



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Public Hearing: Consideration of Ordinances Amending the Downtown Specific Plan (DSP) and Title 30 of the Glendale Municipal Code, 1995, Regarding Miscellaneous Clean-Ups and Minor Amendments (General Plan Amendment Case No. PGPA2205740 and Zoning Code Text Amendment Case No. PZC2205401)

1. Ordinance for Introduction Amending the Downtown Specific Plan (DSP)
2. Ordinance for Introduction Amending Title 30

COUNCIL ACTION

Item Type: Ordinance for Introduction

Approved for May 24, 2022 **calendar**

EXECUTIVE SUMMARY

Ordinances for Introduction regarding miscellaneous clean-ups and minor amendments to the DSP and associated Zoning Code standards related to the DSP. The majority of the code amendments were initiated by City Council in July 2020 as part of staff's report on pertaining to a requested update of Downtown Specific Plan standards a year following adoption and miscellaneous proposed code clarifications and clean-ups.

COUNCIL PRIORITIES

N/A

RECOMMENDATION

That the City Council review the proposed amendments to the DSP and Title 30 of the Glendale Municipal Code, 1995, and introduce the ordinances as recommended by the Planning Commission.

BACKGROUND

On March 26, 2019, City Council adopted two ordinances: an urgency ordinance to amend the DSP (PGPA 1901560) and an ordinance to amend GMC Chapter 30.32 (PZC 1901561) regarding hotel parking. The DSP amendments were in response to improvements that Council and the public wanted to see in the development pattern of Downtown Glendale. These improvements included, but were not limited to: improved design, better materials, more publicly accessible open space, improved streetscapes and public realm, a greater focus on objective standards in lieu of subjective guidelines, an enhanced Community Benefit System, and a greater diversity in housing unit mix. At the time of adoption, Council requested staff to return after one year to provide an update on the performance of the new DSP standards based on projects that were submitted under the new standards. Staff presented that one-year update to City Council on July 7, 2020.

As part of that one-year update, staff also presented a number of proposed clean-ups and clarifications that would reduce potential conflicts in the code and to address unique or special circumstances that exist. While tracking the necessary clean-ups and clarifications, staff had also identified opportunities for additional improvements, as listed in the July 7th, 2020 staff report. At that meeting, City Council directed staff to proceed with the proposed DSP clean-ups and a number of staff's proposed considerations. Several of the considerations related to the Design Review process for DSP projects have already been present to and approved by City Council; on October 27, 2020, Council adopted amendments related to the Design Review Stages and Design Review Authority for DSP projects. With a hotel moratorium in place, staff is also proceeding with a hotel study, post-Covid, to evaluate whether the hotel use incentive was still relevant given recent developments of new hotels and necessary for the DSP. Staff will also be returning to Council with more information on a few other, significant policy considerations, such as Transfer of Development Rights in the DSP.

At this time, staff is presenting the DSP clean-ups and clarifications for ordinance introduction, as recommended by the Planning Commission.

ANALYSIS

Below is a list of DSP proposed amendments, as identified in the July 17, 2020 staff report as necessary clean-ups and clarifications, and discussed during the City Council meeting of that date for introduction:

Clarifications and Clean-Ups

Building Heights & Floor Area ratios (DSP 4.1.2)

- Allows for an additional 10-15 feet for elevators and stair shafts only, consistent with other Zoning Code chapters.

Tall Buildings (DSP 4.2.1)

- Clarifies that this section applies to all developments greater than 95 feet in height.
- Amends the building height for Taller Buildings to be 95 feet, not 85 feet (DSP 4.2.1.A).
- Eliminates the reference to Chapter 30.33 for high-rise facades that is obsolete (DSP 4.2.1.D).
- Identifies that the tower step-back only applies to sites with lots greater than 150' in depth. This is on the premise that sites smaller than 150' in depth will already provide the intended narrow tower façade (DSP 4.2.1.M).

Modulation of Height (DSP 4.2.2)

- Clarifies that this section applies to all developments less than 95 feet in height.
- Identifies that projects incorporating a corner element to fulfill the height modulation requirement (DSP 4.2.2.3) shall comply with the standards set forth in DSP 4.2.12 Corners. Additional clarifications are included in the subsequent Corner section. As it currently reads, it would appear that the corner treatment is the only modulation of height option, instead of the multitude of options provided by the code.

Building Separation (DSP 4.2.4)

- Clarifies that this section applies to all developments less than 95 feet in height.
- Correlates the text that identifies a required building separation for buildings greater than 200 feet in length with the image that identifies a 250-foot minimum length, making them consistent with a 250-foot threshold.

Transitional Massing (DSP 4.2.5)

- Clarifies that the transitional massing requirements shall apply to DSP properties directly adjacent to multi-family zones.

Corners (DSP 4.2.12)

- Clarifies that this section applies only when a project is utilizing a corner treatment for the required height modulation section.
- Clarifies that the corner feature may be differentiated with a 10 feet height differential in either direction; the corner feature need not be greater than 10 feet in height above the building mass.

Balconies (DSP 4.2.14)

- Modifies the current DSP standard that calls out that not more than 40% of the balconies may project past the building façade and that the maximum projection shall be 25% of the balcony's full depth (DSP 4.2.14.A) to accommodate creative design solutions. The standard also identifies the minimum area and width for balconies, consistent with such standards in the other Zoning Code districts.

Corrected References

Correct the publicly accessible open space signage reference on Page 5-8, Section 5.4.1.B.5 from 7.2.4(E) (previous DSP version) to 7.3.1(E) (amended, current DSP).

Publicly Accessible Open Spaces and Drive-Through's:

In addition to the above clean-ups and clarifications, Council also directed staff to amend the DSP to require covenants for publicly accessible open spaces (PAOS) and to prohibit drive-throughs in the DSP. The covenant amendment ensures that the PAOS areas continue to meet the intent and standards of the open space regulations in perpetuity. The prohibition of drive-throughs is based on the fact that a primary goal the DSP is to encourage walkable environments, while drive-throughs continue to encourage the use of automobiles and are in conflict with the pedestrian-oriented goals of the DSP. The requirement for publicly accessible open space covenants is addressed as an amendment to the DSP Section 4.1.4 Site Planning – Publicly Accessible Open Space, while the amendment prohibiting drive-throughs in the DSP is addressed in the Zoning Code GMC 30.32.090.H. Drive-Through Waiting Lane.

OTHER AMENDMENTS/CLARIFICATIONS

Staff recently came across two additional items for amendment consideration:

- A proposed code amendment to the DSP Land Use Chart Table 3-A-1 to include veterinary offices; and
- A clean-up regarding a reference to DSP setbacks in GMC 30.14.060 – Mixed Use Districts - DSP setback requirements and exceptions.

Currently, veterinary offices are not permitted by right in any of the DSP districts. The proposed amendment to allow veterinary offices in the DSP as a permitted land use would be consistent with other commercial and mixed-use district zoning. Note: Kennels are a separate land use and would still be prohibited in the DSP. Meanwhile, the proposed setback amendment would make the Zoning Code text consistent with the required setback requirements in the DSP's Section 4.1.3 Building Setbacks.

PLANNING COMMISSION REVIEW

The proposed amendments were reviewed by the Planning Commission at a regularly scheduled meeting on May 4, 2022. The Planning Commission was supportive of the changes, and voted unanimously to recommend approval of the amendments to City Council.

STAKEHOLDERS/OUTREACH

Public notices consistent with state law and Glendale Municipal Code were provided for the proposed amendments.

FISCAL IMPACT

There is no fiscal impact associated with this report.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

The Project has been determined to be exempt from the California Environmental Quality Act (CEQA) under a Categorical Exemption, pursuant State CEQA Guidelines Section 15305 (Minor alterations in Land Use Limitations), because the Project consists of minor alterations in land use limitations in the DSP area, which has an average slope less than 20%, and which do not result in any changes in land uses generally permitted in the DSP or change the density. The majority of the amendments include the miscellaneous clean-ups and corresponding DSP reference reconciliations regarding design standards in the DSP. The additional minor amendments in the DSP, such as allowing stairwells and elevator shafts to exceed height standards, permitting veterinary offices, prohibiting drive-throughs, and requiring covenants for publicly accessible open space areas, are also considered minor alterations in land use limitations that would not result in significant environmental effects. The exceptions for stairwells and elevator shafts that exceed height limits would not impact the overall density or massing of buildings; medical offices uses are already permitted in the DSP, but not veterinary offices specifically, accordingly the addition of veterinary offices would be a complementary, office use that provides personal services for the residents and employees in the Downtown that is equivalent in impacts to the already permitted personal service and medical office uses in the DSP; the prohibition of drive-throughs would eliminate the conflict with the pedestrian-oriented goals and further the intent of the DSP standards to enhance the pedestrian experience while drive-throughs would still be permitted in all other commercial, mixed-use and industrial zones throughout the city; and finally, a new requirement for recorded covenants to ensure publicly accessible open space are maintained as approved does not create any environmental impacts and is an appropriate means of guaranteeing such areas continue to meet the intent and standards of the open space regulations in perpetuity.

The Project has also been determined to be exempt from CEQA under Section 15061(b)(3) because the majority of the proposed amendments deal with clarifications and clean-ups to existing DSP design standards, and the minor additional amendments, as described above, do not affect the current development thresholds related to FAR, density and height, and do not have any potential for causing a significant effect on the environment.

CAMPAIGN DISCLOSURE

This item is exempt from campaign disclosure requirements.

ALTERNATIVES

Alternative 1: Introduce the ordinances amending the DSP and associated sections in Title 30, as described in this report.

Alternative 2: Do not introduce the ordinances amending the DSP and Title 30, in which case the development standards and guidelines in the DSP and Title 30 will remain as is.

Alternative 3: Introduce the ordinances amending the DSP and Title 30, as described in this report, but with revisions.

Alternative 5: The City Council may consider any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

Prepared by:

Vilia Zemaitaitis, AICP, Principal Planner

Reviewed by:

Bradley Calvert, AICP, Assistant Director of Community Development

Gillian van Muyden, Chief Assistant City Attorney

Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS / ATTACHMENTS

1. Planning Commission's Recommendation Motion dated May 4, 2022

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GLENDALE, CALIFORNIA, AMENDING DOWNTOWN SPECIFIC PLAN (DSP), REGARDING CLARIFICATIONS TO CERTAIN URBAN DESIGN STANDARDS, AN UPDATE TO THE LAND USE CHART TO ALLOW VETERINARY OFFICES, AND AN AMENDMENT TO REQUIRE A COVENANT FOR PUBLICLY ACCESSIBLE OPEN SPACE (CASE NO. PGPA2205740)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE:

SECTION 1. DSP Section 3.3 Land Uses & Permit Requirements - Land Use Chart Table 3-A-1 is hereby amended to include veterinary offices, as shown in Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 2. DSP Chapter 4 – Urban Design, Sections 4.1.4 – Publicly Accessible Open Space, 4.1.2 – Building Heights & Floor Area Ratios, 4.2.1 – Tall Buildings, 4.2.2 – Modulation of Height, 4.2.4 – Building Separation, 4.2.5 – Transitional Massing, 4.2.12 – Corners, 4.2.14 – Balconies, are hereby amended, as shown in Exhibit "B" and incorporated herein by this reference.

SECTION 3. DSP Section 5.4.1 is hereby amended, as shown in Exhibit "C" and incorporated herein by this.

SECTION 4. Severability. This ordinance is adopted under the authority of the Charter of the City of Glendale and State law. If any section, subsection, clause or phrase is declared invalid or otherwise void by a court of competent jurisdiction, it shall not affect any remaining provision hereof. In this regard the City Council finds and declares that it would have adopted this measure notwithstanding any partial invalidity hereof.

SECTION 5. Development or tentative tract map applications which have been deemed complete, approved discretionary entitlements, or ministerial projects submitted to plan check prior to the adoption of this ordinance shall be reviewed under the zoning rules and regulations which were in effect on the day prior to adoption of this ordinance. The foregoing notwithstanding, any applicant may make a request in writing to the Director of Community Development that his or her application be reviewed under the zoning rules and regulations as amended by this ordinance.

Passed by the Council of the City of Glendale on the _____ day of _____, 2022.

Mayor

Attest

City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF GLENDALE)

I, ARAM ADJEMIAN, City Clerk of the City of Glendale, California, certify that the foregoing Ordinance No. _____ was passed by the Council of the City of Glendale, California, by a vote of four-fifths (4/5ths) of the members thereof, at a regular meeting held on the _____ day of _____, 2022 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

City Clerk

3.3 LAND USES & PERMIT REQUIREMENTS

TABLE 3-A-1: Land Uses and Permit Requirements												TABLE 3-B-1				
Land Uses ^{1, 2}	Permit Requirements by District ³										See Standards in GMC Section	Frontage Req'mts ⁴				
Key to Permit Requirements A = Administrative Use Permit (see Chapter 30.49) P = Permitted Use C = Conditional Use Permit (see Chapter 30.42) T = Temporary Use N = Use Not Allowed	Alex Theatre	Broadway Center	Civic Centers	East Broadway	Galleria	Gateway	Downtown "A & E"	Mid-Orange	Orange-Central	Transitional		Primary Frontage Streets	Entertainment Streets	Residential Streets		
	Accessory Buildings, Structures and Uses															
	Accessory buildings and structures (associated with residential uses)	P	P	P	P	P	P	P	P	P		P	-	N	N	P
	Accessory dwelling unit (ADU), and/or junior accessory dwelling unit (JADU) on a lot developed with one residential dwelling unit	P	P	N	P	P	P	P	P	P		P	30.34.080	P	P	P
	Accessory dwelling unit(s) (ADU), and/or junior accessory dwelling unit (JADU) on a lot developed with more than one residential dwelling unit	P	P	N	P	P	P	P	P	P		P	30.34.080	P	P	P
	Accessory uses	P	P	P	P	P	P	P	P	P		P	-	N	N	P
	Antennas (pole type) and flagpoles	N	P	P	P	P	P	P	P	P		P	-	N	N	N
	Carts (freestanding, non-motorized portable type)	P	P	P	P	P	P	P	P	P		P	30.34.040	P	P	P
Dish antennas	P	P	P	P	P	P	P	P	P	P	30.34.050	N	N	N		
Home occupation	P	P	N	P	P	P	P	P	P	P	30.45	N	N	P		
Home-sharing	P	P	P	P	P	P	P	P	P	P	5.110	N	N	P		
Signs	P	P	P	P	P	P	P	P	P	P	30.33	P	P	P		
Solar Energy Equipment	P	P	P	P	P	P	P	P	P	P	-	P	P	P		
Education, Public Assembly Uses																
Convention Centers	P	P	P	N	P	P	P	P	N	N	-	N	P	C		
Cultural Arts Centers	P	P	P	P	P	P	P	P	P	P	-	P	P	P		
Gyms and health clubs	P	P	N	C	P	P	P	P	P	C	-	N	P	P		
Gyms and health clubs (existing prior to June 1, 2003)	P	P	N	P	P	P	P	P	P	P	-	P	P	P		
Indoor recreation centers	P	P	N	C	P	P	P	P	P	C	-	N	P	P		
Museums	P	P	P	P	P	P	P	P	P	P	-	P	P	P		
Places of worship	P	P	N	C	P	P	P	P	P	C	-	N	N	P		
Places of worship (existing prior to June 1, 2003)	P	P	N	P	P	P	P	P	P	P	-	P	P	P		
Private clubs and lodges	P	P	N	C	P	P	P	P	P	C	-	N	P	C		
Public dances	P	P	P	P	P	P	P	P	P	P	-	P	P	P		
Schools, physical instruction	P	P	N	P	P	P	P	P	P	P	-	N	P	P		
Schools, private	P	P	N	C	P	P	P	P	P	C	-	N	N	P		
Schools, private specialized education / training	P	P	N	N	P	P	P	P	P	N	-	N	C	P		
Theaters	P	P	P	N	P	P	P	P	N	N	-	N	P	N		

See Table 3-A-2, page 3-7 for Footnotes

TABLE 3-A-2: Land Uses and Permit Requirements												TABLE 3-B-2				
Land Uses ^{1, 2}	Permit Requirements by District ³										See Standards in GMC Section	Frontage Req'mts ⁴				
<div>Key to Permit Requirements</div> <div>A = Administrative Use Permit (see Chapter 30.49)</div> <div>P = Permitted Use</div> <div>C = Conditional Use Permit (see Chapter 30.42)</div> <div>T = Temporary Use</div> <div>N = Use Not Allowed</div>	Alex Theatre	Broadway Center	Civic Centers	East Broadway	Galleria	Gateway	Downtown "A & E"	Mid-Orange	Orange-Central	Transitional		Primary Frontage Streets	Entertainment Streets	Residential Streets		
	Industrial, Manufacturing, Processing Uses															
	Broadcasting studios and indoor support facilities - production	P	P	N	N	P	P	P	P	P		P	-	N	N	N
	Soundstages - production	P	P	N	N	P	P	P	P	P		P	-	N	N	N
	Recreation															
	Adult Business Uses	P	P	N	N	P	P	P	P	P		N	30.34.010	P	P	P
	Billiard establishment	P	P	N	N	P	P	P	P	P		N	30.34.015	N	P	N
	Nightclubs	P	P	N	N	C	C	P	C	C		N	30.34.015	N	P	C
Taverns	P	P	N	N	C	A	P	A	A	C	30.34.015	P	P	C		
Residential Uses ⁵																
Domestic violence shelter	P	P	N	P	P	P	P	P	P	P	-	N	N	P		
Live/work units	P	P	N	P	P	P	P	P	P	P	30.34.090	N	N	P		
Live / work units with conditionally permitted uses	C	C	N	C	C	C	C	C	C	C	30.34.090	N	N	C		
Mixed Use Development, provided that all uses are permitted in zone which the project is located	P	P	N	P	P	P	P	P	P	P	30.34.100	P	P	P		
Mixed Use Development, where at least one use is conditionally permitted	C	C	N	C	C	C	C	C	C	C	30.34.100	C	C	C		
Multiple residential dwelling units	P	P	N	P	P	P	P	P	P	P	-	N	N	P		
Residential congregate living, Limited	C	C	N	C	C	C	C	C	C	C	-	N	N	C		
Residential congregate living, Non-Medical	P	P	N	P	P	P	P	P	P	P	-	N	N	P		
Senior Housing	P	P	N	P	P	P	P	P	P	P	-	N	N	P		

¹ See Glendale Municipal Code Section 30.03.010 regarding uses not listed

² See Glendale Municipal Code Chapter 30.70 for definitions of the land uses

³ Uses in the Town Center District are subject to the Town Center Specific Plan

⁴ Frontage Requirements apply only to the first 25 feet of lot depth of the ground floor for those streets designated with Ground Floor Uses on the Land Use Map (Figure 3-A)

⁵ Minimum unit size is 540 square feet (for senior or affordable units), 600 square feet (for efficiency and one bedroom units), 800 square feet (for two bedroom units), 1000 square feet (for three-bedroom units) with 90 cubic feet of private storage space (for all units). Projects must comply with Diverse Housing Mix percentages, unit sizes and development standards identified in Chapter 7.3.2.

3.3 LAND USES & PERMIT REQUIREMENTS (cont'd)

TABLE 3-A-3: Land Uses and Permit Requirements												TABLE 3-B-3		
Land Uses ^{1, 2}	Permit Requirements by District ³										See Standards in GMC Section	Frontage Req'mts ⁴		
	Alex Theatre	Broadway Center	Civic Centers	East Broadway	Galleria	Gateway	Downtown "A & E"	Mid-Orange	Orange-Central	Transitional		Primary Frontage Streets	Entertainment Streets	Residential Streets
Key to Permit Requirements														
A = Administrative Use Permit (see Chapter 30.49)														
P = Permitted Use														
C = Conditional Use Permit (see Chapter 30.42)														
T = Temporary Use														
N = Use Not Allowed														
Retail Uses														
Alcoholic beverage sales	A	A	A	A	A	A	A	A	A	A	-	A	A	A
Alcoholic beverage sales, in Alex Theatre, Broadway Center, Art & Entertainment districts only														
w/ Billiard Establishments	P	P					P				30.34.015	N	P	N
w/ Indoor Recreation Centers							P				30.34.015	N	P	N
w/ Nightclubs	P	P					P				30.34.015	N	P	N
w/ Restaurant, full service	P	P					P				30.34.015	P	P	P
w/ Taverns	P	P					P				30.34.015	P	P	N
w/ Theaters	P	P					P				30.34.015	P	P	N
Banquet halls	C	C	N	N	C	C	C	C	C	N	-	N	C	C
Christmas tree sales lots, when maintained between Nov 1 - Jan 9	T	T	T	T	T	T	T	T	T	T	5.44	T	T	T
Firearms, weapons sales	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Hardware Stores	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Jewelry Stores	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Liquor stores	A	A	N	A	A	A	A	A	A	A	-	A	A	A
Nurseries and garden supplies	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Paint and wallpaper stores	P	P	N	N	P	P	P	P	P	P	-	N	N	P
Paint and wallpaper stores, existing prior to June 1, 2003	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Pharmacy	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Pumpkin sales lots, when maintained between Oct 15 and Nov 1	T	T	T	T	T	T	T	T	T	T	5.44	T	T	T
Restaurant, counter service w/ limited seating	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Restaurant, fast food	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Restaurant, full service	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Retail stores, general merchandise	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Spas and swimming pools, sales and service	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Supermarkets	P	P	N	P	P	P	P	P	P	P	-	C	N	P

See Table 3-A-4, page 3-9 for Footnotes

TABLE 3-A-4: Land Uses and Permit Requirements												TABLE 3-B-4		
Land Uses ^{1, 2}	Permit Requirements by District ³										See Standards in GMC Section	Frontage Req'mts ⁴		
Key to Permit Requirements A = Administrative Use Permit (see Chapter 30.49) P = Permitted Use C = Conditional Use Permit (see Chapter 30.42) T = Temporary Use N = Use Not Allowed W = Wireless Telecommunications Facilities Permit (see Chapter 30.48)	Alex Theatre	Broadway Center	Civic Centers	East Broadway	Galleria	Gateway	Downtown "A & E"	Mid-Orange	Orange-Central	Transitional		Primary Frontage Streets	Entertainment Streets	Residential Streets
Service, Office Uses														
Banks and financial institutions	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Business support services	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Contractor's office and / or storage	T	T	T	T	T	T	T	T	T	T	-	T	T	T
Day care centers	A	A	N	A	A	A	A	A	A	A	-	N	N	A
Hotels and Motels	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Massage establishment	C	C	N	C	C	C	C	C	C	C	Chapter 5.64	N	N	C
Medical and dental laboratories	P	P	N	N	P	P	P	P	P	N	-	N	N	P
Medical and dental offices	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Offices	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Personal services	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Pet grooming	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Repair and maintenance, consumer products	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Veterinary offices	P	P	N	P	P	P	P	P	P	P		N	N	P
Transportation, Communication Uses														
Non-emergency heliports	C	C	C	N	C	C	C	C	C	N	-	N	N	N
Parking lot / structure facilities	P	P	P	N	P	P	P	P	P	N	30.34.120	N	N	P
Utility and transmission facilities	C	C	C	C	C	C	C	C	C	C	-	N	N	N
Wireless telecommunications facilities	W	W	W	W	W	W	W	W	W	W	30.48	N	N	N

¹ See Glendale Municipal Code Section 30.03.010 regarding uses not listed

² See Glendale Municipal Code Chapter 30.70 for definitions of the land uses

³ Uses in the Town Center District are subject to the Town Center Specific Plan

⁴ Frontage Requirements apply only to the first 25 feet of lot depth of the ground floor for those streets designated with Ground Floor Uses on the Land Use Map (Figure 3-A)

URBAN DESIGN

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Downtown Glendale has evolved in the last 50 years from a suburban main street to an urban center with a skyline. The skyline is only a part of Downtown's urban design quality. Distinctive districts, streets and places make Downtown a diverse and interesting destination. The urban design concepts build on the best of these characteristics while demonstrating how new development can contribute to the desired scale, image, and pedestrian-friendliness of Downtown. This chapter includes key urban design policies and development standards that describe how new development will support the community's image and the City's vision of sustainability for Downtown.

A. URBAN DESIGN POLICIES



4.0.1 Downtown Character and Image

New development shall enhance the overall image of the Downtown as an enticing destination for visitors and Glendale residents. Development should reflect the pattern of uses, height, and density envisioned by the DSP, as discussed in Chapter Two for each Downtown district.

4.0.2 Context Sensitive Design

New development shall be sensitive to existing patterns and character in Downtown. Where strong existing patterns of height, scale or use are established, new development should reinforce these patterns.



4.0.3 Historic Preservation, Rehabilitation and Adaptive Reuse

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

4.0.4 Views

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

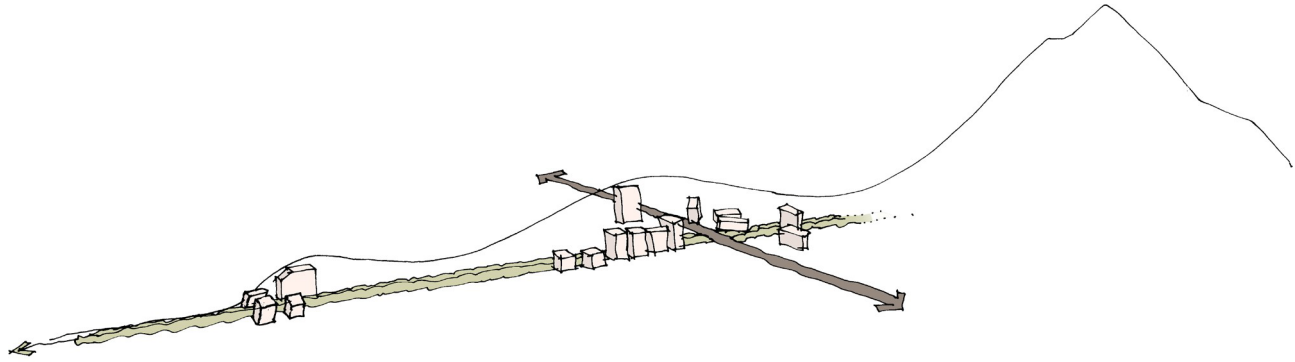
4.0.5 Gateways and Entries

Use sensitive design to acknowledge or highlight the sense of entry to and/or definition of Downtown.



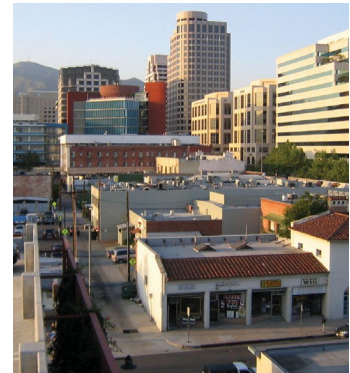
4.0.6 Edges and Transitions

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



4.0.7 Taller Buildings and Skyline

Create an attractive and striking skyline for the City. Taller buildings shall be concentrated within the Gateway District of the downtown, with a second, lower high-rise “hill” to the west of the existing office high-rise at Brand and Broadway. Slender residential towers may be permitted between Central and Brand linking these two “hills” in return for substantial public open space or other Community Benefit.



4.0.8 Building Heights and Downtown District Character

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



4.0.9 Pedestrian and Open Space Network

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



4.0.10 Open Space

Use open space strategically to enhance and protect significant public views of the mountains and create a continuum of public and private open spaces in Downtown.

B. URBAN DESIGN STANDARDS

The urban design standards are measurable criteria that have been developed to implement the

urban design policies. These standards for urban design reflect the type of site planning, form, and orientation required for buildings in the eleven downtown districts as well as criteria for street edge conditions.

C. URBAN DESIGN FRAMEWORK

The Urban Design Framework describes the physical vision of the downtown, and establishes the basis for all subsequent design standards. It consists of three main sections, each described individually:

4.1 SITE PLANNING

- Historic Preservation/Adaptive Reuse
- Building Heights & Floor Area Ratios
- Building Setbacks
- Publicly Accessible Open Space
(details in Chapter 5)

4.2 BUILDING DESIGN

- Massing and Scale
- Transitional Massing
- Facade Modulation
- Architectural Elements

4.3 THE PEDESTRIAN REALM

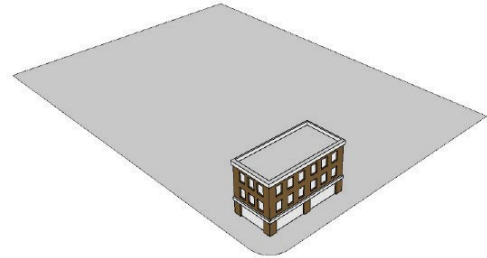
- Streetscape Character & Typologies

Applied to a particular site in a linear fashion, the Urban Design standards will give physical form to a development project, as illustrated opposite.

4.1

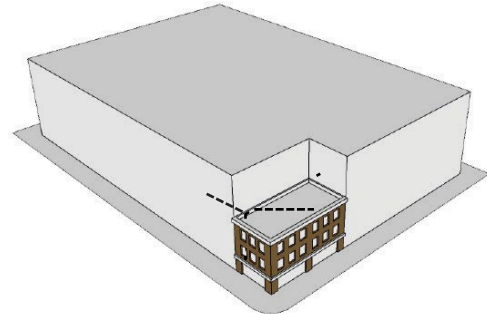
Existing context, building envelope, and the public realm.

Identify historic resources to be preserved or structures to be reused (Section 4.1.1).



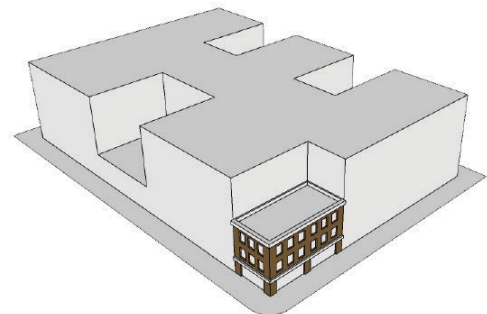
2

Identify maximum building height (Section 4.1.2).



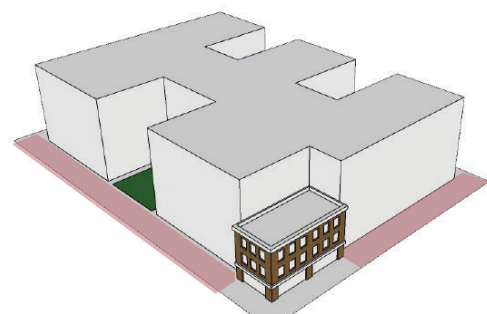
3

Determine maximum building FAR and massing (Section 4.1.2).



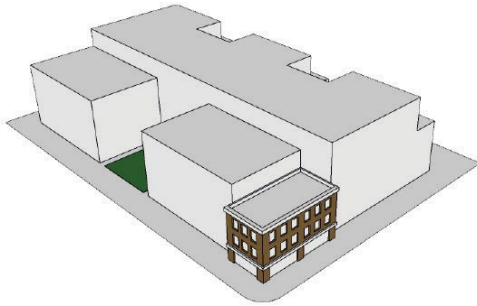
4

Apply publicly accessible open space and setback standards (Section 4.1.3 & 4.1.4).

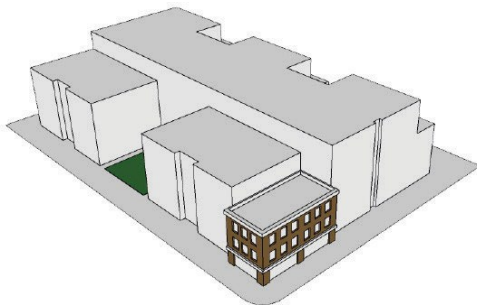


4.2 Articulation, modulation, materials, and public realm interface.

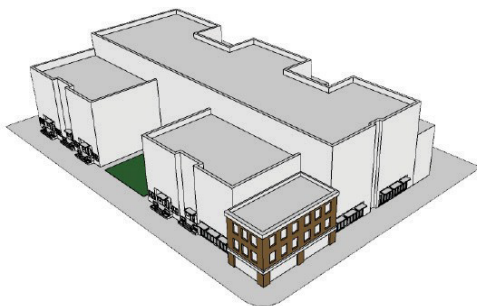
5 Apply transitional massing standards (Section 4.2.5).



6 Apply building massing & modulation standards (Section 4.2.2, 4.2.3, and 4.2.4).

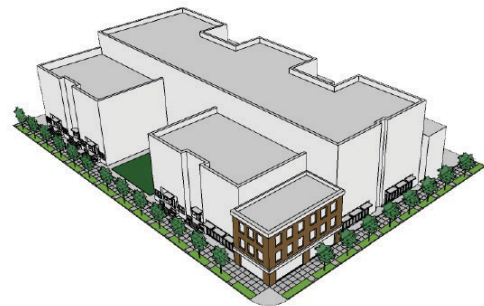


7 Apply building frontage, facade, and material standards (Section 4.2.7 through 4.2.23).



4.3 Identify and apply elements of appropriate street typology.

8 Apply streetscape standards and typology (Section 4.3).



Several elements influence site layout and the overall massing of a project. This section of Chapter 4 identifies the standards of these elements that inform how a site should be planned and how the building volume and massing should be developed.

URBAN DESIGN FRAMEWORK:

4.1 SITE PLANNING

- 4.1.1 Historic Preservation/Adaptive Reuse
- 4.1.2 Building Heights & Floor Area Ratios
- 4.1.3 Building Setbacks
- 4.1.4 Publicly Accessible Open Space

4.I SITE PLANNING

4.I.I HISTORIC PRESERVATION / ADAPTIVE REUSE

Glendale's older buildings are an important part of the streetscapes, contributing to the distinctive character of Downtown. Some of these are historically significant while others reflect good design practices and stylistic trends over many decades. Preservation of these assets as stand-alone projects or as part of larger development sites creates a complex and visually interesting urban fabric that expresses and retains Glendale's identity. Historic resources (as defined in GMC Chapter 15.20) are expected to keep their existing exterior envelopes and character-defining features, though their rehabilitation for new or enhanced uses, which could include adjacent new construction, is encouraged. Reusing older, non-historic buildings is also encouraged to let our built heritage continue to tell the story of Glendale. Owners of these types of buildings can qualify for public benefit contributions as described in Chapter Seven and will comply with the following:

STANDARDS

- A. Rehabilitation of historic resources, including related adjacent new construction, shall conform to the Secretary of the Interior's Standards for Rehabilitation.
- B. Reuse of older buildings that are not historic resources shall be distinguished from new construction and shall be defined as the reuse of the structure's most distinguishing architectural features and maintaining at least 50% of the exterior walls and roof of the existing structure.
- C. High-quality materials shall be used in the reuse of existing building exteriors in such a way that the exterior of the building is physically improved and that the building complements surrounding structures. All elevations of the building should be treated in a consistent manner.
- D. Visual access to the interiors of buildings should be provided.
- E. Unarticulated building walls in non-historic buildings should be enhanced to mitigate their undesirable appearance and to create visual interest. Windows, lighting, artwork, building materials, and other facade improvements should be considered in achieving appropriate architecture.



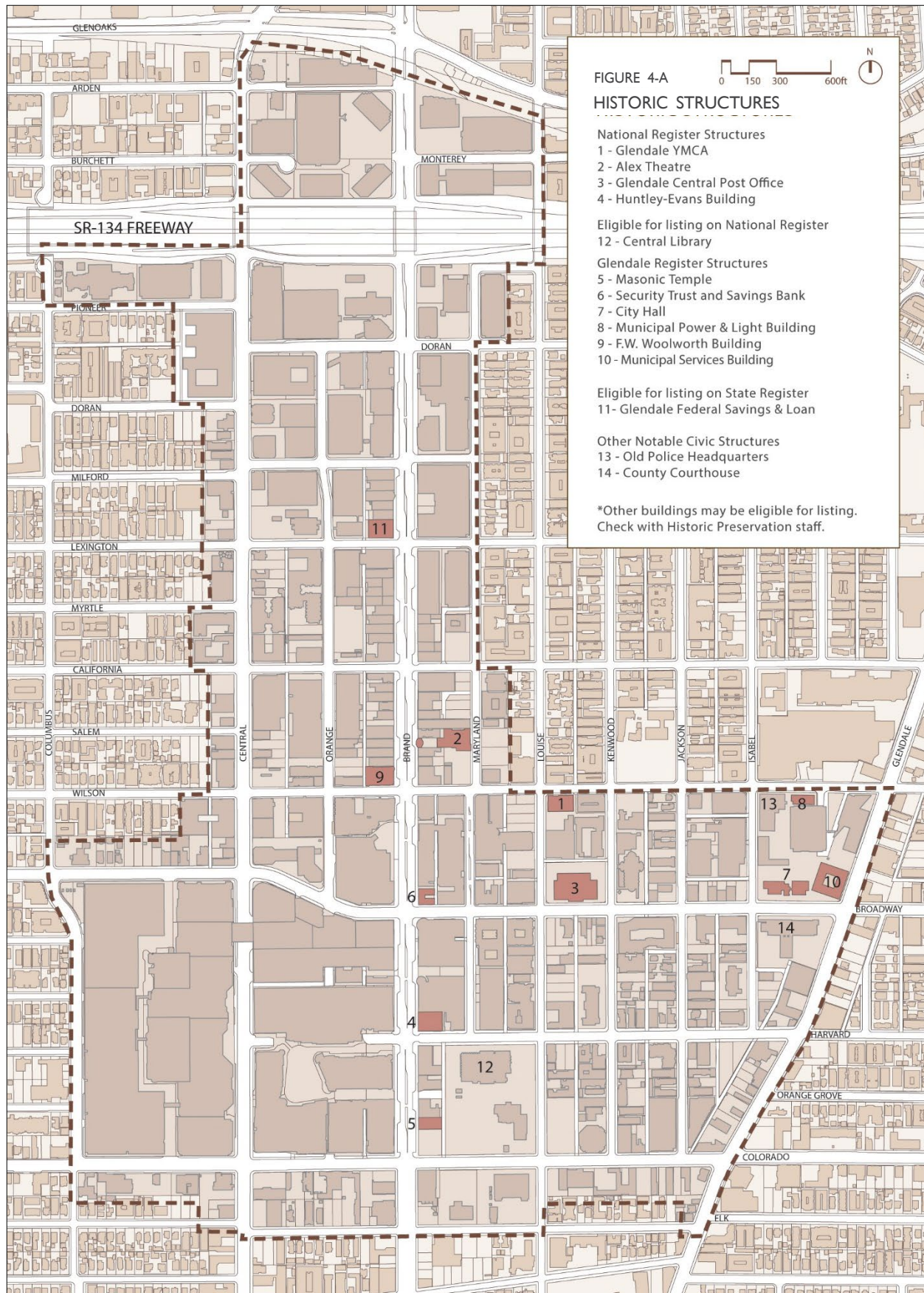
ABOVE: Security Trust & Savings Bank, circa 1924 - Glendale's first six-story building. Located at Brand & Broadway on the site of the Glendale Depot of the Los Angeles Interurban Railway (the Pacific Electric "Red Cars").



LEFT: The former Masonic Temple Building built in 1928 is listed on the Glendale Register of Historic Resources.

BELOW: In 2016, a full restoration and adaptive reuse of the structure was completed.





4.1.2 BUILDING HEIGHTS & FLOOR AREA RATIOS

Each Downtown district has height and floor area criteria. In the DSP, development density is defined by the Floor Area Ratio (FAR). Provided the urban design standards are met, the maximum by-right height and FAR allowed for each district may be built. A Community Benefits program has been included as part of the DSP that allows for additional height or floor area for qualified projects providing the community benefits identified as priorities to the City's vision. Projects participating in the Community Benefits program that provide additional public benefits, such as additional publicly accessible open space, greater diversity in housing mix, mobility improvements and public art on-site, may qualify for additional development potential up to the maximum, as discussed in Chapter 7 – Community Benefits.

	Alex Theater Area A ²	Alex Theater Area B	Broadway Center Area A	Broadway Center Area B	Broadway Center Area C	Civic Centers ³	East Broadway	Galleria	Gateway	Downtown Art & Entertainment	Mid-Orange	Orange Central	Town Center ⁴	Transitional
Maximum Height / FAR by Right														
HEIGHT IN FEET^{1 6}	35'	65'	95'	185'	245'	N/A	65'	80'	275'	65'	65'	95'	TCSP	65'
PERMITTED FAR⁵	2.00	2.00	3.00	5.20	7.00	N/A	2.00	2.75	7.25	2.00	2.00	3.00	TCSP	2.00
Maximum Height / FAR with Community Benefit														
HEIGHT IN FEET^{1 6}	50'	95'	245'	245'	305'	N/A	80'	95'	380'	95'	95'	245'	TCSP	95'
MAXIMUM FAR	2.25	3.00	5.20	7.00	7.50	N/A	2.75	3.00	7.50	3.00	3.00	5.20	TCSP	3.00

TABLE 4-A: Height / FAR Limits by District

1 For exceptions to height limits for wireless telecommunications facilities, see Chapter 30.48 of the Zoning Code.

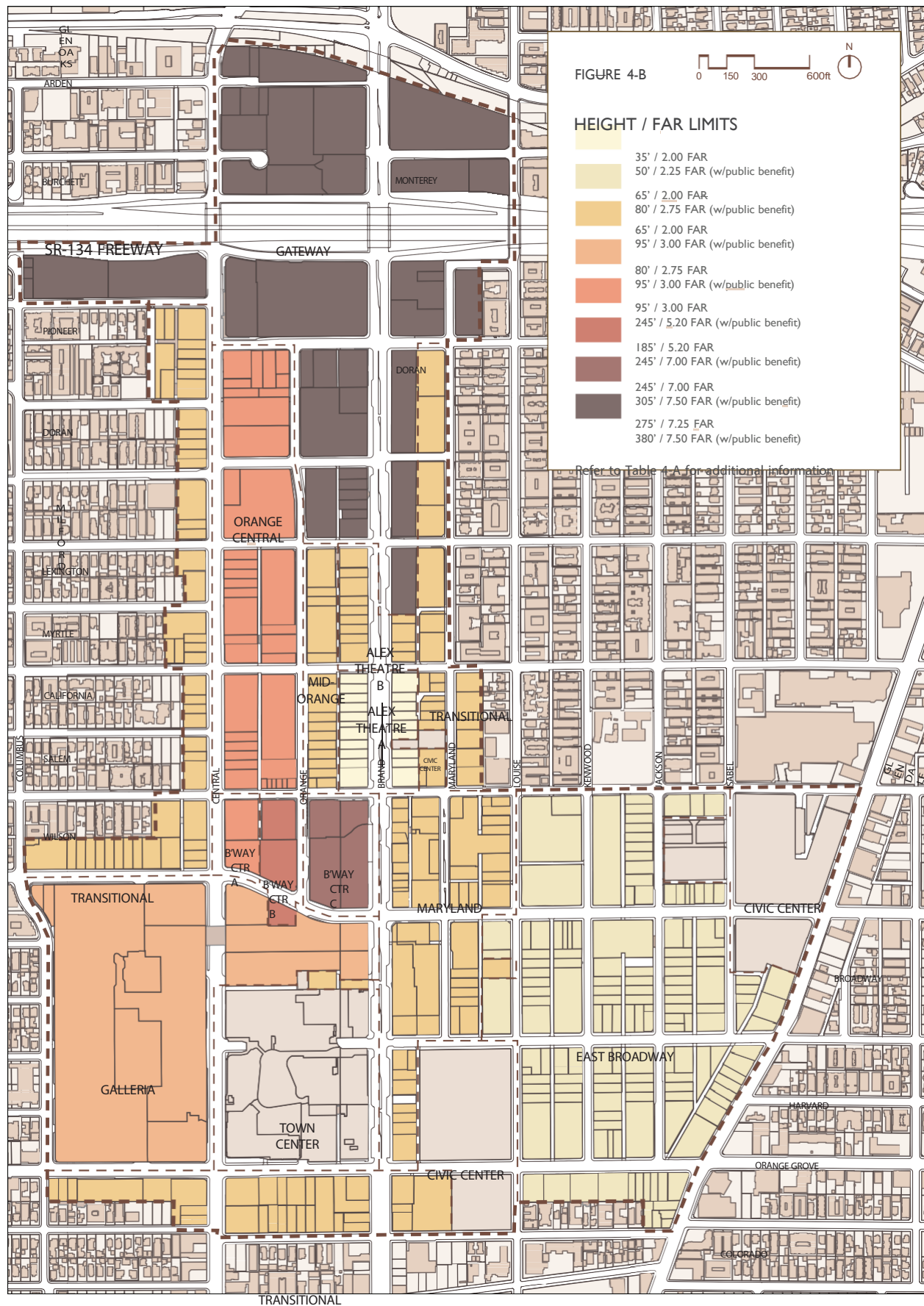
2 Properties two lots north and south of the Alex Theater are limited to a maximum of 35 feet. Those parcels on the east side of Brand Boulevard and on the west side of Brand, north of California are limited to a maximum of 50 feet.

3 Civic Centers, as sites for public facilities, are subject to civic planning efforts and public review of proposed projects, rather than Height and FAR Standards.

4 Subject to Town Center Specific Plan (TCSP).

5 FAR, or Floor Area Ratio, is a common measure of building mass, expressed as a ratio of building area to land area. For example: a 20,000 sq ft parcel assigned a FAR of 1.0 may accommodate a maximum of 20,000 sq ft of building floor area, as a 1-story building with 100% lot coverage or a 2-story building with 50% lot coverage, or a 5-story building with 20% lot coverage, or other ratio consistent with the FAR and height standards for the district. Notwithstanding Glendale Municipal Code Chapter 30.70 (Definitions), above grade parking shall not be counted towards FAR if the parking is screened or "wrapped" by active uses such as office, retail, residential or other habitable space on facades fronting public streets, paseos or parks.

6. Enclosed or screened rooftop equipment not exceeding five (5) feet in height above the roof of a building shall not be computed as part of the height of the building. Elevator shafts and roof top stairwells not exceeding fifteen (15) feet in height above the roof of a building shall not be computed as part of the height of the building. See Chapter 30.70 (Definitions).



4.1.3 BUILDING SETBACKS

Downtown's image, comfort, and experience are largely determined by the proportions of the pedestrian environment, or setback. They establish a sense of enclosure and well-defined pedestrian zones that support commercial activity, vegetation, and social interaction while providing comfort and protection from vehicle traffic. Creating a comfortable and inviting pedestrian environment is essential to promote other means of transportation such as walking, and this experience is directly influenced by the relationship to adjacent buildings, sidewalk width, provision of vegetation, and urban amenities. New projects shall provide setbacks measured from the face of curb that comply with the following (see Chapter 4.3 for design standards):

STANDARDS

- A. Overall Setbacks:** There shall be a minimum setback on the ground floor from the face of curb to the building frontage on public streets for all new projects (excluding alleys) as specified in Table 4-B.
 - 1. The setback shall include both public right-of-way and private property, depending on the existing curb-to-property line dimensions.
 - 2. Building projections above the ground floor shall not extend into the public right-of way or required sidewalk, and must comply with the design requirements specified in section 4.3.
- B. Parkway:** There shall be a minimum parkway width measured from face of curb, as specified in Table 4-B
- C. Sidewalks:** Critical for pedestrian movement and access, sidewalks not only enhance connectivity and promote walkability, but also serve as public spaces to activate streets socially and economically.
 - 1. **Width:** Where the sidewalk width requirement exceeds the width of the public right-of-way, as noted in Table 4-B, the development must provide a setback to achieve the required width. If additional area is required on private property to satisfy the minimum requirement, an easement shall be required.
 - 2. **Accessibility:** The required sidewalk width as defined in Table 4-B shall remain clear of all obstructions.

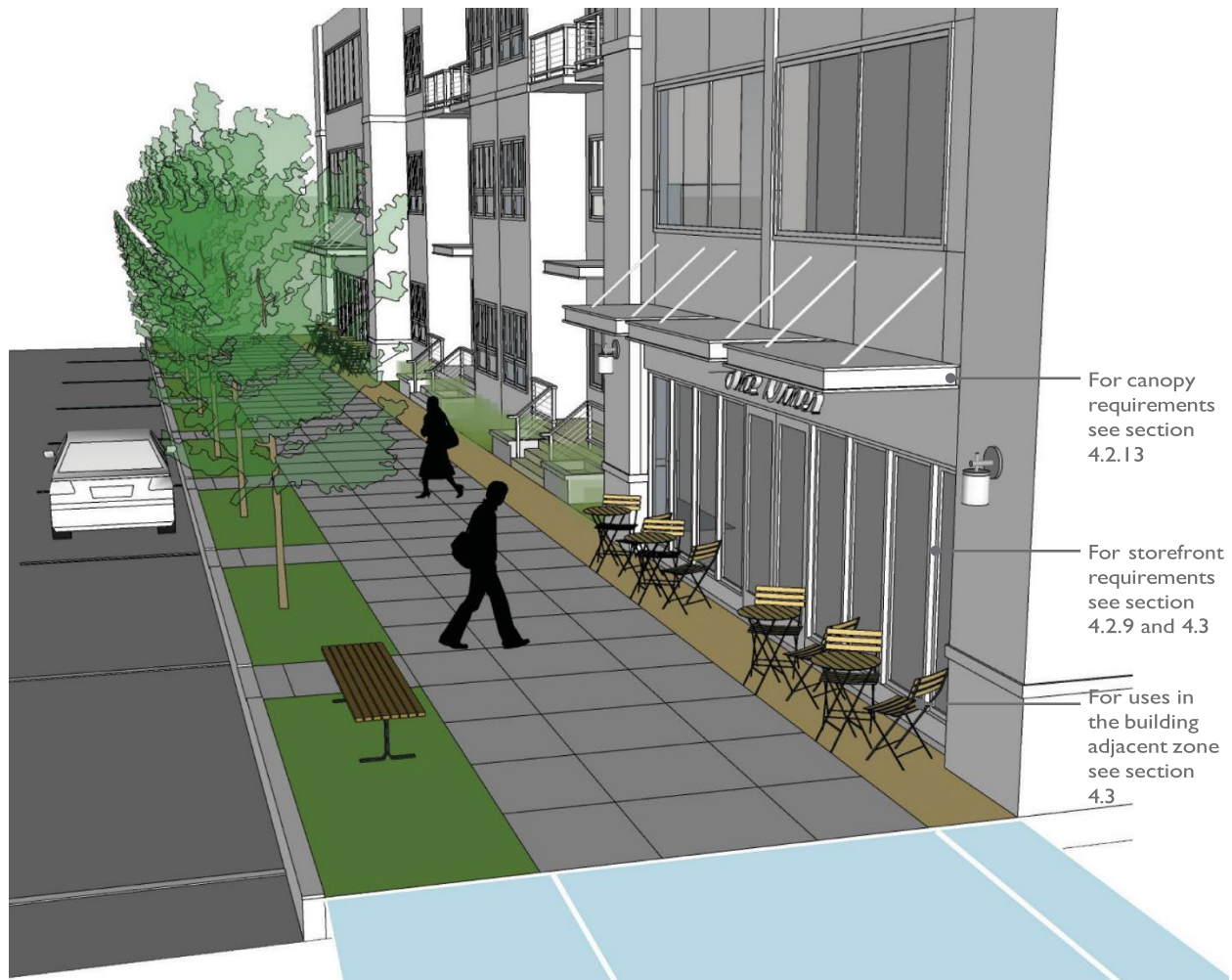
- D. Building Adjacent Zone:** This area exists between the sidewalk and the building facade as specified in Table 4-B, and shall be used for landscaping, seating, and other uses and services as allowed by the DSP.



ABOVE: Sidewalks must allow pedestrians to move through a clear walking zone. Street trees and other amenities are permitted in the parkway along the curb. A building adjacent zone for dining, seating or planter boxes can be accommodated against the building frontage where minimum sidewalk width has been achieved.



ABOVE: Creative parkway & sidewalk design is encouraged to create a unique and inspiring pedestrian environment.



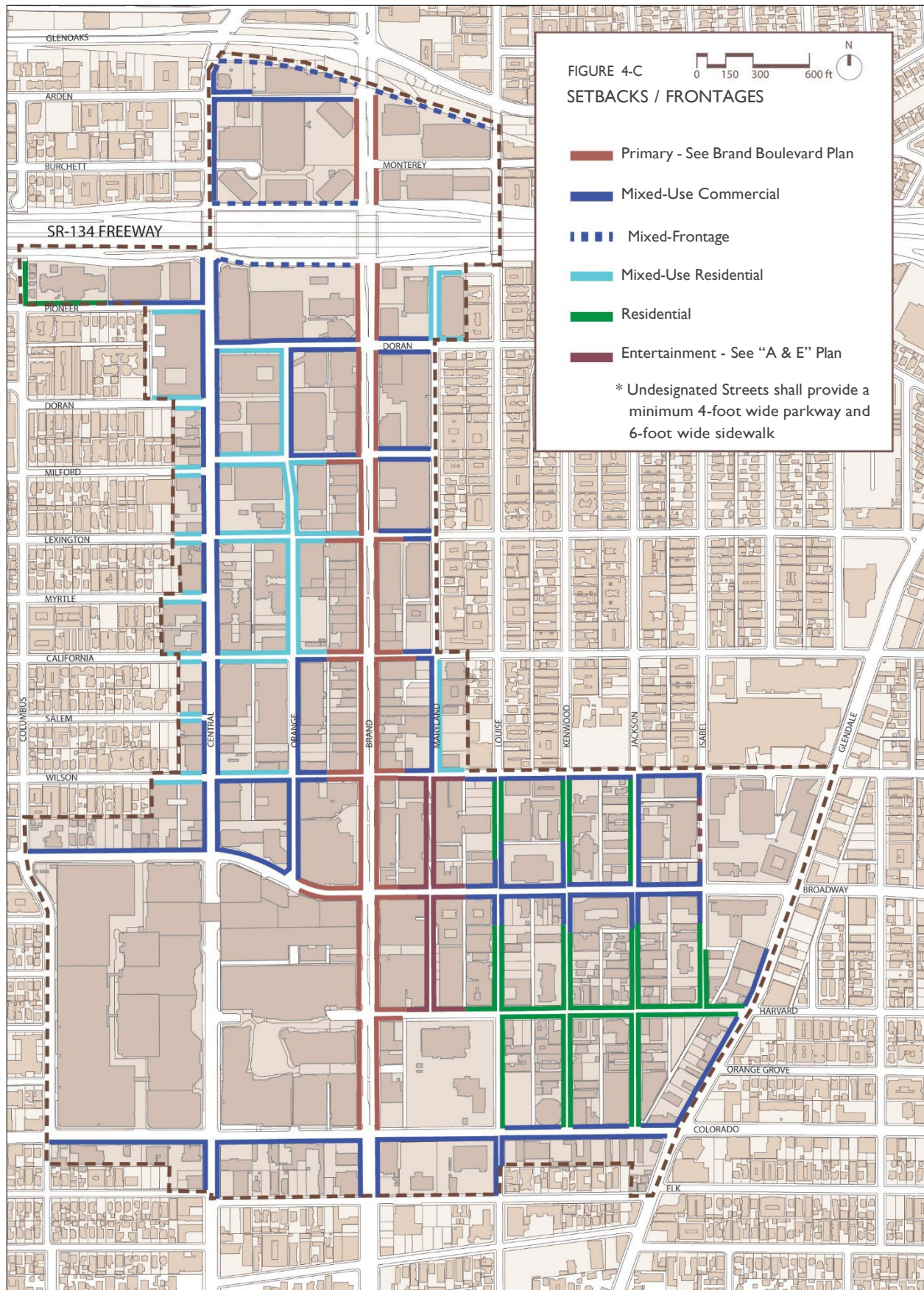
FRONTAGE	TOTAL SETBACK WIDTH	PARKWAY	SIDEWALK	Building Adjacent Zone (Average)
Primary		See Brand Boulevard Streetscape Plan		
Mixed-Use* Commercial	18 ft	5 ft	10 ft minimum	3 ft
Mixed-Use Residential	16 ft	5 ft	8 ft minimum	3 ft
Residential	15 ft	4 ft	6 ft minimum	5 ft
Entertainment		See Downtown Art & Entertainment District Plan		
Undesignated		4 ft	6 ft minimum	

TABLE 4-B: Additional Street Setback Requirements & Restrictions

See Section 4.3 The Pedestrian Realm: Street Typologies for complete Standards by street type.

See Figure 4-C for Setback / Frontage Designations

* See Section 4.3.2.L for Frontage Streets.



4.1.4 PUBLICLY ACCESSIBLE OPEN SPACE

Open space in an urban environment is essential to quality of life and to offer respite from the urban environment. Courtyards, plazas, and paseos create opportunities for gathering, events, and social engagement; and also encourages a vibrant street life. A robust network of open space integrated with the public right-of-way and other parks offers a variety of spaces to satisfy the needs and interests of a diverse urban population. All publicly accessible open space shall conform to the following standards (see Chapter 5 for design details):

STANDARDS

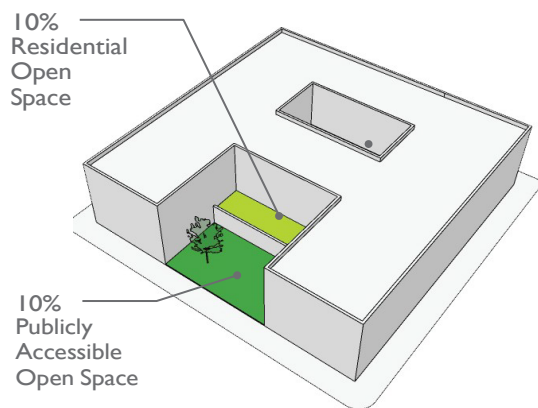
- A. Publicly accessible open space shall make up the minimum amount and dimensions as defined in Chapter 5, Table 5-A. Any project that seeks to develop beyond the by-right FAR and pursue the maximum development potential (Table 4-A) shall refer to Chapter 7, Table 7-A for additionally required amount of publicly accessible open space.
- B. Publicly accessible open space shall comply with the detailed standards outlined in Chapter 5.
- C. All required publicly accessible open space shall be 100% open to the sky, except as defined in Chapter 5.
- D. Publicly accessible open space shall be oriented to the street on at least one side, and accessible from the public right-of-way.
- E. Applicants will be required to enter into a statutory development agreement or covenant with the City, specifying that that any required publicly accessible open space area shall comply with the intent and standards of the open space regulations.



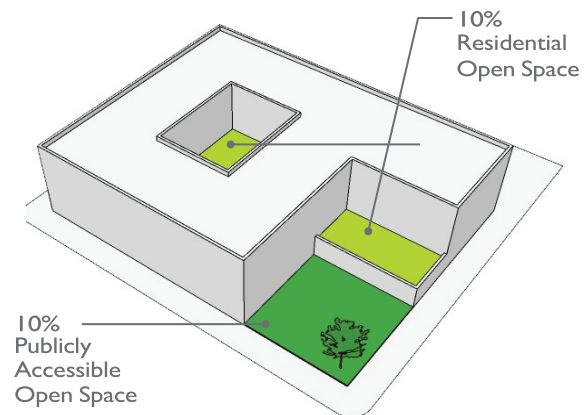
ABOVE: Flexible spaces for gathering, as well as urban amenities such as pavilions can be attractive spaces for a diverse range of uses.



ABOVE: High quality materials, programmable spaces, and unique design can create an attractive and unique publicly accessible open space.



ABOVE: Courtyard publicly accessible open space can minimize massing scale while creating an intimate sense of enclosure.



ABOVE: Corner publicly accessible open space can create a sense of arrival and acknowledge important intersections.

Building design influences the perception of mass, the overall aesthetic quality, visual interest, and a building's relationship to the public realm. This section of Chapter 4 defines the elements that are most important in creating a visually stunning urban environment and a unique pedestrian experience.

URBAN DESIGN FRAMEWORK:

4.2 BUILDING DESIGN

- 4.2.1 Massing & Scale: Tall Buildings
- 4.2.2 Massing & Scale: Modulation of Height
- 4.2.3 Massing & Scale: Facade Modulation
- 4.2.4 Massing & Scale: Building Separations
- 4.2.5 Massing & Scale: Transitional Massing
- 4.2.6 Massing & Scale: Landmark Architectural Features
- 4.2.7 Facade Design
- 4.2.8 Architectural Elements: Materials
- 4.2.9 Architectural Elements: Storefronts
- 4.2.10 Architectural Elements: Building Entries & Lobbies
- 4.2.11 Architectural Elements: Stoops & Ground Level Entries
- 4.2.12 Architectural Elements: Corners
- 4.2.13 Architectural Elements: Canopies
- 4.2.14 Architectural Elements: Balconies
- 4.2.15 Architectural Elements: Fenestration
- 4.2.16 Architectural Elements: Fences, Walls & Gates
- 4.2.17 Architectural Elements: Planters
- 4.2.18 Architectural Elements: Arcades
- 4.2.19 Architectural Elements: Porte-Cocheres
- 4.2.20 Architectural Elements: Garage Entries
- 4.2.21 Architectural Elements: Utilities
- 4.2.22 Architectural Elements: Lighting
- 4.2.23 Architectural Elements: Signage

4.2 Building Design

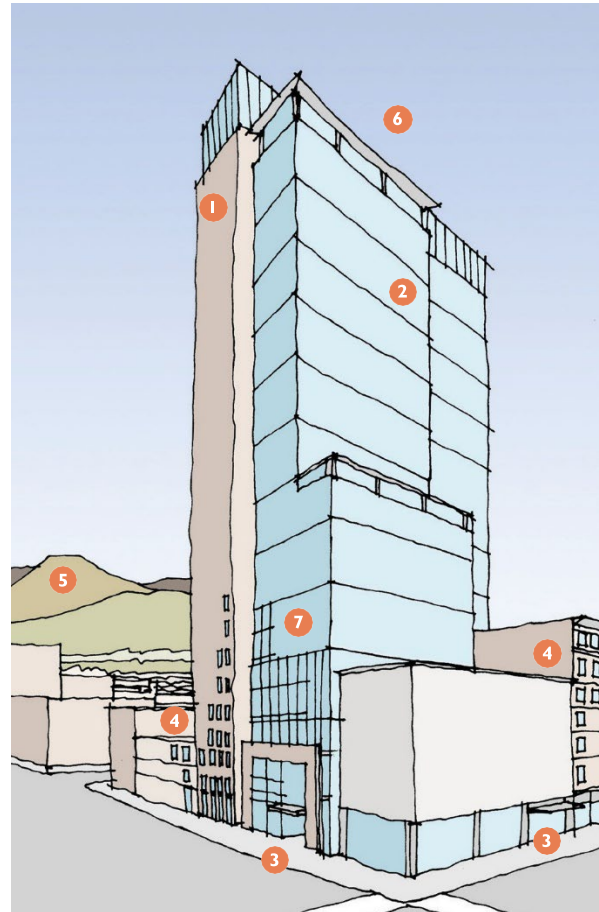
4.2.1 MASSING & SCALE: TALL BUILDINGS

High-rise buildings can create a dynamic and visually interesting skyline. Well-designed taller buildings can also create civic pride and serve as a landmark in the urban fabric. Additionally, taller and narrower buildings can create opportunities for additional open space at the street level.

This section applies to all developments greater than 95 feet in height.

STANDARDS

- A. Buildings above **85 95** feet shall be tall, slender towers which enhance the skyline without blocking significant views from other buildings.
- B. The bulk of buildings shall be reduced through the articulation of building massing and building facades.
- C. Building floorplates above a 200-foot height shall be reduced in area by 15%.
- D. High-rise facades ~~(as defined in Chapter 30.33 of the Zoning Code)~~ shall provide a substantial modulation or change of materials every 150 feet in length.
- E. View opportunities shall be integrated into the massing of new development at appropriate locations.
- F. Lighting shall be designed to consider safety and to reduce glare.
- G. To improve the consistency of scale on the streets, new buildings shall respond to the scale and placement of design features of earlier buildings adjacent to them. Such design features include but are not limited to cornice lines, colonnades, fenestration, and materials.
- H. Where the new building facade is further set back from the street than the existing adjacent buildings, the connection between new construction and adjacent buildings should be designed to minimize dark corners and blank walls and create a continuous, attractive, pedestrian environment.
- I. Rooftop design shall prevent unsightly rooftops as viewed from above, either by screening mechanical systems from view, creating a significant top or landmark, or designing the roof for use.



1. High-rise towers shall be relatively slender.
2. High-rise massing shall be divided to reduce overall bulk and step gracefully down towards lower adjacent structures.
3. Primary building entrances shall be clearly marked.
4. Cornice lines shall be consistent where new buildings meet existing structures.
5. New buildings shall maintain key views.
6. A building's top shall be delineated with a change of detail and meet the sky with a thinner form, or tapered overhang.
7. Curtain walls shall be designed with detail and texture, while employing the highest quality materials.

- J. Design of new construction shall intend to establish landmark buildings. Massing, facade articulation, quality of building materials, signage, lighting, building projections (e.g., towers), and other architectural features shall be considered in establishing a landmark building.
- K. Projects built adjacent to historic structures that are smaller in scale shall step down at the street wall to align with the existing cornice.



UPPER LEFT: Towers shall be significantly separated from each other to provide light, air and views between them. Where new buildings are adjacent to smaller or historic structures, their cornice lines and other facade elements shall be aligned.



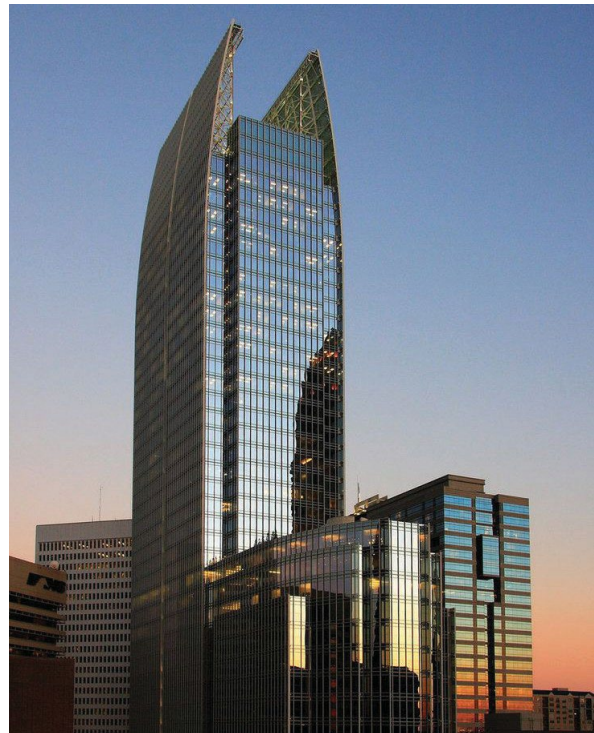
UPPER RIGHT: High-rise curtain walls shall be designed with the highest quality materials and some texture and surface relief from the glass plane to provide scale and visual interest from either adjacent towers and or as viewed from a distance.



- L. New development shall step down to a scale similar to adjacent low-rise residential uses.

M. High-rise facades above 60 feet shall be stepped back by a minimum of 20 feet. Blank or utilitarian facades are undesirable. Street-facing high-rise facades greater than 150 feet in width shall be stepped back by a minimum of 20 feet at or above 60 feet in height from grade. Bland or utilitarian facades are undesirable.

- N. Existing views of the mountains and other local landmarks from nearby buildings shall be preserved wherever feasible.



ABOVE: Towers shall taper as they reach skyward and assume forms that represent the most slender and elegant addition to Glendale's downtown skyline.

LEFT: High-rises and large buildings shall have a lower story base of an appropriate scale that steps down toward the street. The main entrance shall be clearly marked with an architectural canopy or other scaling element.

4.2.2 MASSING & SCALE: MODULATION OF HEIGHT

Modulation of rooflines can add visual interest to the skyline, while reducing the scale of large building masses. Modulation can also minimize the “canyon” effect along streets while creating visual reference points and the appearance of distinct and separate buildings. Similarly, building setbacks at upper levels can allow for multiple roofline profiles, thereby lessening the imposing appearance of building massing over the public right-of way. **This section applies to buildings less than 95 feet in height.**

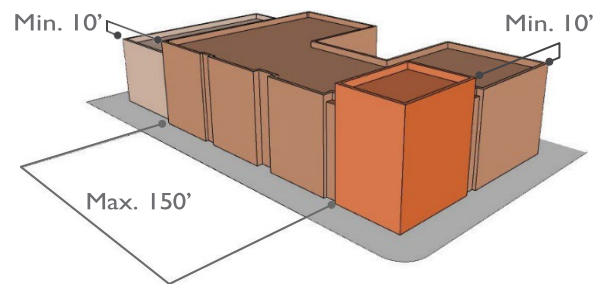
STANDARDS

A. A design proposal shall incorporate at least one of the following:

1. Modulation: A roofline height modulation of at least 10 feet for every 150 linear feet; or
2. Stepback: An upper level setback, 15 feet minimum, of all upper floors above 40 feet in elevation height; or
3. Corner: A prominent corner feature that is differentiated by height and design features from the primary massing of the building by a minimum of 10 feet (see DSP 4.2.12 for additional development standards); or
4. Averaging: Height averaging where a portion of the massing may exceed the maximum allowed building height, provided that the entire massing height average is equal to or does not exceed the maximum allowed building height.

B. A visible and delineated roofline shall be created to visually demarcate where the building silhouette meets the sky. All buildings shall have a suitable or even dramatic termination at the roofline. The upper termination of a building shall be strongly developed in a building with a flat or slightly sloping roofline.

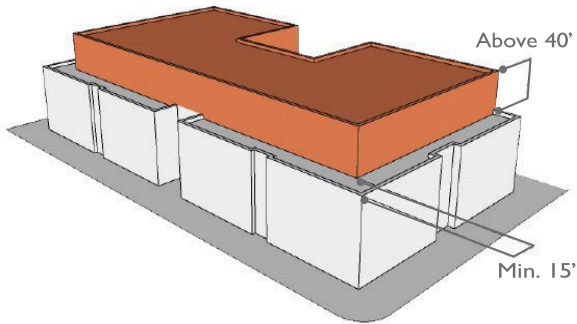
C. Elevator and stair overruns shall not be counted as part of the roofline modulation unless it has been integrated into the overall architectural design.



ABOVE: A. 1. Roofline height modulation



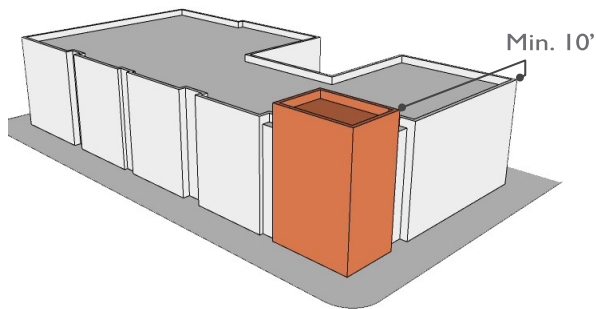
ABOVE: Roofline modulation can create the appearance of distinct buildings in a single massing while minimizing building scale.



ABOVE: A.2 Upper level stepback above 40' in elevation.



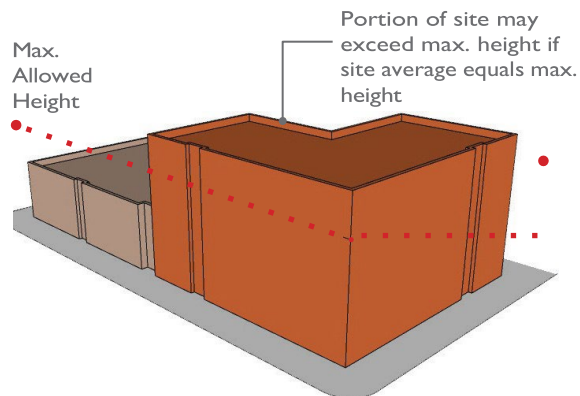
ABOVE: Upper level building stepbacks can reduce the scale of a building and improve its relationship to the pedestrian realm.



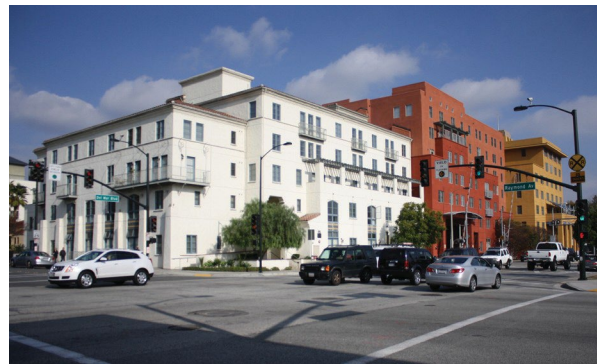
ABOVE: A.3. Corner feature



ABOVE: A corner feature can create variation in height while conveying visual prominence for significant intersections or gateways.



ABOVE: A.4. Height averaging



ABOVE: Height averaging allowed for variations in massing to locate a taller building and corner tower feature addressing a wide, high-traffic street, and stepped down massing facing lower height buildings and a public park.

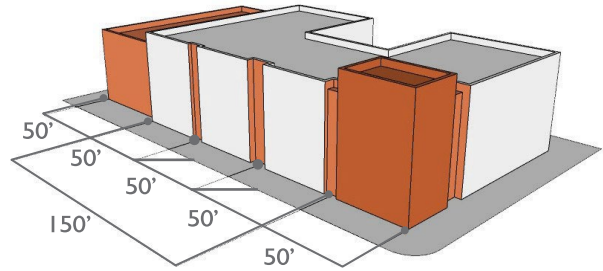
4.2.3 MASSING & SCALE: FACADE MODULATION

Modulation in building massing and scale encourages proportions that relate to the human-scale and create visual interest. This modulation can be achieved through the tripartite of a clearly defined base, middle and top in the vertical. Recesses and projections of a building facade, in combination with detailing, articulation, and fenestration pattern, can create diversity and visual interest in the horizontal, particularly in its relationship to the pedestrian realm. This section applies to buildings less than 95 feet in height.

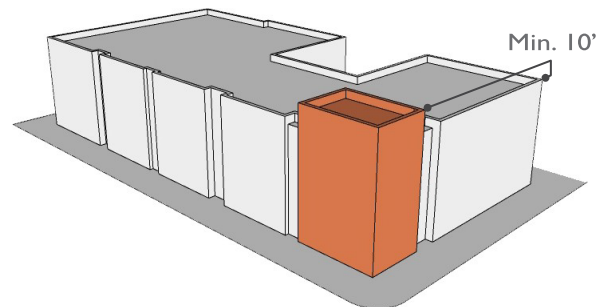
STANDARDS

A. A design proposal shall incorporate at least one of the following:

1. Modulation: A major modulation of the facade at a minimum of every 150 linear feet that is at least 24 inches deep and 4 feet in width, and a minor modulation in facade at a minimum of every 50 linear feet that is at least 12 inches deep and 2 feet in width.
2. A clearly delineated base, middle, and top that can be differentiated by:
 - a. Change in materials (see Section 4.2.8); or
 - b. Distinct design that creates visual separation; or
 - c. Upper level stepback of 15 feet minimum of all floors above 40 feet in elevation height.



ABOVE: A.1. Major and minor facade modulation.



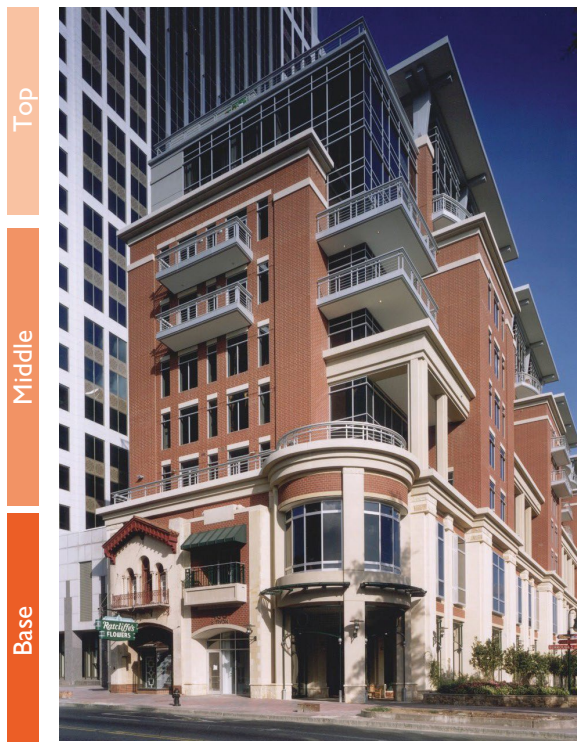
ABOVE: A.2. Upper level stepback above 40' in elevation.



ABOVE: Windows that project out to the street, or recess into the building can create visual interest and depth to a building facade, while also diminishing the scale of the massing.



ABOVE: Major and minor building facade modulations can create depth and scale.



ABOVE: Base-Middle-Top can be established through the use of materials, strong form lines that diminish scale, and upper level stepbacks.



ABOVE: An upper level stepback can reduce the scale and massing of a building, while reinforcing the pedestrian scale of the public realm.

4.2.4 MASSING & SCALE: BUILDING SEPARATIONS

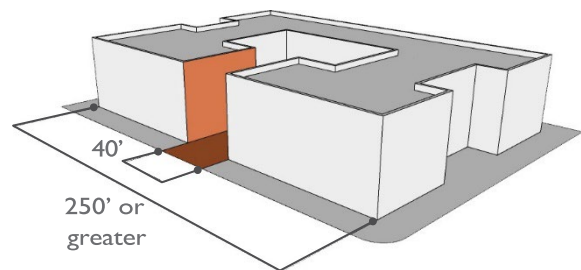
Building separations can be key to reducing scale, providing opportunities for open space, reinforcing a pedestrian scale pattern, and providing a visual reference to entrances for buildings that occupy large blocks. Separations allow for visual relief and create the appearance of two, or more, distinct buildings that reinforce a fine-grained pattern on a single block. To achieve this effect on the pedestrian realm, it is essential that separations terminate at the ground level, or provide a distinct architectural difference from adjacent massing. This section applies to buildings less than 95 feet in height.

STANDARDS

A. A design proposal whose facade length exceeds 200 250 feet shall incorporate at least one of the following:

1. A building separation that extends to the street level and includes no physical barriers such as gates, fences, or walls abutting a public right-of-way; or
2. A building separation that begins at the second floor, no higher than 16 feet in elevation above the sidewalk, that provides a distinct and separate architectural style from the surrounding massing and is setback 20 feet from the required setback zone.

B. A proposal that includes a building separation shall also include a separation that is a minimum of 40 feet from building face to building face.



ABOVE: A building separation of at least 40 feet wide and open to the sidewalk, shall be provided for any facade length of 250' or greater.



ABOVE AND LEFT: Building separations can provide the visual appearance of two distinct buildings, or reduce the scale of a single massing. Entrances to buildings and courtyards can be provided through separations, as well as the provision of publicly accessible open space. Separation at grade can result in a pedestrian level architectural style that is distinct, further reducing the scale of the overall massing.



Vision of a Building Separation through the building to provide an integrated publicly accessible open space.

4.2.5 MASSING & SCALE: TRANSITIONAL MASSING

Sites located at the edge of the Downtown Specific Plan area are typically adjacent to low-rise residential neighborhoods, consisting largely of 2- and 3-story residential buildings. New development on these sites needs to recognize this change in scale and character from Downtown through transitional massing and other buffers. All new development and retrofitting of existing buildings **directly adjacent to multi-family residential zones** will be evaluated according to the following standards for buffers between Downtown and residential zones outside of the Downtown.

STANDARDS

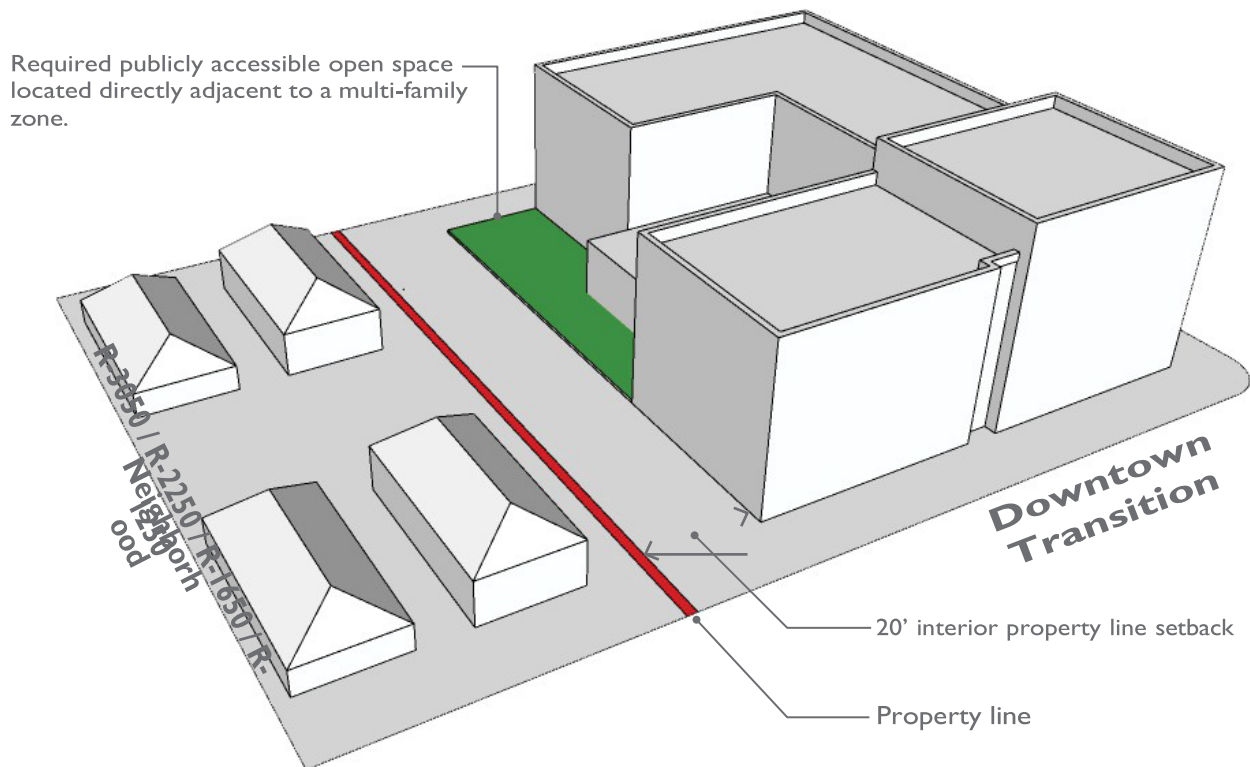
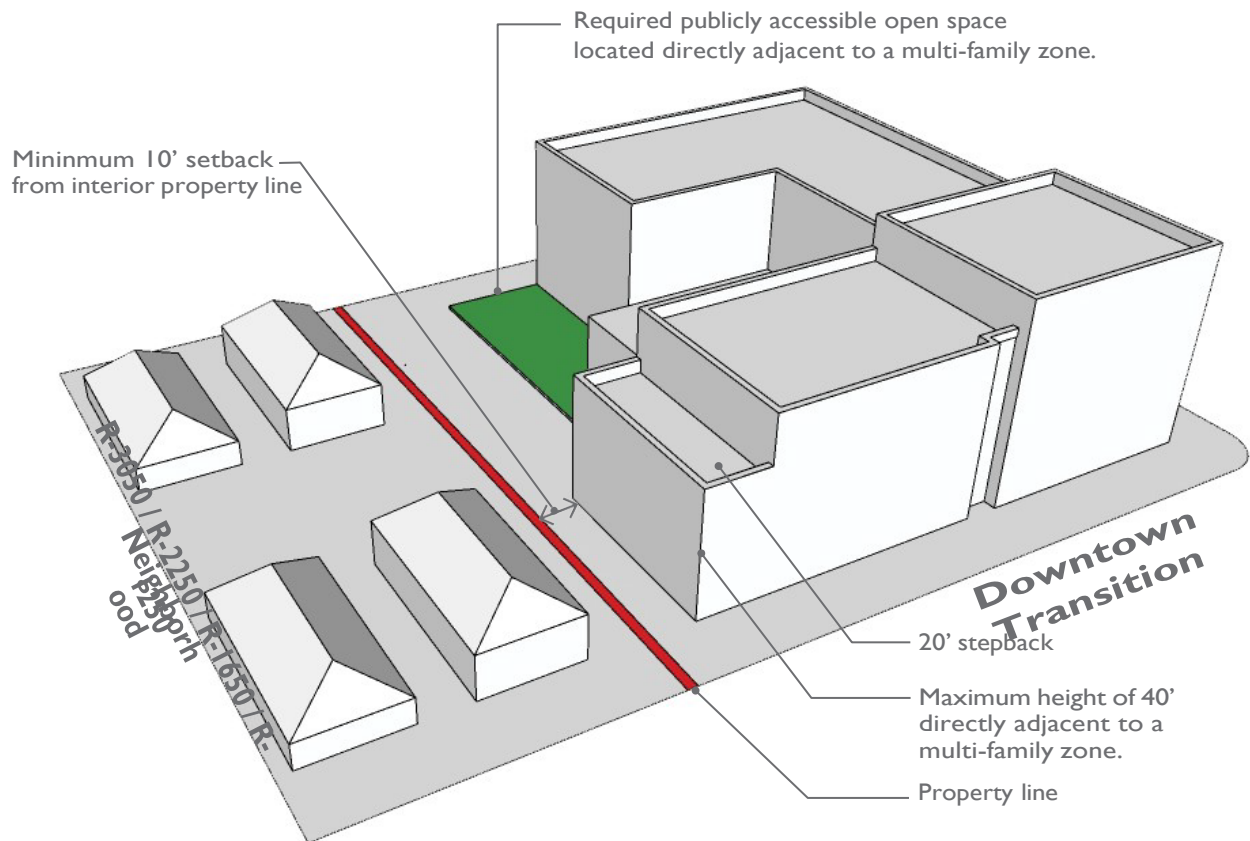
- A. A 10-foot interior setback shall be required in a DSP zoned development where it abuts a R-3050, R-2250, R-1650, or R-1250 zone. Landscaping and emergency access can be provided within the setback. The setback shall be designed for safety, including lighting and visual access.
- B. An upper level stepback of 20 feet shall be required with an elevation height no more than 40 feet, or alternatively provide an interior setback of 20 feet. See diagrams on opposite page.
- C. Any required interior setback shall not count towards any required publicly accessible open space.
- D. A decorative masonry wall designed as a buffer shall be required between non-residential uses (including parking) and any residential zones adjacent to the DSP area.
 - 1. A decorative masonry wall shall not be less than 6 feet in height.
 - 2. A wall next to a driveway shall be set back from the sidewalk to ensure safe visual access for cars and space for landscaping.
 - 3. Walls should incorporate landscaping to soften the appearances.
- E. Parking structures facing residential zones adjacent to the DSP area shall have all walls designed as facades, compatible with the context, including residential and human-scaled materials.
- F. For larger developments, the portion adjacent to residential zones shall be designed to appear as a separate building, with different setbacks, massing, height, and architectural character from the Downtown facing portion.
- G. For larger developments, a change of architectural style may be appropriate where projects face or abut residential zones. The style and materials should relate to the predominate characteristics of the residential neighborhood.
- H. Grading measures, such as sunken parking areas or landscaped berms, should be used as a means to screen parking lots from adjacent residential zones and/or elevation change.



ABOVE: A park-like paseo acts as a buffer to transition massing and allows for through block connectivity.



ABOVE: A mixed-use building with greater height and mass than its adjacent building steps down and steps back for compatibility.



ABOVE: Transitional Massing Options for Standard B

4.2.6 MASSING & SCALE: LANDMARK ARCHITECTURAL FEATURES

Various sites in the downtown, such as terminated vistas and corners at primary intersections that mark entries to downtown, are ideal locations for landmark architectural features. These may include towers, prominent building entries, specialized signage or public art. Landscaped setbacks and public pocket parks may also be used to identify these locations. Additionally, East Broadway is designated a Civic Promenade, where the architectural style, massing and character of new development shall defer to existing civic buildings such as City Hall and Central Post Office. Finally, the Open Space Network (see Chapter Five) identifies various potential pedestrian and/or vehicle passages to augment existing alleys and paseos. These passages represent opportunities to create intimate, pedestrian-scaled walkways through the downtown. Such features (identified in Figure 4-D) help provide visual landmarks and enhance the image of Downtown.



TOP: Entry corner at Brand & Broadway indicated by primary entrance at architectural rotunda

BOTTOM: Entry corner indicated by architectural tower and primary entrance



TOP: Street vista terminated by a prominent building entrance

ABOVE LEFT: Entry corner indicated by architectural tower

ABOVE RIGHT: Entry corner indicated by signage





4.2.7 ARCHITECTURAL ELEMENTS

Buildings shall address the street in a manner that reinforces pedestrian activity and engagement. All development shall be designed to enhance ground level architectural elements for a human-scale. Entry conditions, building materials, canopies, display windows, lighting and well-designed signage can all contribute to conditions ideal for creating a vibrant and unique pedestrian environment. All new development and facade remodels shall comply with the following design standards:

STANDARDS

- A.** The building facade shall use architectural solutions (e.g., building materials, texture, offset building massing, repetition of columns, recessed entries, windows, and awnings) to avoid the creation of impenetrable, unarticulated building facades.
- B.** Facades shall be constructed in a manner to appear substantial, avoiding low-quality building materials and construction details that contribute to the perception of a facade as flimsy, or inconsistent with the intended materials and architectural style.
- C.** No ground level parking, except for the parking entry shall be visible from any street frontage. Any parking at ground level shall have active retail or other habitable ground floor uses facing the sidewalk.
- D.** New development, or the retrofitting of existing development, shall address the public sidewalk. Design of the street level facade shall be incorporated into the design of the overall building.
- E.** Ground level facades shall be augmented with streetscape or open space improvements that improve the pedestrian environment.
- F.** Large expanses of glass shall be subdivided into smaller units.
- G.** Differentiation shall be provided at the base and the top of windows.
- H.** Ground level floors shall be visually separated from floors above through the use of architectural elements that could include awnings, canopies or lintels, or additionally by recessing the ground-floor level from the floor above.
- I.** Landscaping is required to provide additional texture and planted features at the ground level elevation for the pedestrian, but should increase the level of pedestrian interest rather than separating pedestrians from views into buildings.
- J.** For streets with ground floor use restrictions or requirements as described in Chapter Three, certain frontages are also required or restricted.





Architectural Elements include:

1. Canopy separating ground floor from floors above
2. Subdivided glass at large windows
3. Planted feature at street level
4. Street trees and streetscape enhancements
5. Column articulation
6. Recessed balconies
7. Facade modulation
8. High-quality street-level materials
9. Activated street frontage
10. Active building adjacent zone
11. Visible residential entrances
12. Pedestrian-oriented and visible signage

	PRIMARY FRONTAGE	MIXED-USE COMMERCIAL	MIXED-USE RESIDENTIAL	ENTERTAINMENT FRONTAGE	RESIDENTIAL FRONTAGE
Arcade	Allowed	Not Allowed	Not Allowed	Allowed	Not Allowed
Storefront	Allowed	Allowed	Allowed	Allowed	Not Allowed
Stoop	Not Allowed	Allowed	Allowed	Not Allowed	Allowed
Porte-Cochere	Allowed	Not Allowed	Not Allowed	Allowed	Not Allowed

TABLE 4-C: Frontage Design Standards

4.2.8 ARCHITECTURAL ELEMENTS: MATERIALS

MATERIALS are a significant feature of design. They assist in establishing a unique aesthetic quality while creating and reinforcing character. Materials are also essential to diminishing the scale of the overall building massing, and reinforcing the base-middle-top principles of quality design. Materials at the lower level, or base, should reinforce the pedestrian character of the public realm and employ materials that are of a human-scale. As building height increases, larger scale materials may be appropriate. All materials for new projects and facade remodels shall conform to the following standards:

STANDARDS

- A. Durable, human-scaled materials shall be used on all street level facades.
- B. Materials such as EIFS, stucco, or monolithic concrete panels shall not be used within the first 20 feet of a building elevation on facades facing public streets or at massing transitions.
- C. Street level materials shall be human-scaled such as brick, block, wood, stone, and others to provide a high-quality aesthetic and diversity in building design.
- D. Above street level (minimum 20 feet), no more than 60% of the building elevation shall be clad with EIFS or stucco.
- E. All building elevations, including alley facing elevations, shall be treated equally with high-quality and human-scaled materials to provide depth and contrast in color.
- F. All projects shall avoid creating a monotone color palette.
- G. Materials on alley facades shall create a more human-scaled texture through the incorporation of scoring or artistic installations (murals).
- H. Materials and corresponding designs shall wrap the corners of all facades including alleys, terminating at a logical location.



ABOVE: The scale of materials should relate to the public realm on lower portions of a building elevation, increasing in scale as a building grows in height.



ABOVE: Materials that represent a human-scale such as masonry, wood, or appropriately scaled panels can create a more engaging and visually interesting street frontage.



LEFT: Larger-scale materials and glazing are more appropriate at upper levels.

4.2.9 STOREFRONTS

STOREFRONTS are one of the most important features of an active urban environment. They present an opportunity to engage the street level by generating activity and transparency between the pedestrian realm and businesses, while creating a memorable experience. Storefronts can engage the streetscape in various manners including operable storefronts to encourage indoor activity to connect with the public realm. All new storefronts shall conform to the following standards:

STANDARDS

- A. All facades that include storefronts shall provide a minimum of 75% transparency including access and structural supports.
- B. Materials shall conform to Section 4.2.8 of this Chapter.
- C. The design of storefronts shall reinforce the concept of base-middle-top as identified in Section 4.2.3 of this Chapter.
- D. All non-residential storefronts shall have a minimum floor-to-ceiling height as defined in Section 4.3 of this Chapter.
- E. Use storefronts such as doors and windows that swing upward or out to open, to engage uses such as eating and drinking establishments with the public realm.
- F. Pedestrian-oriented signage shall be provided consistent with Section 4.2.23 of this Chapter.
- G. Pedestrian-scaled lighting shall be provided on all storefronts.
- H. Canopies and marquees shall be provided on a minimum of 50% of the entire facade. Refer to Section 4.2.13 for design details.
- I. Storefronts and entrances shall provide recesses from the building facade to create depth and contrast.



ABOVE: Doors and windows that fold and swing can create a unique aesthetic in an urban environment. They engage the public realm with commercial and retail activities by creating permeability in the facade and opportunities for engagement between patrons and passersby.



ABOVE: Engaging storefronts that create high levels of visibility can support an active and vibrant street life.



LEFT: A diversity of entries from the streetscape provides identity and encourages interaction between commercial and retail services with the public realm.

4.2.10 ARCHITECTURAL ELEMENTS: BUILDING LOBBIES & ENTRIES

BUILDING LOBBIES & ENTRIES provide visual queues to building entrances and landmarks for pedestrians. They can also offer a unique means to create visual interest and modulation in a building facade. Lobby entrances shall be carefully designed to create landmark visual reference points and the importance of the building entrance.

STANDARDS

- A.** Exterior building lobbies shall incorporate the following aesthetic features:
 1. Significant design feature such as a canopy, marquee, or other form of weather protection that creates visual prominence.
 2. A material application that creates continuity with the overall building design but also creates a distinct and identifiable aesthetic quality.
 3. A recess or projection to delineate the building lobby from the balance of the facade.
 4. Paving materials incorporated to differentiate the primary entrance path that is distinct and unique from the adjacent paving materials.
- B.** For commercial uses, a building's primary entrance, defined as the entrance which provides the most direct access to the building's lobby and remains unlocked during business hours, shall be located on a public street or on a usable public open space that is visible and connected to a public street.



ABOVE: Marquees and canopies that are unique to the building entry can serve as visual reference points for pedestrians.



ABOVE: Vibrant colors and unique materials framing a lobby or building entrance can create visual interest.



ABOVE: Recessed entries can create modest open spaces and differentiation in the street frontage.

4.2.11 STOOPS & GROUND LEVEL ENTRIES

STOOPS present a unique opportunity to engage residential entries with the public realm, creating activation, opportunities for engagement, and safety. Additionally, stoops create a design aesthetic that supports a residential character on appropriate urban streets. All stoops shall conform to the following design standards:

STANDARDS

- A. Stoops shall be required for ground level residential units on all streets, regardless of typology.
- B. Stoops shall be designed to address the street to provide the most direct access path and allow for the greatest amount of landscaping.
- C. Stoop or storefront access shall be required for all ground level live-work units, where the street frontage of the building exceeds 100 feet, unless otherwise explicitly approved by the design review authority, provided an alternative accessible path is included.
- D. Stoops shall be elevated a maximum of 36 inches above grade or sidewalk.
- E. Stoop porches, not including stairs, shall be a minimum of 20 square feet.
- F. Stoops shall correspond directly to the building entry and be at least 4 feet wide.
- G. Stoops and/or adjacent entry porches shall not be enclosed with solid walls or railings, or vegetation that creates a visual obstruction between the stoop/porch and the public realm in order to maintain a sense of openness.
- H. Stoops may have an over-hanging roof or awning no wider than the stoop.
- I. Planter or porch walls parallel to the sidewalk and taller than 18 inches shall have an irrigated 18 inch planting bed at its base.



ABOVE: Landscaping can soften the hardscape around residential entries while providing modest privacy for residents.



ABOVE: Raised entries and porches can create visual interest and engaging street frontages.



ABOVE: On-street residential entries can increase safety as well as activity on residential-oriented streets.

4.2.12 ARCHITECTURAL ELEMENTS: CORNERS

CORNER FEATURES present a unique opportunity to enhance the aesthetic quality of a signature building, visual terminus, or prominence at a primary entrance. In addition to creating variation in building massing, an enhanced corner can create a sense of place within the public realm by incorporating key design features. All corner elements shall conform to the following standards:

STANDARDS

- A. Corner features shall be located at the intersection of two public rights-of-way, and not located near alleys, or mid-block.
- B. Corner features shall be **greater off-set** in height than the overall building mass by a minimum of 10 feet **in either direction**.
- C. Corner features shall have a distinct but complimentary design from the overall mass of the building.
- D. Unique or distinct paving shall be provided at a corner feature to emphasize its prominence and importance within the public realm.
- E. Enhanced canopies or marquees shall be provided to help create a sense of enclosure within the public realm.
- F. Plazas may also be used to create a unique corner feature and shall be developed per the standards outlined in Chapter 5 for publicly accessible open space.



ABOVE & BELOW: Corner features that are greater in height than the primary massing can create modulation in the building roofline.



ABOVE: Corner features can be used to create visual prominence for a building at key or gateway intersections.



ABOVE: Corner features can also be created by a change in materials or design.

4.2.13 CANOPIES

CANOPIES function as an extension of the public sidewalk, providing shelter from inclement weather, shade, and a sense of enclosure to the public realm. They can also provide a visual reference to entrances or other important facade elements. All new canopy installations shall conform to the following standards:

STANDARDS

- A. Canopies shall be installed a minimum of 9 feet above grade, and a maximum of 14 feet above grade.
- B. A minimum of 50% of the street elevation shall include canopies or marquees.
- C. Materials and colors of all canopies and marquees shall be complimentary with the overall building aesthetic and material palette.



ABOVE: Canopies, when combined with other features such as plantings can create a room or enclosure effect for outdoor activities such as eating and drinking establishments.



ABOVE: Canopies can serve as sun shading devices, or decorative features that create human-scaled frontages.



ABOVE: Canopies can provide shade for outdoor activities such as eating and drinking establishments.



ABOVE: A shading device and architectural element that adds detail and richness to the urban streetscape.

4.2.14 ARCHITECTURAL ELEMENTS: BALCONIES

BALCONIES provide important outdoor private space for residential units. When designed well, they can provide visual interest to facade designs, in addition to depth and rhythm. Alternatively, balconies can also create a negative repetitive quality when they are designed identically or have the appearance of being “added-on” to a facade. All new balconies shall conform to the following standards:

STANDARDS

- A. All balconies shall have a minimum forty (40) square feet and a minimum length or width of four (4) feet and shall be directly accessible and an integral part of the dwelling unit which it serves. No more than 40 75% of balconies on a project shall extend beyond the facade of the building; and the maximum projection shall be 25% of the balcony's full depth. All other balconies shall be recessed into the building facade.
- B. No balconies shall overhang into the public right-of-way or sidewalk as identified in Section 4.4.3, not including the portion of the building setback behind the existing property line.
- C. No balconies can overhang the area of the building setback, behind the property line, within the first 20 feet of the building elevation.
- D. Materials of all balcony components, including floors and railings shall be aesthetically compatible with the overall building design.
- E. Balconies shall assist in creating a dynamic and visually interesting facade, and avoid creating repetition.

ABOVE: Partially recessed balconies, when combined with major facade modulations can create breaks in large building masses to reduce the overall building scale.



ABOVE: A mix of recessed and partially recessed balconies can create visual interest and articulation in facades.



ABOVE: Recessed balconies can be incorporated into a facade design to create a unique pattern or form.

4.2.15 FENESTRATION

FENESTRATION patterns can create an identifiable character and when properly detailed can enhance a quality design. Window designs can also improve facade modulation, scale, or a change of materials. All fenestration patterns shall conform to the following standards:

STANDARDS

- A.** A variety of window sizes shall be provided to create visual complexity and reflect the different internal uses of a building facade. Windows shall also coordinate with the architectural design of the building including materials and scale.
- B.** At the ground level, unarticulated glass curtain walls shall be avoided, unless their design is considered of exceptional quality while allowing full transparency into an attractive, active interior use. Facades of buildings shall be divided into individual storefronts or entries.
- C.** Large expanses of glazing shall be subdivided into smaller units.
- D.** Differentiation shall be provided at the base and top of windows.



ABOVE: Fenestration patterns that change and respond to form and orientation can enhance modestly designed or flat facades.



ABOVE: Fenestration patterns that correspond with a change in material or depth can create visual interest, complexity in design, and reduce the overall scale of massing and facades.

4.2.16 ARCHITECTURAL ELEMENTS: FENCES, WALLS & GATES

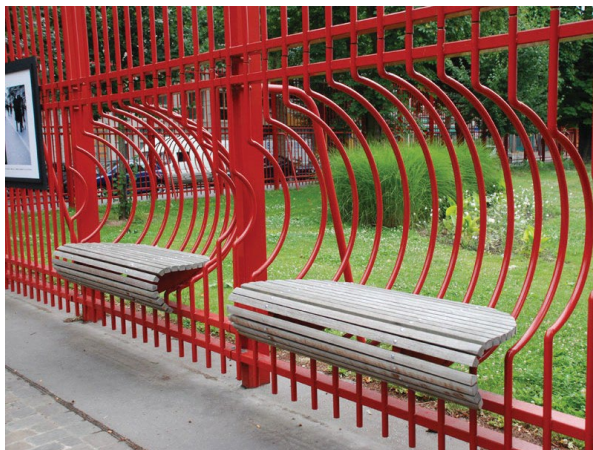
FENCES, WALLS & GATES help define and screen yards, walkways, and outdoors areas. As such, the design of such barriers must be considered when addressing the streetscape experience. All fences, walls, and gates shall conform to the following standards:

STANDARDS

- A.** All exterior security gates or fences shall be located behind the building face of the adjacent building and directly in line with the adjacent facade plane.
- B.** Design of all fences and gate shall be integrated with the overall building and site design with high levels of transparency.
- C.** Fences, walls, and gates shall be designed in a style, material, and color that compliments the overall building and site design. Plantings shall be utilized instead of walls and fences wherever possible.
- D.** Security grilles and roll down doors for storefronts shall be located behind the building face.



ABOVE: Fences or gates should be compatible with the overall building and streetscape design.



ABOVE: Incorporating elements such as seating, art, or wayfinding can soften the visual appearance of enclosures.



ABOVE: Entry gates should promote visual access and permeability while remaining modest in scale.

4.2.17 PLANTERS

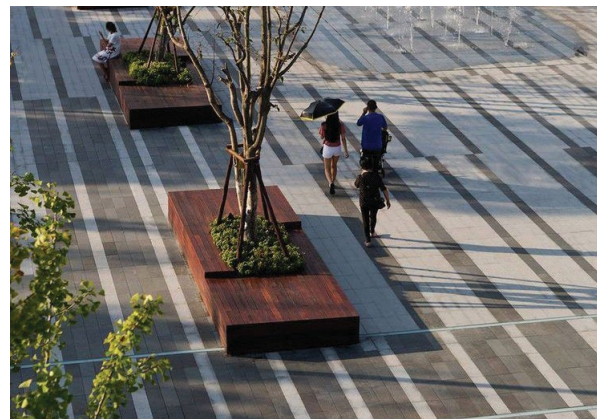
PLANTERS and ground level landscaping can either enhance open space along the streetscape or they can create formidable and undesirable barriers, privatizing such space. Planters shall be integrated into the overall open space and landscape design and shall conform to the following standards:

STANDARDS

- A.** Planters at the ground level such as those in publicly accessible open space and abutting the public right-of-way shall not exceed a height of 18 inches above grade within the first 10 feet of the street facing property line.
- B.** Planter ledges should provide a minimum depth of 12 inches to also serve as seating.
- C.** Planter boxes shall not exceed 25% of all project landscaping within the publicly accessible open space.
- D.** Materials of any raised planters shall compliment those of the overall project design.
- E.** Any development that substitutes planter boxes for originally approved landscaping shall not receive their certificate of occupancy until original approved design is completed.



ABOVE: Seating incorporated with a whimsical design sense can create a unique space that encourages public use.



ABOVE: Planters can include a variety of planting types and seating.

4.2.18 ARCHITECTURAL ELEMENTS: ARCADES

ARCADES function as an extension of the public sidewalk, providing shelter from the sun and offering expanded opportunities for design on narrow lots. These will be encouraged on the sunny sides of designated pedestrian-oriented streets. Examples in Downtown Glendale include the Brand frontage of the City Center building. All covered sidewalk arcades will conform to the following design standards.

STANDARDS

- A.** Arcades shall not be constructed within the required setback per the street typologies defined in Section 4.1.3 and 4.3.
- B.** Arcades shall be accessible to pedestrians and have a minimum depth of 8 feet.
- C.** Minimum interior height for sidewalk arcades shall be 12 feet above the finished grade.
- D.** The arcade shall be no more than two stories high, or a maximum of 30 feet.
- E.** Pavement patterns shall be consistent with patterns regulated by the City and shall provide adequate drainage.
- F.** At all sites adjoining an existing arcade, a similarly proportioned arcade shall be considered for new construction.
- G.** An arcade shall be designed to function as an extension of the public sidewalk.
- H.** Priority locations for arcades are to extend an existing system of arcades within a single block, or to provide shade and weather protection on Primary Frontage streets.
- I.** An arcade shall be covered with a flat or sloping roof. When there is no second floor over the arcade, the roof of an arcade may be utilized as an open-air terrace or a space for outdoor dining.
- J.** A landscaped planter with a minimum width of one foot shall be located in front of the columns of the arcade. This planter shall contain climbing vegetation which is capable of reaching a height of 15 feet or more and connected to an irrigation system.
- K.** Design of an arcade shall be consistent along its entire length and shall be integrated into the design of the building as a whole.
- L.** The columns of the arcade shall be substantially thick, and the openings between columns shall be vertically proportioned.
- M.** Connections shall be made between the arcade and the properties adjacent to it.
- N.** Storefronts located along the arcade shall comply with all applicable storefront design guidelines.
- O.** To ensure proper penetration of daylight, the projection roof over an arcade shall not be deeper than it is tall.



ALL: Arcades can serve various purposes such as screening from inclement weather and shade, outdoor seating and dining areas, and a sense of scale along street frontages for tall buildings.

4.2.19 PORTE-COCHERES

PORTE-COCHERES are recessed vehicle entry courts within a storefront or arcade frontage. Porte-cocheres are commonly used for vehicular drop-off or utility off-loading, but may also accommodate gardens, dining, and retail storefronts. This frontage shall be used sparingly. All porte-cocheres shall conform to the following design standards:

STANDARDS

- A. Porte-cocheres shall not be more than 40 feet deep from the facade.
- B. The porte-cochere may be enclosed with a roof or other overhead structure for protection from the sun and rain.
- C. The materials and architectural detailing of the porte-cochere shall be consistent with the street facade of the building.
- D. A covered passage or arcade may be located over the entrance to the porte-cochere from the sidewalk.
- E. Vehicle entrances to the porte-cochere shall be narrow, to minimize the disruption of the dominate frontage pattern.



ALL: Porte-Cocheres provide convenient and covered access and drop-off for patrons.

4.2.20 ARCHITECTURAL ELEMENTS: GARAGE ENTRIES

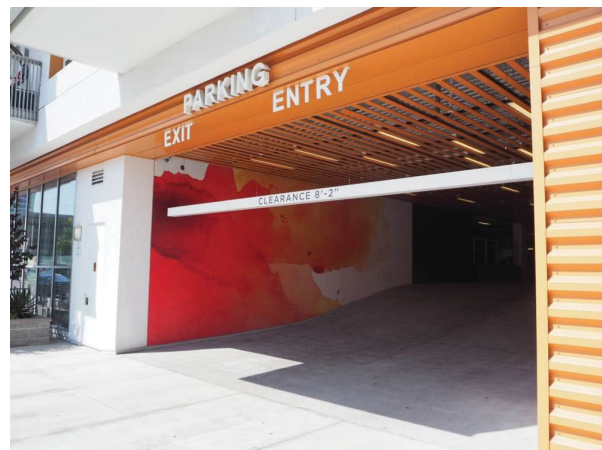
GARAGE ENTRIES provide necessary access to parking for developments. However, garage entries can create conflicts with pedestrians, while being aesthetically incompatible with the streetscape and building design. Garage entries should support the overall building design while not detracting from the streetscape and pedestrian realm and shall conform to the following standards:

STANDARDS

- A. No ground level parking, except for the parking entry shall be visible from any street frontage. Parking located at ground level must have active retail, residential entry, or other habitable ground floor uses facing the sidewalk, and subject to the design standards established in Sections 4.2.9 and 4.2.11.
- B. Where alleys are adequate, per Public Works standards and approval regarding width and capacity, new developments shall locate all parking garage entries on the alley.
- C. When parking garage entries are located on the street, all entries shall conform to the following:
 1. Utilities shall not be visible from the street frontage. Projects shall provide screening, dropped ceilings, or locate utilities away from areas visible from the pedestrian level.
 2. Garage doors or gates shall be set back from the face of building.
 3. A unique or enhanced paving pattern shall be provided on the driveway, equal to the width of the garage entry to create visual separation and acknowledge potential conflicts with other modes of transportation.
 4. The width of the garage opening shall be as narrow as possible.



ABOVE: Narrow garage entry widths encourage slower movement of automobiles reducing potential conflicts with other modes of transportation.



ABOVE: Garage entries shall be well designed to mitigate the aesthetic impact on the pedestrian realm. Creative and artistic elevations can establish visual interest while integrating the overall design of the garage entry with the surrounding architectural style. Elements such as screening or drop ceilings can mitigate the visual impact of necessary utility infrastructure.

4.221 UTILITIES

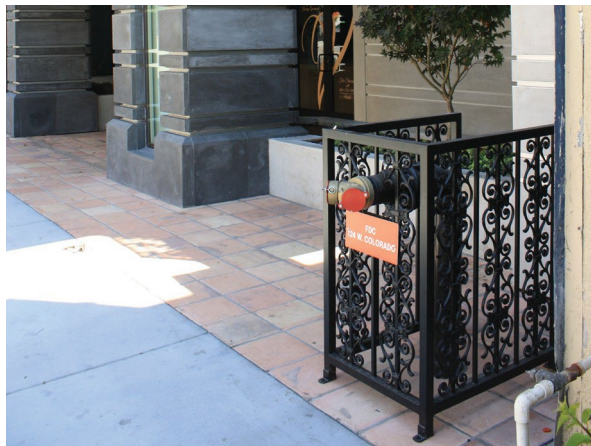
UTILITIES are necessary to the function and operation of any building. They can also, when not properly integrated, detract from the aesthetic quality of an urban environment or pose hazards to pedestrians. All utility installations shall conform to the following standards:

STANDARDS

- A. All above grade utility boxes shall be stainless steel or wrapped with an artistic application.
- B. No utilities shall protrude into the public right-of-way, including the portion dedicated as sidewalk and located behind the property line.
- C. Per Glendale Water and Power, all other utilities shall be integrated into the building facade and not freestanding.
- D. Electrical transformers shall be located so that access is achieved from the alley, where feasible. If located adjacent to a public sidewalk, they shall be screened and incorporated into the building to provide the visual appearance of a storefront.
- E. Electrical transformers, mechanical equipment, and other utility-oriented equipment shall not be located within 50 feet of any building corner, or located within a designated publicly accessible open space.



ABOVE: Utilities such as standpipes, fire department connections, and utility boxes are essential to building operations. Utilities shall be incorporated into the building design to the greatest extent feasible, including wall mounted devices, to avoid freestanding obstructions in or near the right-of-way, or visual clutter within landscaped areas or setbacks.



ABOVE: When utilities must project from the building facade at the pedestrian level, they shall be enclosed with an architecturally compatible surround to prevent tripping hazards and to improve the aesthetic impact.



ABOVE: Utilities shall not interrupt the design of planters or other building elements, unlike the photo above. They shall be gracefully integrated into the overall design and shall be accounted for early in the design process to avoid negative visual impacts.

4.222 ARCHITECTURAL ELEMENTS: LIGHTING

LIGHTING can create a unique aesthetic and enhance the design of a building. It also provides necessary illumination for business operation, and safety for pedestrians and other users and shall conform to the following standards:

STANDARDS

- A. Lighting shall be directed away from surrounding development and shielded to minimize spillover on adjacent properties.
- B. No light shall be directed at the windows of a residential unit within or adjacent to a project.
- C. Reflective materials or other sources of glare, such as polished metal surfaces, shall result in visual glare or measurable heat gain on surrounding windows.
- D. Significant architectural features such as corners or unique cornices should be illuminated and enhanced by a comprehensive lighting design.
- E. Building lighting should be adjustable, and prior to Certificate of Occupancy a test may be required to calibrate proper illumination levels to the satisfaction of the Urban Design Studio staff.



ABOVE: Building lighting shall compliment and accent the overall design, including changes in materials, fenestration, or modulation.

RIGHT: Pathway and open space lighting shall be creative and compliment the overall open space and public realm design.



ABOVE: Building and open space design shall include a diversity in lighting, including building uplighting, pathway lighting, and lighting that activates gathering areas.



ABOVE: Illumination at cornices and corner features can support the intent of creating visual prominence for significant building features.



4.223 SIGNAGE

SIGNAGE is essential to any urban environment. It signifies businesses, building names, and other key features. Properly scaled and located signage can greatly enhance the pedestrian experience along commercial streetscapes. All signage elements shall conform to the following standards:

STANDARDS

- A. All signs shall comply with GMC Chapter 30.33.
- B. All building signage below 20 feet in elevation height shall be wall mounted and not surface applied, flush with the wall.
- C. Storefront signs shall be located below 14 feet in elevation height, measured from the sidewalk, to avoid conflict with canopies and mature trees, while maintaining visibility for pedestrians.
- D. Any development that provides publicly accessible open space shall provide the standard signage identified in Chapter 5.



ABOVE: Signage shall include other elements important to the overall urban environment such as parking, bicycle parking, or wayfinding to significant public or civic assets.



ABOVE: Laser cut projecting signs identify businesses and add an architectural design element to the building.



ABOVE: Personalized signage compatible with the architectural character of the building.

The scale of the pedestrian realm and its relationship to the surrounding built environment directly affects the experience of all users. Additionally, street typologies create distinct characters and districts that reinforce the urban identity.

URBAN DESIGN FRAMEWORK:

4.3 THE PEDESTRIAN REALM

- 4.3.1 Primary Street
- 4.3.2 Mixed-Use Commercial Street
- 4.3.3 Mixed-Use Residential Street
- 4.3.4 Residential Street
- 4.3.5 Entertainment Street

4.3 THE PEDESTRIAN REALM

A. STREETSCAPE REQUIREMENTS

Beautiful sidewalks with comfortable and attractive paving, generous landscape, shade trees, and attractive and functional lighting create a pleasant experience for Downtown pedestrians.

New construction and major remodels of buildings 10,000 square feet or more may be required to install streetscape elements as follows:

STANDARDS

- A. Install sidewalk paving pattern and materials as specified by the City.
- B. Plant street trees and street landscaping as specified by the City, spaced a minimum of 25 feet apart or as required by the City.
- C. Install light standards as specified by the City.
- D. Install pedestrian curb extensions on designated pedestrian-oriented streets as required by the City.
- E. Install sidewalk furniture (benches, drinking fountains, trash receptacles, etc.) as required by the City and defined by the street typologies.
- F. Projects may install sidewalk elements, such as commemorative plaques or artwork, as approved by the City, at the primary entrance to the building.



ABOVE: Streetscapes shall incorporate sidewalks with sufficient width and a diverse range of urban amenities.



RIGHT: A sidewalk with patterned paving features large canopy street trees in planted parkways, pedestrian-scaled light fixtures with banners as district markers, public event noticing or holiday public art.



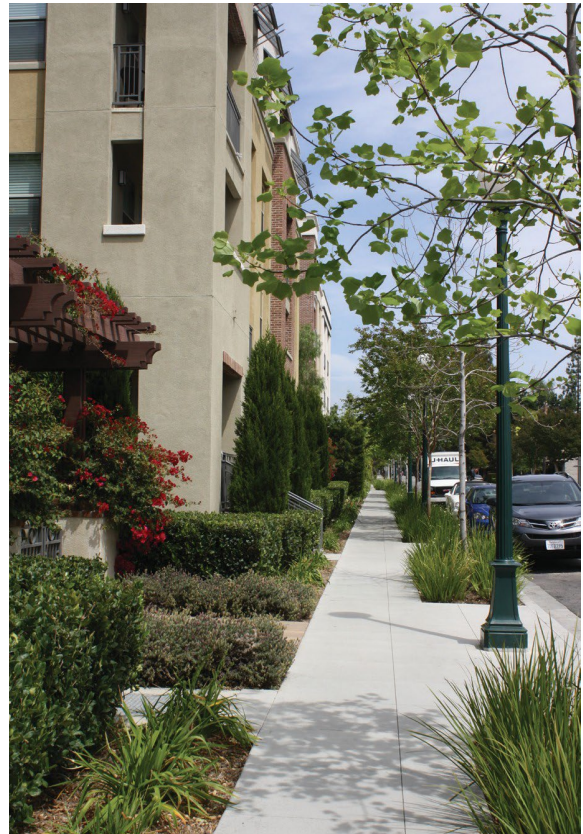
ABOVE: Intersections are important gateways to streets, districts, and significant projects and shall be treated as such with special features such as enhanced paving, and ample room for pedestrian waiting.



ABOVE: Urban amenities such as cafe seating, transit facilities and trash receptacles are designed to support an active street scene without obstructing the required clear sidewalk width.



ABOVE: Special paving, accents or features may be appropriate for significant streets to indicate important features such as building entries.

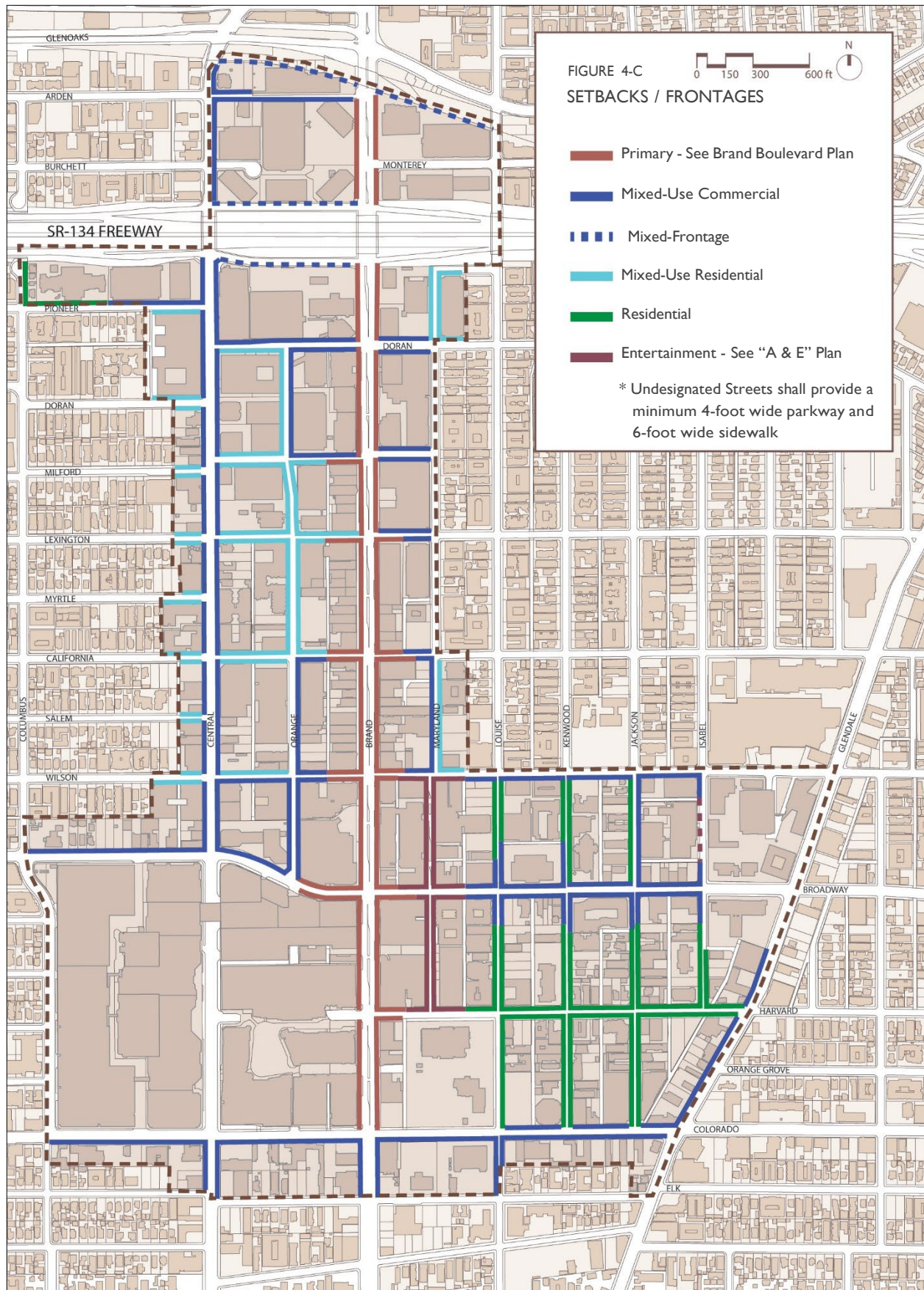


RIGHT: Create seamless transitions from public to private space.

B. STREETSCAPE TYPOLOGIES

The treatment of sidewalks, setbacks and building facades vary, based on the different streets with their different uses, functions and scales. Downtown's image and comfort largely are determined by proportions of the different streets and public rights-of-way, as defined by facing buildings, their frontages, setbacks, parkways and the streets themselves. Collectively, these shape the pedestrian experience by creating a sense of enclosure and well-defined pedestrian zones. As such, the street and setback dimensions directly affect the quality and pace of the pedestrian experience. In order to enhance and regulate the streetscapes and pedestrian experience, the DSP establishes a set of street types with different design considerations. Street types are defined street width, land use context, and transportation/pedestrian characteristics. The classifications are meant to serve as a guide for designing appropriate streetscape environments. The types also build upon those ground floor use frontage restrictions noted in Chapter 3 – Land Use. The street typologies and their specific requirements can be found in the following sections:

- 4.3.1 Primary Street
- 4.3.2 Mixed-Use Commercial Street
- 4.3.3 Mixed-Use Residential Street
- 4.3.4 Entertainment Street
- 4.3.5 Residential Street



4.3.1 PRIMARY STREET

The southerly half of Brand Boulevard, the City's primary north-south street, is identified as having a Primary Street Frontage. Brand Boulevard is one of the City's widest streets with a landscaped center median with street trees, two-lanes of vehicular traffic in each direction, as well as angled parking and a substantial public right-of-way setback. Brand is also one of the City's signature, pedestrian-oriented streets, lined with active, ground floor commercial uses (retail, restaurants and services). New infill development must uphold this pedestrian orientation and shopping experience.

STANDARDS

- A.** The Primary Street designation shall follow the streetscape plan established for Brand Boulevard unless otherwise specified.



ABOVE: View of Brand Boulevard streetscape with its distinctive sidewalk paving.



ABOVE: Large canopy shade trees provide protection from the sun and add to the character of the street.



ABOVE: Primary streets shall incorporate enhanced urban amenities such as seating, special vegetation, and illumination that creates a unique and identifiable experience.



Vision for a Primary Street

Primary Streets typically include the following:

1. Streets that integrate pedestrian, bike, transit, and vehicle use
2. Signalized mid-block crossings
3. Enhanced streetscape of wide sidewalks with accent paving
4. Large canopy street trees
5. Public and semi-public outdoor space such as plazas & courtyards
6. Active street level uses and building facades that address the street
7. Well designed building entries and lobbies
8. The highest level of transit amenities
9. Pedestrian-scaled lighting, signage and wayfinding
10. Public Art

4.3.2 MIXED-USE COMMERCIAL STREET

Central Avenue, Broadway, and Colorado Avenue are Mixed-Use Commercial transit streets, also identified as secondary commercial streets, and typically feature wide roadway widths, higher traffic volumes carrying transit vehicles, two travel lanes in each direction, and on-street parking. Within the Downtown, these streets are fronted by the newer residential and mixed-use projects, as well as existing commercial buildings.

STANDARDS

- A. All parkways shall be a minimum of 5 feet in width from face of curb and provide a 4 foot wide paved area every 20 feet to allow for unloading of vehicles.
- B. Sidewalks shall be a minimum 10 feet wide with no overlapping use by urban amenities such as cafe seating, trash receptacles and signage.
- C. The building adjacent zone shall be a minimum 3 feet in depth and used for a minimum of 50% outdoor seating. The balance shall be used for landscaping or residential stoops.
- D. The ground floor of the building frontage shall be a minimum of 16 feet in height and a maximum of 20 feet.
- E. Retail and neighborhood services are preferred uses along Mixed-Use Commercial streets and shall comprise more than 50% of the entire project frontage.
- F. Commercial storefronts shall follow the standards established in Section 4.2.9.
- G. Commercial entries shall be provided every 50 linear feet at a minimum.
- H. 75% of the street elevation shall be transparent.
- I. Residential uses on Mixed-Use Commercial streets should be less than 50% of the street frontage and shall follow the standards established in Section 4.2.11.
- J. Seating shall be provided at a ratio of one seat for every 50 linear feet in the parkway zone.
- K. Public art may be located within the parkway zone.
- L. Frontage Streets shall include the same standards as Mixed-Use Commercial with the following exceptions:
 - 1. Parkway shall be 8 feet wide; no paved area for unloading of vehicles is required.
 - 2. Sidewalk widths shall be 6 feet wide.
 - 3. Retail and neighborhood services shall comprise no more than 25% of the entire project frontage.
 - 4. 50% of the ground floor facade or elevation shall be transparent.



ABOVE: Pockets of landscaping, street furnishings and pedestrian-scaled amenities such as lighting, signage and banners can visually activate areas that may otherwise be less inviting



ABOVE: Maximum street level transparency provides interest and personal safety for passersby and pedestrians.



Vision for a Mixed-Use Commercial Street

Mixed-Use Commercial Streets typically feature the following:

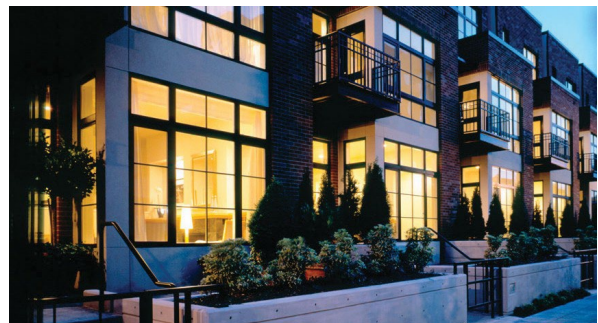
1. Streets that integrate pedestrian, bike, transit, and auto use
2. A walkable street with broad, unobstructed sidewalks, accent paving and street furnishings
3. Closely spaced street trees
4. Expanded sidewalks at intersections that accommodate transit amenities
5. A building adjacent zone for cafe seating, planters and similar urban amenities
6. Integrated public & semi-public outdoor space such as plazas & courtyards
7. Active street level uses
8. Storefronts are varied, highly transparent, and add character to the streetscape
9. Planted parkways
10. Pedestrian-scaled lighting, signage and wayfinding
11. Public Art

4.3.3 MIXED-USE RESIDENTIAL STREET

Many of the east-west streets (Doran, Milford, Lexington, California) and the majority of Orange Street are classified as having residential mixed-use frontages. Having narrower street widths and public rights-of-way than commercial mixed-use streets, these street types feature the secondary or rear elevations of newer developments fronting Central Avenue, and shall maintain a pedestrian experience for the existing projects, as well as future developments, given that a significant portion of Orange Street is prime for redevelopment.

STANDARDS

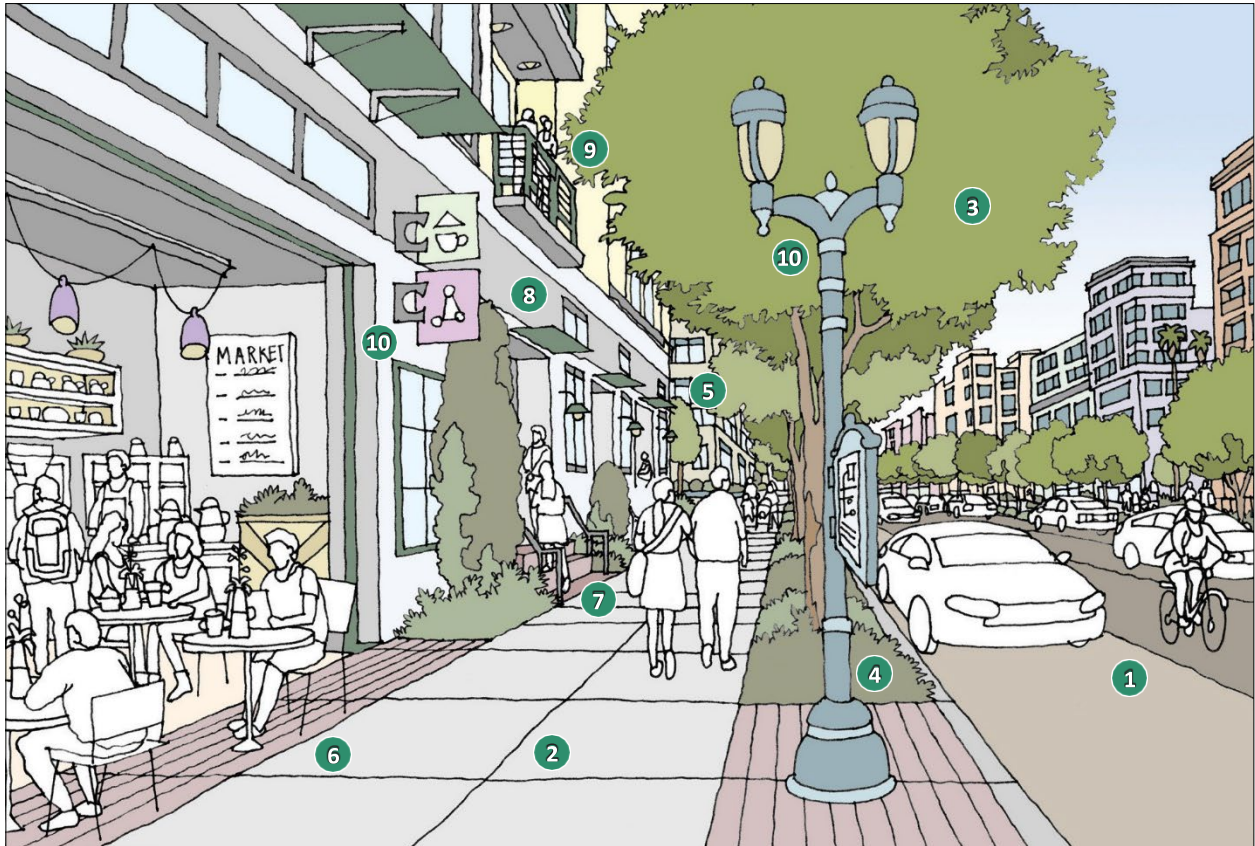
- A. All parkways shall be a minimum width of 5 feet from face of curb and shall provide a 4 foot wide paved area every 20 feet to allow for unloading of vehicles.
- B. Sidewalks shall be a minimum 8 feet wide with no overlapping use by urban amenities such as cafe seating, trash receptacles and signage.
- C. The building adjacent zone shall be an average 3 feet in depth and used for residential stoops, landscaping or commercial uses.
- D. All landscaped areas shall contain a combination of low, medium, and tall plant materials appropriate for an interesting and effective landscape.
- E. The ground floor of the building frontage shall be a minimum of 12 feet in height and a maximum of 16 feet.
- F. Residential stoops are preferred on Mixed-Use Residential streets and shall comprise more than 50% of the entire project frontage.
- G. Residential stoops and entries shall follow the standards established in Section 4.2.11.
- H. Commercial uses on Mixed-Use Residential streets are acceptable, meeting the standards established in Section 4.2.9.
- I. Public art may be located within the parkway zone.



OPPOSITE TOP: A wide sidewalk, pedestrian-scaled features such as building materials, street lighting and signage, and the close spacing of street trees elevate the quality of a streetscape.

MIDDLE: Larger buildings maintain a pedestrian-scale sensitivity through materials, detailing and facade modulation respectful of the existing context.

BOTTOM: Walkable streets provide a sense of security for pedestrians through active and passive 'eyes on the street'.



Vision for a Mixed-Use Residential Street

Mixed-Use Residential Streets typically feature the following:

1. Streets that integrate pedestrian, bike, transit, and vehicle use
2. Enhanced streetscape of wide sidewalks
3. Closely spaced street trees
4. Planted parkways
5. Integrated publicly accessible open space such as courtyards, plazas or paseos
6. Active ground level uses and a high-level of facade transparency
7. Residential stoops and unit entries within a landscaped setback
8. Building facades address the street and feature durable, human-scaled materials
9. Resident balconies on upper floors are an activating feature of the building facade
10. Pedestrian-scaled lighting, signage and wayfinding
11. On-site Public Art

4.3.4 RESIDENTIAL STREET

Residential streets are located in the East Broadway District, where landscaped setbacks from the sidewalk are required. This area builds upon the mixed-use, moderate to high-density of this area with newer mixed-use projects featuring upper level housing and retail, services, office, live/work and/or residential along the ground floor. This area includes a number of civic and cultural uses and historic buildings, which have their own unique frontages.

STANDARDS

- A. All parkways shall be 4 feet wide from face of curb.
- B. Sidewalks shall be a minimum 6 feet wide with no overlapping use by urban amenities such as cafe seating, trash receptacles and signage.
- C. The building adjacent zone shall be an average of 5 feet in depth and shall be used primarily for residential stoops and entries. The balance shall be used for landscaping or commercial uses if permitted.
- D. All landscaped areas shall contain a combination of low, medium, and tall plant materials appropriate for an interesting and effective landscape.
- E. The minimum ground floor building frontage height shall be 10 feet for at grade residential entries and 13 feet for raised residential entries. A maximum height 16 feet is allowed.
- F. Residential stoops and entries shall follow the standards established in Section 4.2.11.
- G. Commercial uses on residential streets are acceptable, meeting the standards established in Section 4.2.9.



ABOVE: Building setbacks, parkways, and vegetation within the building adjacent zone can create a distinctly residential character, befitting of the less intense uses within the street typology.



ABOVE: A raised or at grade residential entry close to the public realm can increase safety through “eyes on the street”. Raised entries can maintain privacy.



ABOVE: A residential streetscape shall be walkable and feature pedestrian-scaled materials, proportions and detailing.



Vision for a Residential Street

Residential Streets typically feature the following:

1. Enhanced streetscape of wide sidewalks and closely spaced street trees for shade and character
2. Residential stoops and unit entries within a landscaped setback (see Section 4.2.11)
3. Ground level porches that maintain an open and softened character. (see Section 4.2.11)
4. Planters have drought tolerant and varied height plants for an interesting & effective landscape
5. Integrated publicly accessible open space such as a courtyards, plazas or paseos
6. Building facades address the street and feature durable, human-scaled materials
7. Resident balconies on upper floors are an activating feature of the building facade
8. Planted parkways that may feature public art
9. Pedestrian-scaled lighting, signage and wayfinding
10. On-site Public Art

4.3.5 ENTERTAINMENT STREET

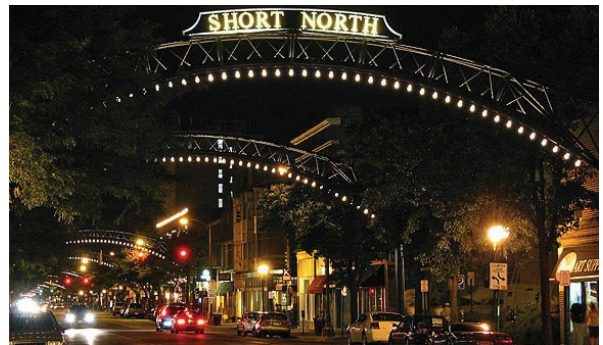
This street type refers to the two-block long Artsakh Avenue (previously Maryland Avenue) between Wilson Avenue and Harvard Street that was established as Glendale’s “Art and Entertainment District”. Anchored by the Laemmle Theaters to the north and the Central Library to the south, the area features its own decorative street paving, a narrower, intimate scale on the northerly block, and a wider, more expansive experience on the southerly block. The street backs up against two larger mixed-use commercial developments – The Exchange and The Marketplace. Artsakh was approved in 2018 for a re-visioning programming project, and the street design shall be governed by the final project approved by City Council.

STANDARDS

- A.** Streets designated as Entertainment shall follow their individual streetscape plans.



ABOVE: Storefronts that allow for a seamless transparency between indoor and outdoor activities are positive gestures for increasing and attracting more pedestrians.



ABOVE: Gateways and signage can create an experience as users arrive at entertainment or special use streets, while supporting the distinct and unique identity of that street.



ABOVE: Entertainment Streets exhibit a high-energy character through accent lighting, festive street furnishings and activities that attract patrons and pedestrians.



Vision for an Entertainment Street

Entertainment Streets typically feature the following:

1. Enhanced streetscape of wide sidewalks, accent paving, decorative planters & street trees
2. Pedestrian safety measures including traffic calming and crosswalks
3. Pedestrian amenities include seating, trash receptacles, signage & wayfinding
4. Building facades are creatively designed with durable, and human-scaled materials
5. Storefronts are fully operable doors & windows allowing dining & drinking establishments to engage the public realm
6. Pedestrian-scaled lighting
7. Creative lighting elements such as market lights and neon lighting
8. District gateway signage or markers
9. Public Art

5.4 PUBLICLY ACCESSIBLE OPEN SPACE

5.4.1 COURTYARDS & PLAZAS

COURTYARDS & PLAZAS are outdoor rooms designed for public use and are defined by surrounding buildings and/or streets. Primary functions are to encourage a diversity of opportunities for social interaction and activities, to provide relief and relaxation, to expand and reinforce the public realm, and to contribute to the livability and general amenity of the downtown and other adjacent parts of the city. They enhance the downtown environment and are a benefit for the property owners. Proposed uses and design should be determined as part of the overall project design process and shall comply with the established design standards.

STANDARDS

A. Dimensions

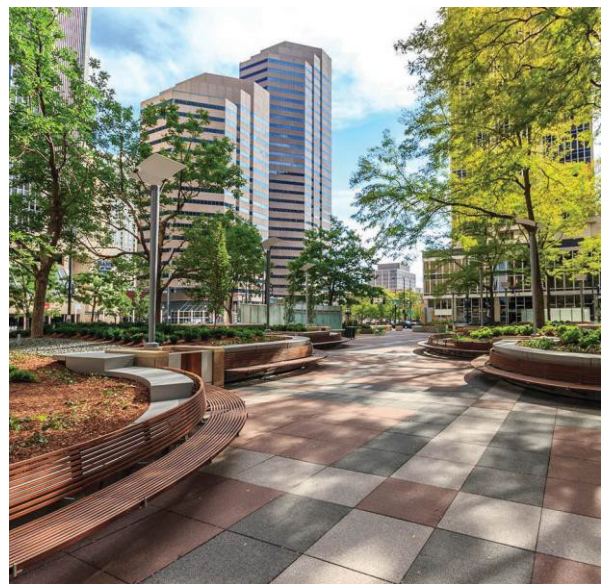
1. Shall have a minimum area of 1,200 square feet and minimum dimensions of 30 feet by 40 feet, except if the required area is less per Table 5-A. In such instances, the length of the courtyard shall be approximately the same as its width.

B. Accessibility

1. Shall be adjacent and open to a public street and sidewalk of a primary building façade, on one or two-sides (courtyard or plaza) with an unobstructed opening dimension of 30 feet on any open side, unless as noted. An exception is publicly accessible open space in transition districts may be located at the rear of the site with a minimum street edge exposure of 30 feet. An alley shall not be considered a public street.
2. Security fences, walls, and entry gates shall not obstruct access from the sidewalk.
3. Raised planters shall not be located along the perimeter and used to privatize publicly accessible open space.
4. Shall be open and accessible to the public at a minimum from 7am to 10pm.
5. Signage shall identify the open space as a public amenity and the hours of accessibility per Section 7.2.4(E)7.3.I.E.
6. Vehicular access, loading and parking uses shall be prohibited.

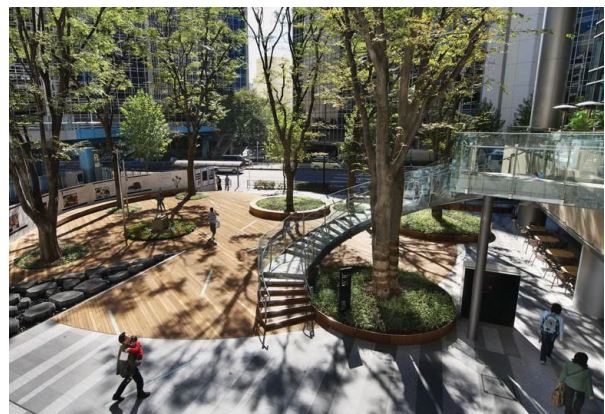
C. Materials

1. Courtyards and plazas shall be of high-quality materials. Careful detailing shall include consideration of materials, their durability and appearance. No more than 25% of the area may be paved in standard concrete.
2. Street-level facade standards (see Chapter 4) shall be applied to facades fronting onto the open space.



D. Landscaping

1. At least 25% of the courtyard surface shall be landscaped with live vegetation. Shade trees and gardens are strongly encouraged. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.
2. A minimum of one 36-inch box shade tree shall be provided per 600 square feet of public open space in a planting area of at least 6 ft x 6 ft x 3 ft deep. At the time of planting, trees shall be at least 12-feet tall with a 2-inch caliper, 6-inch above the topmost root.
3. A maximum of 25% of the required landscaping shall be in raised planters and not located on the streetside perimeter; the remaining planting areas shall be at the same elevation as the adjacent paving. Planted areas may berm up within the perimeter at no more than a 3:1 slope. Minimum planting and soils area shall be 24-inch by 24-inch by 24-inch (24" x 24" x 24"). Where a tree is planted the minimum area and depth shall be increased to 42-inch by 42-inch by 36-inch (42" x 42" x 36"). Planters should have a 12-inch ledge for seating.
4. The property owner or agent shall maintain open space and landscaping within the publicly accessible open space. See G.M.C. 30.31.020.B for preparation of plans and installation of landscaping and irrigation in the DSP.



5.4 PUBLICLY ACCESSIBLE OPEN SPACE (cont'd)

5.4.1 COURTYARDS & PLAZAS (cont'd)

E. Amenities

1. Seating at the ratio of one seat per 200 square feet of courtyard/plaza area shall be provided, in addition to any permitted outdoor dining, in dispersed locations throughout the space. Seating shall be either movable chairs, or fixed seats or benches, where such seats shall be 18 linear inches each. Movable seating is strongly encouraged.
2. Storefront and unit entries fronting on the open space shall be designed and lighted to address safety and avoid unsafe conditions such as limited visibility, poor illumination, or dark corners.
3. A majority of the open space should have access to sunlight for the duration of daylight hours. A mix of direct sunlight and shade is encouraged. Freestanding shading devices (single installation on the ground, such as trellis, patio covers, etc) shall be permitted within the open space, provided no more than 50% of the open space is covered.
4. Permanent building projections, including cantilevered overhangs or balconies, may not project over the open space.
5. Open space shall be inviting and well-illuminated at night with pedestrian-scaled lighting to address public safety. Fixtures may include low-level lights and overhead lights attached to building walls.
6. A special feature (public art, water feature, specimen tree, or other such focal point) shall be provided for each publicly accessible open space plaza or courtyard.
7. Bike racks, scooter parking areas, waste receptacles, and other street furnishings shall be provided, as identified in Table 5-B.
8. All publicly accessible open space shall follow the safety standards and considerations as defined by Crime Prevention Through Environmental Design (CPTED).
9. Lighting shall be pedestrian-scaled and may include low-level bollard lights or overhead wall mounted fixture for a well illuminated area.



ABOVE: A daytime trellis structure becomes a nighttime public art statement.



ABOVE: A functional public art installation provides plaza users a shaded area for gathering.



Vision of a Publicly Accessible Plaza

Publicly Accessible Courtyard & Plaza features typically include:

- Open to the Sky
- A minimum dimension of 30 ft x 40 ft
- Fully accessible on one or two sides
- Located at the same elevation as the adjacent sidewalk
- A special feature such as public art, a water feature or specimen tree.
- Storefronts, Stoops or Unit Entries lining the edges
- Facades with human-scaled materials
- Large canopy trees
- Landscaping primarily at grade
- Pedestrian-scaled lighting, signage and wayfinding
- Street furnishings: seating, waste receptacles etc.
- No vehicle access

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF GLENDALE, CALIFORNIA
AMENDING SECTIONS 30.14.060 AND 30.32.090 OF TITLE 30 OF THE
GLENDALE MUNICIPAL CODE, 1995, RELATING TO DSP SETBACK
REQUIREMENTS AND EXCEPTIONS AND DRIVE-THROUGH USES IN THE
DSP. (Case No. PZC 2205401)**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE:

SECTION 1. Section 30.14.060 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.14.060 DSP setback requirements and exceptions.

A. Street Front and Street Side Setback. In the DSP zone, no person shall construct, locate or maintain within the space between a street property line and a setback line established by ordinance or by this title, any building, wall, fence or other improvement or structure with the following exceptions.

1. ~~Non-residential street~~Street frontages. ~~For those properties which are not designated for residential street frontage pursuant to Section 4.2.7 of the Downtown Specific Plan, the street and street side setback is that distance on private property so that the street curb to the building wall is a minimum average of twelve (12) feet. All new projects in the DSP shall provide setbacks measured from the face of the curb in compliance with the Downtown Specific Plan Section 4.1.3 Building Setbacks and specified in Table 4-B. No building, wall, fence or structure shall be constructed, located or maintained within the required setback except:~~

- a. All those uses, structures, and appurtenant equipment permitted in Section 4.2.7.A of the Downtown Specific Plan;
- b. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area;
- c. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches;
- d. Footings and public utility vaults if fully subterranean;
- e. Landscape accent lighting not to exceed eighteen (18) inches in height;
- f. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction;

g. Subterranean parking garages may extend to the street property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the street property line.

2. ~~Residential street frontage.~~ For those properties which are designated for residential street frontage pursuant to Section 4.2.7 of the Downtown Specific Plan, the street and street side setback is a minimum of six (6) feet. No building, wall, fence or other improvement or structure shall be constructed, located or maintained within the required setback except:

a. ~~Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area;~~

b. ~~Eaves may project into a required setback area for a distance not to exceed thirty (30) inches;~~

c. ~~Flagpoles limited to one (1) per site;~~

d. ~~Footings and public utility vaults if fully subterranean;~~

e. ~~Landscape accent lighting not to exceed eighteen (18) inches in height;~~

f. ~~Necessary railings adjacent to stairways;~~

g. ~~Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction;~~

h. ~~Subterranean parking garages may extend to the street property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the street property line;~~

i. ~~Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required area between a street curb and the building for a length of fourteen (14) feet measured parallel to the building. Such steps and landings may project into the required setback area to the property line.~~

32. Storage of material prohibited. No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this chapter, except temporarily during construction on the same premises temporarily during construction on the same premises.

B. Interior Setback. In the DSP zone, no person shall construct, locate or maintain within the space between a property line and an interior setback line established by ordinance or by this title, any building, wall, fence or other improvement or structure except:

1. General exceptions.

- a. Boundary line walls.
- b. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches, provided they do not project closer than thirty (30) inches to an interior property line.
- c. Footings and public utility vaults if fully subterranean.
- d. Driveways, walks and parking areas including lighting pursuant to the provisions of Chapter 30.32.
- e. Railings adjacent to stairways.
- f. Subterranean and semi-subterranean parking garages may extend to the interior property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the interior property line.
- g. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area four (4) feet for a length of fourteen (14) feet measured parallel to the building.

2. Storage prohibited. No required interior setback area shall be used to store any motor vehicle, trailer, camper, boat or parts thereof, equipment or any type of antenna except as provided for in this title. (Ord. 5836 § 8, 2014; Ord. 5541 § 14, 2006)

SECTION 2. Section 30.32.090 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.32.090 Parking area design and layout standards.

A. Enclosed Parking. Required parking for residential uses, except guest parking and parking for domestic violence shelters, must be fully enclosed, except for entryways to subterranean and semi-subterranean garage and necessary ventilation for parking structures in the R-3050, R-2250, R-1650, R-1250 zones. This shall only apply in all mixed use zones where more than one (1) dwelling unit exists on a lot, and in all residential zones.

B. Width, Length and Aisle Width. Each parking space shall have a width, length and aisle width in accordance with Section 30.32.180 charts I, II, and III; provided, however, that parking spaces in excess of the number required herein or as regulated by Section 30.32.040B. (location of parking) may be tandem or vertically stacked parking spaces. Parking spaces used solely for vehicle display and storage of vehicle inventory need not follow minimum space size requirements.

Encroachment onto a required residential (R) zone parking space may be permitted to accommodate structural reinforcement, installation of pipes, vents or other similar improvements for six (6) inches of the length. This subsection shall apply only to retrofitting of existing construction. The encroachment shall not impair the overall usefulness of the parking space or parking area for its intended purpose as a parking space or area.

C. Turning Radius. The outer radius of any turning area to a required parking space into any 1 or 2 car garage shall be a minimum of twenty-five (25) feet. See Section 30.32.180 chart VII.

D. Turning Area. Turning and approach areas for more than two (2) parking spaces shall have a minimum clear dimension illustrated by the letter "D" on Section 30.32.180 charts II and III which is set out at the end of this chapter and by this reference made a part hereof, from the nearest end of a parking space to any property line, structure, obstruction or other parking space, except where such turning space abuts an alley in which case the turning space dimension may include the width of the alley.

E. Vertical Clearance. All parking spaces shall have a minimum seven (7) foot vertical clearance. The front three (3) feet of a parking space in an enclosed garage in a residential zone, however, may have a vertical clearance of four (4) feet. See Section 30.32.180 chart VIII.

F. Slope. No parking space shall exceed a slope of five (5) percent.

G. Back-Up. Direct backing into or out of a parking area to the street shall not be permitted except for parking for three (3) or fewer residential dwelling units where backing onto a street designated as a local street in the circulation element of the Glendale General Plan may be permitted. Direct backing onto any street is permitted for properties with only one (1) single family dwelling. Direct backing into or out a parking area onto an alley is permitted.

H. Drive-Through Waiting Lane. Any drive-up or drive-through bay for in-car service shall be provided with an on site vehicular waiting lane for each drive-up or drive-through bay having a minimum width of nine (9) feet and a minimum length of one hundred (100) feet to two hundred (200) feet measured from the service window or area for restaurants (counter service with limited seating, fast food or full service), or a minimum length of sixty (60) feet to one hundred twenty (120) feet for uses other than

restaurants (fast food or full service), as deemed appropriate by the reviewing authority. In no event shall there be less than sixty (60) feet from the start of the lane and any ordering device. Such drive-through lane shall be a separate lane from the circulation routes and aisles necessary for ingress to or egress from the property or access to any off-street parking spaces. ~~In the DSP zone, such drive-through lane shall be enclosed, except for any necessary vehicular access openings, and any necessary curb openings shall not be permitted to increase the width of curb openings necessary to access off-street parking areas.~~ See Section 30.32.180 chart IX.

Drive-through waiting lanes are not permitted in the Downtown Specific Plan (DSP).

I. Gates. Parking lot and parking garage gates shall not move in a direction that interferes with on-street or pedestrian circulation.

J. Landscaping. See Section 30.32.160 for landscaping requirements.

K. Parking Structure Standards in the IND, IMU, IMU-R and SFMU Zones. For parking structure standards in the IND, IMU, IMU-R and SFMU zones, see Section 30.34.120.

SECTION 3. Severability. This ordinance is adopted under the authority of the Charter of the City of Glendale and State law. If any section, subsection, clause or phrase is declared invalid or otherwise void by a court of competent jurisdiction, it shall not affect any remaining provision hereof. In this regard the City Council finds and declares that it would have adopted this measure notwithstanding any partial invalidity hereof.

SECTION 4. Development or tentative tract map applications which have been deemed complete, approved discretionary entitlements, or ministerial projects submitted to plan check prior to the adoption of this ordinance shall be reviewed under the zoning rules and regulations which were in effect on the day prior to adoption of this ordinance. The foregoing notwithstanding, any applicant may make a request in writing to the Director of Community Development that his or her application be reviewed under the zoning rules and regulations as amended by this ordinance.

Passed by the Council of the City of Glendale on the _____ day of _____, 2022.

Mayor

Attest

City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF GLENDALE)

I, ARAM ADJEMIAN, City Clerk of the City of Glendale, California, certify that the foregoing Ordinance No. _____ was passed by the Council of the City of Glendale, California, by a vote of four-fifths (4/5ths) of the members thereof, at a regular meeting held on the _____ day of _____, 2022 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

City Clerk

PLANNING COMMISSION MOTION
General Plan Amendment Case No. PGPA2205740 and
Zoning Text Amendment Case No. PZC2205401

Moved by Commissioner Chraghchian, and seconded by Commissioner Minassian, after a duly-noticed public hearing of the Planning Commission to consider the proposed Downtown Specific Plan (DSP) amendments generally relating to miscellaneous texts amendments (PGPA2205740), and proposed zoning code text amendment to Sections 30.14.060 and 30.32.090, generally relating to setbacks and regulations for drive-throughs in the DSP (Case No. PZC2205401), and based on the findings that the proposed actions are categorical exemption pursuant to Article 19, Section 15305 and Article 5, Section 15061(b)(3)) of California Environmental Quality Act Guidelines as set forth in the May 4, 2022 staff report, the Planning Commission hereby recommends that the City Council adopt the proposed amendments to the Downtown Specific Plan and the proposed amendments to Title 30 of the Glendale Municipal Code, 1995.

Adopted this 4th day of May, 2022.

Vote as follows -- Ayes: Chraghchian, Fuentes, Lee, Minassian,
 Noes:
 Absent: Shahbazian
 Abstain: