

**ORDINANCE NO. 6007**

**AN ORDINANCE OF THE CITY OF GLENDALE, CALIFORNIA,  
AMENDING THE DOWNTOWN SPECIFIC PLAN (DSP),  
REGARDING HOTEL USES  
(CASE NO. PGPA-001238-2023)**

**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 for hotel uses, as shown in Exhibit "A" attached hereto and incorporated herein by this reference.

**SECTION 2.** DSP Chapter 7 – Community Benefit, Sections 7.2.1 – SB 1818 Affordable Housing Density Bonus Law and 7.2.3 – Hotel, are hereby amended, as shown in Exhibit "B" and incorporated herein by this reference.

**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.** Hotel projects that have received at least a Stage I Preliminary Design Review approval 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 their 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

Attest

\_\_\_\_\_  
City Clerk

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

I, Dr. Suzie Abajian, Ph.D., City Clerk of the City of Glendale, California, certify that the foregoing Ordinance No. 6007 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 11<sup>th</sup> day of July, 2023 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

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City Clerk

# LAND USE

## 3

Downtown supports a variety of economic activities. The land use policies build on existing strengths and add amenities, services, employment and living opportunities. A mix of land uses is critical to support a diverse downtown climate, enhance the pedestrian quality of the street, reduce vehicle trips, and reinforce the existing varied character of Downtown Glendale. The land use policies encourage the clustering of certain uses as definable districts; designate key ground floor uses; identify opportunities to create mixed-use neighborhoods; and increase Downtown's supply of open space.

## 3.1 LAND USE POLICIES



### 3.1.1 Downtown Districts and Complementary Land Use Options

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

### 3.1.2 The 24-Hour Downtown

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

### 3.1.3 Ground Floor Commercial

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



### 3.1.4 Infill Mixed-use and Residential

Provide mixed-use commercial and residential development in designated areas of Downtown. In addition to market rate housing, encourage affordable and senior housing in Downtown as part of the Community Benefit program.

### 3.1.5 Community Benefits

Through the use of provision of community benefits that are consistent with the vision of the community and the DSP, projects may reach their full development potential, as described in Chapter 7 - Community Benefits. These benefits are intended to enhance the livability, contribute to the beautification of the city, and provide opportunity and accessibility for those that live, visit and work in the Downtown.



## 3.2 PERMITTED LAND USES

### 3.2.1 Permitted Uses by District

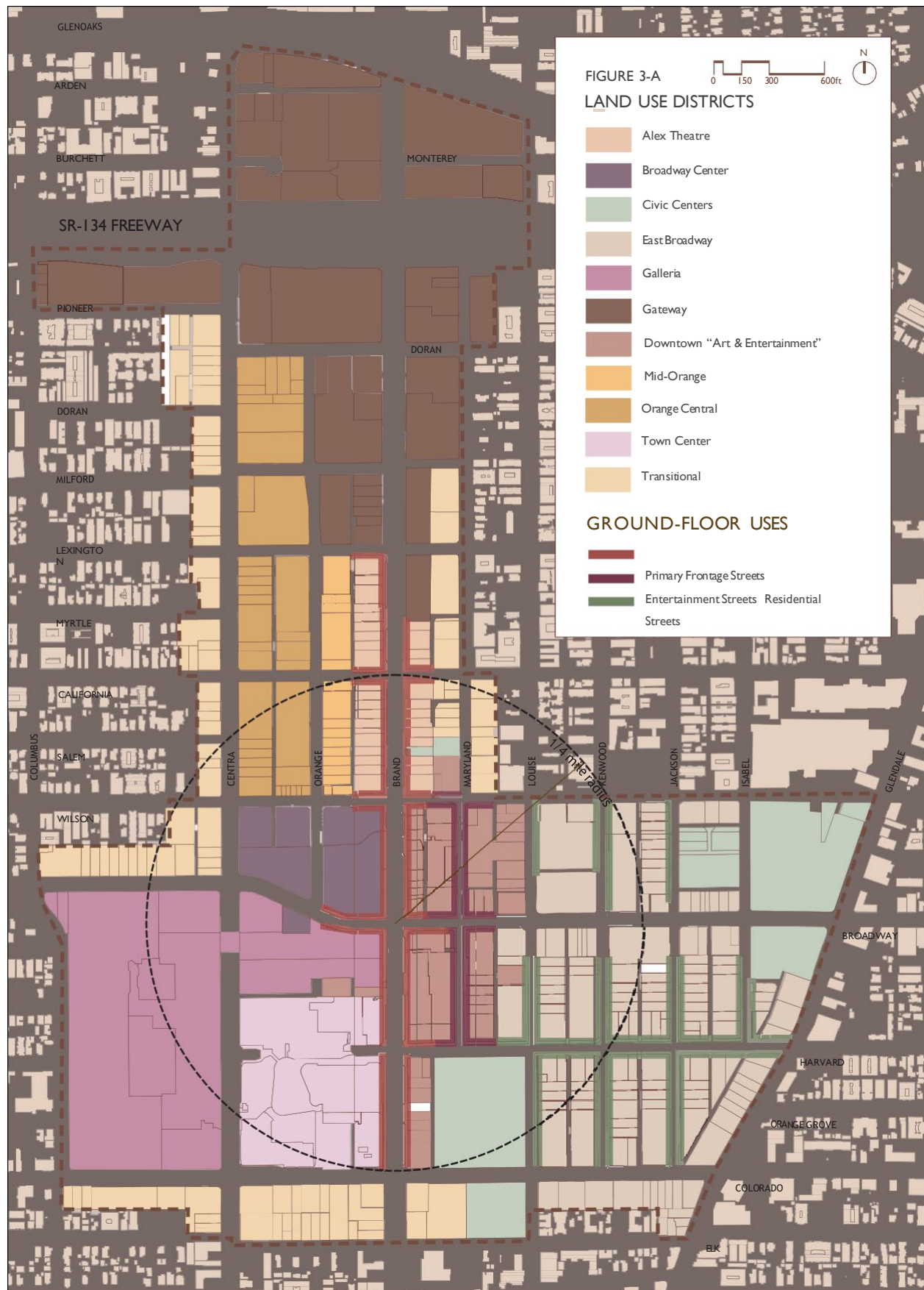
Downtown is divided into eleven sub-districts, as identified in the Land Use map (Figure 3-A). Each district or district group has its own permitted uses described in Section 3.3

### 3.2.2 Ground Floor Uses

To accomplish pedestrian-oriented objectives of the DSP, certain streets have use restrictions at the ground floor (see Table 3-B in Section 3.3). These use restrictions are coupled with the design standards described by Sections 4.2 Building Design and 4.3 The Pedestrian Realm with Ground Floor frontage restrictions are indicated on the Land Use map (Figure 3-A).

- A. **Primary Frontage Streets** shall have ground floor uses including retail, restaurants and entertainment uses prescribed by the land use standards. These uses are needed to activate the street and support one another as a destination and shopping experience. All such streets shall be developed with retail storefronts or arcades incorporating features such as frequent entries and display windows to enhance the pedestrian shopping experience. Primary Frontage streets are concentrated within a 5-minute walk (approximately 1/4 mile radius) of the Brand/ Broadway intersection.
- B. **Entertainment Streets** are established to promote and encourage the concentration of arts, cultural and entertainment venues such as museums, galleries, theaters and nightclubs. Supportive retail and restaurants are also allowed on these streets, and therefore entertainment streets share the similar design standards of Primary Frontage Streets.
- C. **Residential Streets** are located in the East Broadway District, where landscaped setbacks from the sidewalk are required (see Section 4.1.3). Ground floor uses may be retail, services, office, live/work and/or residential.





### 3.3 LAND USES & PERMIT REQUIREMENTS

TABLE 3-A-1: Land Uses and Permit Requirements												TABLE 3-B-1		
Land Uses <sup>1, 2</sup>	Permit Requirements by District <sup>3</sup>										See Standards in GMC Section	Frontage Req'ts <sup>4</sup>		
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

Land Uses <sup>1, 2</sup>	Permit Requirements by District <sup>3</sup>										See Standards in GMC Section	Frontage Req'mts <sup>4</sup>		
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
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 <sup>5</sup>														
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

Land Uses <sup>1, 2</sup>	Permit Requirements by District <sup>3</sup>										See Standards in GMC Section	Frontage Req'mts <sup>4</sup>		
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
	Retail Uses													
Alcoholic beverage sales	A	A	A	A	A	A	A	A	A	A	-	A	A	A
Alcoholic beverage sales, in Alex Theater, 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

Land Uses <sup>1,2</sup>	Permit Requirements by District <sup>3</sup>										See Standards in GMC Section	Frontage Req'mts <sup>4</sup>		
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 <sup>5</sup>	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	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)

5 "Hotel" means a building in which there are fifty (50) or more guest rooms where temporary lodging is provided for compensation, for a period of 30 consecutive calendar days or less, and where no provision is made for stove-top cooking in any individual room or suite. A development agreement is required for all new hotels in the DSP. All new hotels in the DSP must also meet the minimum quality standard of facilities and service equal to the general requirements of an American Automobile Association three (3) diamond rating or higher, as established in the "AAA Hotel Requirements and Diamond Guidelines" and all subsequent amendments thereto, or equivalent rating system.



# COMMUNITY BENEFIT



As a means to create maximum community benefit and to enhance livability and quality for all residents, visitors, and those employed within Glendale, the DSP has established priorities that enhance the City's vision. These priorities are defined as Community Benefits, and participation in the program allows projects to achieve maximum development potential.



## 7.1 COMMUNITY BENEFIT

The following elements create the Community Benefit program, and have been identified as priorities to the City vision. This section describes the intent of each benefit, the associated requirements and standards, and the corresponding development potential.

### 7.1.1 Review Authority for Community Benefit

According to standards outlined by the Downtown Specific Plan, additional development potential in exchange for community benefits will be granted to applicants by the City Council, following policies and procedures adopted by the City of Glendale. Applicants utilizing the Community Benefit program will require a statutory development agreement with the City or a covenant between the City and developer.

### 7.1.2 Development Potential

If an applicant chooses to participate in the Community Benefit program, the project shall be eligible for additional height and FAR. Affordable housing, historic preservation, reuse of existing significant buildings, and hotels are recognized as priority uses and are permitted additional development potential as defined in Section 7.2 and Table 7-A. The Community Benefit program includes a tiered system for residential and non-residential projects. In exchange for increased and enhanced community benefits, greater development potential is awarded, as defined in Section 7.3 and in Tables 7-A and 7-C.

Under no circumstances except in the application of Section 7.2.1 and/or the application of Government Code Section 65915, et seq. ("SB 1818 Affordable Housing Density Bonus Law") shall any project exceed the maximum allowable height or floor

	Alex Theater Area A	Alex Theater Area B	Broadway Center Area A	Broadway Center Area B	Broadway Center Area C	Civic Centers	East Broadway	Galleria	Gateway	Downtown "A & E"	Mid-Orange	Orange Central	Town Center	Transitional
<b>Tier I Maximum Height &amp; FAR by Right</b>														
<b>HEIGHT IN FEET</b>	35'	65'	95'	185'	245'	N/A	65'	80'	275'	65'	65'	95'	TCSP	65'
<b>PERMITTED FAR</b>	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
<b>Tier II</b>														
<b>HEIGHT IN FEET</b>	N/A	80'	170'	215'	275'	N/A	70'	N/A	N/A	80'	80'	170'	TCSP	80'
<b>PERMITTED FAR</b>	N/A	2.50	4.00	6.00	7.25	N/A	2.25	N/A	N/A	2.50	2.50	4.00	TCSP	2.50
<b>Tier III Maximum Height &amp; FAR with Community Benefits</b>														
<b>HEIGHT IN FEET</b>	50'	95'	245'	245'	305'	N/A	80'	95'	380'	95'	95'	245'	TCSP	95'
<b>PERMITTED FAR</b>	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 7-A

## 7.2 COMMUNITY BENEFIT FOR CERTAIN USES

Participation in the following community benefits, with the exception of Density Bonus Law, are independent of the tiered community benefit system defined in Section 7.3. The following describes community benefit and development potential relationship for the following four priority uses.

### 7.2.1 Affordable Housing Density Bonus Law

#### COMMUNITY BENEFIT

The State of California has a desire and need to increase affordable housing statewide, and incentivizes its construction through California Government Code Section 65915 et seq. The law allows for a maximum density bonus of 50 percent based on the mix and number of affordable units provided.

#### STANDARDS

Applicable standards relative to use of the Affordable Housing Density Bonus Law bonuses and incentives or concessions are defined in California Government Code Section 65915 et seq. and Glendale Municipal Code Chapter 30.36.

#### ALLOWABLE BONUS

The maximum allowable height and/or density bonus and concessions available for this priority use are as defined in California Government Code Section 65915 et seq. and Glendale Municipal Code Chapter 30.36. For the purposes of this incentive only, Table 7-B defines baseline residential density by DSP area as measured by dwelling units per acre.

	Alex Theater Area A	Alex Theater Area B	Broadway Center Area A	Broadway Center Area B	Broadway Center Area C	Civic Centers	East Broadway	Galleria	Gateway	Downtown "A & E"	Mid-Orange	Orange Central	Town Center	Transitional
Maximum Density by Right														
DWELLING UNITS PER ACRE	N/A	90	100	175	225	N/A	90	90	250	90	90	100	TCSP	90

TABLE 7-B

## 7.2.2 Historic Preservation

### COMMUNITY BENEFIT

Preservation of Downtown's significant historic resources is a key element of creating a unique sense of place.

### STANDARDS

- A. The project must meet the Secretary of the Interior's Standards for Rehabilitation.
- B. If not previously listed, the historic resource must be placed on the Glendale Register prior to or concurrent with design review approval.
- C. At the discretion of the Director of Community Development, the Historic Preservation Commission may conduct advisory design review for consistency with the City's preservation goals and conformance with the Standards for Rehabilitation prior to any binding design review.

### ALLOWABLE BONUS

The maximum allowable height and/or floor area bonus available for this priority use is the maximum height or FAR allowed by district as defined in Table 4-A. The bonus is applicable only to areas of new construction on the same lot as a historic resource rehabilitated as part of the project; it does not apply to the historic resource itself. In calculating any FAR bonus, the area occupied by the historic resource shall be included in the calculation of the maximum FAR allowed for the new construction.

## 7.2.3 Hotels

### COMMUNITY BENEFIT

Hotels are an important component of a thriving business district, and often provide amenities which are available to the general public, including entertainment, restaurants, and meeting rooms.

### STANDARDS

The ground floor of hotels shall be designed to enhance the use, mix and level of pedestrian activity in the area for which they are proposed. This can be accomplished with cafes and retail space along the street frontage, as well as public art and open space consistent with section 4.1.3.

In addition to meeting the requirements set forth in footnote 5 in Table 3-A-4 for hotel uses, all new hotels utilizing the Community Benefit program shall provide features and amenities totaling 10 points, as identified in the following table:

Feature or Amenity	Points
Hotel with minimum quality standard of facilities and service equal to the general requirements of an AAA five (5) diamond rating or higher*	10
Hotel with minimum quality standard of facilities and service equal to the general requirements of an AAA four (4) diamond rating or higher*	8
Full-service restaurant, upscale and comparable to a AAA Three Diamond restaurant**	4
Full-service restaurant, comparable to a AAA Two Diamond restaurant**, with breakfast service	3
LEED Platinum (or equivalent) sustainable design	3
Live entertainment, as defined in GMC 5.16.010, subject to any required licenses and/or permits, and consistent with applicable codes	3
Participation in the GWP peak demand response program	3
Separate convention or meeting space available to the public/community	3
Separate spa facility open to the public	3
Tavern (bar or lounge), separate from restaurant	3
Additional publicly accessible open space equivalent to a minimum of 20% of the required publicly accessible open space	2
Airport shuttle	2
Available bicycle rental or bicycle share program	2
Full-service restaurant, comparable to a AAA Two Diamond restaurant**, without breakfast service	2
Local hire requirement ***	2
Outdoor pool	2

\* As established in the "AAA Requirements & Diamond Rating Guideline - Lodging" and all subsequent amendments thereto, or equivalent rating system.

\*\* As established in the "AAA Requirements & Diamond Rating Guideline - Restaurants" and all subsequent amendments thereto, or equivalent rating system.



## ALLOWABLE BONUS

The maximum allowable height and/or density available for this priority use for new hotels is the maximum height and density allowed by district as defined in Table 4-A.

Expansion of existing hotels will be reviewed on a case by case basis, and bonuses awarded by the review authority commensurate with the degree to which the standards have been met and to the public benefit provided.

\*\*\* Local hire requirement. A requirement that a hotel owner and/or operator include in all of its construction contracts a provision whereby it promises to make a good-faith effort, with the assistance of local labor union hiring halls or community organizations, to employ qualified individuals who are, and have been for one year prior to the effective date of the labor contract, residents of Glendale and/or residents of Los Angeles County who live within a ten mile radius of Glendale (collectively, "local workers"), in sufficient numbers so that no less than ten (10) percent of the contractor's total construction work force, including any subcontractor work force, measured in labor work hours, is comprised of local workers. The contractor shall keep, and provide to the City, on standardized forms acceptable to the City, an accurate record showing the name, place of residence, hours employed and per diem wages and benefits of each person employed by the contractor, and the contractor's subcontractors, on the project, including full-time, part-time, permanent and temporary employees. This Local Hire Requirement cannot be utilized by a hotel owner or operator as a menu option for purposes of the Community Benefit program if the required provision would conflict with a state or federal law or regulation applicable to a particular contract for construction and development.

## 7.2.4 Reuse of Existing Buildings

### COMMUNITY BENEFIT

The re-use of existing buildings minimizes environmental impacts from demolition and disposal of building materials. In addition, the retention of distinctive visual architecture and architectural features sustains the public's familiarity and comfort with Downtown. Reusing older, non- historic buildings is also encouraged to let our built heritage continue to tell the story of Glendale.

### STANDARDS

- A. 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 a minimum of 50% of the combined area of all of the exterior walls and roof of the existing structure. Nonconforming buildings shall comply with GMC 30.60.040.
- B. Retention of distinctive architecture is strongly encouraged.
- C. Re-use of significant architectural and character- defining features is strongly encouraged.
- D. The amount of the bonus received shall be in proportion to the amount and the architectural value of the building and building features which are retained, as determined by the review authority.

### ALLOWABLE BONUS

The maximum allowable height increase available for this priority use is an increase of 30 feet; the maximum allowable density increase under this incentive is an additional 1.00 FAR.

## 7.3 TIERED COMMUNITY BENEFIT SYSTEM

The following elements are key components of the Community Benefit program, and have been identified as priorities to the City vision. This section describes the intent of each benefit, the associated requirements and standards, and the corresponding tiered development potential.

	Tier I	Tier II	Tier III
<b>Residential</b>	<ul style="list-style-type: none"> <li>Open Space: See Table 5-A</li> <li>Diversity in Housing Mix: 20% Minimum 2 &amp; 3 bedroom units</li> </ul>	<ul style="list-style-type: none"> <li>Open Space: Tier 1 Requirement + 1% Publicly Accessible Open Space; and</li> <li>Diversity in Housing Mix: 30% Minimum 2 &amp; 3 bedroom units</li> </ul>	<ul style="list-style-type: none"> <li>Open Space: Tier 1 Requirement + 2% Publicly Accessible Open Space; and</li> <li>Diversity in Housing Mix: 40% Minimum 2 &amp; 3 bedroom units; and</li> <li>One option from below:               <ol style="list-style-type: none"> <li>1. Mobility Improvements</li> <li>2. 2% Public Art on-site</li> <li>3. Priority Uses</li> </ol> </li> </ul>
<b>Commercial</b>	<ul style="list-style-type: none"> <li>Open Space: See Table 5-A</li> </ul>	<ul style="list-style-type: none"> <li>Open Space: Tier 1 Requirement + 1% Publicly Accessible Open Space; and</li> <li>One option from below:               <ol style="list-style-type: none"> <li>1. Mobility Improvements or</li> <li>2. 2% Public Art on-site</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>Open Space: Tier 1 Requirement + 2% Publicly Accessible Open Space; and</li> <li>Two options from below:               <ol style="list-style-type: none"> <li>1. Mobility Improvements</li> <li>2. 2% Public Art on-site</li> <li>3. Sustainability/LEED Platinum</li> </ol> </li> </ul>

TABLE 7-C  
 Tier I - Permitted by Right  
 Tier II - Mid-Range  
 Tier III - Maximum Height & FAR w/ Community Benefits

### 7.3.1 Public Open Space

#### COMMUNITY BENEFIT

Open space provides the significant public benefit of a place to rest, relax, and congregate in an urban environment. A well-designed plaza, courtyard, or other outdoor space provides a counterpoint to the built environment of streets and buildings, and adds enhancements to the public experience of Downtown.

#### STANDARDS

- A. Publicly accessible open space shall meet the requirements of Section 5.3. and the design standards of Section 5.4.
- B. Publicly accessible open space shall be located at sidewalk level and shall be open with no fences or other means of enclosure prohibiting physical or visual access and use of the space during open hours.
- C. Publicly Accessible Open Space shall be "open-to-public" at a minimum from 7am-10pm; public access hours shall be indicated on signage required.
- D. A unique design element, consisting of a specimen tree, fountain, or public art element consistent with the City of Glendale Art Program shall be provided. Any unique design elements proposed to meet this standard, other than those specified in this standard, shall be subject to approval by the design review authority.
- E. Signage consistent with Glendale's Environmental Graphics Manual shall indicate the open space is part of the City's Privately Owned Public Open Space program. Signage shall be visible from the public right-of-way and sidewalk.
- F. Seating is to be provided through the use of portable or fixed site furniture, such as cafe tables, benches, movable chairs, or edges along planters and/or fountains.
- G. The covenant required for the publicly accessible open space under DSP 5.3.2 shall also identify the additionally required and provided open space under this section.



## 7.3.2 Diverse Housing Mix

### COMMUNITY BENEFIT

Downtown is intended to be livable and accessible for residents of all ages and households of all compositions. There are many factors that create opportunities to ensure livability for all ages, but maintaining a diverse housing unit mix is essential. Providing housing diversity creates opportunities for not only smaller households, but also those with children or households with multiple generations.

### STANDARDS

To qualify for the community benefit program, projects will be required to comply with the following guidelines, in addition to the percentage mix defined in Table 7-C.

- A. Projects that qualify under the housing diversity benefit shall provide two-bedroom units at a minimum of 900 square feet and three-bedroom units at a minimum of 1,100 square feet.
- B. A majority of the units described in section A shall be located on the lower levels of a project, and preferably located within close proximity to each other.
- C. Studio units shall be limited to no more than 10% of the overall project unit mix.
- D. Units that qualify under the diverse housing mix program shall be limited to one en-suite bedroom/bathroom. All other bathrooms must be accessed from hallways or common areas such as living rooms or kitchens.
- E. Common indoor space shall be provided in the project for youth and may include homework or study rooms, hobby rooms, game rooms, or indoor playroom.
- F. At least a portion of any private courtyard or open space must include a playground or other outdoor recreational activity equal to 16 square feet for every bedroom participating in the diverse housing mix community benefit program. Exception may be granted for projects that are within .25 mile walking distance to a neighborhood playground or mini-park. Outdoor space will count towards the open space requirement, but not the publicly accessible portion unless public access is provided.
- G. Playgrounds and other recreational activities for youth shall be located on lower levels of the project.
- H. Outdoor recreational space intended for youth shall be located in close proximity and visible from a majority of the units participating in the diverse housing mix program.



ABOVE: Providing a diverse housing mix as a community benefit

### 7.3.3 Mobility

#### COMMUNITY BENEFIT

Urban environments, such as Downtown Glendale, offer a multitude of mobility options independent of single occupant automobiles. Walkability, bicycling, transit, and other modes can be efficient and healthy ways to move around Downtown, while mitigating the impact of additional vehicle miles traveled.

#### STANDARDS

- A. Provide a bicycle share system that is equal to one bicycle for every fifty units that qualify under the housing diversity program. Non-residential buildings shall provide one space for every 12,000 square feet. Other alternative modes, independent of automobiles, may be considered and approved per the Director of Community Development.
- B. Provide one space for every fifty units that qualify under the housing diversity program for automobile sharing programs for public use. At the time of Certificate of Occupancy a project must demonstrate an agreement with an independent vendor to provide the automobiles for each parking space. The spaces must be located in the publicly accessible portion of the parking garage or provide public access to secure parking garage areas.
- C. Provide monthly transit passes to residents that equal to 10% of total units. Non-residential buildings provide on-site transit pass sales.
- D. Projects must also provide one of the following:
  - Agree and successfully complete an annual survey of residents to determine mobility habits and travel patterns.
  - Successfully post city-provided bicycle, transit, and walking maps in common areas such as building lobbies and community rooms provided by the city.
  - Designate a pick-up/drop-off location for ridesharing (such as Uber/Lyft) and carpool/vanpool.

### 7.3.4 Sustainability

#### COMMUNITY BENEFIT

Buildings that are designed for sustainable performance in excess of existing Title 24 building standards help limit the environmental impacts of commercial and residential development in Downtown.

#### STANDARDS

To qualify for the development potential under Sustainable Design, applications will require the following:

- A. Developer shall post a performance bond equal to the value of the additional floor area up to a million dollars enabled by the provision of this benefit.
- B. The bond shall be released upon the building's post-construction certification as LEED Platinum by the U.S. Green Building Council.

BELOW: Sustainable building design using a green roof with integrated solar panels.



ABOVE: A publicly accessible bike share station.



### 7.3.5 Public Art

#### COMMUNITY BENEFIT

Public art helps to improve the character and physical environment of Glendale. It promotes and enhances the general welfare by allowing citizens to experience and interact with artworks in an environment that is open to all. Public art encourages community pride through its power to create distinctive places that are unique to Glendale. Placing works of art in key public locations helps establish a cultural legacy for the City by allowing the shared cultural experience of art, accessible to all, to extend over many generations.

#### STANDARDS

- A. Projects must comply with the Urban Art requirements of GMC Chapter 30.37 and the public art must be installed and maintained on-site in the publicly accessible open space area.
- B. The applicant shall submit an application for the Urban Art Plan, and the application shall be considered by City Council or as part of the project's design review process.
- C. The urban artwork approved with the Urban Art Plan shall be installed in compliance with the Urban Art Plan prior to issuance of Final Certificate of Occupancy.



ABOVE: Public art as a community benefit

### 7.3.6 Priority Uses

#### COMMUNITY BENEFIT

To ensure a livable urban environment for all, the City may identify particular uses that are deficient in or around downtown, or would add to the overall quality of life for residents, visitors, and those employed within the City.

A project shall provide one of the following:

- A. Child care or day care facility open to the public.
- B. Artist studio.
- C. Performance venue such as a community theater or art gallery.
- D. Other use defined as a priority by City Council and approved by the Director of Community Development.



ABOVE: A day care facility or artist studio as a community benefit