Introduction to Land Use

The Land Use Element is a guide to land use planning in Glendale and identifies how land will be used in the future—for housing, commercial, industrial, and mixed-use, public facilities, parks, open space, and transportation. Ensuring that Glendale has sufficient capacity to support a diverse mix of land uses is essential to the community's ability to thrive and be sustainable over time.

As population growth continues, this Land Use Element will guide where growth and development will occur in the City and how to accommodate land uses to respond to the community's changing needs. It also provides high-level guidance on urban design, economic development, and infrastructure planning, which directly relate to the City's long-term land use planning priorities. The goals and policies contained within this Element are further implemented through complementary City plans and programs, including various Community Plans, Specific Plans, and objective design standards.

Overview

The Land Use Element provides a framework for future development and resource conservation that preserves and protects Glendale's unique character while promoting opportunities for economic development, housing for all income levels, high-quality local job growth, and robust natural resources protection.

The **Planning Area** is the geographic area for which the General Plan provides a framework for long-term plans for growth and resource conservation. State law requires the General Plan to include all territory within Glendale's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area for the Glendale General Plan includes the entire city limits (approximately 19,585 acres) and the City's Sphere of Influence (SOI) (approximately 2,839 acres), as shown in *Figure LU-1, General Plan Planning Area.*

State law requires the Land Use Element to address:

- Proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space (including agriculture, natural resources, recreation, and enjoyment of scenic beauty), education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity;
- Issues related to environmental justice; and
- Areas subject to flooding.

Contents:

+ Land Use Mix
+ Directed Growth
+ Comptible Development
+ Urban Design
+ Economic Development
+ Infrastructure Planning

Areas subject to flooding are addressed in the Safety Element and open space lands are addressed in the Open Space and Conservation Element, and issues related to environmental justice communities are addressed in the Environmental Justice Element.

Topics identified by State law that are not relevant to Glendale include military land use compatibility and timberland preserve zone lands.

Organization of Element

The Land Use Element addresses each of the following topics as they relate to Glendale:

- Land Use Mix
- Directed Growth
- Compatible Development
- Urban Design
- Economic Development
- Infrastructure Planning

Each of these topics contains goals with related policies and specific actions that the City will undertake to accomplish identified goals.

Goals: A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. They are overall statements of desired future conditions.

Policies: Policies are statements which further refine the goals and guide the course of action the City must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.

Actions: The associated actions define the procedure, implementation technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy.

For policies and actions to be effective, they need to be clearly defined. The following is a list of common terms used in policies and implementation actions, along with guidance on how to interpret their meanings in relation to the significance, resource allocation, and expected outcomes of the policies and actions. In cases where other terms are used (and not defined below), an equivalent to the closest applicable term can be used.

- Shall: Absolute commitment to the policy or action and indicates that the policy must be adhered to in all cases.
- Should: Policy or action will be followed in most cases, but exceptions are acceptable for good reasons.
- Encourage: Policy or action is highly recommended and/or desired and should be pursued when feasible.
- Allow: Policy or action will be supported within certain parameters and certain guidelines.
- Coordinate: Policy or action will occur in conjunction with another entity, and the City will carry its share of the responsibility.
- Explore: Effort will be taken to investigate the subject at hand, to discover whether or not further commitment is relevant.
- Consider: Policy or action may or may not be followed, depending upon the results of analysis that will be completed.
- Limit: Effort will be taken to keep the subject within certain limits or will at least make undesired change more difficult.
- Restrict: Effort will be taken to keep the undesired action to a minimum.

Land Use Designations

The Land Use Designations specify the type of allowed uses associated with each designation and the allowed range of development intensity, expressed in density or floor area ratio. Zoning, specific plans, community plans, and individual development projects must be consistent with the intensities allowed under the General Plan.

Land Use Map and Classification System

The Land Use Map (Figure LU-2) illustrates the various types and distribution of land uses planned for the community. The Land Use Map, in conjunction with the goals, policies, and actions included in this Element, reflects the City's efforts to:

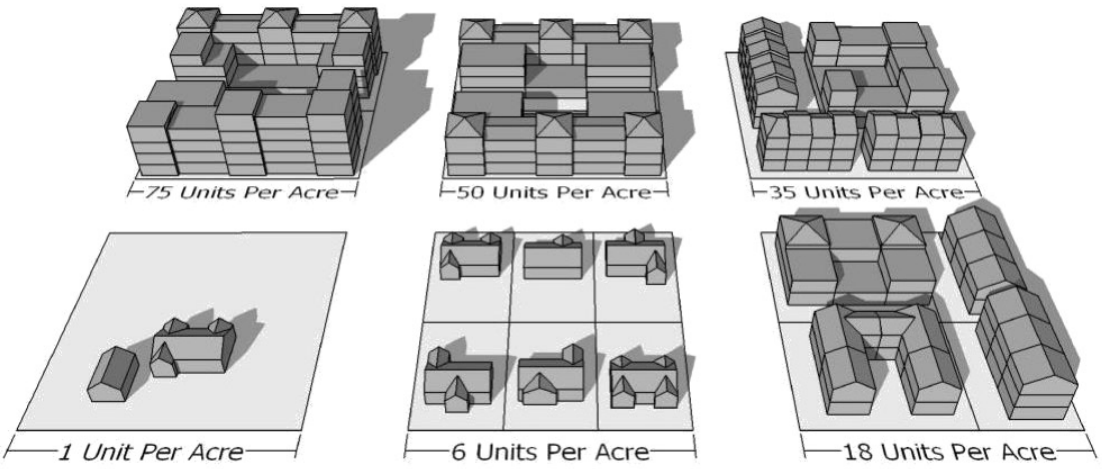
- accommodate a range of land uses;
- encourage economic development in strategic focus areas located adjacent to major commercial corridors and around public transit stops;
- promote development in infill locations while preserving the City's existing single-family and hillside residential neighborhoods; and,
- support expanded range of housing and employment opportunities and commercial goods and services.

The Land Use Map depicts the land use classification system that includes 18 land use designations. There are eight residential designations that allow for a range of housing types and densities. Other designations include two commercial designations (neighborhood commercial and community commercial), two public designations (public/semi-public and recreation/open space), one industrial designation, two mixed-use designations (mixed-use residential and mixed-use nonresidential), and three special uses (cemetery, Specific Plan, and city-owned residential overlay).

Land Use Density and Building Intensity

This Element uses certain terminology to describe the various land use designations. Land use concepts, including land use density and building intensity ("floor area ratio" or "FAR" for the purposes of the Land Use Element), are described below.

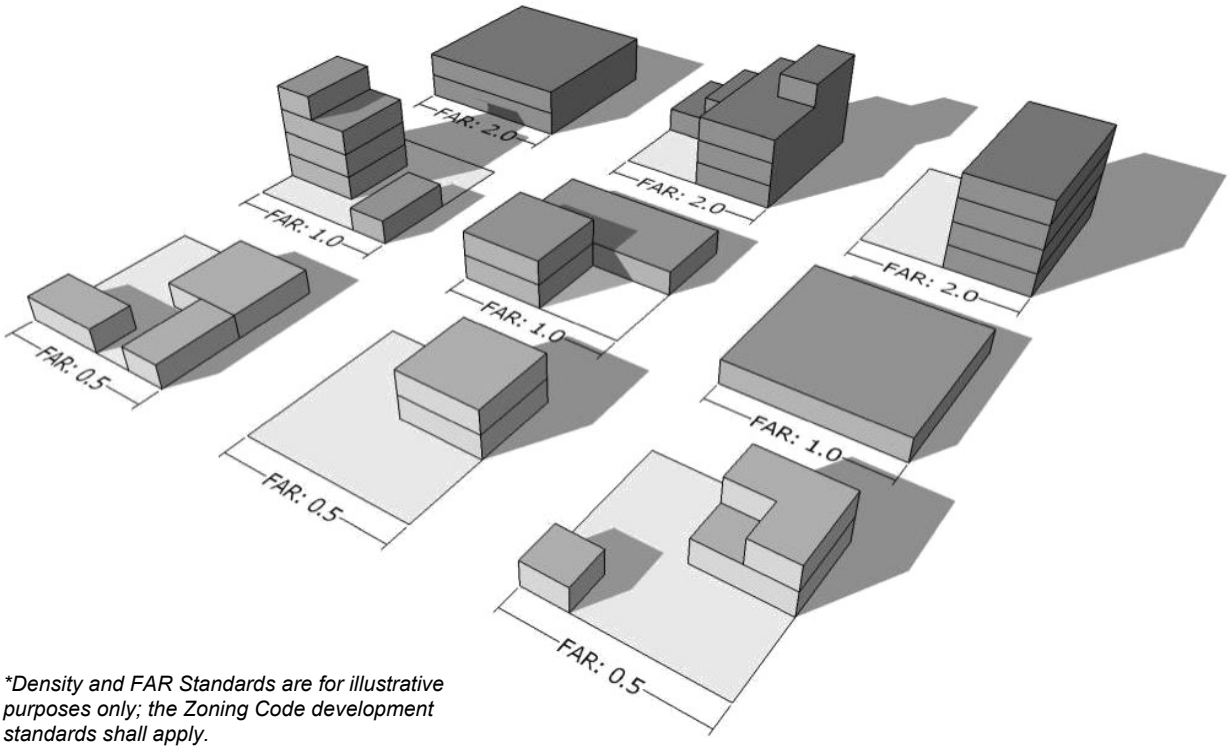
Land Use Density. Land use density refers to a range of allowable dwelling units per gross acre. Various building configurations representing different densities are shown below. For example, the density of a residential development of 14 dwelling units occupying 15,000 square-foot site would be 43 du/ac.



**Density and FAR Standards are for illustrative purposes only; the Zoning Code development standards shall apply.*

Building Intensity ("Floor Area Ratio" or "FAR"). Floor area ratio, referred to as FAR, measures a building's total floor area in relation to the size of the lot occupied by the building. FAR is a mechanism for regulating a building's "intensity" and mass in residential, nonresidential, mixed-use land use designations, and is often used together with other development standards, such as lot coverage and setbacks, to facilitate the appropriate development form.

Generally, FAR is calculated by dividing the total area of the building by the total area of the lot. For example, a 21,780 square-foot building on a 43,560 square-foot lot (one acre) yields a ratio of 0.5:1 (21,780 ÷ 43,560 = 0.5). A 0.5 FAR can yield a building of one story in height covering one-half of the lot area, or a taller building which covers less of the lot and provides for more open space around the building.



**Density and FAR Standards are for illustrative purposes only; the Zoning Code development standards shall apply.*

The following list describes each of the 18 various land use designations and levels of land use density and building intensity:

Residential Land Use Designations

Very Low Density Residential/Open Space: The Very Low Density Residential/Open Space land use designation provides for the development of residential uses in hillside areas at a variable density of up to 3 units per acre, based on the steepness of slope. This designation is generally most suitable in areas where scenic and natural resources should be protected or where natural hazards limit development potential (such as hillsides). This designation is intended to maintain overall density restrictions pursuant to the intent of the slope density formula as defined in the Glendale Municipal Code. Community Plans may provide additional design guidance for hillside areas.

Low Density Residential: The Low Density Residential land use designation provides for the development of residential uses compatible with existing single-family neighborhoods at a variable density of up to 8 units per acre, based on the steepness of slope and the development characteristics of adjacent uses. This designation is generally most suitable in areas where scenic and natural resources should be protected, where natural hazards limit development potential (such as hillsides), or within residential sections of the City with older homes and less topography. This designation is intended to maintain overall density restrictions pursuant to the intent of the slope density formula as defined in the Glendale Municipal Code. Community Plans may provide additional design guidance for hillside areas.

Low/Medium Density Residential: The Low/Medium Density Residential land use designation provides for a range of housing types, such as single-family attached and detached units, townhouses, row houses, garden apartments, and similar low-rise buildings, at a density up to 14 units per acre. This designation may function as a buffer or transition area between lower and higher development intensity areas. Community Plans may provide additional design guidance for medium/low density residential areas.

Medium Density Residential: The Medium Density Residential land use designation provides for a range of housing types, such as single-family detached and attached units, townhouses, row houses, garden apartments, and similar buildings, at a density of up to a maximum of 19 units per acre for lots less than 90 feet in width, and up to 24 units per acre for lots 90 feet or greater feet in width. Community Plans may provide additional design guidance for medium density residential areas.

Medium/High Density Residential: The Medium/High Density Residential land use designation provides for a range of housing types, such as condominiums, townhouses, row houses, apartments, and similar buildings, at a density up to 26 units per acre for lots less than 90 feet in width, and up to 33 units per acre for lots 90 feet or greater in width. Community Plans may provide additional design guidance for medium/high density residential areas.

High Density Residential: The High Density Residential land use designation provides for a range of housing types, such as condominiums, townhouses, apartments, and similar buildings, at a density up to 35 units per acre for lots less than 90 feet in width, and up to 43 units per acre for lots 90 feet or greater in width. Urban Centers and Urban Corridors may be appropriate for high density residential. Community Plans may provide additional design guidance for high density residential areas.

High/Very High Density Residential: The High/Very High Density Residential land use designation provides for a range of housing types, such as condominiums, townhouses, apartments, and similar buildings, at a density up to 43 units per acre for lots less than 90 feet in width, and up to 50 units per acre for lots 90 feet or greater in width. Community Plans may provide additional design guidance for high density residential areas.

Very High Density Residential: The Very High Density Residential land use designation provides for a range of housing types, such as condominiums, townhouses, apartments, and similar buildings, at a density up to 87 units per acre for lots less than 90 feet in width, and up to 100 units per acre for lots 90 feet or greater in width. Community Plans may provide additional design guidance for high density residential areas.

Commercial Land Use Designations

Neighborhood Commercial: The Neighborhood Commercial land use designation provides for a variety of low-scale local-serving commercial uses in proximity to lower density residential neighborhoods; appropriate uses include retail, service, and low-rise office uses. There is no maximum floor area ratio (FAR) for stand-alone commercial projects or for the commercial component of mixed-use projects; massing is regulated by the maximum height standard.

This designation also allows for new housing opportunities by enabling vacant and underutilized commercial buildings to be redeveloped with residential uses. Stand-alone residential projects and the residential components of mixed-use project are permitted with a density range of up to a maximum of 35 units per acre for lots less than 90 feet and 43 units per acre for lots 90 feet or greater in width.

Community Commercial: The Community Commercial land use designation provides for a variety of local- and regional-serving retail, employment-generating office, and service-oriented business activities. There is no maximum FAR for stand-alone commercial projects or for the commercial component of mixed-use projects; massing is regulated by the maximum height standard.

This designation also allows for stand-alone residential or mixed-use projects. Stand-alone residential projects and the residential components of mixed-use project are permitted with a density up to a maximum of 35 units per acre for lots less than 90 feet in width and up to 43 units per acre for lots 90 feet or greater in width.

Industrial Land Use Designation

Industrial: The Industrial designation provides for a variety of industrial and manufacturing uses, including light manufacturing, assembly, warehousing facilities, and similar uses. Other uses that are determined to be compatible with primary uses may also be allowed. There is no maximum floor area ratio for industrial uses and massing is regulated by the maximum height standard.

Mixed-Use Land Use Designations

Mixed-Use Residential: The Mixed-Use Residential designation provides opportunities for a compatible mix of commercial, industrial, and residential land uses in the same building, on the same parcel of land, or within the same area. Stand-alone commercial, industrial, or residential land uses in various combinations may also be allowed, depending on the specific zoning district designation. There is no maximum FAR for stand-alone nonresidential projects or for the nonresidential component of mixed-use projects and massing is regulated by the maximum height and minimum setback standards. Residential densities are defined in the Glendale Municipal Code.

Mixed-Use Nonresidential: The Mixed-Use Nonresidential designation provides opportunities for a compatible mix of commercial and industrial land uses in the same building, on the same parcel of land, or within the same area. Stand-alone commercial and industrial land uses in various combinations may also be allowed, depending on the specific zoning district designation. There is no maximum FAR and massing is regulated by the maximum height and minimum setbacks standards.

Public Land Use Designations

Public/Semi-Public: The Public/Semi-Public designation provides for uses that benefit the general public, such as government offices and service yards, schools, transportation facilities, public parking, hospitals and utilities. Public/Semi-public areas frequently take the form of campuses and may include both public and private lands. There is no maximum FAR for public/semi-public uses; refer to the Glendale Municipal Code for additional guidance related to development standards associated with the implementing zoning districts.

Recreation/Open Space: The Recreation/Open Space designation provides for public and private open space and recreational uses and to protect open space, natural physical features and scenic resources.

Special Uses

Cemetery: The Cemetery designation is intended to address the unique requirements of cemetery uses in a manner conducive to the public health, safety, and general welfare.

Specific Plan: The Specific Plan designation provides an opportunity for the City to adopt detailed policies, standards, and criteria for the development or redevelopment of an area. As required by State law, specific plans generally consist of a land plan, circulation plan, development standards, design guidelines, and phasing plan and set forth detailed implementation programs necessary to serve the planning area.

The actual designation of each Specific Plan area will be “Specific Plan (SP)” followed by a corresponding reference (e.g., SP-Downtown, SP-Town Center). Actual land uses are illustrated in detail in the specific plan documents (zoning). Amendments to land uses in a specific plan will not warrant a revision to the General Plan (General Plan Amendment).

City-Owned Residential Overlay: The City-Owned Residential Overlay, which applies to select sites owned by the City of Glendale, provides an opportunity for the development of stand-alone multifamily housing at a density of up to 50 units per acre. For new development, all standards related to the underlying land use designation shall continue to apply.

Realistic Buildout Potential

State General Plan law (Government Code §65302(a)) requires that the Land Use Element indicate the maximum land use densities and building intensities (i.e., floor area ratio) permitted within the Land Use Map. The land use designations shown on the Land Use Map are described in detail in the list above. Table LU-1 below lists each of the land use designations shown on the Land Use Map and provides a corresponding maximum land use density and/or floor area ratio of development. Maximum allowable development on individual parcels of land is governed by these measures, unless a density bonus pursuant to Glendale Municipal Code Chapter 30.36, *Density Bonus Incentives*, applies.

The realistic buildout potential represents the reasonably foreseeable development potential that could theoretically occur within the Planning Area through the year 2045. It should be strongly noted that actual development is limited by market conditions, physical site constraints, infrastructure requirements, and zoning standards. As such, it is not realistic to assume that all parcels would develop to their maximum potential (highest land use density or FAR) under the implementation time frame projected for the Land Use Element Update. In general, it is anticipated that new development will occur in a similar manner to historical development patterns in Glendale, with only a limited number of parcels being developed at the maximum land use density or FAR. Realistic buildout potential associated with the Land Use Map is based on several factors, including realistic residential density criteria established in the City's 2021-2029 Housing Element (adopted by City Council and certified by the California Department of Housing and Community Development) and a quantified analysis of residential, nonresidential, and mixed-use projects built in the City from 2015 through 2024. It also reflects the potential for individual developments to exceed the baseline maximum density in accordance with State Density Bonus and the City's Inclusionary Housing Ordinance.

Table LU-1 Realistic Land Use Development Potential Summary

Land Use Designation	Acres (1)	Maximum Allowed Land Use Density and/or FAR (2)	Units	Population (3)	Non-Residential Square Feet	Jobs (4)
Residential Land Uses						
Very Low Density Residential/Open Space	1,374	0-3 du/ac, based on the site's average current slope	2,967	8,783	-	-
Low Density Residential*	5,206	0-8 du/ac, based on the site's average current slope in the R1R zone	30,556	90,131	-	-
Low/Medium Density Residential*	1,353	0-14 du/ac	15,098	39,653	-	-
Medium Density Residential	788	Lot Width < 90 ft: 0-19 du/ac Lot Width ≥ 90 feet: 0-24 du/ac	17,209	45,259	-	-
Medium/High Density Residential	362	Lot Width < 90 ft: 0-26 du/ac Lot Width ≥ 90 feet: 0-33 du/ac	11,256	29,603	-	-
High Density Residential	396	Lot Width < 90 ft: 0-35 du/ac Lot Width ≥ 90 feet: 0-43 du/ac	17,136	45,067	-	-
High/Very High Density Residential	11	Lot Width < 90 ft: 0-43 du/ac Lot Width ≥ 90 feet: 0-50 du/ac	572	1,397	-	-
Very High Density Residential	11	Lot Width < 90 ft: 0-87 du/ac Lot Width ≥ 90 feet: 0-100 du/ac	1,101	2,686	-	-
Residential Subtotal	***9,501***	-	***95,895***	***262,579***	-	-
Commercial Land Uses						
Neighborhood Commercial	112	Commercial Uses: No maximum FAR Residential Uses: No Maximum FAR and Lot Width < 90 ft: 0-35 du/ac Lot Width ≥ 90 feet: 0-43 du/ac	5,532	13,499	3,405,533	7,568

Land Use Designation	Acres (1)	Maximum Allowed Land Use Density and/or FAR (2)	Units	Population (3)	Non-Residential Square Feet	Jobs (4)
Community Commercial*	353	Commercial Uses: No maximum FAR, except in the Commercial Auto zoning district, where a maximum FAR of 3.5 is permitted Residential Uses: No Maximum FAR and Lot Width < 90 ft: 35 du/ac Lot Width ≥ 90 feet: 43 du/ac	17,531	42,776	10,769,551	23,932
Commercial Subtotal	***465***	**-**	***23,063***	***56,275***	***14,175,084***	***31,500***
INDUSTRIAL LAND USES						
Industrial	296	No maximum FAR	-	-	9,034,158	10,038
Industrial Subtotal	*296*	**-**	**-**	**-**	***9,034,158***	***10,038***
MIXED-USE LAND USES						
Mixed-Use Residential	291	Nonresidential Uses: No maximum FAR Residential Uses: See the Glendale Municipal Code Zoning Districts SFMU, IMU-R, TOD I and TOD II and other future zones as applicable	23,166	56,525	3,808,391	9,521
Mixed-Use Non-Residential	80	No maximum FAR	-	-	2,094,799	4,190
Mixed-Use Subtotal	***371***	**-**	***23,166***	***56,525***	***5,903,190***	***13,711***
PUBLIC LAND USES						
Public/Semi-Public*	326	No maximum FAR	410	1,000	2,841,874	3,158
Recreation/Open Space*	*7,704*	N/A	2,024	4,939	-	-
Public Subtotal	***8,030***	**-**	***2,434***	***5,939***	***2,841,874***	***3,158***
SPECIAL USES						
Cemetery	110	N/A	-	-	-	-
Specific Plan	244	Varies: See adopted Specific Plans	7,796	19,022	10,203,511	45,349
Special Use Subtotal	***354***	**-**	***7,796***	***19,022***	***10,203,511***	***45,349***
Right-Of-Way	*3,408*	-	-	-	-	-
Totals	**22,425**		**152,354**	**400,340**	**42,157,817**	**103,756**

* The City-Owned Residential Overlay (CORO) is applied to parcel(s) within this designation, for a total of approximately 34 acres, which allows for a residential land use density of up to 50 du/ac for a total of 3,393 units across all base land use designations.

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
2. Density/intensity includes both residential density, expressed as dwelling units per acre, and building intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel, and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume buildout at the maximum density or intensity but are adjusted downward to account for variations in development.
3. Estimates of population are based on average household size of 2.96 for single-family uses, 2.44 for multi-family uses, and 2.63 for uses with a mix of single-family and multi-family development, as provided by Economic & Planning Systems (2024) based on the U.S. Census, American Community Survey (2019).
4. Estimates of jobs by land use designation are based on employment generation rates derived from the Longitudinal Employer-Household Dynamics (2022) Report.

GOAL LU-1 LAND USE MIX

A range and mix of high-quality land uses that create a livable environment for community members of all ages and income levels.

LU-1 Policies

LU-1.1 **Sustainable Land Use Pattern**. Promote an appropriate mix and pattern of land uses that fosters community livability and public health; sustains economic vitality; promotes efficient development and multiple transportation options; promotes efficient use or expansion of infrastructure; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other resources; and ensures compatibility between uses. *See Figure LU-2, Land Use Map.*

LU-1.2 **Balance of Uses**. Allow for a variety of land uses to serve the needs of the community.

LU-1.3 **Hillside Development**. Require that hillside development respects existing natural and scenic resources by using sensitive and creative design and development techniques.

LU-1.4 **Residential Development**. Provide a variety of residential development opportunities in the City through the designation of sufficient land with a range of densities and housing types, as defined in the Land Use Element, reflecting the projected needs specified in the Housing Element, and implemented by the Zoning Code.

LU-1.5 **Nonresidential Development**. Encourage well-maintained, functional, and appropriate retail, services, office, and industrial uses at a range of scales, including large-scale commercial centers and neighborhood-scale commercial opportunities.

LU-1.6 **Mixed-Use Development**. Support the development of a mix of commercial, industrial, and residential land uses in the same building, on the same parcel of land, or in proximity to each other in economically viable areas throughout the City, such as along major transportation corridors and adjacent to public transportation facilities.

LU-1.7 **Specific and Community Plans**. Continue to allow for the preparation, adoption, and implementation of Specific Plans and Community Plans to guide strategic planning, land use decisions, and development regulations in areas of especially high importance, such as Downtown.

LU-1.8 **Public and Community Facilities**. Maintain appropriate sites for public/semi-public and community facilities that can accommodate the public services and infrastructure needed to adequately serve the community, consistent with the goals, policies, and actions of the City's other General Plan Elements.

LU-1.9 **Transit-Oriented Development**. Promote the development of distinct, well-designed activity nodes in proximity to public transportation facilities that support a variety of residential uses, commercial services, employment opportunities, and public spaces.

LU-1.10 **Cultural Resources**. Promote cultural, historical, recreational and entertainment opportunities, enhance the level and quality of community services and facilities, and improve accessibility to local and regional resources, consistent with the goals, policies, and actions of the City's other General Plan Elements.

LU-1.11 **Parks, Recreation, and Natural Resources**. Encourage the equitable distribution of and access to park and recreation amenities and natural resources, consistent with the goals, policies, and actions of the City's other General Plan Elements.

LU-1 Actions

LU-1a Adopt and maintain the Land Use Map which graphically displays the intended uses and development intensity/density for all land within the Planning Area.

LU-1b Update the City's Zoning Designations and Zoning Map to be consistent with the land use designations shown on Figure LU-2, Land Use Map.

LU-1c Review the standards provided in the Zoning Ordinance (Title 30 of the Glendale Municipal Code) and amend as necessary for consistency with General Plan policies, land use designations and desired uses.

LU-1d Continue to implement the Glendale Municipal Code and Glendale Building and Safety Code to regulate development.

LU-1e Implement the policies and actions in the Housing Element to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.

LU-1f Periodically review, and updated as needed, the Zoning Ordinance to ensure that the designated zoning districts have appropriate allowed uses and development standards to accommodate the building and site needs associated with new and emerging industries.

LU-1g Periodically review, and update as needed, other City plans and programs to ensure consistency with the General Plan.

GOAL LU-2 DIRECTED GROWTH

New development is encouraged in infill locations, especially along commercial and mixed-use corridors where infrastructure and multimodal transportation options are more easily accessible.

LU-2 Policies

LU-2.1 **Balanced Growth**. Balance new development with the provision of adequate infrastructure, public services, resources, and community facilities.

LU-2.2 **Existing Urban Footprint**. Develop within the existing urban footprint, where infrastructure and service capacity are available to accommodate growth.

LU-2.3 **Existing Residential Neighborhoods.** Preserve and protect the City's existing hillside areas and lower density residential neighborhoods by directing new higher density residential development to other areas of the City, as feasible.

LU-2.4 **Infill Development**. Encourage infill residential development and future housing growth in areas designated for higher density and mixed-use development where new development can complement existing neighborhoods and surrounding areas.

LU-2.5 **Multimodal Transportation**. Encourage land use patterns that support a range of multimodal transportation options to reduce vehicle trips generated.

LU-2.6 **Special Planning Areas**. Recognize distinct areas of the City that might warrant additional, enhanced policy, land use and urban design direction above and beyond existing zoning and development standards.

LU-2.7 **Unincorporated Areas Outside of Glendale**. Respect the history of the unincorporated neighborhoods in Glendale's Planning Area (sphere of influence) and continue to provide land use direction for those areas in accordance with applicable local, regional, and state regulations.

LU-2 Actions

LU-2a Identify areas targeted for growth and in cooperation with the Public Works, Community Services and Parks, Glendale Water and Power and other City departments, identify necessary facilities to support such growth.

LU-2b Continue to look for opportunities to incentivize higher density residential development along transit corridors and close to multi-modal transportation options.

LU-2c Continue to consider preparing and implementing special planning tools, such as Specific Plans, Community Plans, and/or district designations, to articulate detailed land use, community design, and mobility guidance for distinct areas of the community.

LU-2d Require new development pay its fair share for infrastructure improvements. Ensure that needed infrastructure and services are available prior to or at project completion.

LU-2e Continue coordinating with surrounding jurisdictions of the unincorporated neighborhoods in Glendale's Planning Area (sphere of influence) for cohesive land use planning for those areas in accordance with applicable local, regional, and state regulations.

GOAL LU-3 COMPATIBLE DEVELOPMENT

New development that is compatible with surrounding land uses.

LU-3 Policies

LU-3.1 **Neighborhoods and Districts**. Create and support thriving neighborhoods and districts that encourage quality development sensitive to the surrounding context.

LU-3.2 **Development Compatibility**. Require that development is located and designed to ensure compatibility among and between adjacent land uses, addressing such elements as building orientation and setbacks; buffering; visibility and privacy; vehicular access; impacts of noise, lighting, and glare; landscape quality; and aesthetics.

LU-3.3 **Transitions in Scale**. Require that the scale and massing of new development in higher-density centers and corridors and higher density residential neighborhoods provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of lower-density abutting neighborhoods. Avoid abrupt changes in density, intensity, scale, and height and provide gradual transitions between different development types.

LU-3.4 **Project-Level Mixed-Use Design Integration**. Require that residential and nonresidential portions of projects, including individual buildings and sites where a mix of uses are accommodated, to be integrated through site and building design to ensure compatibility among uses.

LU-3.5 **Environmental Compatibility**. Manage limited development in the hillsides, ridgelines, very high fire hazard severity zones, flood plains, known or suspected earthquake faults, and other high-risk areas.

LU-3.6 **Sensitive Uses**. Locate sensitive use (e.g. residences, schools, parks) away from hazardous uses and ensure that adequate provisions, including buffers or transitional uses, are made to ensure the health and well-being of existing and future community members.

LU-3.7 **Interagency Cooperation Regarding Potential Impacts**. Establish and maintain an ongoing liaison with Caltrans, the County of Los Angeles Airport Land Use Commission, the railroads, utility companies, and other major agencies to help minimize the traffic, noise, visual and other impacts of their facilities and operations.

LU-3 Actions

LU-3a As part of the City's development review process, ensure that new projects are designed to be compatible with residential uses, including appropriate building massing and scale and minimization of impacts related to the operation of the use. Review of non-residential and mixed-use projects should ensure that the following design concepts are addressed in projects that abut residential areas:

- Appropriate building scale and/or siting;
- Site design and noise-attenuating features to avoid exposure to excessive noise;
- Site and structure design to avoid excessive glare or excessive impacts from light sources onto adjacent properties; and
- Site design to minimize loss of community and environmental resources (archaeological, historical, ecological, recreational, etc.).

LU-3b Evaluate allowing for limited commercial uses at key intersections within residential neighborhoods to provide local access to groceries, eateries and other such neighborhood-serving businesses within walking distance.

LU-3c Ensure that development proposals including the construction or operation of a heliport or helistop comply fully with permit procedures under State law and compliance with the Airport Environs Land Use Plan for Heliports, including referral of the project to the Los Angeles County Airport Land Use Commission (ALUC) by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), ALUC, and Caltrans, including the filing of a Form 7480-1 (Notice of Landing Area Proposal) with the FAA. This requirement shall be in addition to all other City development requirements.

LU-3d Require projects 200 feet above ground level to file with the Federal Aviation Administration (FAA) Form 7460-1 Notice of Proposed Construction and Alteration and provide notification to the ALUC.

GOAL LU-4 URBAN DESIGN

A connected and attractive community that promotes Glendale as a desirable place to live, do business, and visit.

LU-4 Policies

LU-4.1 **Civic Design Features.** Enhance the City's identity with attractive high-quality gateways, city entry signs and design features, cohesive street signs, and other design features at public gathering spaces and other areas, where appropriate.

LU-4.2 **Development and Design Standards.** Develop and implement development and objective design standards that provide clear direction for achieving quality community design in new development and redevelopment projects.

LU-4.3 **Major Corridors.** Enhance the streetscape along the City's major corridors through coordinated public and private improvements to convey a positive image of the City, contribute to its economic vitality, and improve visual and physical transitions into adjacent neighborhoods and developments.

LU-4.4 **Major Activity Centers.** Encourage the development of regionally competitive activity centers and destinations with a wide variety of public gathering places, shopping, dining, entertainment, and/or services that contribute to an excellent quality of life in Glendale.

LU-4.5 **Adaptive Reuse.** Encourage the adaptive reuse of older, underutilized commercial and office buildings for housing and other neighborhood-serving uses.

LU-4.6 **Special Plan Implementation.** Address additional urban design direction provided for special plan areas (i.e., Community Plan, Specific Plan, or districts) as part of a project's design and development review process.

LU-4.7 **Walkability.** Enhance walkability on a citywide scale by improving or adding sidewalks, landscaping, benches, wayfinding signage, and pedestrian-scaled lighting, where appropriate and feasible.

LU-4.8 **Sustainable Design**. Encourage the incorporation of sustainable principles and design strategies into land use planning, configuration, site design, construction, and materials.

LU-4.9 **Individual Neighborhoods**. Recognize and celebrate the unique identity and character of individual neighborhoods in Glendale and encourage the enhancement of characteristics that make each neighborhood special.

LU-4.10 **Public Safety and Community Design**. Utilize Crime Prevention through Environmental Design (CPTED) techniques and defensible space design concepts to enhance community safety.

LU-4.11 **Public Art**. Continue to integrate public art into private projects and public spaces, including streetscapes, parks, and civic spaces, facilitating the installation of art pieces throughout the community using the City's Urban Art Program.

LU-4.12 **Landscaping**. Encourage sustainable practices for landscape materials, landscape design and land development beyond what is required for consistency with State requirements.

LU-4.13 **Historic Resources**. Support designation of individual historic resources and historic districts when merited.

LU-4 Actions

LU-4a Continue to implement, and prepare as necessary, objective design standards for those areas of the City where special care for development and redevelopment is needed and where change is most likely to occur, including zones that allow for multi-family and mixed-use development.

LU-4b Encourage adaptive reuse of structures, including non-historic structures, as a means of preserving the existing urban character and supporting environmental sustainability.

LU-4c Explore streetscape improvement requirements along commercial, mixed-use, and transit-oriented development corridors to encourage pedestrian activity.

LU-4d Monitor evolving sustainable development practices and technologies and implement those deemed appropriate and feasible for Glendale.

LU-4e Continue to apply for grant funding opportunities for public art to be included in projects at key gateways, major project, or public gathering places to supplement the City's existing Urban Art Program.

LU-4f Explore a Citywide Gateway Identification Program. Identify opportunity sites, create design criteria, and encourage placement of landmark signs in Glendale.

GOAL LU-5 ECONOMIC DEVELOPMENT

A strong, diverse, and resilient local economy that supports the delivery of needed infrastructure and desired community services.

LU-5 Policies

LU-5.1 **Brand Identity**. Strengthen brand identity and enhance awareness of Glendale on a local, national, and global scale.

LU-5.2 **Business Culture**. Develop a business-friendly ecosystem that supports business attraction, retention, and expansion efforts to ensure a diverse, inclusive, and resilient economy.

LU-5.3 **Innovation Ecosystem**. Foster a thriving innovation ecosystem by supporting established companies and attracting high-growth industries - from emerging startups to new tech firms to drive job creation, leading to competitive wages and substantial revenue growth for the City and regional economy.

LU-5.4 **Entertainment and Lifestyle**. Grow the arts, culture, and entertainment sector to position Glendale as a destination City.

LU-5.5 **Tax Base**. Broaden and diversify the City's tax base, with an emphasis on increasing Glendale's assessed value and retail sales.

LU-5.6 **City Practices**. Maintain City government practices attuned to business needs for clear and timely use of incentives, regulations and development entitlement processes.

LU-5.7 **Business and Property Development**. Encourage business and property development that will provide jobs and generate revenue to support city services and infrastructure but also meets the diverse needs of the community.

LU-5.8 **Stakeholder Support**. Foster a civic environment in which all stakeholders are committed to the community's diversity, economic vitality and long-term sustainability.

LU-5.9 **City-Owned Properties**. Use city-owned property to provide public and economic benefits, such as affordable housing.

LU-5 Actions

LU-5a Maintain and periodically update a strategic plan for economic development (Three-Year Economic Strategy) establishing near-term economic development goals and actions to achieve those goals.

LU-5b Evaluate and periodically update the City's policies, regulations, and ordinances to maintain Glendale's competitive ability to attract and grow businesses.

LU-5c Continue to partner with public, private, and non-profit organizations to advance economic development goals, meet the needs of businesses, and resolve constraints to business operations at the local, state, and federal levels.

GOAL LU-6 INFRASTRUCTURE PLANNING

Adequate, reliable and essential public infrastructure and facilities, including transportation, water, sewer, electrical, and telecommunications facilities, to support all existing and future development.

LU-6 Policies

LU-6.1 **Public Facility Plans**. Maintain and implement public facility master plans, in collaboration with appropriate service providers and agencies, to ensure compliance with appropriate regional, State, and federal laws and to identify infrastructure needs, funding sources, and implement improvements for public facilities and services in Glendale.

LU-6.2 **Capital Improvements**. Maintain and finance the capital improvement program to ensure the timely implementation of the General Plan and the adequate and the timely provision of public facility and municipal improvements.

LU-6.3 **Facility Capacity**. Ensure that the capacities of existing and planned infrastructure and public services are consistent with implementation of the densities and intensities assumed in the Land Use Element and illustrated on the Land Use Map.

LU-6.4 **Fair Share**. Ensure that all new development provides for and funds its fair share of the costs for the expansion of public infrastructure and services, recreational amenities, and facilities.

LU-6.5 **Prioritization**. Prioritize the placement of new infrastructure in areas targeted for near-term development and in areas designated as “environmental justice communities” (as defined in the City’s Environmental Justice Element) through the orderly extension of infrastructure.

LU-6.6 **Regional Cooperation**. Collaborate with the various regional facility and service providers to deliver high levels of service to Glendale, and to plan for new development.

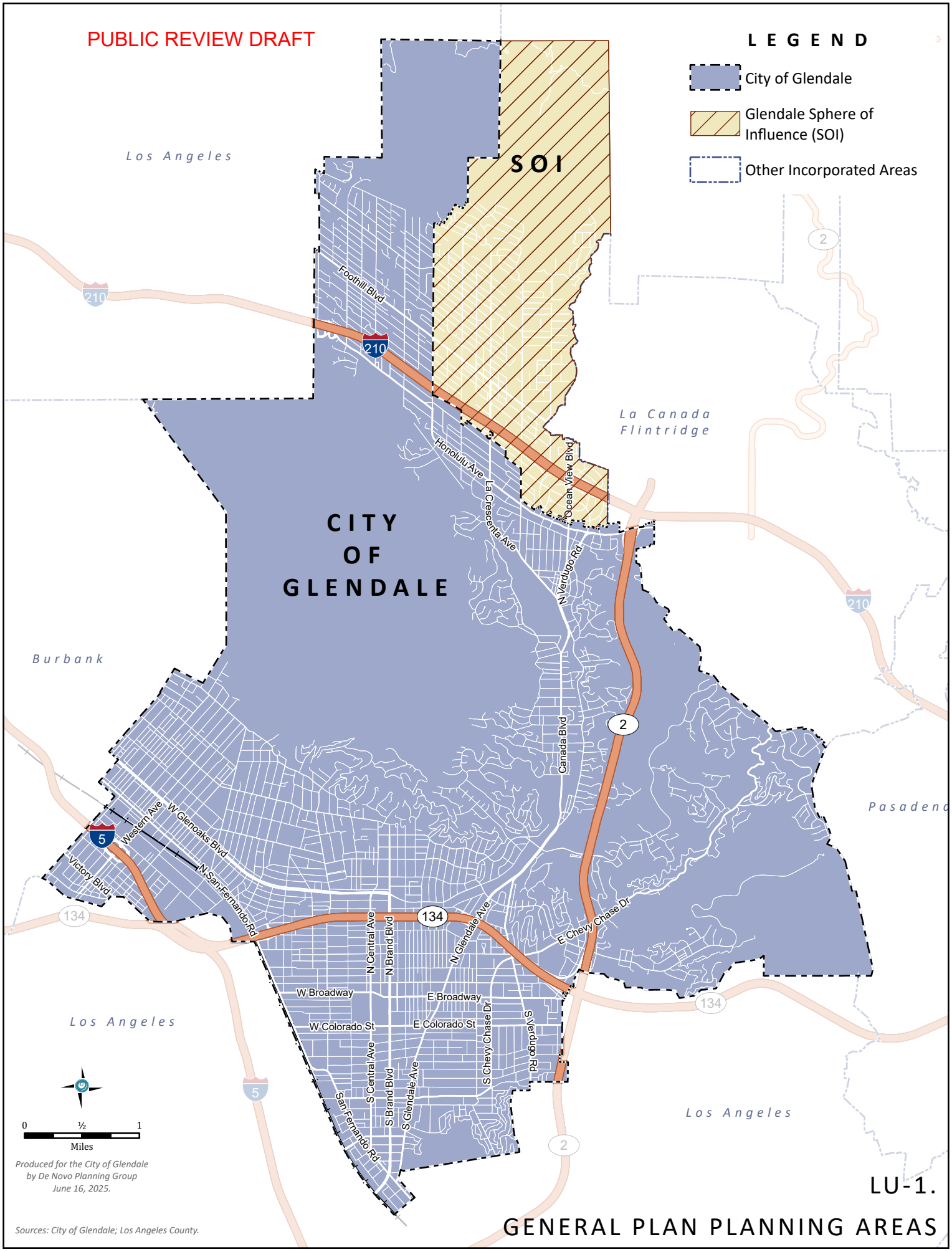
LU-6.7 **Telecommunications**. Encourage service providers to make available the highest level of telecommunications infrastructure, along with a wide range of modern telecommunications services for Glendale’s residences, businesses, and institutions.

LU-6 Actions

LU-6a Implement the City of Glendale Capital Improvement Program incorporating the following range of public facilities:

- public buildings,
- water and sewer facilities,
- street construction and maintenance,
- parks and recreation facilities,
- other major capital investments needed to sustain the City’s development and operations.

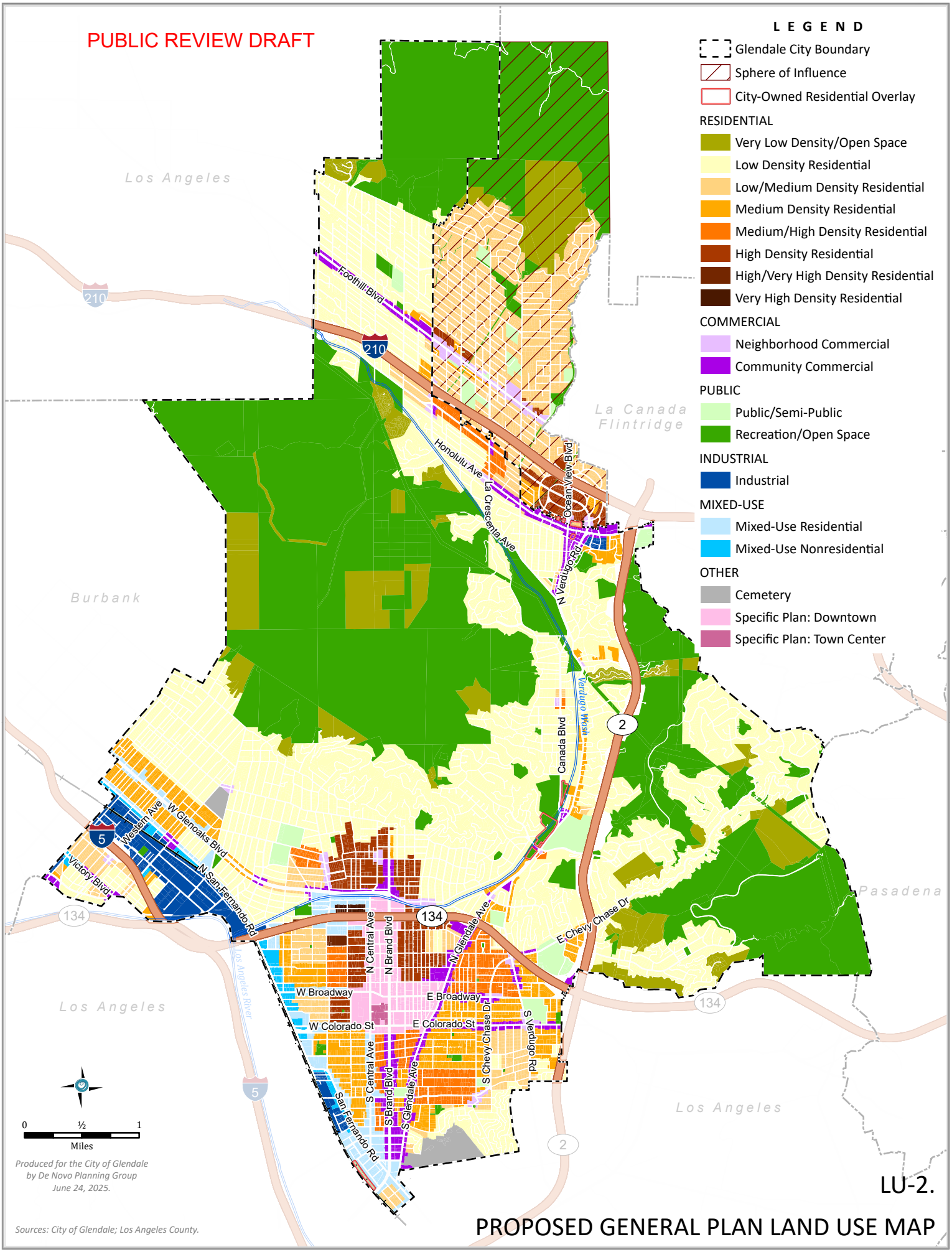
LU-6b Regularly study mechanisms for funding and phasing of new infrastructure and bring recommendations to the City Council for consideration.



LU-1.

GENERAL PLAN PLANNING AREAS

PUBLIC REVIEW DRAFT



Produced for the City of Glendale
by De Novo Planning Group
June 24, 2025.

Sources: City of Glendale; Los Angeles County.

LU-2.

PROPOSED GENERAL PLAN LAND USE MAP