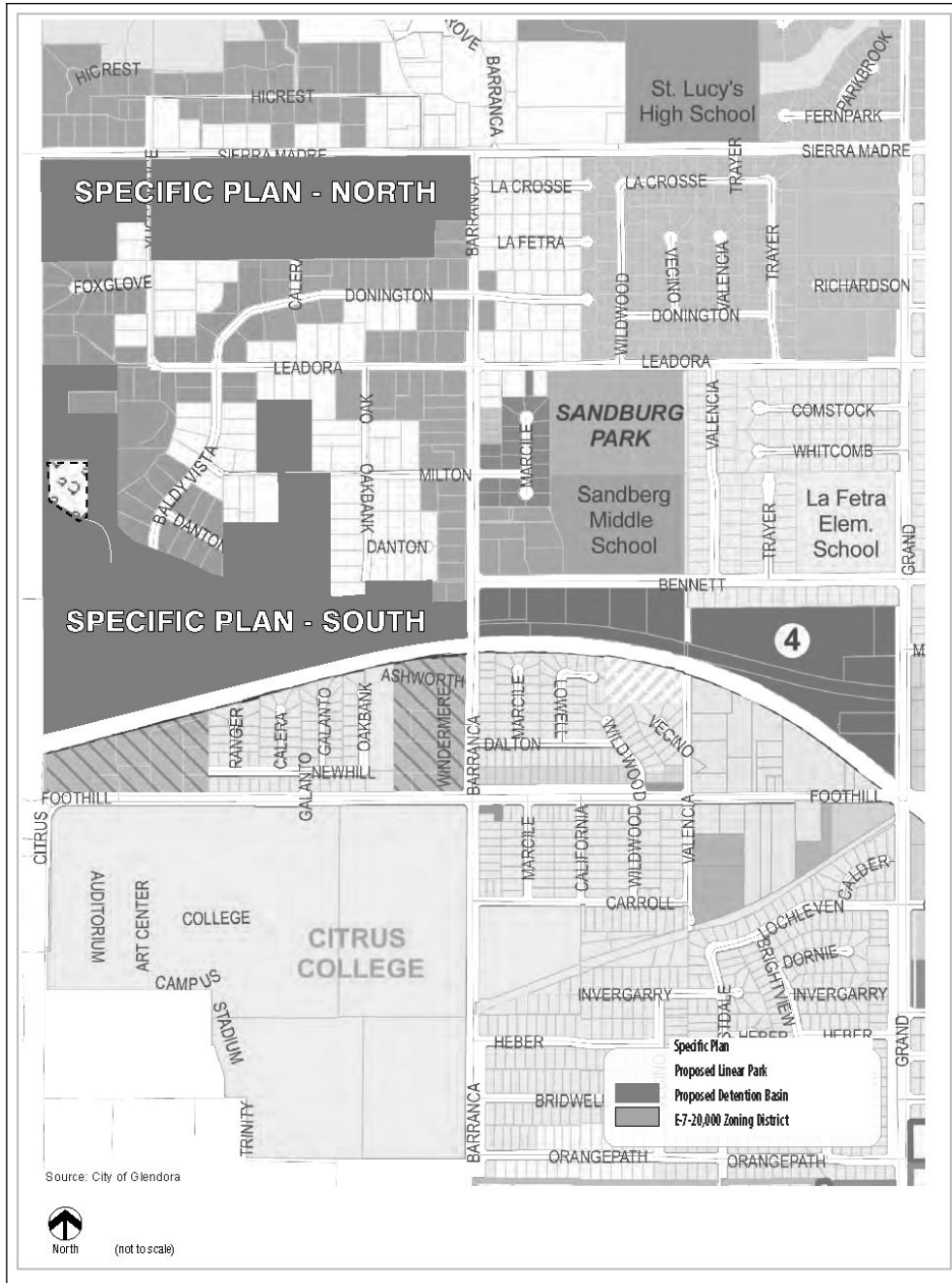


# ZONING

## 21 Attachment 2

### Existing Zoning and General Plan Designations



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### **GENERAL PLAN COMPLIANCE**

This specific plan is in compliance with the city of Glendora general plan, and in fact carries forth several key goals and objectives of the general plan.

### LAND USE ELEMENT

#### CITY OF GLENDORA GENERAL PLAN LAND USE ELEMENT GOALS:

Planning Consideration: Future land use planning should acknowledge the need to improve the distribution of land uses citywide, and that balanced and equal access to opportunities for all residents are considered. The existing distribution of land uses provide a challenge to establishing an equitable distribution of land uses citywide. Currently, the 210 Freeway creates a physical and functional barrier between the northern and southern portions of the city.

#### **GOAL 1: Balanced open space, residential and commercial development citywide.**

- LU-1.1: Establish an equitable distribution of commercial and employment opportunities between the northern and the southern portions of the city.
- LU-1.2: Evaluate the potential for the future development South Hills as a mixture of open space, residential and commercial uses.
- LU-1.3: Consider opportunities for open space acquisition.
- LU-1.4: Establish open space conservation areas and identify compatible uses such as natural resource conservation, hiking and passive recreation.
- LU-1.5: Consolidate hillside residential land uses into one land use designation and implementing zone.

#### **GOAL 2: Equitable geographic distribution of land uses.**

- LU-2.1: Ensure the coordination of economic development, redevelopment and land use planning.

### LAND USE BALANCE - MIX OF LAND USES

Planning Consideration: The city of Glendora is a predominantly residential community. Future land use planning should consider the development of a more balanced land use pattern, including a complimentary mix of retail, commercial, residential and entertainment uses.

#### **GOAL 3: Integrated mixed use development.**

- LU-3.1: Establish development standards and design guidelines for mixed use development in the city's primary activity nodes.
- LU-3.2: Encourage the development of mixed use through flexible land use regulations.
- LU-3.3: Encourage the development of infill residential development within mixed use projects.

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### **GOAL 4: Integrated commercial and residential development.**

- LU-4.1: Provide for increased densities and mixed use development standards to encourage the expansion of residential development opportunities within the Village.
- LU-4.2: Provide for expanded infill residential opportunities in appropriately designated areas in the city.

### **GOAL 5: Expanded residential development opportunities.**

- LU-5.1: Provide for increased densities and mixed use development standards to encourage the expansion of residential development opportunities within the Village.
- LU-5.2: Provide for expanded infill residential opportunities in appropriately designated areas in the city.

### LAND USE BALANCE - HOUSING OPPORTUNITIES

Planning Consideration: Limited ownership and rental housing opportunities for a variety of income levels exist within the city. A diverse inventory of housing opportunities should afford first-time home buyers, elderly, and low- to moderate-income residents an opportunity to live in Glendora. The establishment of a broader range of housing densities that support the expansion of housing opportunities throughout the city should be a consideration in future land use decisions.

### **GOAL 6: Expanded opportunities for affordable housing.**

- LU-6.1: Establish regulatory mechanisms and incentives for the development of quality affordable housing opportunities.
- LU-6.2: Encourage land use planning that provides for affordable housing development through the implementation of the city of Glendora Housing Element of the general plan.

### **GOAL 7: A diverse range of housing choices.**

- LU-7.1: Provide opportunities for the development of housing at variety of affordability levels and densities that respond to the various needs of future residents.

### LAND USE BALANCE - EMPLOYMENT NODES

Planning Consideration: The city envisions a healthy mix of centralized employment generating land use mix, arranged in several modes throughout the community that support a diverse and stable employment base. The city's current land use patterns within existing commercial corridors do not maximize opportunities in creating strong nodes of employment.

### **GOAL 8: Expansion of employment-generating land uses.**

- LU-8.1: Expand employment generating land use land uses along the Route 66 corridor.
- LU-8.2: Evaluate the potential for development of portions of the South Hills area for commercial development.
- LU-8.3: Consider land use policy modifications along the Arrow Highway corridor to enhance retail, commercial and other employment uses.

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- LU-8.4: Encourage the development of the Grand Avenue corridor for employment generating land uses, including a mixture of retail, office and professional uses.

### **GOAL 9: Attraction of high tech businesses and industry.**

- LU-9.1: Provide for flexible land use development regulations and standards that provide for the specialized facilities needs of high technology business and industry.
- LU-9.2 Establish an economic development marketing plan for the attraction of high tech industry.
- LU-9.3 Ensure the city of Glendora periodically evaluates the specific development requirements of high tech businesses.

### VACANT AND UNDERUTILIZED LAND

Planning Consideration: The city of Glendora's relatively built-out nature requires a comprehensive strategy for the utilization of limited vacant and underutilized parcels. Redevelopment and reuse of these sites should consider such factors as the compatibility with adjacent uses, design quality, density/intensity and rehabilitation.

### **GOAL 10: Quality infill development.**

- LU-10.1: Ensure the design and development of infill projects compliments existing development in terms of scale, character, and pedestrian quality.
- LU-10.2: Encourage the development of viable infill development within the Route 66 Corridor through the assembly of parcels.
- LU-10.3: Evaluate the potential for developing a specific plan for the Arrow Highway Corridor to maximize infill development opportunities.
- LU-10.4: Provide for a thorough evaluation of vacant and underutilized sites within the city of Glendora, including South Hills, Monrovia Nursery, San Jose Park, and the Rainbird property.

### **GOAL 11: Rehabilitation and enhancement of existing land uses.**

- LU-11.1: Identify regulatory mechanisms that encourage redevelopment and improvement of existing properties, including:
  1. Development incentives/bonuses
  2. Redevelopment agency participation
  3. Façade rehabilitation programs
  4. Code enforcement
- LU-11.2: Provide for a comprehensive review of all city-owned property to determine redevelopment potential.
- LU-11.3: Evaluate development standards for South Grand Avenue and Foothill Boulevard and revise standards, encourage revitalization, intensification and density.
- LU-11.4: Ensure that the evaluation of redevelopment and enhancement of existing land uses considers the preservation of open space and natural resources, including hillside areas.

## ZONING

### PRESERVATION OF NEIGHBORHOOD CHARACTER

Planning Consideration: The city of Glendora considers the preservation of neighborhood character a primary means in preserving the character of the community as a whole. The city's existing neighborhoods are well-established and provide a character and quality that reflect the stability of the community's residents. Land use planning should consider the preservation of neighborhood character in terms of design, scale and extent of development and infrastructure.

#### **GOAL 12: Preservation of existing historic neighborhoods.**

- LU-12.1: Provide for regulatory policies, design guidelines and other methods that promote the preservation of historic neighborhoods and established single-family residential areas.
- LU-12.2: Encourage the restoration and rehabilitation of historic resources.
- LU-12.3: Increase the level of public education regarding Glendora's historic resources.
- LU-12.4: Introduce provisions within the city's Municipal Code that would enhance and protect historically significant neighborhoods.
- LU-12.5: Encourage the creation of neighborhood groups and associations for the purpose of neighborhood preservation and enhancement.
- LU-12.6: Ensure that rehabilitation efforts preserve the historical integrity of the original structure.
- LU-12.7: Develop design guidelines to preserve neighborhood character and control mansionization.

#### **GOAL 13: Clearly defined strategies for neighborhood preservation and enhancement.**

- LU-13.1: Provide specific policies that maintain uniform setbacks, yard areas and building separations to preserve the integrity of neighborhoods.
- LU-13.2: Establish criteria to identify and/or create neighborhood districts.
- LU-13.3: Encourage the participation of residents in the creation of neighborhood preservation and enhancement strategies.
- LU-13.4: Strengthen code enforcement activities within neighborhoods to ensure existing regulations are properly enforced.
- LU-13.5: Evaluate the potential for reducing width of residential streets, providing wider parkways, increasing landscaping and street trees and integrating open space and trails in existing neighborhoods.
- LU-13.6: Evaluate the appropriateness of physical improvement that would increase the level of pedestrian amenities in neighborhoods.

### COMMUNITY DESIGN AND CHARACTER - SCALE AND CHARACTER

Planning Consideration: Land use planning should consider the scale and character of development and redevelopment to provide a positive contribution in the future to the physical quality of the city. The scale and character of development and redevelopment should be considered within the context of each neighborhood so that existing land use character is not diminished.

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### **GOAL 18: Compatibility of adjacent land uses.**

- LU-18.1: Ensure the preservation of a scale and character of development is sensitive to adjoining uses.
- LU-18.2: Utilize design review to determine the appropriateness of new development prior to approval.
- LU-18.3: Encourage land uses that are complimentary in form and function with existing development.

### **GOAL 19: Abatement of incompatible uses.**

- LU-19.1: Enforce land use regulations related to non-conforming land uses.

### **GOAL 20: Appropriate scale and character of development.**

- LU-20.1: Ensure development is designed with a compatible scale.
- LU-20.2: Establish guidelines to provide design direction that encourages pedestrian activity at the street frontage.
- LU-20.3: Encourage the development of usable pedestrian space within future developments, including urban plazas, pocket parks and other pedestrian amenities.
- LU-20.4: Encourage the expansion of street trees to improve the pedestrian scale and character of future development.
- LU-20.5: Encourage the development of pedestrian-friendly development through properly scaled design and amenities.
- LU-20.6: Utilize design guidelines and development standards to ensure walls and fences provide quality design and landscape treatment.

### **GOAL 21: Preservation of neighborhood character.**

- LU-21.1: Establish design guidelines and development regulations that enhance neighborhood quality.
- LU-21.2: Investigate the use of traffic calming measures in existing neighborhoods to reduce speeding and traffic-related hazards.
- LU-21.3: In neighborhoods with long blocks, investigate the potential for the provision of meandering streets to reduce traffic speed and improve pedestrian quality.
- LU-21.4: Investigate the potential for identifying unique neighborhoods where streets could be closed and redeveloped into a system of greenbelts (i.e., neighborhoods with alley access).

Planning Consideration: The creation and preservation of well-defined community "character" is a primary community goal. Land use planning should acknowledge those community attributes that define Glendora's character including historic resources, civic facilities, established neighborhoods, natural resources and other distinctive community features.

### **GOAL 22: Preservation of important community attributes.**

- LU-22.1: Encourage the adaptive reuse of facilities and structures to preserve important community attributes.

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- LU-22.2: Establish programs that identify important community attributes that should be preserved.
- LU-22.3: Educate the local residents on the subject of community preservation to help define those important community attributes.

### **GOAL 23: Distinctive neighborhood identities.**

- LU-23.1: Identify transition areas that buffer residential development from nonresidential uses through the incorporation of landscaping, open space and other design features.
- LU-23.2: Encourage the development of distinctive features that further define Glendora's residential neighborhoods.

### TOPIC: REGIONAL CONTEXT

Planning Consideration: The city of Glendora is a part of a larger region. The land use policies adopted by the city of Glendora have an effect on and can benefit from adjacent cities and the region. Therefore, land use planning should consider the regional and subregional context to ensure land use, economic and environmental factors provide a positive contribution to and optimally benefit from adjacent communities and the region.

### **GOAL 24: Coordinated infrastructure development with land use planning.**

- LU-24.1: Ensure the city of Glendora makes diligent efforts in coordinating with adjacent jurisdictions for projects that may have an impact on Glendora's traffic, infrastructure, water quality or other interjurisdictional topics.
- LU-24.2: Ensure adjacent jurisdictions and other applicable agencies are properly informed on all land use and planning decisions that may be affected by development projects within Glendora.
- LU-24.3: Provide sufficient analysis of potential infrastructure impacts associated future development and the potential impacts on adjacent jurisdictions.

### **GOAL 25: Coordinate job creation and attraction in the San Gabriel Valley.**

- LU-25.1: Encourage regional cooperation in attracting new employment and industry with the San Gabriel Valley and Los Angeles region.
- LU-25.2: Encourage efforts at addressing the jobs/housing balance within the city and the region.
- LU-25.3: Ensure the city of Glendora's interests are adequately represented in a regionally significant planning efforts.

### SPECIFIC PLAN CONSISTENCY WITH THE LAND USE ELEMENT

- The specific plan provides for new residential development that will complement and enhance the surrounding neighborhood.
- To complement adjacent residential neighborhoods, the specific plan proposes homesites consisting of homes with a minimum lot size of 20,000 square feet, comparable with the sizes of the adjacent residential uses.

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- The general plan land use designation for the neighborhood area is low density, which allows for development of large, single-family lots. This designation will remain unchanged.
- To reduce privacy impact on the existing neighborhood, the specific plan will limit new development directly adjacent to some existing residences to a single-story home.
- New houses will consist of detached, single-family homes that exemplify quality design, contemporary sustainable practices, firewise construction, energy efficiency engineering, and water conserving landscaping. Building mass and form will create a positive relationship with adjacent homes.
- Central to all new development is a landscape plan that incorporates contemporary sustainable landscape design befitting the character and setting of the community.
- Road improvements provide access to new residential development within the specific plan area and provide greater emergency access for the existing residences.
- The specific plan augments existing connections to surrounding neighborhoods by providing access to new development mindful of the safety and quality of surrounding residential neighborhoods. The new circulation network which does not extend into Azusa or south of the railroad, avoids cut-through traffic. Road improvements along Milton Drive, Sierra Madre Avenue, and Yucca Ride Road will improve road conditions while enhancing walkability of these streets.
- Improvements to Sierra Madre Avenue include widening and sidewalks and create a safer, more calm roadway for drivers and pedestrians.
- The architecture in the specific plan de-emphasizes the garage. Each specific plan street has parkway-separated sidewalks with street trees. The living portions of the homes are placed toward the street, many will have outdoor living space such as porches, stoops, and balconies on the street elevation.
- Garages are pushed back from the street and de-emphasized so that each home has a recognizable front entrance. This architectural design encourages neighborhood interaction, a pedestrian lifestyle, and promotes safety by allowing for "eyes on the street."
- A homeowner's association (HOA) will govern the new development in the specific plan by enforcing specific codes and covenants designed to promote community consistency, maintenance, and value.
- The specific plan increases opportunities to enjoy passive recreation by incorporating linear parkways, trails, and stretches of open space into roadway improvements and site layouts.
- The specific plan provides public open space. Detention basins present a sustainable method of detaining excess stormwater. The specific plan also includes trails connections throughout the specific plan area and linear parkways that connect to the adjacent neighborhood.
- The specific plan minimizes impacts on the city's public services and infrastructure.
- From the initial stages of planning, specific plan designers studied infrastructure impacts and spent extensive planning on street, water, and sewer improvements. The plan improves or maintains existing infrastructure to provide public services to new residents.
- The specific plan provides on-site and off-site drainage improvements, not only to improve the drainage on the specific plan site, but they extend into the surrounding area. The

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improvements include on-site and off-site storm drains, a large drainage basin, and water quality facilities.

- The specific plan will include improvements to the street system, water system, and sewer system.

## HOUSING ELEMENT

### CITY OF GLENDORA HOUSING ELEMENT GOALS:

1. Conserve and Improve the Condition of the Existing Affordable Housing Stock. Housing and neighborhood conservation are important to maintaining and improving quality of life. While the majority of housing in Glendora is in good condition, some of the older housing units show signs of deterioration. Efforts to improve and revitalize housing must address existing conditions, but also focus on encouraging preventive efforts to ensure that housing stock quality is maintained. The policies listed below address the issue of housing and neighborhood conservation.

#### **GOAL 1: Assure the quality, safety, and habitability of existing housing and the continued high quality of residential neighborhoods.**

- Policy 1.1: Continue to monitor and enforce building and property maintenance codes in residential neighborhoods.
- Policy 1.2: Continue to provide city services designed to maintain the quality of the housing stock and the neighborhoods.
- Policy 1.3: Continue to promote the repair, revitalization, and rehabilitation of residential structures that have fallen into disrepair.
- Policy 1.4: Support the preservation and maintenance of historically and architecturally significant buildings and neighborhoods.
- Policy 1.5: Preserve the unique environmental aspects of the community, including hillsides, canyons, and other environmental amenities.

2. Assist in the Development of Housing for Lower and Moderate Income Households. Providing affordable housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units. The city actively works with both non-profit and for-profit developers in the production of affordable for-sale and rental housing.

#### **GOAL 2: Assist in the provision of housing that meet the needs of economic segments of the community.**

- Policy 2.1: Facilitate homeownership opportunities for low and moderate income households.
- Policy 2.2: Use density bonuses and other incentives to facilitate the development of new housing for extremely low, very low, and low income households.

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- Policy 2.3: Create collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower income households.
- Policy 2.4: Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.
- Policy 2.5: Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.

3. Identify Adequate Sites to Accommodate a Variety of Housing for All Income Levels. A major element in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes and prices of housing. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Glendora general plan and Zoning Ordinance establish where housing may locate. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land.

### **GOAL 3: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.**

- Policy 3.1: Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use development.
- Policy 3.2: Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.
- Policy 3.3: Encourage compatible residential development in areas with recyclable or underutilized land.
- Policy 3.4: Maintain development standards, regulations and design features which encourage a variety of housing types appropriate for the neighborhoods in which they are located.

4. Address and Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing. Market factors and government regulations can significantly impact the production and affordability of housing. Although market conditions are often beyond the direct influence of any jurisdiction, efforts can be directed at ensuring the reasonableness of land use controls, development standards, permit-processing, fees and exactions, and governmental requirements to encourage housing production.

### **GOAL 4: Where appropriate, mitigate unnecessary governmental constraints to the maintenance, improvement, and development of housing.**

- Policy 4.1: Periodically review the city's regulations, ordinances, fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

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- Policy 4.2: Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers where deemed to be appropriate.
- Policy 4.3: Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.
- Policy 4.4: Support infill development at suitable locations and provide, where appropriate, incentives to facilitate their development.

5. Promote Housing Opportunities for All Persons. Ensuring fair and equal housing opportunity is an important goal. Whether through mediating disputes, investigating bona fide complaints of discrimination, or through the provision of education services, the provision of fair housing services is an important tool to ensure fair and equal access to housing. The following policies are designed to continue implementation of applicable fair housing laws.

**GOAL 5: Ensure fair and equal housing opportunity for all persons regardless of race, color, religion, sex, marital status, familial status, ancestry, national origin, age, disability, sexual orientation, source of income, or other arbitrary factors.**

- Policy 5.1: Provide fair housing services to residents and assure that residents are aware of their rights and responsibilities with respect to fair housing.
- Policy 5.2: Discourage discrimination in the sale, rental, or occupancy of housing on the basis of state or federal protected classes.
- Policy 5.3: Implement appropriate action items identified in the city's Analysis of Impediments to ensure fair and equal access to housing.

### SPECIFIC PLAN CONSISTENCY WITH THE HOUSING ELEMENT

1. The specific plan creates new housing opportunities.
2. Altogether, development in the specific plan area will provide 124 additional detached single-family dwelling units.
3. The development of the Monrovia Nursery property under this specific plan will settle the issue of 95 undeveloped acres in the center of an established Glendora neighborhood, thereby it will "Conserve and Improve the Condition of the Existing" residential neighborhood.

### CIRCULATION ELEMENT

#### TRAFFIC SAFETY

Planning Consideration: The city of Glendora understands that the safe and efficient movement of vehicles and pedestrians contributes to overall community safety. Planning, design and maintenance of existing and future transportation infrastructure should seek to enhance the safety of vehicular traffic and pedestrians utilizing local roadways.

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### **GOAL CIR-1: Safety for motorists and pedestrians on local roadways.**

- CIR-1.1: Determine appropriate design of local roadway system considering all potential users including automobile, bicycle, and pedestrian users.
- CIR-1.2: Based on traffic counts, add audible and "countdown" signals to enhance pedestrian safety.
- CIR-1.3: Initiate public education programs that address the following components:
  - ➔ Pedestrian rights, legal movements
  - ➔ Location of bike lanes and routes
  - ➔ Youth involvement/programs with police (e.g. bike rodeos, etc.).
- CIR-1.4: Improve public directional and safety signage.
- CIR-1.5: Enforce speeds and traffic laws on all city streets.
- CIR-1.6: Employ traffic calming measures where appropriate to deter speeding.
- CIR-1.7: Explore opportunities to fund sidewalk safety enhancements through the Safe Routes to School program.

### LOCAL COORDINATION OF LAND USE AND CIRCULATION PLANNING

Planning Consideration: Local land use planning significantly influences the safe and efficient function of the local roadway system. The ability to adequately serve the transportation needs of the community should be a primary consideration in all land use planning decisions so that impacts of growth and development are reflected by appropriate improvements.

### **GOAL CIR-2: Coordinated transportation and land use planning.**

- CIR-2.1: Ensure transportation planning is fully evaluated in the context of future land use planning decisions.
- CIR-2.2: Ensure that the evaluation of potential transportation impacts is an integral component of all land use decisions.
- CIR-2.3: Encourage the sharing of land use and transportation data between the city and adjacent jurisdictions to ensure transportation impacts are properly mitigated.
- CIR-2.4: Support Caltrans' efforts to improve traffic flow on the I-210 freeway.
- CIR-2.5: Support the efforts of the MTA in providing alternative transportation modes within Glendora that would compliment land use planning efforts.
- CIR-2.6: Enhance business and directional signage.
- CIR-2.7: Explore better use of uninterrupted roadways (e.g., Gladstone and Foothill).
- CIR-2.8: Create a funding or fee assessment mechanism, such as traffic impact fee or improvement district, to implement roadway or intersection improvements in the city or those necessary to support new development or redevelopment.
- CIR-2.9: Incorporate the Gold Line Extension into the local planning program.

Program: Provide adequate station facilities that support and enhance surrounding land uses.

- CIR-2.10: Plan for adequate bus service to meet Glendora's future needs.

Program: Work with Foothill Transit on new route development.

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Program: Develop a fixed route local shuttle service, using either public or private franchises.

Program: Enhance bus stop facilities with shaded seating areas, waste receptacles and route information.

- CIR-2.11: Ensure future development along existing railroad rights-of-way includes appropriate public dedications or public easements to include opportunities for additional open space, and/or pedestrian and bicycle pathways.

### **GOAL CIR-3: Infrastructure improvements coordinated with local growth.**

- CIR-3.1: Continue to update traffic count database every five years.

Planning Consideration: Design considerations that minimize the intrusion of traffic into local neighborhoods and divert through traffic onto appropriate roadways should be encouraged.

### **GOAL CIR-4: Reduced transportation impacts in local neighborhoods.**

- CIR-4.1: Designate routes to regional commerce that have minimum impact on schools and homes.
- CIR-4.2: Clearly designate and understand arterials versus neighborhood streets.
- CIR-4.3: Provide alternative options for local travel.

Program: Provide opportunities for local shuttle/ jitney service.

Program: Implement a pedestrian and bikeway master plan.

## REGIONAL COORDINATION

Planning Consideration: The city of Glendora understands circulation impacts from local planning decisions also affect the function and quality of circulation in adjacent jurisdictions. Conversely, planning decisions of adjacent jurisdictions can affect the function and quality of the circulation system within the city of Glendora. While the city of Glendora understands that it is part of the regional transportation system, the city seeks to discourage the use of non-arterials as major circulation routes and protect existing and future Glendora neighborhoods from unwanted traffic intrusions.

### **GOAL CIR-5: Appropriate coordination of transportation planning with adjacent jurisdictions.**

- CIR-5.1: Coordinate local and regional circulation planning with County Congestion Management Plan.
- CIR-5.2: Continue to stay involved and aware of local jurisdiction developments (e.g., Monrovia Nursery in Azusa).
- CIR-5.3: Coordinate signals on inter-city thoroughfares such as Grand Avenue, Lone Hill, and Route 66.
- CIR-5.4: Support regional transportation planning including the Gold Line extension, bus network planning, and regional bikeway and hiking networks.
- CIR-5.5: Except where required to support emergency access, no public or private streets shall connect to the planning areas of adjoining communities.

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Program: For new development the city shall not permit vehicular connections into the planning area from adjoining cities as condition of development approval.

Program: For new development, the city shall not permit vehicular connections into the planning area from adjoining cities except where emergency access is deemed appropriate. The city shall require appropriate limited access devices and improvements in its environmental review and land development processes to ensure vehicular connections are limited to emergency vehicles only.

### TRANSPORTATION AND UTILITY SYSTEM EFFICIENCY

Planning Consideration: The city of Glendora is approaching buildout conditions. As future growth will continue to impact the existing circulation and infrastructure systems, specific strategies should be implemented to maximize infrastructure efficiency. Emphasizing strategies that reduce demand for and that implement physical improvements that promote system efficiency will contribute to a well functioning circulation system.

#### **GOAL CIR-6: Acceptable level of service on local roadways.**

- CIR-6.1: Improve the function of the circulation system through transportation system management strategies.

#### **GOAL CIR-7: Improved access to alternative modes of transportation.**

- CIR-7.1: Explore funding for alternative transportation.
- CIR-7.2: Enhance alternative transportation services (mini-bus, seniors and private shuttle franchise service).
- CIR-7.3: Initiate a citywide campaign to promote for carpooling/park-n-ride.
- CIR-7.4: Create and implement a master plan(s) for pedestrians, trails and bikeways.
- CIR-7.5: Ensure adequate pedestrian/bike amenities at key destinations such as the Village, the Marketplace and other retail service areas such as along Route 66.

#### **GOAL CIR-8: Controlled utility and infrastructure access between Glendora and adjoining jurisdictions.**

Policies infrastructure for new development shall be limited to the service of properties within the city's planning area.

Programs:

1. The city shall prohibit city-controlled infrastructure connections through its development approval process and public works contract bidding process.

### SPECIFIC PLAN CONSISTENCY WITH THE CIRCULATION ELEMENT

1. The specific plan promotes a circulation system that avoids negative impacts to the surrounding community, and incorporates alternative forms of transportation. New sidewalks are proposed throughout the site to improve overall pedestrian circulation.
2. The proposed Gold Line Foothill Extension will run adjacent to the specific plan area. The future Metro Gold Line Citrus Station will be across from the specific plan Area and will

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provide area residents with public transportation connections to other cities and areas in the Los Angeles region.

3. The specific plan proposes to improve conditions on existing roads to create more efficient, more safe, and more pleasant neighborhood roadways. The specific plan includes significant road and sidewalk improvements to existing streets and incorporates contemporary engineering standards to all new roads.
4. The specific plan proposes new roadways to provide efficient circulation.
5. In addition to public transit, the specific plan encourages other alternative forms of transportation. Parkway separated sidewalks and a street network that slows or limits traffic through residential areas all help create pedestrian friendly circulation.
6. The specific plan proposes no new road connections into adjoining communities. Only emergency access is provided.

## OPEN SPACE ELEMENT

### CITY OF GLENDORA OPEN SPACE ELEMENT GOALS:

Planning Consideration: The city of Glendora understands the importance of preserving open space and natural resources within and contiguous to the city's boundaries. The city's location, adjacent to United States Forest Service lands, and other significant open space, sensitive habitats and natural systems demonstrates the importance of coordinated efforts. Ensuring the conservation and preservation of these areas and resources within the city through coordination with public and private entities is a priority of the Glendora community.

### **GOAL 1: Preserve open space resources.**

- OSR-1.1: Promote the preservation of open space resources through increased public awareness about the importance of protecting and maintaining natural open space areas.
- OSR-1.2: Promote coordination with public and private entities such as local and regional water districts and utility companies to enhance and preserve open space resources such as an "adopt-a-park" program and/or creating park partnership programs.
- OSR-1.3: Continue to work in conjunction with the Glendora Community Conservancy to investigate open space preservation opportunities.
- OSR-1.4: Investigate opportunities for open space land acquisition for the preservation of natural resources and sensitive habitats.
- OSR-1.5: Continue to partner with the Glendora Community Conservancy to determine funding opportunities for open space land acquisition for the preservation of natural resources and sensitive habitats.
- OSR-1.6: Pursue partnerships with other organizations, such as the United States Forest Service to ensure preservation of natural resources and sensitive habitats.
- OSR-1.7: Recognize the value of major institutional passive open spaces, such as cemeteries, as important components of the total open space systems and protect their visual character.
- OSR-1.8: Support regional and local efforts to acquire, develop, and maintain open space linkages.

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- OSR-1.9: Consult with regional and sub-regional agencies such as the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Master Plan in evaluating new development projects for opportunities for open space conservation where applicable.
- OSR-1.10: Develop a land management/land maintenance plan of city-owned wilderness parks to increase fire safety, minimize potential naturally occurring safety hazards in wilderness park areas, protect biodiversity and native plant species.
- OSR-1.11: Create and update best management practices for all of the city's open space resources.

Planning Consideration: Land use planning should acknowledge the potential environmental challenges associate with growth while it considers opportunities and challenges for rural, hillside development. A balance between the need for preservation and the management of stormwater run-off, wildfires, habitat destruction and other sensitive land resources is vital. The city should evaluate policies and programs that would effectively address preservation of foothills/hillsides, while acknowledging the rights of property owners.

### **GOAL 2: Coordinated land use and environmental planning.**

- OSR-2.1: Develop and implement a comprehensive hillside development strategy.
- OSR-2.2: Require a constraints analysis for proposed hillside residential development to ensure that significant land and natural resource features are avoided, such as ridgelines, significant watershed areas, tributaries and streams, and rare, threatened or endangered species habitat.
- OSR-2.3: Control the grading of land to minimize the potential for erosion, landsliding, and other forms of land failure, as well as to limit the negative aesthetic impact of excessive modification of natural landforms.
- OSR-2.4: Encourage residential clustering as a means of preserving open space.

### SPECIFIC PLAN CONSISTENCY WITH THE OPEN SPACE ELEMENT

1. The specific plan identifies the following in the development of the specific plan area: landscaped areas, slope open spaces, detention and water quality basins, street landscaping and trails.
2. A pedestrian trail is an important part of the specific plan. The trail will connect the development through to Azusa and the future Metro Gold Line light rail station. The trail will follow along the north side of the railroad.
3. The specific plan embraces the area's existing natural features, including the San Gabriel Mountains, and the adjacent rural residential neighborhoods.
4. The detention basin and water quality basins provide additional sources of visual relief. The detention and water quality basins also collect and drain stormwater runoff, which helps to preserve watershed areas.
5. The drainage master plan includes new on-site and off-site storm drain facilities designed to safely manage storm flows and address potential flooding and erosion.

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### CONSERVATION ELEMENT

#### WATER CONSERVATION

Planning Consideration: Water is a limited resource in Southern California. The city of Glendora understands water conservation should be a consideration in future land use planning decisions and everyday activities. Future population growth will increase both water needs and carrying capacity needs. Through the establishment of effective water conservation and reuse programs, the city can contribute to local, regional and state efforts to reduce the demand and use of water resources.

#### **GOAL 1: Protection and conservation of Glendora's water resources.**

- CON-1.1: Establish a comprehensive program for the utilization of recycled water for irrigation purposes.
- CON-1.2: Reduce water demand for irrigation purposes through the utilization of water conserving landscape materials.
- CON-1.3: Establish specific requirements for the use of water conserving landscape materials in new development and redevelopment projects, parks and municipal facilities.
- CON-1.4: Establish outreach and incentive programs to educate residents on methods of water conservation and to encourage their use.
- CON-1.5: Establish methods to analyze water conservation issues when determining the need and development of future parks.

#### **GOAL 2: Utilization of water conservation technologies and practices.**

- CON-2.1: Establish a comprehensive program for the utilization of recycled water for irrigation purposes.
- CON-2.2: Reduce water demand for irrigation purposes through the utilization of water-conserving landscape materials.
- CON-2.3: Establish specific requirements for the use of water conserving landscape materials in new development and redevelopment projects, parks and municipal facilities.
- CON-2.4: Establish and implement water conservation methods for all municipal facilities.

#### **GOAL 3: Effective and well-maintained water infrastructure system.**

- CON-3.1: Ensure the city's water master plan provides an accurate projection of future water demand and conveyance.
- CON-3.2: Ensure existing water infrastructure systems are properly maintained.
- CON-3.3: Ensure infrastructure for new development is limited to serving properties within the planning area or water service area.

Planning Consideration: The city of Glendora understands that future population growth will increase wastewater and energy demand as well as solid waste generation. Glendora understands that effective strategies of source reduction and conservation will lessen the impacts of population increases on wastewater, solid waste and energy demand.

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### **GOAL 4: Adequate conveyance and disposal of wastewater.**

- CON-4.1: Ensure the wastewater infrastructure system within the city is effective and adequately maintained.
- CON-4.2: Ensure new development and redevelopment projects adequately analyze potential impacts to the existing wastewater infrastructure system.
- CON-4.3: Incorporate project-level stormwater mitigation measures to reduce potential impacts to water quality and ensure mitigation measures are adequately monitored.
- CON-4.4: Establish programs to educate residents regarding impacts of stormwater runoff on water quality and provide a variety of opportunities for Glendora residents to dispose of hazardous materials.
- CON-4.5: Protect the planning area from unnecessary stormwater run-off from outside the planning area that would have the potential to require additional stormwater conveyance or treatment facilities maintained by the city.
- CON-4.6: Ensure new development and redevelopment projects adequately analyze potential impacts to the existing wastewater infrastructure system.
- CON-4.7: Protect the planning area from the conveyance of wastewater from outside the planning area that would have the potential to require additional wastewater conveyance or treatment facilities.

### **GOAL 5: Reduced demand for energy resources through the use of conservation techniques.**

- CON-5.1: Investigate and implement opportunities for energy conservation at all city-maintained facilities.
- CON-5.2: Encourage the incorporation of energy conservation features in the design of all new construction and substantial rehabilitation projects and encourage the installation of conservation devices in existing developments.
- CON-5.3: Encourage private energy conservation programs that minimize high energy demand and that use alternative energy sources.
- CON-5.4: Require all new developments to incorporate energy-efficient lighting, heating, and cooling systems pursuant to the Uniform Building Code.
- CON-5.5: Provide education and outreach to residents and businesses on opportunities to decrease energy consumption.

### **GOAL 6: Reduced generation of solid waste within Glendora.**

- CON-6.1: Provide education and outreach to residents and businesses to encourage their involvement in source reduction and recycling.
- CON-6.2: Continue to work towards fulfilling the requirements established in the California Integrated Waste Management Act for the diversion of solid waste.
- CON-6.3: Establish a tree master plan to expand the urban forest throughout the city.
- CON-6.4: Ensure appropriate placement and proper maintenance of tree resources within the city.

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### **GOAL 7: A comprehensive citywide landscape strategy.**

- CON-7.1: Establish a cohesive landscape plan to ensure consistent landscaping throughout the city.
- CON-7.2: Establish specific requirements for consistent landscaping in new development and redevelopment projects, parks and municipal facilities.

### STORMWATER POLLUTION

Planning Consideration: The potential environmental impacts of stormwater runoff are a significant concern to Glendora residents. Stormwater runoff can carry pollutants into the watershed, negatively affecting local and regional water quality. Maintenance and improvement of the city's stormwater system to reduce potential impacts to water quality should be a priority.

### **GOAL 8: Proper conveyance and treatment of stormwater and implementation of techniques to reduce pollutants consistent with federal, state and regional regulations and standards.**

- CON-8.1: Ensure existing drainage facilities are properly maintained.
- CON-8.2: Ensure all new development and redevelopment projects comply with federal, state, regional and city regulations and ordinances related to stormwater.
- CON-8.3: Incorporate project-level stormwater mitigation measures to reduce potential impacts to water quality and ensure mitigation measures are adequately monitored.
- CON-8.4: Establish programs to educate residents regarding impacts of stormwater runoff on water quality and provide a variety of opportunities for Glendora residents to dispose of hazardous materials.
- CON-8.5: Continue to support regional and state efforts in controlling point and non-point sources of water pollution.
- CON-8.6: Investigate the potential to create city or multi-jurisdictional facilities which remove or reduce stormwater pollutants.

### CONSERVATION AND PRESERVATION OF SENSITIVE LANDS

Planning Consideration: The city's residents acknowledge the importance of conserving the city's open space and natural resources for the benefit of community residents, and the region. Glendora's location adjacent to United States Forest Service lands, as well as the variety of other sensitive habitats and natural systems within and contiguous to the community should be acknowledged in land use planning efforts. With planning and action to protect tributaries and ridgelines, sustainable and long-term results from healthy native species of plants and wildlife may be anticipated.

### **GOAL 9: Preservation and conservation of natural resources and sensitive habitats.**

- CON-9.1: Investigate opportunities for open space land acquisition for the preservation of natural resources and sensitive habitats.
- CON-9.2: Continue to partner with the Glendora Community Conservancy to determine funding opportunities for open space land acquisition for the preservation of natural resources and sensitive habitats.

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- CON-9.3: Pursue partnerships with other organizations, such as the United States Forest Service to ensure preservation of natural resources and sensitive habitats.
- CON-9.4: Ensure the preservation of the natural plant communities in the hillside areas.
- CON-9.5: Ensure land use decisions consider the preservation of sensitive plant and animal species, critical habitat, wildlife corridors and biologically sensitive areas.
- CON-9.6: Develop a land management/land maintenance plan, including best management practices, of city-owned conservation areas to increase fire safety, protect biodiversity and preserve native plant species.
- CON-9.7: Ensure preservation of local watersheds in development to maintain native plant habitats and ensure connectivity of wildlife corridors.

### PRESERVATION AND ENHANCEMENT OF LANDSCAPE RESOURCES

Planning Consideration: The city of Glendora is proud of its naturally landscaped hillsides and its mature residential and commercial landscapes. Preservation, enhancement, care and maintenance of these important landscape resources will continue providing a positive contribution to the quality and character of Glendora.

#### **GOAL 10: A tree preservation strategy.**

- CON-10.1: Involve residents in the maintenance and preservation of individual trees by providing them with a choice of trees planted.
- CON-10.2: Maintain the tree preservation ordinance to ensure the preservation of existing tree resources.
- CON-10.3: Establish a tree master plan to expand the urban forest throughout the city.
- CON-10.4: Ensure appropriate placement and proper maintenance of tree resources within the city.

### SPECIFIC PLAN CONSISTENCY WITH THE CONSERVATION ELEMENT

1. The specific plan promotes conservation of natural resources.
2. The series of water quality facilities planted with riparian habitat designed to foster groundwater recharge and biofiltration to remove urban pollutants from the storm runoff.
3. Development of the specific plan property will replace the undeveloped nature of the existing property, which will reduce the amount of Particulate Matter 10 microns (PM10) currently released from the Nursery site. The South Coast Air Basin is designated as a non-attainment area for PM10 because of noncompliance with the State and Federal Clean Air Acts. Therefore, development of the specific plan property has the potential to reduce PM10 emissions.

### SAFETY AND NOISE ELEMENTS

City of Glendora Safety and Noise Element Goals:

Planning Consideration: The most significant contributors to noise impacts are generated from transportation sources. The city of Glendora seeks to minimize the noise impacts associated with transportation to the greatest extent feasible. Minimizing these impacts requires the evaluation of

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existing noise sources and coordination of appropriate mitigation through design and policy considerations.

### **GOAL 1: Reduced noise impacts from transportation sources.**

- N-1.1: Ensure traffic noise mitigation measures are included and implemented in the design of new development.
- N-1.2: Encourage the State Department of Transportation (Caltrans) to continue programs that lead to the reduction of the noise levels on I-210.
- N-1.3: Limit construction, delivery, and through truck traffic to designated routes.
- N-1.4: Mitigate transportation equipment impacts at construction sites.

### NON-TRANSPORTATION NOISE IMPACTS

Planning Consideration: Non-transportation noise sources, including those generated from commercial/industrial activities, construction equipment and various community activities, have the potential of introducing undesirable impacts within the city. Development policy and regulatory standards should consider the reduction of these nontransportation noise impacts and mitigate them to a less than significant level.

### **GOAL 2: Reduced noise impacts from non-transportation sources.**

- N-2.1: Review and update the Noise Ordinance, on a regular basis, to ensure noise-generating uses are adequately addressed.
- N-2.2: Strive to resolve existing and potential conflicts between noise generating uses and human activities.
- N-2.3: Prohibit significant noise generating activities from locating adjacent to residential neighborhoods and near schools.
- N-2.4: Ensure that construction noise does not cause an adverse impact to the residents of the city by requiring that noise mitigation techniques be incorporated into all construction-related activities.
- N-2.5: Consider developing maximum noise standards for ventilation systems (i.e., air conditioning units) in residential areas.

### COORDINATION WITH LAND USE PLANNING

Planning Consideration: Land use planning has a direct relationship with objectionable noise. The location and type of land uses should consider the potential noise impacts generated. Therefore, the evaluation of potential noise generation should be a consideration in all land use decisions.

### **GOAL 3: Coordinated land use planning and noise mitigation.**

- N-3.1: Ensure Community Noise Equivalent Levels (CNEL) levels for noise sensitive land uses meet or exceed normally acceptable levels, as defined by State of California standards.
- N-3.2: Enforce all noise standards as outlined in the city's Noise Ordinance.
- N-3.3: Enforce limits set by the State of California to control noise levels, particularly those governing motor vehicles.

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- N-3.4: Ensure that all new development is consistent with exterior and interior noise standards.
- N-3.5: Incorporate noise reduction measures into all development proposals, as necessary.
- N-3.6: Consider noise impacts associated with the development of non-residential uses in the vicinity of residential uses.
- N-3.7: Require acoustical materials in all new residential and commercial developments where noise levels exceed the compatibility standards outlined in the Noise Element.
- N-3.8: Encourage the use of double-paned windows for residential uses adjacent to the freeways and along major arterials.
- N-3.9: Encourage programs to retrofit existing homes to reduce noise impacts in the homes.

### SPECIFIC PLAN CONSISTENCY WITH THE SAFETY AND NOISE ELEMENTS

1. The specific plan environmental review which assesses noise impacts and seismic, geologic, and geotechnical investigation addresses the following:
  - The liquefaction hazard analysis includes recommendations to remove topsoil in selected areas to minimize potential liquefaction hazards.
  - The homes in the specific plan area will be buffered and setback from the future Gold Line rail line to reduce noise and vibration from trains.
  - Noise impact studies and noise contour maps suggest that the specific plan is compliant to the city's noise/land use compatibility guidelines.
  - The specific plan provides for on-site and off-site drainage improvements, a detention basin, and a series of other water quality facilities to minimize impacts from flooding.

(Ord. 1944 §§ 1, 2 (Exh. A), 2011)