflict with this principle.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

Cumulative Impacts

The following cumulative analysis evaluates the impact of the Project and related projects, as discussed in **Section 4.0, Environmental Impact Analysis**, on land use and planning. Each applicable threshold is listed below in bold followed by an analysis of the potential cumulative impact and the significance of this impact.

***Threshold:* Physically divide an established community.**

Analysis: The identified related projects all consist of individual development projects that do not involve any site improvements that would combine to physically divide any existing community or district in downtown Glendale. No cumulative impacts, therefore, would result. As previously stated, the proposed 2-foot-wide lane dedication on Orange Street associated with the project would not physically divide the downtown Glendale area by reducing accessibility to the Project site, by either vehicles or pedestrians, or to any existing uses around the Project site. Consequently, the incremental effect of the project would not be cumulatively considerable and the Projects cumulative impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

***Threshold:* Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.**

Analysis: Development of the identified related projects would result in changes to existing land uses in the City through the conversion of vacant land and low density uses to higher density uses. All identified related projects would be reviewed for consistency with adopted land use plans and policies by

the City. For this reason, related projects are anticipated to be consistent with applicable City General Plan and zoning requirements, or be subject to an allowable exception, and further, would be subject to CEQA, mitigation requirements, and design review. Therefore, cumulative impacts on land use as a result of development being in conflict with applicable land use plans and policies would be less than significant.

However, significant land use conflicts may occur with respect to one or more of the related projects due to specific issues associated with these projects or their location. Even if the cumulative impacts of these projects would be significant, the contribution of the Project to these impacts would not be cumulatively considerable as the Project would not conflict with any applicable local or regional land use plans or policies. Therefore, the Project's cumulative impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.