

4.1 LAND USE AND PLANNING

INTRODUCTION

This section addresses the consistency of the proposed Glendale Town Center with applicable local land use policies. The proposed project is subject to the City's General Plan, the City's Municipal Code, including the Zoning Ordinance, and the Central Glendale Redevelopment Plan. Consistency of the proposed project with goals and policies outlined in the Southern California Association of Governments Regional Comprehensive Plan and Guide is also addressed in this section.

ENVIRONMENTAL SETTING

Regional Setting

The City of 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 of Glendale is located in the Arroyo-Verdugo Subregion. The location of the Arroyo-Verdugo Subregion in relation to the other defined Subregions in Los Angeles County is shown in **Figure 4.1-1**.

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, Pasadena, and South Pasadena.

Local Setting

The proposed Glendale Town Center site is located within the Central Glendale Redevelopment Project Area (referred to as the Redevelopment Project Area) within the central portion of the City of Glendale (City). The site is bordered by Brand Boulevard to the east, Colorado Street to the south, Central Avenue to the west, and the Glendale Galleria to the north. The immediate project area consists primarily of surface parking lots, vacant buildings, and occupied retail-commercial and small office buildings. Land uses bordering the site include the Glendale Galleria directly to the north and to the west across Central Avenue, and retail-commercial development including the Glendale Marketplace to the east across Brand Boulevard. In addition, the City's Central Library, Adult Recreation Center and Central Park are located one block east on the other side of Brand Boulevard. Finally, smaller retail-commercial buildings are located to the south across Colorado Street.

REGULATORY FRAMEWORK

Development activity within the downtown area is subject to land use regulations set forth in the City of Glendale General Plan, the City of Glendale Zoning Ordinance, and the Redevelopment Plan for the Central Glendale Redevelopment Project Area (Redevelopment Plan). In addition, the City has adopted the Greater Downtown Strategic Plan (GDSP), an advisory planning document that provides a vision to promote the revitalization of downtown Glendale. The SCAG Regional Comprehensive Plan & Guide, (RCPG) serves as a framework to guide local land use decision-making.

City of Glendale General Plan

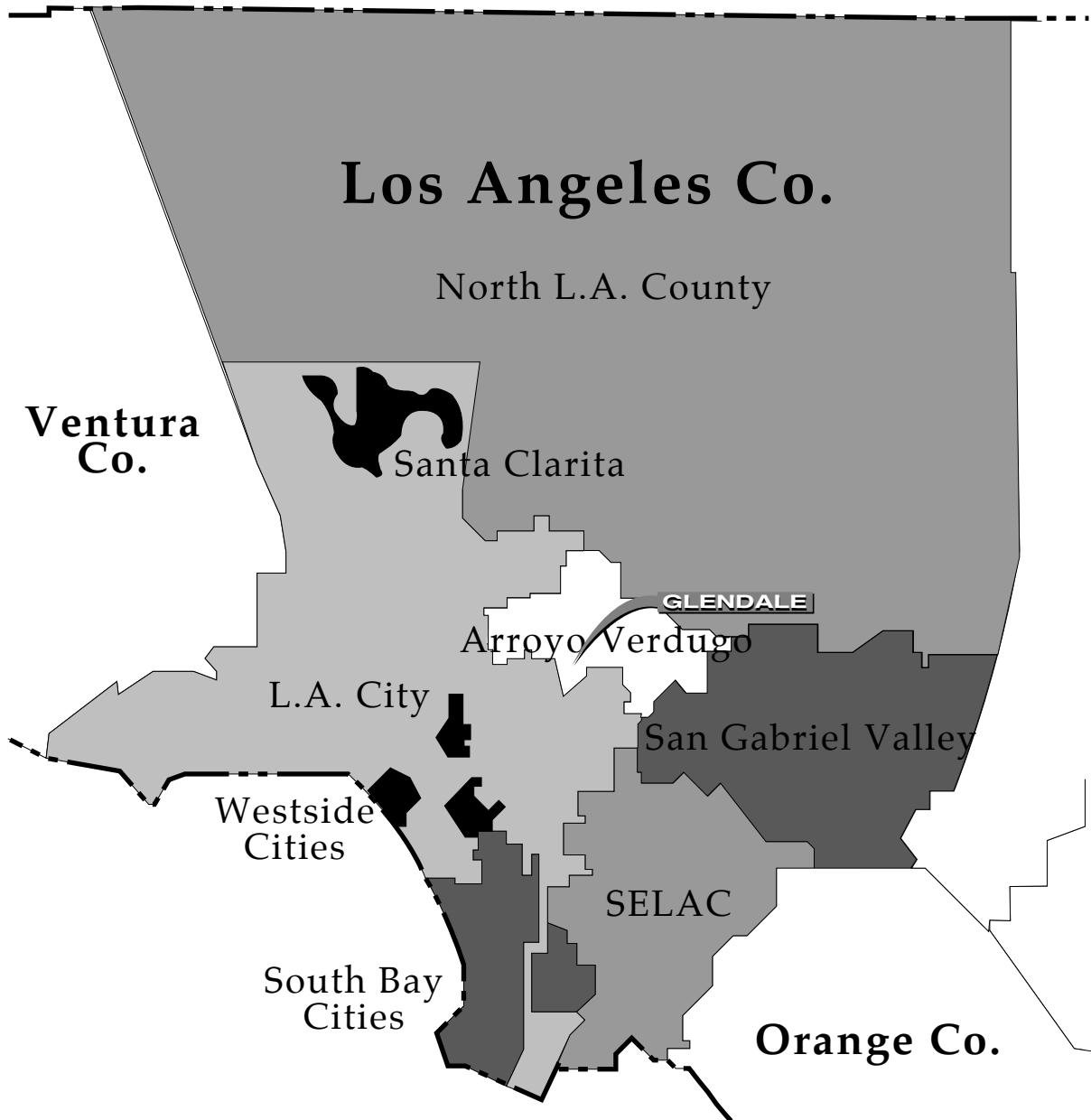
Development in the City of Glendale is subject to the City of Glendale General Plan. The State of California mandates that every city and county prepare a General Plan. A General Plan is a comprehensive policy document outlining the capacity of future development in a city or county. This policy statement is divided into seven elements, including Land Use, Housing, Circulation, Open Space, Conservation, Noise, and Safety. 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.

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 for such characteristics of development such as density, height, parking, and landscaping requirements.

As illustrated on **Figure 4.1-3**, the Glendale Town Center site is currently zoned Central Business District (CBD). This zone permits a variety of retail, financial, residential, cultural/entertainment, and hotel uses. Accessory and conditional uses permitted under the CBD zoning designation include pole and dish antennas, solar equipment, signs, nightclubs, and the sale of alcoholic beverages.

Development occurring within the CBD zone must undergo design review and adhere to performance standards pertaining to air quality, noise, waste disposal, and other potentially hazardous conditions.



SOURCE: Southern California Association of Governments, State of the Region Report, December, 1993.

FIGURE 4.1-1



SCAG Subregions

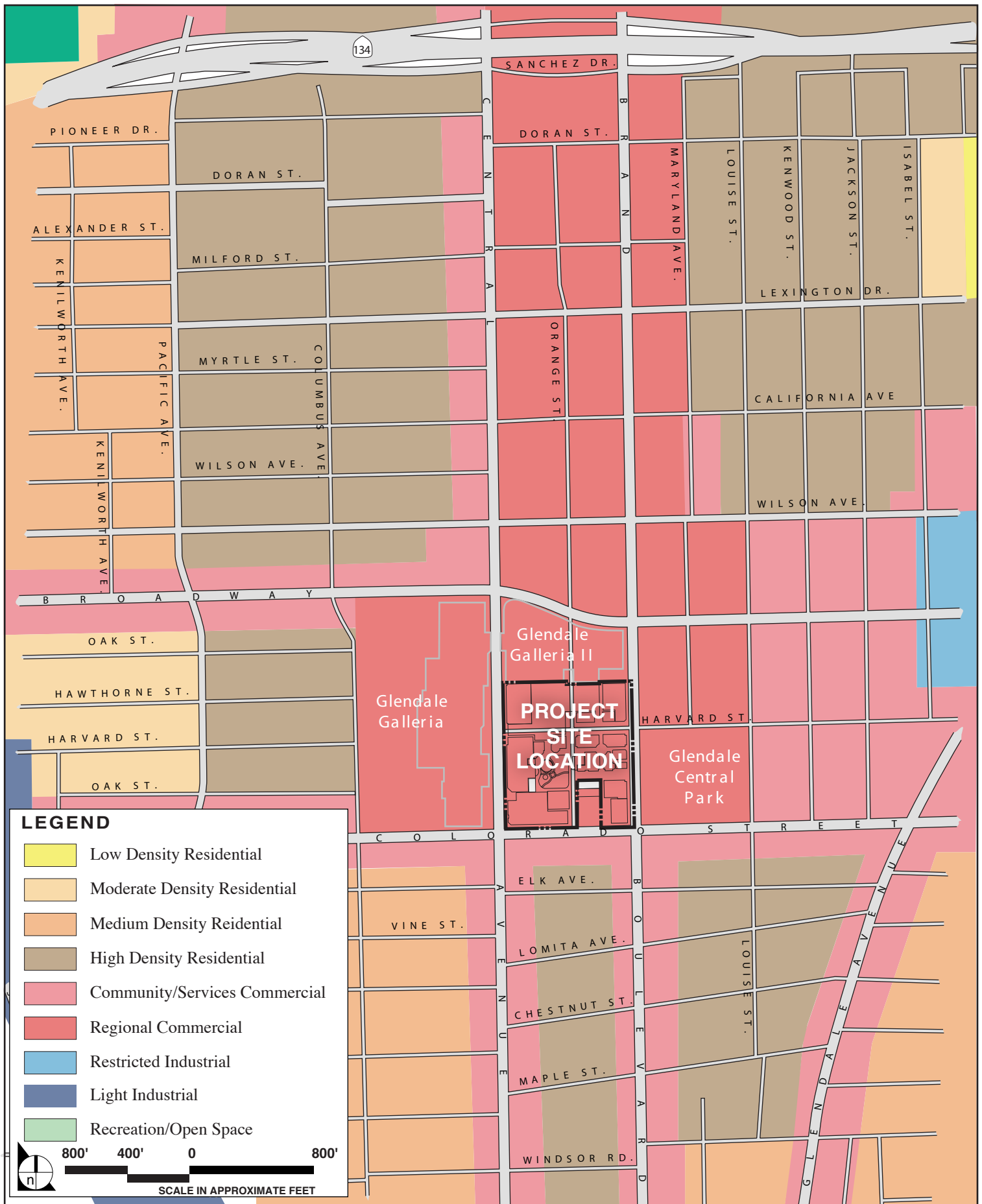
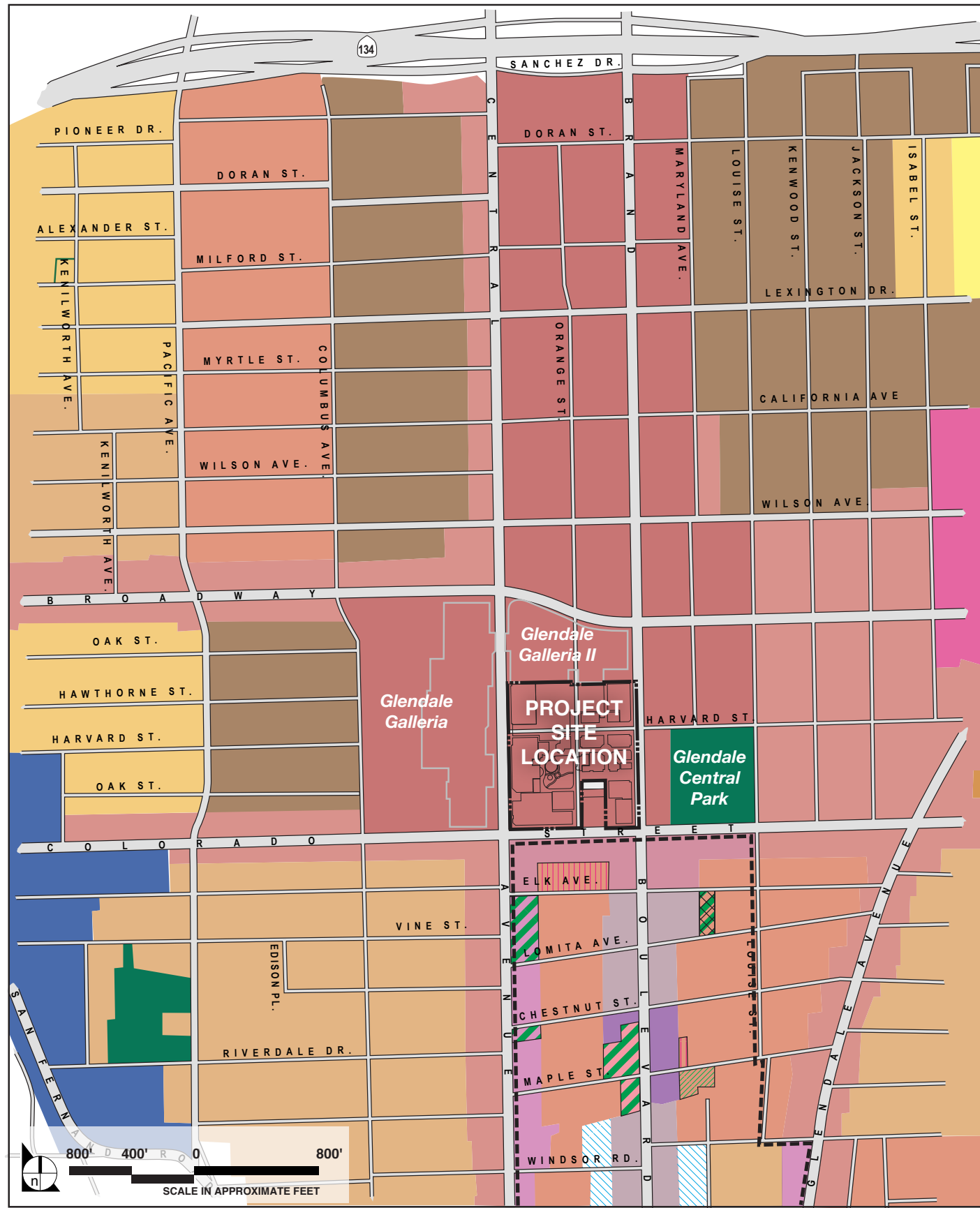


FIGURE 4.1-2

Land Use Designation Map



LEGEND

- Low Density Residential (R1)
- Moderate Density Residential (R3050)
- Medium Density Residential (R2250)
- Medium-High Density Residential ((R1650)
- High Density Residential (R1250)
- Community Commercial (C2)
- Commercial Service (C3)
- Regional Commercial (CBD)
- Light Industrial (M2)
- Special Recreation (SR)

South Brand Boulevard Specific Plan

- South Brand Boulevard Specific Plan Boundary
- Medium Density Residential (R2250)
- Medium-High Density Residential (R1650)
- Commercial Auto/Office (CA/O)
- Commercial Auto/Commercial Specialty (CA/CS)
- Commercial Specialty (CS)
- Commercial General (CG)
- Commercial General Restricted (CGR)
- Retail Parking Structure or All Auto Use Overlay Zone
- Office Parking Structure or All Auto Use Overlay Zone
- Parking Structure Development Overlay Zone
- Parking Overlay Zone
- Design Development Overlay

FIGURE 4.1-3

Zoning Map

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.

The Glendale Municipal Code includes a process for addressing special development needs through approval of a Specific Plan. The Specific Plan process allows for a combination of uses, and the modification of the standards contained in the Zoning Ordinance to create a functional development plan. A Specific Plan is approved through a zone change and a General Plan Amendment. Once approved, the zoning designation for a Specific Plan area is designated on the City's zone map by the letters "SP".

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 30 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 Glendale Town Center 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.

Greater Downtown Strategic Plan

Adopted by the City of Glendale in November 1996, the Greater Downtown Strategic Plan (GDSP) sets forth a vision and concept to assist the City in guiding development in Downtown Glendale and surrounding residential neighborhoods. The GDSP promotes 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 is an advisory document that outlines a vision for future development and redevelopment and is not a legally binding land use plan with regulatory status.¹

Southern California Association of Governments 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,

¹ City of Glendale, Greater Downtown Strategic Plan, 1996, pg. 7.

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 electing to show the plan will be implemented through local government actions and regional oversight.

ENVIRONMENTAL IMPACTS

Methodology

The 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, and the Redevelopment Plan for the Central Glendale Redevelopment Project Area. In addition, this section addresses whether the project would conflict with land use policies within any advisory plans, including the Glendale Downtown Strategic Plan and the SCAG Regional Comprehensive Plan and Guide. Consistency with plans related to other environmental topics is discussed in the relevant topical section. For example, consistency of the South Coast Air Quality Management District Air Quality Management Plan is discussed in the Air Quality section 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 **Section 5.0, Effects Found Not to be Significant**).

As a general rule, CEQA only requires an analysis of the environmental impacts of a project, and economic and social effects of a project are not treated as significant effects on the environment. *CEQA Guidelines*, §15131(a). Impacts analyzed in an EIR must be “related to a physical change” in the environment. *CEQA Guidelines*, §15358(b). Nevertheless, physical changes to the environment caused by a project’s economic or social effects are secondary impacts that must be included in the impact analysis in EIR if those physical changes are significant. *CEQA Guidelines*, §15064(e). In situations where a project could possibly affect existing businesses to the degree that physical impacts, such as significant physical deterioration in existing business centers could occur, an EIR should analyze the potential for this effect. For the purposes of assessing this type of potential indirect land use in this EIR, the impact of the project is considered significant if:

- The economic impacts of the project would result in significant physical changes in the environment.

Impact Analysis

Each applicable threshold of significance is listed below followed by analysis of the significance of any potential impacts, identification and discussion of any project design features and other mitigation measures that would lessen or avoid potential impacts. Also defined are the projects 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 proposed Glendale Town Center project is proposed on an approximate 15.5-acre site that is being acquired by the Glendale Redevelopment Agency. In order to facilitate development of the project on this site, the abandonment of portions of two existing streets is proposed. Harvard Street presently extends from Brand Boulevard to Central Avenue through the site. Access to the proposed main parking garage on the northern portion of the project site would be provided from Brand Boulevard and Central Avenue via Harvard Avenue as described in **Section 3.0, Project Description**. A portion of Harvard Boulevard between the access points for the parking garage would be vacated as a public street. A public pedestrian promenade would be built along the existing alignment of Harvard Street to provide a pedestrian connection through the Glendale Town Center site between the existing retail commercial uses along Brand Boulevard and Central Avenue.

A new east-west street is proposed midway between Colorado Street and Harvard Boulevard that would connect Brand Boulevard and Orange Street. North of this new street, Orange Street would be vacated as a public street.

The portion of Harvard Street that would be abandoned within the site primarily provides access to existing buildings and uses presently located on the site. Sufficient access to surrounding uses for vehicles is provided by Brand Boulevard, Colorado Street, and Central Avenue. In addition, the proposed new street connecting Central Avenue to Orange Street will provide sufficient access to existing uses adjacent to the southern portion of the site on Orange Street. The small portion of Orange Street that would be vacated primarily provides access to uses located along this part of the street. The portion of Orange Street located immediately north of Colorado Street provides access to existing uses located adjacent to the project site. This portion of Orange Street will remain and the proposed new street will provide access to and from Brand Boulevard from Orange Street.

The proposed pedestrian promenade along the alignment of Harvard Street will enhance pedestrian access and connectivity between the existing and proposed retail uses in this portion of downtown.

The proposed vacation of portions of Harvard and Orange Streets and the construction of the new street will not physically divide the downtown Glendale area by reducing accessibility by vehicles or pedestrians or by reducing access to any existing uses around the Town Center site.

Project Design Features:

PDF 4.1-1 (a) The project will include the development of a pedestrian promenade along the alignment of Harvard Street.

PDF 4.1-1 (b) The project will include the development of a new street connecting Orange Street to Brand Boulevard midway between Harvard and Colorado Streets.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

City of Glendale General Plan

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.

Impact Analysis:

Land Use Designation – As shown in **Figure 4.1-2**, the Land Use Designation Map designates the project site as Regional Commercial Land Use. This designation is intended to allow regional commercial development featuring goods and services having the characteristics of wide appeal and drawing power. Examples of such uses include major department stores with complementary satellite stores, auto sales, and offices that provide a broad variety of personal services. Specialized needs for regional commercial areas include centralized parking facilities, effective transportation patterns, and cohesive architectural and aesthetic design concepts.

The Land Use Element recommends that specialized zoning districts and revitalization be initiated to provide for these needs, particularly in the Central Business District.² The project includes a Specific Plan proposed to provide specialized use and development standards for the mix of commercial, residential and public open space uses proposed on this site. The use of a Specific Plan to provide specialized zoning standards for this site does not conflict and, is in fact, consistent with this recommendation for regional commercial areas in the General Plan.

The primary implementation tool for the General Plan is the City's Zoning Ordinance. The project site is zoned Central Business District (CBD). The CBD zone encompasses the central business district and includes the downtown redevelopment project area. The purpose of this zone is to define the central business district as an area of regional importance and encourage a mixture of retail, financial, residential, cultural/entertainment, and hotel uses. This zone is designed to fulfill the goals of both the redevelopment plan and the comprehensive General Plan of the City.

The proposed commercial and residential uses are allowed by the CBD Zone and are consistent with the intent of the Regional Commercial Land Use designation for the Central Business District as described in the Land Use Element. The proposed project includes a minor amendment to the text of the General Plan Land Use Element description of the Central Business District to clarify the relationship of residential land uses to the Central Business District Regional Commercial Area as described in the Land Use Element, as well as a General Plan Amendment to adopt the Specific Plan.

² City of Glendale, General Plan Land Use Element, 1977 (Revised 1986), pg. 24.

As discussed in the preceding paragraph, the CBD Zone allows residential uses. Presently, the description of the Central Business District in the Land Use Element states that very high density residential development should be encouraged closely surrounding the Central Business District.

The proposed amendment would revise this description to clarify that this type of housing should be encouraged within and surrounding the Central Business District, consistent with the CBD Zone as well as policies in the Housing Element of the General Plan encouraging the provision of housing in the Central Business District and other areas in downtown Glendale. As this proposed amendment to the Land Use Element, as well as the General Plan Amendment to add the Specific Plan, would not conflict with any of the goals of the Land Use Element or any other element of the General Plan, no significant impacts would result.

The allowable intensity of land uses is determined by the applicable development standards. Under existing standards up to 35 residential units per acre could be developed on the site above commercial uses, with a 25 percent density bonus available for affordable housing. Up to 570 residential units could be developed on the site under these standards. The density of commercial development is controlled by the ability to provide sufficient parking for the type and amount of uses proposed. Approximately 1.1 million square feet of retail commercial development could be accommodated on two levels on the existing parcels that make up the project site with subterranean parking. Approximately 5,500 parking spaces would be required for this amount of retail development if 5 parking spaces were provided for every 1,000 square feet of retail development and 1,140 spaces would be required for the 570 residential units at the required parking ratio of two spaces for each unit. This amount of parking could be provided in three or four subterranean levels.

The proposed Glendale Town Center includes a maximum of 475,000 square feet of retail-commercial development and 338 residential units. This amount of development is less than the maximum amount allowed by the current General Plan and Zoning development standards and does not conflict with the use and land use intensity standards of the General Plan for this reason.

The City of Glendale Plan contains numerous goals, objectives, and policies for land development. These goals, objectives, and policies are listed below in bold type by element, and are followed by a discussion of project consistency. The final authority for interpretation of these goals, objectives, and policy statements, and determination of the consistency of the project with the General Plan rests with the City Council.

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, the growth rate of the City of Glendale has been moderate and is projected to continue to be moderate. The population growth that would result from the Glendale Town Center project is consistent with the population projections for the City of Glendale, and for this reason, the proposed 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 project site is located in Downtown Glendale, a regional business and commercial center located within close proximity to the regional highway network. Existing commercial uses surrounding the project site draw visitors from throughout the region. Implementation of the Glendale Town Center will increase the number of visitors to Downtown Glendale, thus reinforcing the City's image. In addition, the proposed 3 acres of public open space will serve as a gathering place for the downtown Glendale community. For these reasons, the proposed 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 both apartments for rent and condominium units for sale in a pedestrian-oriented mixed-use project emphasizing a network of landscaped public spaces that form a central gathering place in downtown Glendale. The 338 residential units created by the project would consist of one, two, and three bedroom units. Approximately 100 of the residential units would be condominium units for sale that include five live/work units and the remaining units would be available for rent as apartments. Most of the units would be located over commercial retail space. Based on these characteristics, the proposed 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 Glendale Town Center will improve the livability of the Glendale community by creating a diversity of uses that compliment and promote the vitality of downtown by providing expanded shopping, recreational, and living opportunities. The proposed project will provide a mix of residential

and commercial uses and will include 3 acres of public space in a location accessible to residents of Glendale through public transportation. For these reasons, the proposed 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 site is located in Downtown Glendale, a regional business and commercial center located within close proximity to the regional highway network. Existing commercial uses surrounding the project site draw visitors from throughout the region. Implementation of the Glendale Town Center will increase the number of visitors to Downtown Glendale. The proposed project will implement the goals of the City's Redevelopment Plan by improving the project site, which is currently underutilized and underdeveloped, with a new mixed-use project providing additional public open space in the downtown area. For these reasons, the proposed 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.

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 4.11.2, Fire Protection and Emergency Medical Services**, and **Section 4.4, Geology**, the Glendale Town Center will comply with all applicable City Fire and Building Codes, thus minimizing the loss of life, injury from fire and geologic hazards. In addition, as stated in **Section 4.5, Hydrology and Water Quality**, 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 proposed 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 regional commercial land uses and is bordered to the north, east, and west by similar regional commercial development. The project site is currently developed with surface parking lots, vacant buildings, and retail commercial and office buildings. Consistent with this and other City policies, the proposed Glendale Town Center project would redevelop the property to expand the amount of commercial development available and to diversify the land uses in downtown to include residential uses and additional public open space. For these reasons, the proposed 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 will promote stability of the downtown area by replacing vacant buildings and limited commercial development with a mixed-use project containing residential uses. The project would also introduce additional residential uses within downtown. In addition, the applicant will maintain the open space component of the project to the benefit of both project residents and visitors. For these reasons, the proposed project does not conflict with these goals.

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

Analysis: The project is proposed on land designated for regional commercial land uses and is bordered to the north, east, and west by similar regional commercial development. The nearest residential neighborhoods are located approximately two blocks northeast and one block northwest of the project site and are separated from the project site by intervening commercial development. As a result, the proposed project will not introduce incompatible and disruptive uses into a residential neighborhood 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 apartments and condominiums in a mixed-use project in downtown Glendale. The project site is afforded all necessary municipal services, maintains excellent regional access and is located near to other regional shopping facilities in the Central Business District. For these reasons, the proposed 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 apartments and condominiums in a pedestrian-oriented mixed-use project. The 338 residential units created by the project would consist of one, two, and three bedroom units. Approximately 100 of the residential units would be for-sale condominium type dwellings that include five live/work units with the remaining units available for rent as apartments. Most of the units would be located over commercial

retail space. In addition, since 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 programs administered by the City's Community Development and Housing Division. For these reasons, the proposed 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.

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 Glendale Town Center will create a diversity of commercial uses that compliment and promote the vitality of downtown by providing expanded shopping, recreational and living opportunities for Glendale residents. A retail market analysis study conducted on behalf of the City of Glendale Redevelopment Agency determined that the commercial uses in the project would primarily capture revenue from expenditures that Glendale residents spend outside of the City.³ This is based on the fact that additions to local retail inventory can create a critical mass of shopping opportunities, which tends to draw consumers closer to home and can draw additional spending power from other jurisdictions. The proposed retail commercial uses will also complement the existing retail commercial uses surrounding the site, creating a larger concentration of retail uses in downtown Glendale. The Glendale Town Center will also improve the visual image of Brand Boulevard, Colorado Street, and Central Avenue by replacing the existing underutilized surface parking lots and buildings that make up the current visual character of the site with new buildings and landscaping, including public open space in the form of the proposed Town Square area in the center of the project and the pedestrian promenade along the existing alignment of Harvard Street. Based on the above, the proposed project does not conflict with these goals.

³ Speer Consulting LLC, *Glendale Town Center Retail Market Analysis*, November 2003.

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

Analysis: The Glendale Town Center is located approximately two blocks south of existing high-rise buildings located in the Downtown Glendale Financial District. The proposed project will comply with this goal by placing a regional commercial center close to high-rise office structures. For this reason, the proposed project does not conflict with this goal.

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 Glendale Town Center project is located in an area designated for regional commercial uses. The closest industrial area to the project site is located along San Fernando Road, approximately one mile west of the project site. Based on the project site's land use designation, the industrial goals listed above do not apply to the proposed project.

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: The project as proposed would involve the abandonment and vacation of portions of Harvard Street and Orange Street within the project site. A new street is proposed between Harvard Street and Colorado Street to provide a connection between Brand Boulevard and Orange Street to provide adequate access to the site. The portion of Harvard Street proposed for vacation is a local street that primarily provides access to existing buildings and uses presently located on the site. Sufficient access to surrounding uses for vehicles is provided by Brand Boulevard, Colorado Street, Central Avenue, and Orange Street. The small portion of Orange Street proposed for vacation also primarily provides access to existing uses along this street located within and south of the project site and north of Colorado Street. This portion of Orange Street will remain and the proposed new street will provide access to and from Brand Boulevard from Orange Street. The proposed street and access improvements will ensure the proposed project and adjacent uses are served by adequate and safe streets.

The proposed pedestrian promenade along the alignment of Harvard Street will enhance pedestrian access and connectivity between the existing and proposed retail uses in this portion of downtown. In addition, the provision of this pedestrian corridor through the project site will improve the safety of the street system in this portion of downtown by separating pedestrian and vehicle traffic.

Improvements have also been identified in **Section 4.6, Traffic, Circulation and Parking**, of this EIR to mitigate the impacts of traffic from the project on the surrounding street system and ensure these streets have adequate capacity for the additional traffic that will be generated by the project. These improvements will be made concurrently with the development of the project. Therefore, the proposed 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 will facilitate the development of public transportation networks, decreasing dependence on the automobile.

Analysis: The project will promote the use of public transportation and reduce total vehicle miles traveled by virtue of its mixed-use nature and location along major bus routes including Brand Boulevard and Colorado Street. Both routes include stops at the Glendale Transportation Center. This station functions as a hub for the inter-City and local bus services and as a connection for Amtrak's Metrolink. As such, future residents of the residential project component have the opportunity to utilize several alternative modes of transportation including bus and rail service. The project site is also located within walking distance of existing public facilities such as the Glendale Central Park and Central Park Library. Based on the above, the proposed 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 approximately 3 acres of public open space in the form of the proposed Town Square area in the center of the project and pedestrian promenade. This public open space will be available for use for public events that would provide additional opportunities for cultural growth. The level of pedestrian amenities provided by the project will provide a high level of public

accessibility to the Town Square in the center of the project and improve accessibility between the Brand Boulevard commercial area and the Glendale Galleria located on Central Avenue.

The property 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. For these reasons, the proposed 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 and not development and is not applicable to the project for this reason.

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 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.

In addition, a retail market analysis study conducted on behalf of the City of Glendale Redevelopment Agency found that development of the project as proposed would primarily capture revenue from expenditures by current residents outside of the City.⁴ This is consistent with the objective to expand the City's revenue producing commercial base. Based on the above, the proposed project does not conflict with these goals.

⁴ Ibid.

Circulation Element

Street Classifications

The project includes a proposed amendment to the Street Classifications and Characteristics table in the Circulation Element (Exhibit 2-2) to reflect the planned vacation of portions of Orange and Harvard Streets within the site as described in **Section 3.0, Project Description**. The Circulation Element designates Orange Street as an Urban Collector from Doran Street to Colorado Street and Harvard Street as an Urban Collector from Central Avenue to Chevy Chase Drive. The proposed amendment would designate Orange Street as an Urban Collector from Doran Street to Broadway and Harvard Avenue as an Urban Collector from Brand Boulevard to Chevy Chase Drive.

As discussed above, the abandonment of portions of Harvard and Orange Streets is proposed in order to facilitate development of the project on this site. A public pedestrian promenade would be built along the existing alignment of Harvard Street to provide a pedestrian connection through the Town Center site between the existing retail commercial uses along Brand Boulevard and Central Avenue. A new east-west street is proposed midway between Colorado Street and Harvard Boulevard that would connect Brand Boulevard and Orange Street. North of this new street, Orange Street would be vacated as a public street. Adequate access to existing uses located around the site would be provided by Brand Boulevard, Colorado Street, Central Avenue, Orange Street and the proposed new street.

The traffic analysis in **Section 4.6, Traffic, Circulation and Parking** in this EIR demonstrates that the surrounding street system in downtown will operate at an acceptable level of service with the mitigation measures proposed and the vacation of these streets as proposed. For this reason, the proposed amendment to the street classification description for Harvard and Orange Streets would not conflict with any of the goals and objectives of the Circulation Element or result in any significant traffic or circulation impacts.

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 Glendale Town Center is located in the center of downtown Glendale in an area designated for regional commercial uses by the General Plan and fronts along two of the primary commercial corridors in the City, Brand Boulevard, and Colorado Street. The proposed project will help enhance the unique character of downtown Glendale by adding a mixed-use development in an important location.

No single- or multi-family residential neighborhoods are located within close proximity to the project site. The traffic analysis in **Section 4.6, Traffic, Circulation and Parking**, shows that traffic from the project will not result in any significant traffic impacts in residential neighborhoods located nearest to the site. 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.**

Discussion: The Glendale Town Center is bordered to the north, east, and west by land designated as regional commercial by the General Plan Land Use Map. Land located to the south of the project site across Colorado Street is designated Community/Services Commercial. Accordingly, the site is not designated or planned for development as a neighborhood serving commercial center and this objective is not applicable to the project.

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

Analysis: As fully addressed in **Section 4.8, Noise**, post-development noise levels along local roadways experienced as a direct result of the proposed project will range from a reduction of 1.3 dB(A) to an increase in the Leq of 1.0 dB(A). None of the 28 roadway segments studied in the EIR will experience an increase in Leq greater than 3.0 dB(A) as a result of the project's development. Three dB(A) represents the point at which only the most sensitive individuals notice a change in noise levels. Because the project would not cause a discernable noise increase along any studied roadway segment, the project does not conflict with this objective.

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

Analysis: The Glendale Town Center is not located in a residential area. However, to prevent potential conflicts with pedestrians and other vehicles, the project will incorporate several traffic design features. As discussed in **Section 4.6, Traffic, Circulation and Parking**, access to the site via the new street will be limited to right-turn in/right-turn out vehicular movements (i.e., no left-turns permitted). Due to its proximity to the intersection of Brand Boulevard and Colorado Street, the north-south alleyway and Colorado intersection will also be limited to right-turn in/right-turn out vehicular turning movements. Finally, the proposed driveway on Central Avenue will be limited to right-turn in/right-turn out vehicular turning movements to/from Central Avenue. Given these design features, the proposed project does not conflict with this objective.

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

Analysis: The proposed project is not located in a residential zone and, for this reason; this objective is not applicable to the project.

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.

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

Objective: Support Transportation Demand Management and Transportation System Management policies

Analysis: The purpose of these objectives is to minimize reliance on single occupancy motor vehicle travel in order to reduce total vehicle miles traveled. The project will promote the use of public transportation and reduce total vehicle miles traveled by virtue of its mixed-use nature and location along major bus routes including Brand Boulevard and Colorado Street. Both routes include stops at the Glendale Transportation Center. This station functions as a hub for the inter-City and local bus services and as a connection for Amtrak's Metrolink. As such, future residents of the residential project component have the opportunity to utilize several alternative modes of transportation including bus and rail service. The project site is also located within walking distance of existing public facilities such as the Glendale Central Park and Central Park Library.

Based on a strict application of the City of Glendale Municipal Code, development of the proposed project would require a total of 3,492 parking spaces. The project is providing a total of 3,276 parking spaces. A shared parking analysis was conducted to determine peak parking demand for the combination of commercial uses that will share parking spaces, such as retail commercial, restaurant and cinema uses. The analysis concluded that sufficient parking would be provided for the mix of commercial uses proposed. The proposed residential uses will be parked in accordance with current Code requirements. Consequently, the proposed project is consistent with City objectives to develop parking policies that reduce reliance on automobile travel without creating a significant parking shortage.

The City has adopted an ordinance containing trip reduction and travel demand measures applicable to the proposed project. The purpose of these regulations is to minimize the number of peak period vehicle trips, promote the use of alternative transportation, and improve air quality. These provisions provide for the general welfare and convenience of persons using existing and planned transportation infrastructure

by more efficient use of these systems, improved traffic level of service, and lower motor vehicle emissions. The project will comply with the requirements of this ordinance.

Based on the above, the proposed project would provide people the ability to live, shop, and recreate while reducing the reliance on automobiles. For these reasons, the proposed project does not conflict with these objectives.

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 project site as a Bikeway. Therefore, this objective is not applicable to the proposed project.

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 4.6, Traffic**, the MTA operates eight local Metro Bus transit routes in the immediate vicinity of the project site. Similarly, the Glendale Beeline operates seven local transit routes in the immediate vicinity of the project area. Therefore, the Glendale Town Center will be well served by public transit and does not conflict with this objective.

Objective: Encourage housing around and in commercial centers.

Analysis: The Glendale Town Center does not conflict with this objective because it proposes to develop 338 residential units in an area designated as Regional Commercial by the Land Use Map.

Objective: Provide opportunities for successful neighborhood retail uses.

Analysis: Development of the project would create opportunities for successful neighborhood retail uses by providing a comprehensive and functionally integrated open-air commercial, retail, entertainment, and housing development that would promote a strong customer base by increasing human activity and presence in the area. Creation of a pedestrian-oriented open-air commercial and residential center containing a public open space component would provide a central gathering place for the Glendale community that does not conflict with this City objective.

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

Analysis: As discussed in **Section 4.6, Traffic**, the Glendale Beeline provides express service to the Glendale Transportation Center (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 the both MTA and Beeline transit routes within the immediate vicinity of the project site ensures that Glendale Town Center Residents will have ready access to regional transportation systems. For these reasons, the proposed project does not conflict with this objective.

Objective: Meet special transportation needs of the physically challenged.

Analysis: All development within the Glendale Towne Center Specific Plan must be constructed consistent with the requirements of the Americans With Disabilities Act. The proposed Specific Plan itself contains roadway and parking design criteria that are intended to ensure sufficient width, length, and aisle space to allow unimpeded access to and from parking spaces. As a result, the proposed 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.).

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

Analysis: The Glendale Town Center is a new pedestrian-oriented retail center. The project design would separate roadways from sidewalks with street trees, and provide signalized and textured crosswalks leading to the site. The pedestrian promenade along Harvard Street will also feature pedestrian friendly features such as street trees and street furniture. Retail stores and restaurants will be located along the promenade that will compliment the existing pedestrian district along Brand Boulevard. A bus shelter will also be provided along Brand Boulevard. Based on these characteristics, the proposed 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: The project would add to the diversity of residential housing types in the City by providing apartments and condominiums in a pedestrian-oriented mixed-use project emphasizing a network of landscaped public spaces that forms a central gathering place for the Glendale community. As described in **Section 3.0, Project Description**, the 338 residential units created by the project would consist of one, two, and three bedroom units. Approximately 100 of the residential units would be for sale condominium type dwellings that include five live/work units with the remaining units available for rent as apartments. Most of the units would be located over commercial retail space. Based on these characteristics, the project does not conflict with these policies.

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. The project itself provides for innovative housing in the form of live/work units. Since 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. For this reason, the proposed 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 will promote the use of public transportation and reduce total vehicle miles traveled by virtue of its mixed-use nature and location along major bus routes including Brand Boulevard and Colorado Street. Both routes include stops at the Glendale Transportation Center. This station functions as a hub for the inter-City and local bus services and as a connection for Amtrak's Metrolink. As such, future residents of the residential project component have the opportunity to utilize several alternative modes of transportation including bus and rail service. The project site is also located within walking distance of existing public facilities such as the Glendale Central Park and Central Park Library. 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 proposed project includes a Specific Plan containing modifications to existing development standards in the zoning code to make the proposed mix of residential development and commercial uses feasible. The proposed Specific Plan would also allow the development of five live/work units. The project would also introduce residential units in downtown along Brand Boulevard and Colorado Street, two of the City's major commercial corridors. For these reasons, the proposed 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 to the proposed project.

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 will direct 20 percent of the tax increment generated by the Glendale Town Center 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 proposed 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: Individual lots on the project site are being consolidated by the Redevelopment Agency through provisions contained in the Redevelopment Plan for the Central Glendale Redevelopment Project Area. The lots were not acquired through the lot width density bonus program. For this reason, the policy does not apply to the proposed project.

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 proposed project complies with the goals and principals outlined in the Greater Downtown Strategic Plan related to neighborhood development as discussed in greater detail below, including the recommendations concerning neighborhood development. The project does not conflict with this policy for this reason.

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 Glendale Town Center is proposed for a site in need of change, as the majority of the parcels that make up the project area are underdeveloped and underutilized. Redevelopment of this key location in downtown will improve downtown Glendale as a whole. Based on the above, the proposed 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 does not apply to the proposed project.

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 proposed project. However, the proposed project will indirectly contribute to the City's affordable housing stock since the Glendale Redevelopment Agency will 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 proposed project does not conflict with this goal.

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: The project applicant will maintain rental units and a homeowners association will maintain the condominium units. All materials used during construction and maintenance will be consistent with the character of the existing downtown area. For these reasons, the proposed 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 project site does not contain any historic residential structures, 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. Therefore, the proposed 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. The project does include a Specific Plan containing modifications to existing development standards in the Municipal Code proposed to accommodate the apartments and condominiums included as part of the project. 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: This policy applies to the City's development review process and not to individual projects. However, the Glendale Redevelopment Agency will direct 20 percent of the tax increment generated by the Glendale Town Center toward affordable housing programs, including the programs listed in the polices above administered by the City's Community Development and Housing Division. Based on the above, the proposed 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 homebuyers 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 proposed project will provide market rate condominiums for sale and apartments for rent. No affordable housing units will be directly provided. However, the proposed project will indirectly contribute to the City's affordable housing stock as the Glendale Redevelopment Agency will 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 will 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 will 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 to the proposed project 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 over-utilization 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 presently consists of surface parking lots, vacant buildings, and occupied retail-commercial and small office buildings. Implementation of the project will prevent overcrowding and over-utilization of existing community resources by accommodating residential growth on the project site in downtown Glendale. The project will also add 3 acres of public open space to the downtown area. Based on the above, 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. This policy is not applicable to the proposed project for this reason and the proposed 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 Glendale Town Center is required to comply with the Urban Design Guidelines adopted by the Glendale Redevelopment Agency. These guidelines incorporate livable community concepts by encouraging a mix of uses downtown, creating open space, and facilitating pedestrian movement. The proposed project incorporates many of these concepts and the Glendale Redevelopment Agency will 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. The proposed policies do not apply to this project for this reason.

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 Glendale Town Center is located in a flat area of the City and is devoid of unique topographic features, waterways, and vegetation. For this reason, this policy does not apply, 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 will be compatible with the existing buildings adjacent to the project site. In particular, buildings fronting Brand Boulevard will incorporate design features associated with existing buildings located on the east side of Brand Boulevard. Based on the above, the Glendale Town Center 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 Glendale Town Center will indirectly contribute to City affordable housing programs since the Glendale Redevelopment Agency will 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 proposed 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.

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: These are program oriented policies and do not apply to individual development projects. For this reason, the policies are not applicable, and 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 **Section 4.4, Geology**, the Glendale Town Center will 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 **Section 4.4, Geology**, the project site is not located in an Alquist-Priolo zone. For this reason, this policy does not apply to the project 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.**

Analysis: The Glendale Town Center will include a police substation. As discussed in **Section 4.4, Geology**, the Glendale Town Center will be designed in accordance with the Uniform Building Code and applicable City Codes to ensure that the substation will remain open in the event of an earthquake. Based on the above, the project does not conflict with this policy.

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

Analysis: This policy is program oriented and does not apply to individual projects. For this reason, the policy is not applicable to the proposed project, and 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 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 **Section 4.4, Geology**, the project site is located on a flat site. Therefore, the project is not located in an area of known slope instability or high landslide risk. As discussed above, the project will be designed to mitigate the potential for impacts from geologic hazards. Based on the above, the proposed 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 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 **Section 4.5, Hydrology/Water Quality**, the project 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 proposed 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 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 4.11.1, Fire Protection and Emergency Medical Services, the Glendale Town Center will increase the demand on Fire Protection and Emergency Medical services throughout the City. Recommended mitigation measures will offset any impact to equipment, infrastructure and response times. In addition, as discussed in Section 5.0, Effect Found not to be Significant, the project site is not located in a fire hazard zone. Based on the above, the proposed 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 proposed project will include residential and retail uses that will not involve the use or storage of hazardous materials. As described in Section 4.10, Hazards and Hazardous Materials, all existing hazardous contamination of the site will be fully remediated in accordance with applicable regulations and law. For these reasons, the proposed 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 Glendale Town Center will implement measures to reduce crime such as providing a police substation, 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 4.11.2, Police Protection Services. Based on the above, the proposed 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 project site is located in downtown Glendale and is not located within the vicinity of natural habitat areas. These are program-oriented polices and do not apply to individual projects. For this reason, the policies are not applicable, and the project will 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 will be developed for the Glendale Town Center to address major emergency events, such as fires or earthquakes. A more detailed description of this plan is available in **Section 4.11.2, Police 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 project site is located in downtown Glendale and consists of surface parking lots, vacant buildings, and retail-commercial buildings and shops. 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 **Section 4.9, Cultural Resources**, no known 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 will stop until a certified archaeologist paleontologist can investigate the finds and make appropriate recommendations. Any artifacts uncovered will be recorded and removed for storage at a location to be determined by the monitor. Based on the above, the proposed project does not conflict with the policy. As discussed in **Section 4.9, Cultural Resources**, the project site does not contain any historic resources. For these reasons, this policy is not applicable to the project and the project does not conflict with this policy.

Policy: Natural and man made 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 will be visually compatible

with adjacent buildings. In particular, buildings fronting Brand Boulevard will incorporate design features associated with existing buildings located on the east side of Brand Boulevard. Based on the above, the Glendale Town Center 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 project site is located in downtown Glendale and is devoid of natural resources. For this reason, the policy does not apply, 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 Glendale Town Center complies with the policies, goals, and objectives of this element as well as the other General Plan elements. Based on the above, the proposed 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: The project will add to the variety of outdoor recreational opportunities by providing 3 acres of public open space in downtown Glendale. 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.

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: 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: 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.

Discussion: The project site is located in downtown Glendale, which does not contain any natural habitat areas. Based on the lack of these features, the objectives are not applicable, and 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 for 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 out door 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 on-going 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 Section 5.0, Effects found not to be Significant, and Section 4.5, Hydrology and Water Quality, the project site is not located in an area prone to wildfire, flood, or mudslide hazards. In addition, as discussed in Section 4.4, Geologic and Seismic Hazards, the project site is not located in an area of known soil subsidence. Given these circumstances, the objective listed above 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 project site is located in a flat portion of the City of Glendale 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 ground water 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 project site is located in downtown Glendale, which does not contain any open space or natural drainage features. In addition, a majority of the site is developed with paved surfaces and buildings, and therefore, does not contribute to groundwater recharge. As discussed in **Section 4.5, Hydrology and Water Quality**, 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 within the proposed Town Square and the pedestrian promenade along Harvard Street will consist of street trees, ground cover, and flowering and evergreen shrubs and vines. In addition, trellises on project buildings will also contain flowering and evergreen shrubs and vines. These features will match existing landscape features located east of Brand Boulevard and west of Central Avenue. Based on the above, the proposed 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 a 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 Section 4.9, Cultural Resources, the project site does not contain any 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 project 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 will not conflict with this objective.

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

Analysis: The project site and adjacent parcels are located in an urbanized area of Glendale that does not contain open space. The project will, however, provide pedestrian access to the public open space included in the project. 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 **Section 4.4, Geologic and Seismic Hazards**, and **Section 5.0, Effects Found not to be Significant**, the project site is not located in an Alquist-Priolo earthquake zone or in a fire hazard area. Based on the above, the objectives listed do not apply, 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 will 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 mud slide 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, the objectives are not applicable, and the project does not conflict with these objectives.

Goal 11: **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 does not apply, 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 objective 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 4.12.1, Water Services, the Glendale Town Center will connect to the City's reclaimed water system and utilize reclaimed water for irrigation and other non-potable uses. Based on this feature, the proposed project does not conflict with this objective.

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

Analysis: As discussed in Section 4.12.3, Sewer, the project site is served by an existing sewer system. 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 4.5, Hydrology and Water Quality, the project will be designed in conformance with current NPDES permit requirements. The proposed project will 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 ground water 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. For this reason, 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 proposed project would include a mix of commercial and residential uses in mid-rise buildings designed to meet applicable acoustic standards. The project site is not located near any schools, hospitals or convalescent homes. The nearest noise sensitive uses to the site are the Best Western Motel, located on the northeast corner of Orange and Colorado Streets and the recording studio located in a building to the north of the motel. As described in **Section 4.8, Noise**, to reduce noise and vibration impacts on noise sensitive uses located both on and off the project site, the Glendale Town Center project will incorporate several noise attenuating measures. The proposed project will coordinate demolition, earthmoving, and ground impacting operations so as to not occur at the same time to the extent feasible, operate earthmoving and other equipment as far away from sensitive uses as possible, and equip construction equipment with mufflers.

Operation of the proposed project will result in significant impacts to both off-site and on-site uses. To mitigate these impacts to a less than significant level, locate roof-top equipment away from sensitive receptors to the furthest extent possible, incorporate sound walls in the northern parking structure, design loading docks below grade or place loading docks inside of buildings, and place limits on street sweeping operations and special events, such as concerts, in the Town Square and other public open space areas in the project. Based on the incorporation and implementation of these measures, the proposed project does not conflict with these objectives.

Objective: Evaluate noise generated by construction activities.

Analysis: Noise generated by construction activity associated with the Glendale Town Center is evaluated in **Section 4.8, Noise**. The proposed project does not conflict with this objective.

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

Analysis: As described in **Section 4.8, Noise**, noise levels from the centerline of Brand Boulevard and Colorado Street to the project site would exceed the allowable noise thresholds contained in the Municipal Code for residential uses. To mitigate these impacts, where appropriate noise attenuation measures, such as locating in a manner to cause a break in the line of sight, will be utilized around areas directly exposed to this transportation noise sources. For this reason, the proposed project does not 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 4.8, Noise**, the Glendale Town Center will incorporate several noise attenuation measures to reduce noise impacts to sensitive land uses located both on and off the project site. Measures to reduce noise impacts associated with operation of the proposed project include locating roof-top equipment away from sensitive receptors to the extent possible, incorporating sound walls in the northern parking structure, the design of loading docks below grade or inside buildings, and limits on the operation of street sweepers and concerts in the Town Square and other public open space areas in the project. Based on the incorporation and implementation of these measures, the proposed 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 sensitive uses associated with the construction and operation of the Glendale Town Center were evaluated in **Section 4.8, Noise**. The evaluation determined that off site noise impacts associated with construction of the proposed project are significant and unavoidable, while off site noise impacts associated with the operation of the project could be mitigated to a less than significant level. However, regardless of these findings, the proposed project meets the intent of 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 o 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 4.7, Air Quality**, while operation of the Glendale Town Center will generate emissions that exceed the thresholds of significance recommended by the South Coast Air Quality Management Board, the proposed project will incorporate a number of project design features and mitigation measures that will reduce this impact on regional air quality to the maximum extent feasible, consistent with the General Plan and the South Coast Air Quality Management Plan. For this reason, the project does not conflict with the 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 Southern California Association of Governments.

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: 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 4.6, Traffic, Circulation and Parking, the project site is currently served by eight local Metro bus routes and seven local bus routes. The placement of 338 residential units associated with the Glendale Town Center in close proximity to existing public transit service will encourage the use of alternative modes of transportation in the City. Based on the above, the proposed 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.

Discussion: The Glendale Town Center will introduce 1,756 employees to the project site. The project will comply with the City's trip reduction and travel demand measures. For these reasons, the project does not conflict with this objective.

Objective: Increase carpooling opportunities in Glendale.

Analysis: As discussed in **Section 4.7, Air Quality**, to mitigate the impact of operational emissions associated with the Glendale Town Center, the proposed project will provide preferential parking spaces reserved for use by carpool/vanpool vehicles as required by the Transportation Demand Management Provisions of the Glendale Municipal Code. Based on compliance with the Code, the proposed project does not conflict with this objective.

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

Analysis: This objective applies to the City's development review process and not to individual projects. For this reason, the objective is not applicable, and no further discussion is required.

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 4.6, Traffic, Circulation and Parking**, the project site is currently served by eight local Metro bus routes and seven local bus routes. The provision of 338 residential units on site will provide residents with opportunities to use these routes in the future. For this reason, the Glendale Town Center does not conflict with this objective.

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

Analysis: As discussed in **Section 4.7, Air Quality**, to mitigate the impact of operational emissions associated with Glendale Town Center, the proposed project will install energy efficient air conditioners, lighting systems, and appliances as recommended by the South Coast Air Quality Management District. Based on compliance with these measures, the proposed 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: The project would provide 3 acres of public open space integrated into the design of the project including a pedestrian oriented design to create maximum accessibility to this open space. Based on these characteristics, 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 Section 4.11.4, **Library Services**, implementation of the Glendale Town Center will 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: The project will expand the City's parkland by adding 3 acres of passive urban parkland to the City. The project does not conflict with these policies.

Commercial-Recreation

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

Analysis: As discussed in Section 3.0, **Project Description**, the Glendale Town Center will add approximately 3 acres of public open space to downtown Glendale. This public open space in the downtown area will add to the diversity of recreation facilities available in the City. 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 4.11.1, Fire Protection and Emergency Medical Services** and **4.11.2, Police Services**, adequate protection services will be available to serve the project. In addition, the project will incorporate a police substation and provide on-site private security. For these reasons, 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 4.6, Transportation, Circulation and Parking**, eight MTA bus routes and seven local Beeline bus routes currently serve the project site. Implementation of the Glendale Town Center will increase opportunities for Glendale residents to utilize an alternative mode of transportation. Based on the above, the proposed 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 proposed 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 proposed 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 4.12, Utilities and Service Systems**, the Glendale Town Center will upgrade and expand existing utility systems to serve the proposed projects increased demand. In addition, water and power supplies and sewer, storm drain, and landfill capacity exist to meet project needs. Based on the above, the proposed 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 project 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 objective.

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 project 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 **Section 4.9, Cultural Resources**, no known 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 will stop until a certified archaeologist or paleontologist can investigate the finds and make appropriate recommendations. Any artifacts uncovered will be recorded and removed for storage at a location to be determined by the monitor. Based on the above, the proposed project does not conflict with this goal. As discussed in **Section 4.9, Cultural Resources**, the project site does not contain any historic resources. For these reasons, this goal is not applicable to the project and 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 project site does not include any aesthetic resources. For this reason, the proposed 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: The project includes 3 acres of public open space designed in response to the lack of park space in downtown Glendale. This design of the public open space areas is integrated into the design of the project and is located within the interior of the site, creating a safe park area.

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. For this reason, the goal is not applicable, and 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: The Glendale Town Center will provide approximately 3 acres of public open space that will provide the downtown daytime population with passive recreation opportunities. For this reason, the proposed project does not conflict with these policies.

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: The Glendale Town Center will include approximately 3 acres of public open space that will provide passive recreation opportunities. In addition, as discussed in **Section 4.13, Recreation**, the project site is located in an area that is currently underserved by park space. For these reasons, the proposed 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 this objective or 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 pedestrian promenade will 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 proposed project does not conflict with this objective or 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 commercial or residential development projects. For this reason, the policy is not applicable, and the project does not conflict with this policy.

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 this objective or 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 Glendale Town Center will comply with the American with Disabilities Act. Based on compliance, the proposed project will not conflict with this objective or policy.

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

Analysis: The Glendale Town Center will provide free parking with adequate lighting available to visitors to the public open space planned as part of the project. For this reason, the proposed project will not conflict with this policy.

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

Analysis: The Glendale Town Center will provide signage that will direct visitors to the public open space areas included in the project. Based on this provision, the proposed project will not conflict with this policy.

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: The project includes bikeway improvements along the major streets around the project consistent with the City's bikeway standards. The project does not conflict with this objective.

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 no further discussion is required.

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 Glendale Town Center will incorporate street trees, ground cover, and flowering and evergreen shrubs in its landscaping plan. Based on these features, the proposed 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 project 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 proposed 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: This policy is program oriented and does not apply to individual projects. For this reason, the policy is not applicable, and the proposed project does not conflict with this policy.

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 **Section 4.9, Cultural Resources**, no known 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 will stop until a certified archaeologist or paleontologist can investigate the finds and make appropriate recommendations. Any artifacts uncovered will be recorded and removed for storage at a location to be determined by the monitor. Based on the above, the proposed 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 **Section 4.9, Cultural Resources**, the project site does not contain any historic resource. For this reason, the project does not conflict with this policy.

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

Analysis: The project 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 proposed project does not conflict with this policy.

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

Analysis: As discussed in **Section 4.9, Historic Resources**, original street lamps from the 1920s are still present on the project site. However, the lamps are not listed as a national, state or local historic resource. As a result, removal of the lamps as part of the proposed project is not considered an impact on historic resources. These street lights will be removed and stored by the City and made available for use in other locations in the City. For these reasons, the proposed 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 proposed 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. For this reason, the policies are not applicable, and the proposed 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.

Analysis: As discussed in **Section 4.9, Cultural Resources**, the project site does not contain any historic resources. For this reason, the project does not conflict with this policy.

Policy: Memorialize historic people, places, and events through a historic plaque program.

Discussion: As discussed in **Section 4.9, Cultural Resources**, the project site does not contain any historic resources. For this reason, this policy is not applicable to the project and the project does not conflict with this policy.

Policy: Establish a program which will preserve portions of historic resources, including facade features at their original sites.

Analysis: As discussed in **Section 4.9, Cultural Resources**, the project site does not contain any historic resources. For this reason, this policy is not applicable to the project and the project does not conflict with this policy.

Policy: Reuse existing historic architectural elements in new construction when preservation of historic resources is not feasible.

Analysis: As discussed in **Section 4.9, Cultural Resources**, the project site does not contain any historic resources. For this reason, this policy is not applicable to the project and the project does not conflict with this policy.

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 above, original street lamps from the 1920s are still present on the project site. However, as discussed in **Section 4.9, Historic Resources**, the lamps are not eligible for listing on the National Register of Historic Places and are not listed as historic resources in the City's General Plan Historic Preservation Element. The City will salvage and store these street lamps and will make these fixtures available for use in other areas of the City. For these reasons, the proposed 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. The proposed project does not conflict with these policies for this reason.

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. The project does not conflict with this policy for this reason.

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 project site. However, in the event that any such resources are uncovered during excavation activities, all work will cease until a certified archaeologist can investigate the finds and make appropriate recommendations, including consultation with representative Native American groups if any prehistoric archaeological sites are discovered. Any artifacts uncovered will be recorded and removed for storage at a location to be determined by the monitor. For this reason, the proposed 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.

Glendale Municipal Code

The proposed Glendale Town Center project includes a request for approval of a Specific Plan. The proposed Glendale Town Center Specific Plan incorporates development and use standards tailored to the mix of commercial and residential uses proposed and the architectural and site design of the proposed project. The proposed standards are, in some cases, different from the use and development standards contained in the Glendale Municipal Code Chapter 30.64 for the "CBD" Central Business District Zone and Chapter 30.48 for the high density residential zone. The CBD zone encompasses the central business district in Glendale and includes the downtown redevelopment project area. The purpose of this zone in the City's Municipal Code is to define the central business district as an area of regional importance and encourage a mixture of retail, financial, residential, cultural/entertainment, and hotel uses. This zone is designed to fulfill the goals of both the redevelopment plan and the comprehensive General Plan of the City. The purpose of the high density residential zone is to ensure that multiple residential dwelling areas in the community are pleasant, inviting, and efficient and that considerations of amenity and attractiveness are appropriate in the promotion of the health, safety, and general welfare.

Analysis of the potential for each of the proposed standards in the Specific Plan to result in land use impacts is provided below. For each standard that varies from an existing standard in the Municipal Code, the existing Code section and standard is presented, followed by the proposed standard and analysis of potential land use impacts.

Definitions

Existing Municipal Code

Chapter 30.08 of the Municipal Code contains the definitions of the terms used in the zoning ordinance. Section 30.08.310 of the Code defines Floor Area (gross) as the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls excluding balconies and porches. Floor area shall not include interior parking spaces, loading spaces for motor vehicles, any space where the floor to ceiling height is less than 6 feet, and attics and mechanical penthouses provided there are no useable rooms, no windows, and the mechanical penthouse area is used exclusively for

mechanical equipment. Floor area shall include any work area in auto repair, or related facilities, where vehicles are serviced and repaired.

Proposed Specific Plan

The proposed Specific Plan defines Floor Area as the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls excluding exterior balconies, porches, stairways, service corridors, exit corridors, elevators, escalators, shafts, basement storage areas, outdoor eating areas, any space where the floor to ceiling height is less than 6 feet, and attics, mechanical penthouses, and other rooms housing building-operating equipment or machinery provided there are no useable rooms, no windows, and the mechanical penthouse area is used exclusively for mechanical equipment. Floor Area as defined in the proposed Specific Plan also does not include any parking areas and their associated driveways and ramps or loading spaces, docks, trash compactor areas, or loading for motor vehicles.

Analysis: The definition of Floor Area in the proposed Specific Plan is designed to reflect the mixed-use nature and architectural design of buildings in the Glendale Town Center. The definition of Floor Area will not result in any significant impacts that are not examined in the impact section of the EIR.

Permitted Primary Uses and Structures

Existing Municipal Code

Section 30.64.020 of the CBD Zone identifies 82 specific permitted commercial uses and also allows other uses which the zoning administrator finds similar in nature, function, and operation.

Proposed Specific Plan

The proposed Specific Plan allows the majority of the commercial uses permitted by the CBD Zone. The Specific Plan would prohibit over 30 of the uses permitted by the CBD Zone, resulting in a more limited range of allowed commercial uses.

Analysis: The permitted commercial uses would be consistent with, but more limited than, the range of uses allowed by the CBD Zone. As the list of permitted uses is consistent with the list in the CBD Zone, the Specific Plan would not conflict with the intent of the CBD Zone to create a mix of commercial and residential uses to fulfill the goals of the Redevelopment Plan and General Plan. No significant impacts would, therefore, result from these standards.

Permitted Accessory Uses and Structures

Existing Municipal Code

Section 30.64.030 lists six permitted accessory uses, including antennas and flagpoles, carts, dish antennas, home occupations, signs, and solar energy equipment. These accessory uses are permitted subject to development standards defined in other sections of the Municipal Code.

Proposed Specific Plan

The Specific Plan would permit a similar range of accessory uses as the CBD Zone. The Specific Plan would permit as accessory uses antennas and flagpoles, carts, dish antennas, signs, and solar energy equipment. The proposed Specific Plan would not permit home occupations as an accessory use. The Specific Plan would permit one additional accessory use, electronic or game arcades, when accessory to the primary use, such as electronic or game arcades located inside a theater.

Analysis: The permitted range of accessory uses is largely consistent with the list in the CBD Zone. One additional accessory use would be allowed, electronic or game arcades. This accessory use would be subject to other standards in the Specific Plan including the requirement for sufficient adult supervision and security and a license issued under Chapter 5.20 of the Glendale Municipal Code. These additional standards are proposed to ensure the compatibility of this use with surrounding uses. The permitted accessory uses in the proposed Specific Plan would not conflict with the intent of the CBD Zone to create a mix of commercial and residential uses to fulfill the goals of the Redevelopment Plan and General Plan and no significant impacts would result.

Permitted Temporary Uses and Structures

Existing Municipal Code

Section 30.64.040 of the Municipal Code relating to the CBD Zone allows as permitted temporary uses Christmas tree and pumpkin sales lots during specified times of the year and temporary contractor's offices or storage structures.

Proposed Specific Plan

The proposed Specific Plan would permit the same temporary uses as the CBD Zone, with one addition. The Specific Plan would also permit special events and temporary uses such as carnivals, circuses, live entertainment, parades, street fairs and festivals, arts and crafts shows, and similar uses within the Specific Plan area.

Analysis: Primary features of the proposed Glendale Town Center project are the public open space in the Town Square in the center of the project, and the pedestrian promenade along Harvard Street through the center of the project connecting Brand and Central Boulevards. Temporary special events would be compatible with the intent and design of the Town Square area in the center of the project. In addition, it should be noted that the Municipal Code already allows events such as this through the issuance of a Special Use Permit. The permitted temporary uses in the proposed Specific Plan would not conflict with the intent of the CBD Zone to create a mix of commercial and residential uses to fulfill the goals of the Redevelopment Plan and General Plan and would not result in any significant impacts.

Uses Permitted Subject to Specific Development Standards

Existing Municipal Code

Section 30.48.060 of the Municipal Code defines uses permitted in the CBD Zone subject to specific development standards. This section of the Code applies to adult business uses.

Proposed Specific Plan

The Specific Plan would not permit adult businesses. The Specific Plan as proposed would permit five uses subject to specific development standards. These five uses would include: (1) alcohol use approvals; (2) electronic/game arcades, cyber-cafes, and billiard establishments; (3) massage services incidental to a health club or similar establishment; (4) outdoor eating areas incidental to cafes or restaurants, kiosks, carts, or food service pavilions on private property, public sidewalks, or within the Town Square or Promenade areas; and (5) Live/Work Units.

Analysis: The proposed Specific Plan includes standards for each of these permitted uses to ensure land use compatibility. The proposed Specific Plan would permit a fixed number of Alcohol Use Approvals by right within the Specific Plan area, instead of requiring a conditional use permit for each. The Specific Plan would allow 10 alcohol use approvals by right for on-site sale of alcohol in restaurants and similar uses and eight alcohol use approvals by right for off-site consumption. Any additional alcohol use approvals would require the approval of a Conditional Use Permit. Numerous standards on the operation of businesses with alcohol use approvals are included in the Specific Plan, including requirements for security personnel.

Electronic/game arcades, cyber-cafes, and billiard establishments must provide adult supervision and sufficient security measures to ensure these facilities are compatible with surrounding uses and must be licensed as required under Chapter 5.20 of the Glendale Municipal Code.

Health, safety, and privacy standards are defined for those portions of a health club, gym, or similar facility where massage services are provided.

Standards for outdoor eating areas are defined in the Specific Plan. The primary development standard requires that a minimum sidewalk clearance of 4 feet be provided around any outdoor eating area. All outdoor dining facilities, such as table and chairs, would be limited to 60 inches in height, with the exception of umbrellas. Outdoor vendors carts, kiosks, and food service pavilions must be individually approved and operated under a permit issued pursuant to Title 5 of the Glendale Municipal Code, which regulates portable vending carts.

The proposed Specific Plan would allow five live/work units as part of the Glendale Town Center project subject to defined development standards. These units must be a minimum of 1,000 square feet in size and the first 30 feet of depth at street level must be used for permitted commercial activities. Separate access to each live/work unit is required and at least one of the full-time workers of the business in the unit must reside in the unit.

Based on the standards defined in the Specific Plan for each of these uses, no land use incompatibilities will be created and no significant impacts would result. These proposed standards would not conflict with the intent of the CBD Zone to create a mix of commercial and residential uses to fulfill the goals of the Redevelopment Plan and General Plan and would not result in any significant impacts.

Limitations and Exceptions to Permitted Uses and Structures

Existing Municipal Code

Section 30.64.070 of the CBD Zone defines standards for shopping cart storage areas, outdoor vending machines, and short-term (72 hours) outdoor display and sales of merchandise not more than four times per year, and outdoor storage.

Proposed Specific Plan

The proposed Specific Plan includes standards for the same uses as the CBD Zone, with only minor changes.

Analysis: These proposed standards vary from the current Municipal Code in a minor way that would not conflict with the intent of the CBD Zone to create a mix of commercial and residential uses to fulfill the goals of the Redevelopment Plan and General Plan, and would not result in any significant impacts.

Residential Density

Existing Municipal Code

Section 30.48.070 of the Municipal Code defines density in the City's high density residential zone by limiting the number of units to one unit for each 1,250 square feet of lot area, unless the lot has width greater than 90 feet, in which case one unit per 1,000 square feet is allowed. As discussed above, up to 570 residential units could be built on the project site under the current Municipal Code density standard.

Proposed Specific Plan

The proposed Specific Plan allows development of no more than 338 residential units on the site including five live/work units.

Analysis: The impacts of the proposed number of residential units is fully analyzed in the aesthetics, noise, traffic, utilities, and other sections of this EIR. This analysis demonstrates that 338 units can be included in the Glendale Town Center without resulting in any significant land use compatibility impacts. The proposed project would not conflict with the intent of the CBD Zone to create a mix of commercial and residential uses to fulfill the goals of the Redevelopment Plan and General Plan and no significant impacts would result.

Height

Existing Municipal Code

No height limit is defined for structures in the CBD Zone. The high density residential zone has a defined height limit of three stories or 36 feet, whichever is less.

Proposed Specific Plan

The height limit defined in the Specific Plan is seven stories or 75 feet, whichever is less.

Analysis: The height of the proposed buildings is assessed as part of the proposed project in this Draft EIR. The impacts of the proposed buildings are fully analyzed in the aesthetics, noise, traffic, utilities, and other sections of this EIR. This analysis demonstrates that buildings of the heights proposed would not result in any significant land use compatibility impacts. This proposed standard would not conflict with the intent of the CBD Zone to create a mix of commercial and residential uses to fulfill the goals of the Redevelopment Plan and General Plan and, based on the analysis in this EIR, so significant impacts would result.

Parking

Existing Municipal Code

Parking standards are defined in Chapter 30.124 of the Municipal Code. These standards require that all off-street parking spaces for residents be located on the same lot as the use requiring these spaces. The Municipal Code defines separate parking requirements for individual uses as well as parking design criteria. In addition, the Municipal Code sets width, length, and aisle width for parking stalls.

Proposed Specific Plan

The proposed Specific Plan would permit required guest parking for residential units to be located off the lot the units are located on but within the project site in other parking areas. In addition, the proposed Specific Plan would allow the amount of parking for the commercial uses to be determined by the shared parking analysis included in this EIR. In addition, the Specific Plan would allow for a reduction in the wide for residential parking stalls from 9 feet to 8 feet 6 inches.

Analysis: These proposed parking standards do not substantially differ from the current Code. The amount of parking required for residential uses would be the same as the current Code. The parking analysis presented in **Section 4.6, Traffic, Parking and Circulation**, demonstrates that adequate parking will be provided for the type and mix of commercial uses proposed. The Project parking would not conflict with the intent of the CBD Zone to create a mix of commercial and residential uses to fulfill the goals of the Redevelopment Plan and General Plan and, based on the analysis in this EIR, no significant impacts would result. The reduction of the residential parking stall width to 8 feet 6 inches is not an uncommon standard for residential uses, and would be the same width as proposed commercial stalls. The reduction in residential parking stalls would not result in significant impacts.

Landscaping

Existing Municipal Code

Section 30.64.080 of the Municipal Code relating to the, CBD Zone requires that all landscaping be installed prior to the final approval of the building permit or that a cash bond or acceptable instrument of credit be posted for the cost of the landscaping.

Proposed Specific Plan

The proposed Specific Plan would remove the bonding requirement contained in the Municipal Code.

Analysis: The project would be built in conformance with the proposed Development Agreement, Disposition and Development Agreement and other agreements that require the completion of project improvements, including landscaping. This proposed standard would not conflict with the intent of the CBD Zone to create a mix of commercial and residential uses to fulfill the goals of the Redevelopment Plan and General Plan and, based on the analysis in this EIR, no significant impacts would result.

Outdoor Space for Residential Units

Existing Municipal Code

Chapter 30.48 of the Municipal Code defines requirements for private and public outdoor space for high density residential units. Section 30.48.140 requires a minimum of 40 square feet of private outdoor space for each unit in the form of a balcony, deck, or patio. Section 30.48.150 requires 200 square feet of common outdoor space for the first 25 units in a project, 150 square feet for the next 25 units and 100 square feet per unit for all units above 50. For the 338 residential units proposed, this standard would require a total of 51,070 square feet of open space made up of 37,550 square feet of common outdoor space and 13,520 square feet of private outdoor space. The average amount of private and public open space per unit would be approximately 150 square feet.

Proposed Specific Plan

The proposed Specific Plan would require a minimum of 140 square feet of open space per unit and allow this open space to be provided as common or private open space. Any common outdoor open space would have to have a minimum area of 400 square feet.

Analysis: The average amount of required open space for residential units proposed, at 140 square feet per unit, would not be substantially less than the 150 square feet per unit required under the current Code. The amount of open space to be provided will be adequate for the type and size of residential units proposed in this mixed-use project. The public open space in the project and pedestrian promenade along Harvard Street would compensate for the loss of 10 square feet per unit. No significant impacts would result from this proposed standard, which would not conflict with the intent of the high density residential zone to make multiple residential dwelling areas pleasant, inviting and efficient with consideration of amenity and attractiveness.

Lighting

Existing Municipal Code

Section 30.64.100 of the **Municipal Code** relating to the CBD Zone requires that lighting for outdoor areas not exceed a height of 16 feet.

Proposed Specific Plan

The proposed Specific Plan would allow lighting fixtures at a maximum height of up to 25 feet.

Analysis: The proposed Specific Plan includes a performance standard requiring that all lighting of outdoor areas be directed onto driveways, walkways and parking areas and away from adjacent properties and public rights of way. No land use compatibility problems or significant impacts would be created and this proposed standard would not conflict with the intent of the CBD Zone to create a mix of commercial and residential uses to fulfill the goals of the Redevelopment Plan and General Plan.

Trash Collection Areas

Existing Municipal Code – Section 30.48.190 of the Municipal Code relating to high density residential zone requires all trash areas to be enclosed within a building or screened with masonry walls with a minimum height of 5.5 feet with opaque access doors.

Proposed Specific Plan

The proposed Specific Plan also requires all trash areas to be enclosed within a building or screened with durable permanent with a minimum height of 5.5 feet. Minor changes to the type of materials used to screen trash collection areas as specified in the Municipal Code are proposed. The Specific Plan would require all access gates or doors to be of a material that is at least 75 percent opaque. In addition, the Specific Plan includes a standard requiring all trash collection areas to be designed, located or screened in a manner that results in these areas not being readily identifiable from adjacent streets.

Analysis: These proposed changes are minor and trash collection areas would still be adequately screened. No land use impacts, therefore, would result from these proposed standards. These proposed standards would not conflict with the intent of the high density residential zone to make multiple residential dwelling areas pleasant, inviting and efficient with consideration of amenity and attractiveness.

Storage Space for Residential Units

Existing Municipal Code

Section 30.48.220 of the Municipal Code relating to the high density residential zone requires a minimum of 90 square feet of private outside storage space for each residential unit unless a garage is provided.

Proposed Specific Plan

The proposed Specific Plan would require a minimum of 50 feet of private outdoor storage space to be provided within a residential building or common parking area.

Analysis: The amount of storage space proposed is adequate for the size and type of residential units proposed in this mixed-use project. This proposed standard would not conflict with the intent of the high density residential zone to make multiple residential dwelling areas pleasant, inviting and efficient with consideration of amenity and attractiveness and would not result in any significant impacts.

Signage

Existing Municipal Code

Chapter 30.128 of the Municipal Code regulates signs with the intent of preserving and protecting property values, creating a more attractive business climate, enhancing and protecting the physical appearance of the community, and providing a more enjoyable and pleasing community. This chapter of the Municipal Code regulates and controls the design, construction, location, electrification, operation and maintenance of all signs and sign structures exposed to public view. Section 30.128.370 of the Code requires sign programs for sites where at least two non-residential occupancies are located or when banners, flags, balloons or pennants are proposed. The Glendale Redevelopment Agency has the authority under the code to review and approve sign programs for projects in the CBD Zone in conjunction with the initial construction of a project.

Proposed Specific Plan

The Specific Plan would require the approval of a Master Sign Program to allow for signage to be integrated with the architectural design of the project. Through the standards proposed in the Specific Plan, the type of signs permitted and prohibited would be allowed to vary from the current code. The proposed sign program includes proposed modifications to the definitions in 30.128.020 of the code, to allow certain types of signs prohibited by Section 30.128.070 of the Code, and modifications to the

standards for signs projecting into public right of way in Section 30.128.040 of the Code, wall signs in Section 30.128.260 of the Code, high rise wall signs in Section 30.128.270 of the Code, accessory ground signs in Section 30.128.280 of the Code, marquee signs in Section 30.128.300 of the Code, projecting signs in Section 30.128.320 of the Code, directional signs in Section 30.128.330 of the Code, temporary signs in Section 30.128.340 of the Code and miscellaneous signs in Section 30.128.350 of the Code.

Analysis: The proposed modifications reflect the need for signage of the mix of uses proposed in the Glendale Town Center and do not substantially vary from the current Code requirements. The proposed modifications to the definitions include adding definitions for several types of signs not currently addressed in the Code including window signs, sign cabinets, and small projecting signs referred to as blade signs. The definition of accessory signs is proposed to be broadened to allow certain signs associated with the proposed theater and retail stores. As signs will be incorporated into the architectural design of the buildings, the definition for the background area of signs would be modified to not include these types of signs.

The City's Sign Code prohibits animated signs; string lights; banners, flags and pennants; and non-accessory signs and sign structures. The proposed Specific Plan would allow animated signs in locations not facing public streets if approved by the Agency, the use of permanently installed string lights as part of a building, and the use of banners, flags and pennants in accordance with the provisions of a sign program as approved by the Agency. In addition, the Specific Plan would allow up to twenty-four freestanding indirectly illuminated kiosks, and up to 36 indirectly illuminated wall panels displaying non-accessory signs facing public streets subject to certain limitations. No more than 15 percent of the development building wall facing Central Avenue and Orange Street may contain such wall signs and no more than 25 percent of the development building wall facing Colorado Street may contain such wall signs.

The proposed Specific Plan would allow banners, flags and pennants and signs to project into the public right-of-way as approved by the Agency in the sign program.

The proposed standards for wall signs would allow a maximum of two accessory wall signs for each tenant, with one allowed per wall. Sign area would be determined by the size of the store or business with occupancies under 10,000 square feet allowed up to 1 square-foot of sign area per lineal feet of frontage. Occupancies over 10,000 square feet would be allowed up to 250 square feet of sign area for each primary wall frontage. Wall signs would also be allowed to partially cover wall openings.

The standards for determining the area and size of high rise wall signs would be modified to calculate the building height from the lowest adjacent grade to the highest architectural feature of the building.

Up to three accessory ground signs would be allowed in total for the project with total sign area not allowed to exceed 600 square feet

The total sign area for marquee signs associated with the proposed theater would be limited to 600 square feet.

Projecting sign standards would be modified to allow each tenant to substitute one or more walls signs for projecting signs and to allow each ground floor tenant to have one small projecting sign, termed a blade sign, not exceeding six square feet in size. Any projecting signs for tenants larger than 10,000 square feet would be subject to the approval of the agency.

The sign program would allow a wider variety of directional signs than the existing Code.

The proposed modification to temporary signs would apply during the construction process only and would allow accessory signs to occupy up to 30 percent of the area of any construction barricades facing streets.

With regard to miscellaneous signs, the sign program would allow up to one menu board sign, not to exceed 17 inches by 22 inches in size for each allowed freestanding vendor cart.

These proposed standards would not conflict with the intent of the sign regulations in the Municipal Code to preserve and protect property values, create a more attractive business climate, enhance and protect the physical appearance of the community, and provide a more enjoyable and pleasing community. All signs would be regulated in accordance with the sign program to be approved by the Agency, or as described above, approved individually by the Agency.

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

The following objectives contained in the Redevelopment Plan are considered relevant to the proposed project. Each applicable objective is listed below in bold followed by a discussion of the consistency of the project with these objectives.

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

Analysis: The Glendale Town Center would support the primary Redevelopment Plan objective of eliminating conditions of blight and deterioration in the Redevelopment Project Area by revitalizing a series of commercial properties and providing for upgraded services and infrastructure. The project will create a mix of commercial and residential uses on the site, resulting in the introduction of commercial uses not currently present in downtown at this time and a permanent residential population in downtown. To meet this objective, the Agency will implement a number of actions listed in the Redevelopment Plan to assist in implementing the project including assisting in the acquisition of real property on the site and providing relocation assistance to any displaced non-residential tenants. In addition, the Agency will facilitate the demolition of existing buildings on the site and assist in the installation, construction, or reconstruction of streets, utilities, and other public improvements.

Consistency with the Greater Downtown Strategic Plan

The following goals and objectives contained in the GDSP are considered relevant to the proposed project. While the GDSP is only advisory, analysis of consistency with the goals and objectives in this plan are provided below for information purposes.

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

Analysis: The Glendale Town Center will further this goal by preserving the unique Brand Boulevard District. The scale and massing of the proposed buildings will be compatible with the existing structures along Brand Boulevard. The project does not conflict with this goal.

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

Analysis: A strong pedestrian oriented environment currently exists along Brand Boulevard east of the project site. The provision of a landscaped pedestrian promenade along the alignment of Harvard Street will serve to connect Brand Boulevard to Central Avenue and the public open space in the center of the project will extend this existing pedestrian environment across the project site and enhance the pedestrian connectivity of the Glendale Galleria with the Brand Boulevard commercial area. The project does not conflict with this goal, and in fact, implements it.

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

Analysis: The 3 acres of public open space provided with the project will serve as a central gathering place. As a result, the proposed project will further this goal by creating a special identity for downtown Glendale as the town center, both symbolically and physically. The project does not conflict with this goal, and in fact, implements it.

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

Objective: Create a Town Center that serves as a distinctive place in the greater downtown area.

Analysis: The Glendale Town Center will become a distinctive place in the greater downtown area because of the proposed public open space areas and the high quality buildings with rich architectural character. Furthermore, proposed retail, restaurants and cinema as well as the residential units, will foster continuous activity on site during both daytime and evening hours, thus helping maintain a healthy downtown neighborhood and a vital downtown commercial district. The project does not conflict with these principals, but instead will implement them.

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

Objective: Recognize Brand Boulevard above Colorado Street as a regionally significant signature street with three distinct districts.

Analysis: The Glendale Town Center furthers these objectives by recognizing the important role of the major streets bordering the site, Brand Boulevard, Colorado Street and Central Avenue. The provision of mid-rise buildings along both Central Avenue and Colorado Street will help frame these streets, thus enhancing their character and scale. Currently, large stretches of vacant land lines both streets and detracts from their character. The eastern border of the project will remain architecturally consistent in terms of scale and general design character with structures currently located along Brand Boulevard. The project does not conflict with these goals, and in fact, implements these goals.

Consistency with SCAG Regional Comprehensive Plan

Growth Management

The following policies contained in the Growth Management Chapter of the RCPG are considered relevant to the proposed 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 that will be directly and indirectly generated by this project and the additional housing provided as part of the project will be consistent with the adopted SCAG forecasts. In addition, the project will generate an estimated 1,756 part and full-time jobs. The adopted SCAG employment forecast for Glendale in 2010 is 99,093 jobs, a projected increase of 7,127 jobs from the employment estimate for the year 2003. The 1,756 jobs associated with this project will not result in growth in employment exceeding this forecast. The growth in population, housing and employment associated with this project will not exceed the adopted forecasts for Glendale. For this reason, the project will 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 does contain 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 will create an environment in which business can develop and prosper."

Major industries in the City of Glendale 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 project will enhance the retail environment of the community by providing additional retail space in the City of Glendale. The proposed residential units will add a residential population to the downtown that will help support businesses there. Therefore, the proposed project is consistent with the economic development strategic direction of the City of Glendale Strategic Plan.

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

Analysis: The project site is currently developed land served by existing infrastructure. The project will redevelop this land with retail, commercial, and residential uses. As described in **Section 4.12, Utilities**

and Service Systems, the proposed project will utilize the existing infrastructure in the area and current capacity exists within the system. Therefore, the proposed 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 industry.

With a major employment center such as Downtown Glendale, the City of Glendale 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 sub area of the LA City Subregion, also continues to remain relatively balanced with slightly more jobs than housing.

Implementation of the Glendale Town Center will result in the creation of approximately 1,756 new part and full time jobs in the City of Glendale. However, the impact of the proposed project on the area's jobs-housing balance will be minimal, as the project will also add 338 residential housing units to the City and 946 residents. In addition, as discussed in **Section 4.2, Population and Housing**, given the current unemployment rate in the City of Glendale, many of the employment positions associated with the project are likely to be filled by existing residents of the City and surrounding communities. Housing will be available in the area to accommodate those employees who do decide to relocate to the City of Glendale. Both the Arroyo-Verdugo Subregion and the San Fernando Valley subarea of the Los Angeles City Subregion contain a wide diversity of housing opportunities and housing prices.

In summary, the Glendale Town Center will result in the creation of new jobs in a Subregion that is forecast to have slightly more jobs than housing in the future. However, implementation of the proposed project will not substantially affect the overall balance of jobs and housing in the area as the project will create 1,756 new part and full time jobs and add 946 residents to the City. Therefore, based on project

characteristics and local policies, the proposed project does not conflict with the intent of these policies of the Growth Management Chapter.

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: Buses mainly provide public transportation services in the City of Glendale, with trains providing supplemental regional transportation to the project site and these lines provide service within the City and the region. The City of Glendale also operates the Beeline system, a local shuttle service. The Beeline system consists of seven fixed routes serving Glendale and two express routes with service to the Glendale Transportation Center. These transit options include existing MTA buses, shuttle buses, Metrolink, and Amtrak. Several MTA bus lines serve Glendale and two express routes offer service from the Glendale Transportation Center to downtown Glendale. The Beeline system provides greater service frequency on the most heavily used streets.

The Glendale Transportation Center, located approximately one mile south of the project site, serves as a link between various transportation modes and between inter-City and intra-City trips. Metrolink trains stop at the Center on their way to and from downtown Los Angeles. In the future, the MTA plans to extend some form of light-rail service to the Center.

Project residents and employees will have access to all forms of transit operating in the City. Based on the relationship of the project to local transit facilities and programs, and because the project is an urban infill development, the proposed project is considered to be consistent with these policies of the Growth Management Chapter on the relationship of land use and transit.

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 Glendale Town Center will be developed in the center of the downtown Glendale regional center. Specifically, the proposed project will be developed between the Glendale Galleria, an existing regional mall, and Brand Boulevard, an existing pedestrian oriented retail district. As mentioned above, the City of Glendale General Plan encourages medium- to high-density residential and commercial uses within the downtown district. The proposed project will provide both residential uses as well as

commercial uses in the form of retail shops, restaurants and a cinema. This future development of additional residential and commercial uses will intensify the use of existing urban land as called for by the General Plan. As such, the proposed project is considered to be consistent with these policies, which support local plans to increase the densities of land uses within activity centers.

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 project site is located in an urbanized area. The only natural resource in the project area is the Los Angeles River, located approximately one mile west of the project site. The river is a concrete channel designed as a flood control facility. As such, the project will not involve impacts to any biological or ecological resources.

The project site is located in Southern California, a seismically active region, and new construction on site will be required to adhere to seismic safety Building Codes and standards. It is not anticipated that hazardous materials will be handled at the proposed project site, other than small quantities of household cleansers or other similar materials. The proposed 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.

Policy: The economic impacts of the project would result in a significant number of physical changes in the environment.

A market analysis has been prepared by the Agency⁵ to assess the existing retail commercial market in relation to the proposed Glendale Town Center. This study considers the primary trade area for the Glendale Town Center based on the location of the project and other retail commercial areas and shopping centers and the population and income characteristics of the area. This trade area includes all of Glendale, the communities of La Crescenta, Montrose and portions of central Los Angeles. Within this trade area, residents currently spend an estimated \$2.6 billion at retail commercial establishments such as those proposed as part of the Glendale Town Center project. This total is projected to increase to \$2.9 billion in 2006 when this project opens and to \$3.3 million by 2009.

The current and projected growth of retail commercial expenditures will support the amount of retail commercial uses proposed as part of the project. An analysis of the sales impact that resulted from the

⁵ Speer Consulting LLC, *Glendale Town Center Retail Market Analysis*, November 2003.

introduction of other retail centers into the Glendale market area in the recent past, including the Glendale Marketplace and Glendale Fashion Center on Brand Boulevard, was completed to project the impact of the addition of the Glendale Town Center to the market area.

The conclusion of this analysis is that the retail uses included in the proposed project will primarily recapture retail expenditures currently being made by residents of the market area outside of the market area. In addition, some sales may transfer from existing Glendale merchants. On a best-case basis, there may be no transfer of sales from existing merchants. The analysis concludes that the maximum transfer of sales from existing facilities would be an amount equal to less than 1 percent for all retailers in Glendale and up to 7 or 8 percent for existing retail merchants on Brand Boulevard. Based on the analysis of the effect of the introduction of other centers in the market area, this effect on existing sales would occur on a one-time basis during the year following the opening of the retail uses in the proposed project, after which sales at existing retail commercial establishments and the proposed project are projected to increase consistent with recent trends in growth in retail sales in the market area.

This analysis indicates the proposed project would not result in any substantial effect on existing retail uses that would indirectly result in physical deterioration. Based on the above analysis, the proposed project is anticipated to have a less than significant impact on the physical deterioration of existing commercial uses in the area.

Level of Significance Before Mitigation: Less than significant.

Project Design Features: None are required.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

Cumulative Impacts

The following cumulative analysis evaluates the impact of the proposed project and Citywide 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 Citywide Projects all consist of individual development projects that do not involve any site improvements that would combine to divide any existing neighborhood or district in the City. No cumulative impacts, therefore, would result.

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 Citywide Projects would result in changes to existing land uses in the City of Glendale through the conversion of vacant land and low density uses to higher density uses. All identified Citywide Projects will be reviewed for consistency with adopted land use plans and policies by the City of Glendale. For this reason, it is reasonable to assume that Citywide Projects would be consistent with applicable City of Glendale General Plan and zoning requirements or be subject to an allowable exception; and further subject to CEQA, mitigation requirements, and design review. For this reason, 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, it could be possible that significant land use conflicts might occur with respect to one or more of the Citywide 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 Glendale Town Center to such cumulative land use impacts is less than significant and would not be cumulatively considerable as indicated by the analysis in this section demonstrating that the project as proposed will not conflict with any applicable local or regional land use plans or policies.

Level of Significance: Less than significant.

Threshold: **The economic impacts of the project would result in significant physical changes in the environment.**

Analysis: One other major retail commercial project is proposed in the area, the expansion of the Galleria. This proposed expansion would add approximately 33,000 square feet of additional retail commercial and restaurant space to the eastern edge of the existing Galleria Mall along Central Avenue at Harvard Street. The market study prepared to examine the effect of the proposed project on existing merchants in the Glendale market area also assessed the addition of this space to the Galleria. The study concluded that the addition of the proposed project and the expansion of the Galleria as proposed would not result in a significant long-term effect on existing merchant sales. No significant cumulative land use impact will, therefore, result.

Level of Significance: Less than significant.