



# UPDATE ON THE GENERAL PLAN'S LAND USE, MOBILITY, AND ENVIRONMENTAL JUSTICE ELEMENTS

City Council Presentation | July 30, 2024

# PROJECT BACKGROUND

## GLENDALE PLAN



- Land Use last comprehensively updated in 1986
- Circulation last comprehensively updated in 1998
- New State requirement to prepare an Environmental Justice Element
- Various GPAs, Specific Plans, and Community Plans adopted since the last Element updates
- Opportunity to integrate Elements with other local and regional plans and projects (active transportation, transit planning, climate planning, public safety)

# LAND USE ELEMENT

# LAND USE ELEMENT POLICY TOPIC OUTLINE

1. Land Use Map
2. Managed Growth
3. Compatible Development
4. Urban Design
5. Economic Development

# LAND USE DESIGNATIONS

- General Plans must indicate the maximum densities and intensities permitted within the Land Use Map
- Land Use Designations specify the type of allowable uses and any applicable range of development intensity
- Zoning, Specific Plans, and individual development projects must be consistent with the intensities allowed under the General Plan

# LAND USE DESIGNATION REVISIONS

## Proposed Land Use Designation Revisions (Exhibit 1)

1. Revisions to the category definitions to better reflect the City's current and future land use goals
2. Addition of two new residential categories (High/Very High Density Residential and Very High Density Residential allowing for up to 50 dwelling units per acre and up to 100 dwelling units per acre, respectively) to accommodate stand-alone multifamily residential uses:
  - Between the 134 Freeway and Glenoaks Boulevard, west of Central and east of Pacific Avenues
  - Directly south of the 134 Freeway in the Pacific Avenue Gateway area

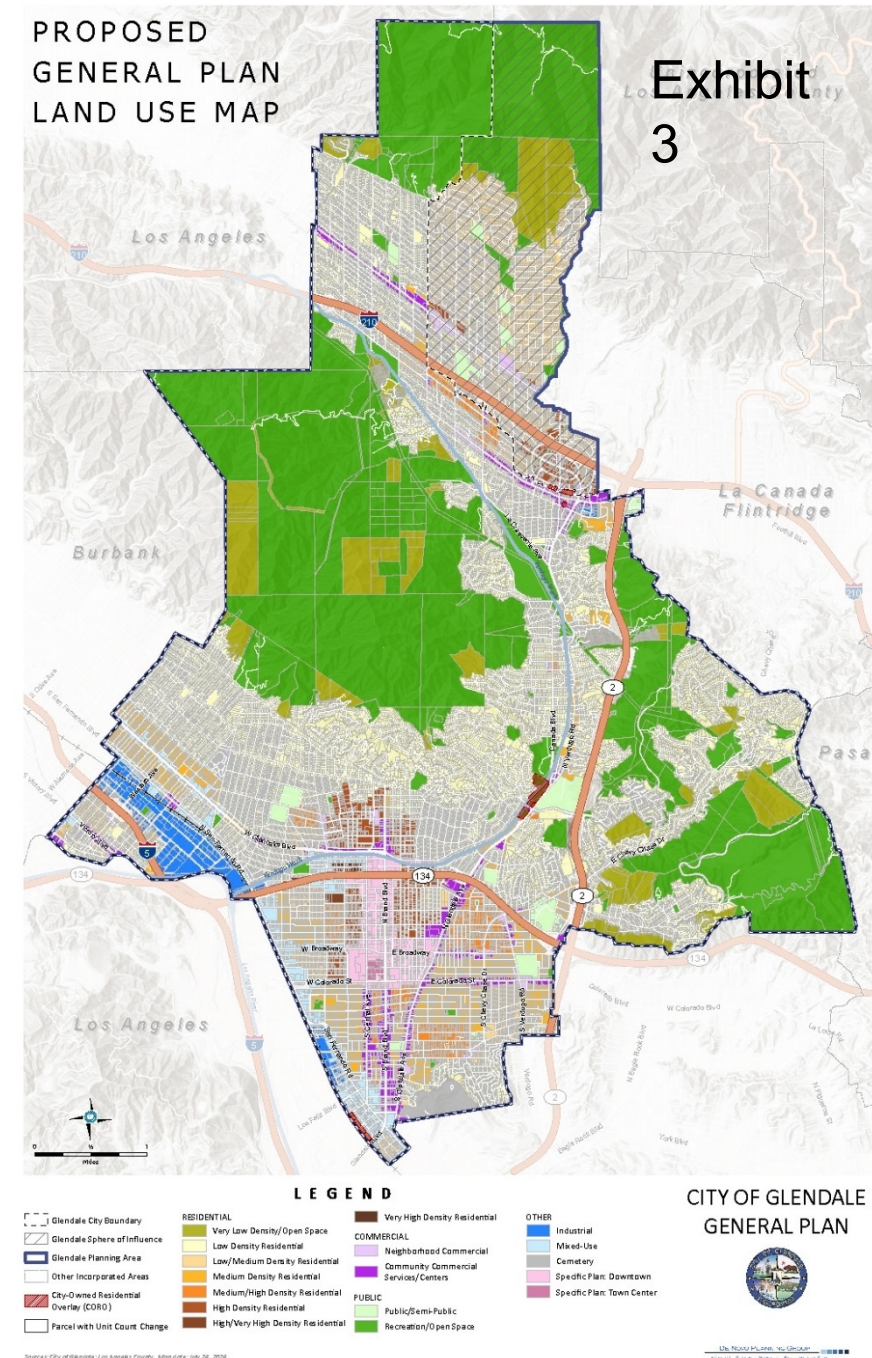
# LAND USE DESIGNATION REVISIONS

3. Division of current Mixed-Use designation into two categories: Mixed-Use Residential (which allows for a mix of residential and nonresidential uses) and Mixed-Use Nonresidential (which allows for a mix of nonresidential uses only)
4. Creation of a new “City-Owned Residential Overlay” to allow for multifamily development at City-owned properties
5. Creation of a new “Specific Plan” designation to improve administration of Specific Plan areas



# LAND USE MAP REVISIONS

- Current Land Use Map adopted in 1986 (Exhibit 2)
- Preparation of the Proposed Land Use Map (Exhibit 3) does not reflect final policy direction or adoption of a new Land Use Map
- Proposed Land Use Map serves as a starting point for the Project's environmental analysis
- Entire Land Use Element (including the Proposed Land Use Map) will be comprehensively analyzed in an Environmental Impact Report (EIR)





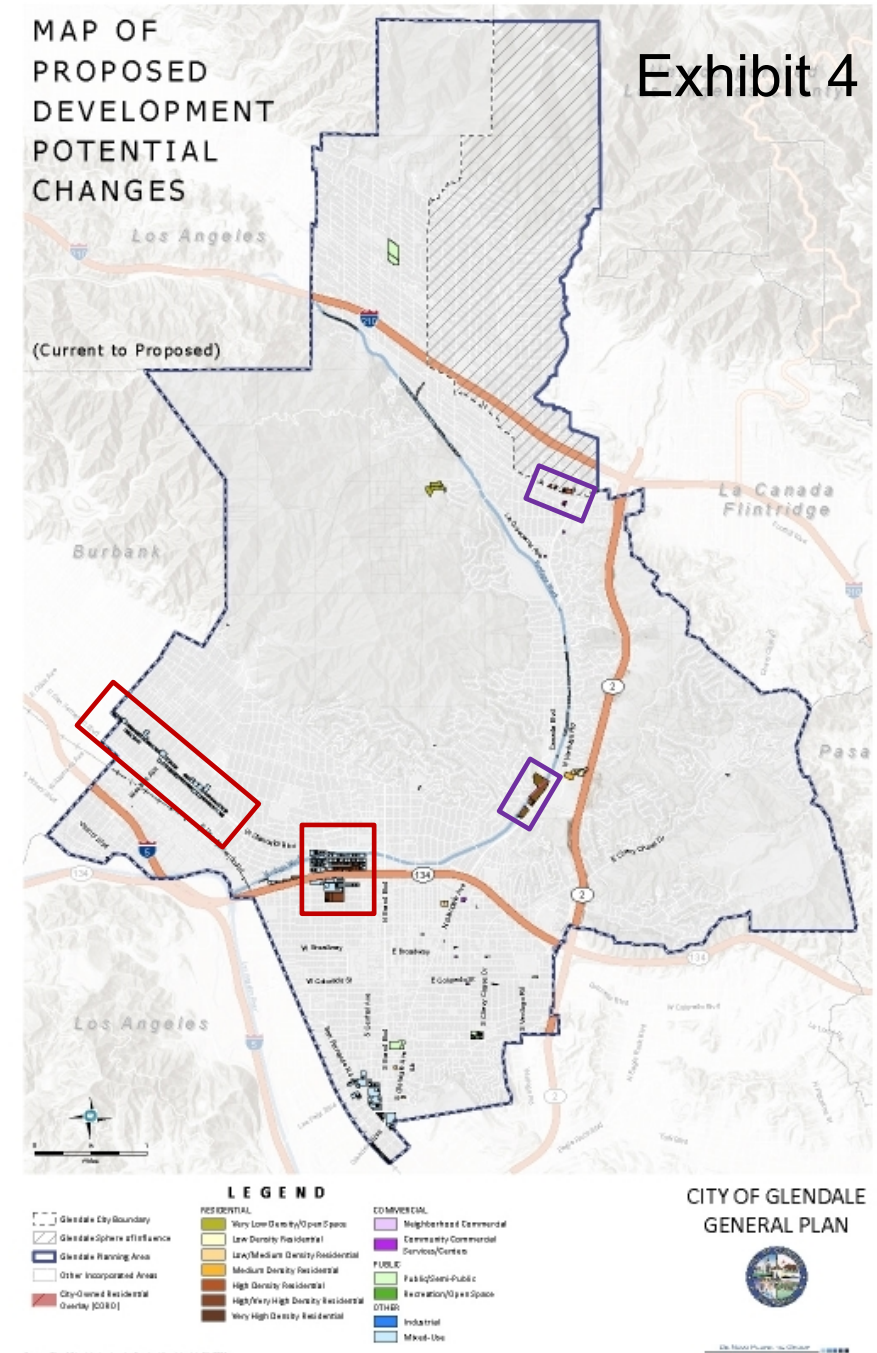
# LAND USE MAP REVISIONS

- Updates to create consistency with current zoning/built uses
- Updates to reflect land use changes already approved through other actions (i.e., Specific Plans)
- Resolving the appropriate designation of parcels with more than one designation/zone



# LAND USE MAP REVISIONS

- Application of new land use designations and standards for areas proximate to the BRT stops and the area north of the 134 Freeway, south of Glenoaks Boulevard, west of Central Avenue and east of Pacific Avenue
- Application of a new overlay to allow for multifamily development at City-owned properties
- Application of a new Specific Plan designation to the Downtown and Town Center areas (as identified on the Map; no changes to the actual specific plans or boundaries)



# REALISTIC BUILDING SUMMARY PROJECTIONS

- “Realistic” buildout summary projection represents the reasonably foreseeable development potential that could theoretically occur within the community through 2045
- Based on the total acreage of each land use category and the applicable permitted maximum density or intensity, as if the City is flat and each parcel meets the minimum lot size and developable standards
- Actual development is limited by market conditions, physical site constraints, infrastructure requirements, and zoning standards
- Based on past development patterns, future development is expected to be considerably less than potential buildout

## REALISTIC BUILDING SUMMARY PROJECTIONS

- Proposed Land Use Map would result in allowing for the potential of an additional 5,990 units over what is already allowed in the City's current General Plan

Proposed Land Use Category	Change in Allowable Realistic Units
Community Commercial Services/Centers	+109
High/Very High Density Residential	+271
Low Density Residential	+13
Low/Medium Density Residential	+281
Medium Density Residential	+43
Mixed-Use Residential	+3,400
Neighborhood Commercial	+19
Public/Semi-Public	(401)
City-Owned Residential Overlay	+1,713
Right-of-Way	(113)
Very High Density Residential	+642
Very Low Density Residential	+14
Total	+5,990 *

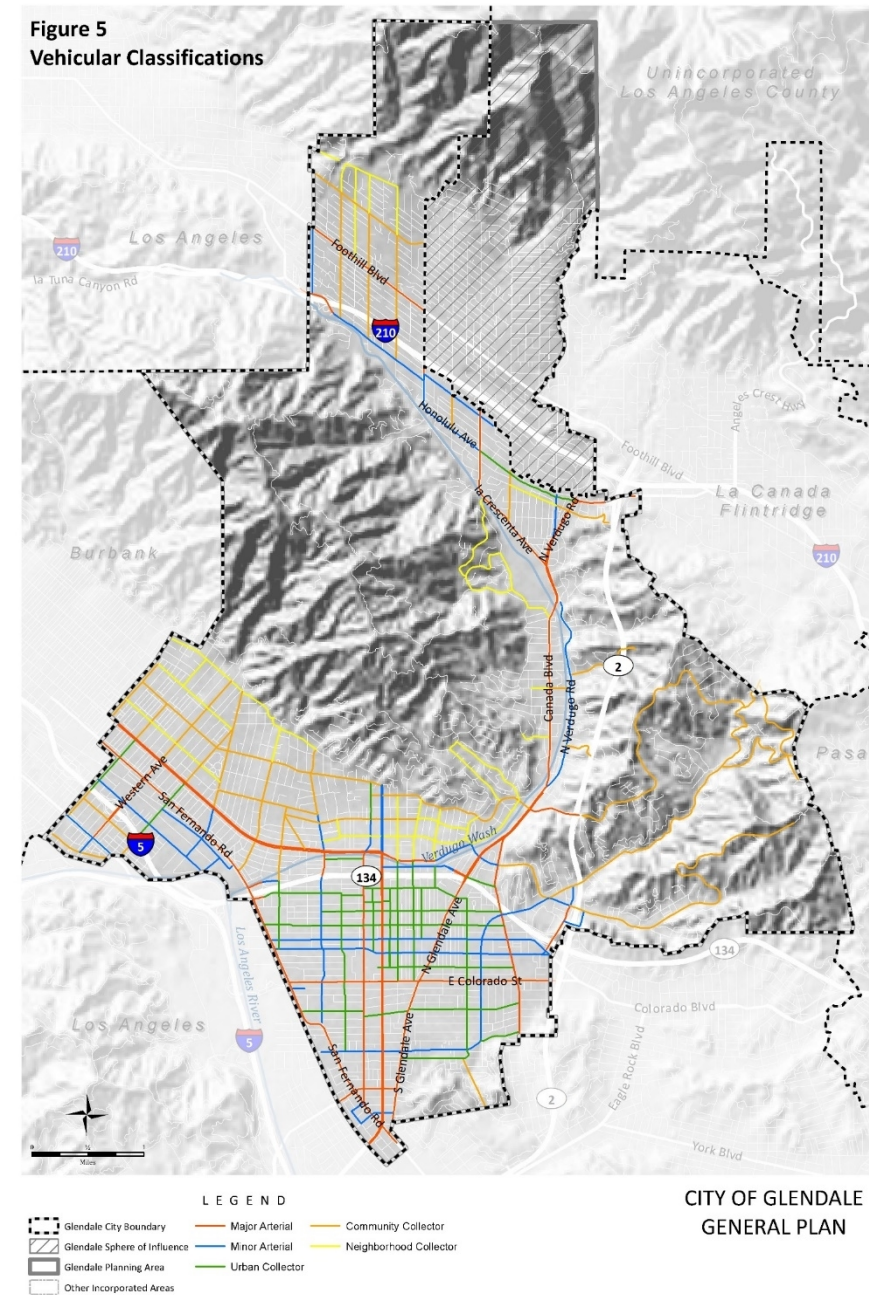
# MOBILITY ELEMENT



# MOBILITY ELEMENT OBJECTIVES

- Provide policy guidance and exhibits to promote safe and efficient multimodal circulation
- Build on the City's recent transportation planning efforts such as the Bicycle Transportation Plan and the Citywide Pedestrian Plan
- Provide for coordination with the Los Angeles County Metropolitan Transportation Authority (Metro),

Figure 5  
Vehicular Classifications



# MOBILITY ELEMENT POLICY TOPIC OUTLINE

1. Complete Streets
2. Walking and Bicycling
3. Public Transit, Ridesharing, and Carpooling
4. Local and Regional Traffic Demand
5. Environmental Health and Air Quality
6. Parking
7. Goods Movement

# ENVIRONMENTAL JUSTICE ELEMENT

# ENVIRONMENTAL JUSTICE (EJ) ELEMENT OBJECTIVES

- New State General Plan requirement when updating two or more other Elements
- Conduct public engagement to collect meaningful input
- Provide goals and policies for seven specific topics:
  - Pollution Exposure and Air Quality
  - Public Facilities
  - Food Access
  - Safe and Sanitary Homes
  - Physical Activity
  - Community Engagement
  - Address the Needs of Environmental Justice Communities

# WHAT IS ENVIRONMENTAL JUSTICE?

- “The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies” (U.S. Environmental Protection Agency)
- Environmental justice is about making sure everyone, no matter what they look like or how much money they have, has equal access to clean air, water, land, and other resources
- It's about creating and enforcing rules so that no one is unfairly harmed by pollution or other environmental problems

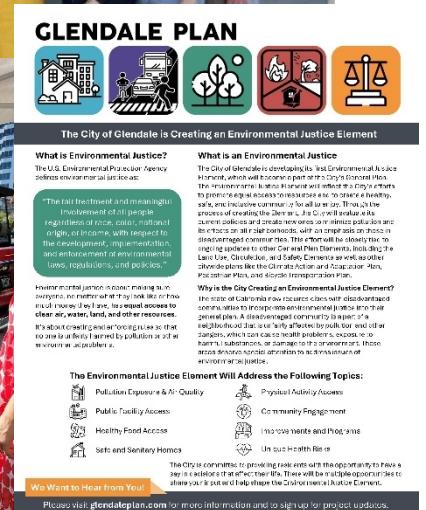


# ENVIRONMENTAL JUSTICE POLICY TOPIC OUTLINE

1. Pollution Exposure & Air Quality
2. Public Facility Access
3. Healthy Food Access
4. Safe and Sanitary Homes
5. Physical Activity Access
6. Community Engagement
7. Improvements and Programs
8. Unique Health Risks

# ENVIRONMENTAL JUSTICE COMMUNITY OUTREACH

- Dedicated project webpage on [GlendalePlan.com](http://GlendalePlan.com)
- Booth at Glendale Fire Service Day on May 11, 2024
- Booth at Glendale Cruise Night on July 20, 2024
- Booth at National Night Out on August 6, 2024
- Project factsheet, survey business cards, and other handouts provided at events and available at City Hall and other community facilities



# ENVIRONMENTAL JUSTICE COMMUNITY OUTREACH

- Approximately 50,000 multilingual direct mailers delivered to residents of environmentally sensitive communities in Glendale
- Multi-lingual Environmental Justice survey (online and in hard copy) distributed on social media, website, newsletters, flyers, and direct mail
- Interviews with key stakeholders (upcoming)



## GLENDALE PLAN



### New Environmental Justice Element

Glendale is preparing its first Environmental Justice (or EJ) Element which will become part of the General Plan. A General Plan is a long-term comprehensive framework used by cities to guide future growth, development and land use decisions. It outlines goals and policies for physical development and helps ensure the City's growth is sustainable, orderly and aligned with the community's values and needs.

This new Element will reflect efforts to ensure that ALL community members, regardless of race, ethnicity or income, have equal access to an inclusive, safe and healthy environment, including clean air and water, parks, and other essential resources.

Please participate and be heard so you can help make the EJ Element a success!

Glendale está preparando su primer elemento de justicia ambiental (o JE) que formará parte del plan general. Un plan general es un marco integral a largo plazo que es utilizado por las ciudades para dirigir el crecimiento a futuro, el desarrollo y las decisiones sobre el uso del suelo. Define los objetivos y las políticas de desarrollo físico y contribuye a garantizar que el crecimiento de la ciudad sea sostenible, ordenado y acorde con los valores y las necesidades de la comunidad.

Este nuevo elemento reflejará los esfuerzos para garantizar que TODOS los miembros de la comunidad, independientemente de su raza, grupo étnico o ingresos, tengan igualdad de acceso a un entorno inclusivo, seguro y saludable, que incluya aire y agua limpios, parques y otros recursos esenciales.

¡Participe y sea escuchado para que pueda ayudar a que el elemento de JE sea un éxito!

Գլենդեյնը պատրաստում է իր առաջին Ենթադասական արդարադատության (կամ EJ) տարրը, որը կդառնա Գլենդեյնի ընդհանուր պլանի մաս: Գլենդեյնի ընդհանուր պլանը երկարաժամկետ համապարփակ շրջանակ է, որն օգտագործվում է քաղաքների կողմից՝ ապագա աճը, զարգացումը և հորդագրված զարգացումներն առաջնորդելու համար: Այս ուղևորումը է ֆիզիկական զարգացման կառավարման ու քաղաքականությունը և օգնում է ապահովել քաղաքի աճը կայուն, կանոնավոր և համահունչ համայնքի արժեքներին ու կարիքներին:

Այս նոր Տարրը կարողացող ջանքերը՝ ապահովելու, որ համայնքի բոլոր անդամները, անկախ ռասայից, էթնիկական պատկանելությունից և եկամուտից, ունենան հավասար հասանելիություն ներառական, անվտանգ և առողջ միջավայր, ներառյալ մաքուր օդը և ջուրը, հրապարակները և այլ կարևոր ռեսուրսներ:

Խնդրում ենք մասնակցել և ձեր ձայնը լսելի դարձնել, որպեսզի կարողանաք օգնել EJ տարրի հաջողությանը:



# NEXT STEPS

## NEXT STEPS

- Continue coordination with other ongoing plans and programs (Safety Element Update, Local Hazard Mitigation Plan Update, Bicycle Transportation Plan, BRT Plan)
- Finalize Public Review Draft Elements
- Issue Notice of Preparation (NOP) of an Environmental Impact Report (EIR)
- Conduct extensive multilingual public outreach campaign (in-person and online) to present Public Review Draft Elements and EIR and solicit feedback
- Prepare Transportation Impact Mitigation Fee
- Prepare response to comments received on the Public Review Draft Elements and Draft EIR
- Hold public hearings with the Planning Commission and City Council



JOIN THE CONVERSATION

## GLENDALE PLAN



<https://www.glendaleplan.com/>



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	Existing Conditions	Current Land Use Map		Proposed Land Use Map		Difference Between Proposed and Current	
		Reasonable	Maximum	Reasonable	Maximum	Reasonable	Maximum
City Boundary							
Units	76,998	124,880	170,780	130,870	180,606	5,990	9,826
Population	202,505	330,330	452,289	344,548	475,713	14,218	23,425
Nonresidential Square Footage	48,284,485	49,204,121		49,723,998		519,877	
Jobs	88,036	96,925		98,061		1,136	
Sphere of Influence							
Units	7,190	19,230	26,351	19,230	26,351	0	0
Population	18,910	50,293	68,980	50,293	68,980	0	0
Nonresidential Square Footage	1,373,064	2,112,843		2,112,843		0	
Jobs	2,663	4,106		4,106		0	
Total Planning Area							
Units	84,188	144,110	197,131	150,100	206,956	5,990	9,826
Population	221,414	380,623	521,268	394,841	544,693	14,218	23,425
Nonresidential Square Footage	49,657,549	51,316,964		51,836,841		519,877	
Jobs	90,699	101,031		102,167		1,136	