



GLENDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



Chapter 2 Land Use Element

1.0 INTRODUCTION

The primary purpose of the Land Use Element is to delegate general distribution and extent of various land uses within the city of Glendora, which will shape the way it develops and redevelops over the next 20 years. The Land Use Element includes decisions about type, intensity and general distribution of uses of land for housing, commercial, business, industry, open space, public, and other uses. It functions as a tool for the public official by creating a framework to provide public facilities and services and to direct new development in the community. It is also the basis for short-range and long-range capital improvement programs. It functions as a guide to the public citizen by defining expectations of neighborhood type, shopping and service facility type and location, time and distances to work and other necessary activities regarding the land.

The essential components of the Land Use Element are the General Plan Land Use Map (*Exhibit LU-7*) and the goals and policies intended guide future development based on analysis of existing conditions and future needs. The Land Use Map is a graphic representation of the goals and policies expressed by all of the General Plan elements. Users are advised to refer to the text when as well as the diagram when evaluating proposed development and capital improvement projects.

2.0 AUTHORITY FOR ELEMENT

The State of California Government Code Section 65302 (a) requires that a General Plan include:

“...a Land Use Element which designates the proposed general distribution and 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.

The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.”



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3.0 SUMMARY OF EXISTING CONDITIONS

The City of Glendora is an urbanized city with most of the available flat land developed. The planning area, which includes unincorporated County areas within the sphere of influence is approximately 20 square miles (12,800.26 acres) of which, approximately 19.59 square miles (12,540 acres) are within the City limits. There are three blocks of land, located in the western portion of the city, under County jurisdiction and not included in the City's planning area acreage.

The City is almost completely developed with only 0.3 percent of developable land remaining vacant.

The fully developed state of the City means that most services are sufficiently available to new growth occurring or expected to occur on underutilized parcels and in redevelopment areas within the City.

Land use designations for the 2025 Community Plan have been re-examined from the 1992 Plan to accommodate current market demands, community needs, city goals and environmental restraints in Glendora. *Table LU-1, Existing Land Use (2006)*, quantifies the amount of acreage, both developed and vacant, currently devoted to each land use within the City. The two predominant land uses in the City include residential and open space. Currently developed residential lands account for approximately 42 percent of the total City land, while open space uses account for approximately 37 percent of the City. The open space uses include the San Gabriel Mountains, located in the northern portion of the planning area and the South Hills located south of Freeway I-210. Collectively, these two areas account for over 4,000 acres of recreation and open space uses within the City limits.

3.1 RESIDENTIAL LAND USES

The majority of developed land area within the City (approximately 42 percent) is developed as residential. Most of the existing residential uses are single-family homes developed in the 1960s through the 1980s when Los Angeles County was experiencing the most residential building permit activity. Except for one remaining 90-acre underutilized parcel used as a wholesale nursery and undeveloped property in the foothills, no significant residential single-family land remains available for development. With a strong demand for high end housing, new development is occurring in the hillside areas, which are typically more difficult to develop. A significant amount of higher density infill development is planned within the Route 66 Corridor Specific Plan area as the City implements new land use policies that take advantage of planned transit infrastructure and create more pedestrian oriented land uses near the colleges and in the downtown Village.



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**Table LU-1
Existing Land Use (2006)**

Land Use Designation	Existing Developed Acres	Vacant	Total Acres	Percent of Total Acres
<i>CITY LIMITS</i>				
<i>Residential</i>				
Hillside Very Low Residential	1,883.77	23.24	1,907.01	15.21
Low Density Residential	1,087.43	3.13	1,090.56	8.70
Low/Medium Density Residential	1,874.07	0.21	1,874.28	14.95
Medium Density Residential	106.81	2.40	109.21	0.87
Medium/High Density Residential	133.68	0.76	134.44	1.07
High Density Residential	125.05	0.14	125.19	1.00
Total Residential	5,210.81	29.88	5,240.69	41.79
<i>Mixed Use</i>				
Village Mixed Use	38.31	0.19	38.50	0.31
Total Mixed Use	38.31	0.19	38.50	0.31
<i>Commercial</i>				
General Commercial	96.80	0.34	97.14	0.77
Regional Commercial	114.56	0.00	114.56	0.91
Total Commercial	211.36	0.34	211.70	1.69
<i>Industrial</i>				
Light Industrial	28.81	1.33	30.14	0.24
General Industrial	39.55	0.00	39.55	0.32
Total Industrial	68.36	1.33	69.69	0.56
<i>Other</i>				
Civic/Institutional	346.31	0.51	346.82	2.77
Route 66 Corridor Specific Plan	286.86	0.07	286.93	2.29
Utility and Flood Control ROW	267.39	0.00	267.39	2.13
Street and Freeway ROW	1,382.24	0.00	1,382.24	11.02
Railroad ROW	51.59	0.00	51.59	0.41
Total Other	2,334.39	0.58	2,334.97	18.62
<i>Open Space</i>				
Conservation Open Space	4,304.86	0.00	4,304.86	34.33
Open Space	339.38	0.00	339.38	2.71
Total Open Space	4,644.24	0.00	4,644.24	37.04
TOTAL – CITY LIMITS	12,507.47	32.32	12,539.79	100.00
<i>SPHERE OF INFLUENCE</i>				
Unincorporated Los Angeles County	260.47			
TOTAL – SPHERE OF INFLUENCE	260.47			
TOTAL	12,800.26			



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Hillside Very Low, Low Density, and Low/Medium Density Residential

Approximately 38.86 percent of the City’s land is designated as Hillside Very Low, Low Density, and Low/Medium Density Residential (refer to *Table LU – 1*). The majority of residential single-family development occurred following World War II, particularly in the decades of the 1960s, 1970s, and 1980s, when the Los Angeles area was growing the fastest. During the 1992 Plan update process, larger single -family subdivisions were built; however, this was not the case with the 2025 Community Plan process. These three types of residential uses are located throughout the City.

Glendora is fortunate to have very stable residential neighborhoods. Residents have expressed the desire to maintain the character of the neighborhoods and want to ensure that new additions or new development is consistent with the character of the neighborhood. In recent years, the trend for single-family homes is for increased square footage. However, Glendora has not experienced “mansionization” of either existing or proposed homes.

The only significant development potential for residential uses is in the foothills (Hillside Very Low Residential), as no significant vacant or underutilized parcels are available in the City for Hillside Very Low, Low Density, or Low/Medium Density Residential for development. In 2001, the City created a citizen’s committee to address desirable development/priorities in the remaining developable hillside areas. The committee noted that proper planning and sensitivity to environmental constraints, such as slope, drainage and views, are important in the foothills area. In the 1992 General Plan, the open space designation permitted residential uses. A new designation has been developed for the 2025 Community Plan, Hillside Very Low Residential, to separate open space and residential uses, and to adequately address these issues and incorporate requirements appropriate for foothill conservation while allowing development.

Medium, Medium/High and High Density Residential

Medium Density Residential, Medium/High and High Density development is dispersed throughout the City interior, primarily along more intense land uses, major and secondary arterials and between lower density residential and non-residential uses. Densities range from 6 to 30 units per acre, which can consist of single- and multiple- family attached housing, duplexes, townhouses, apartments and patio homes. Currently, a mere 3.3 percent of developable land is designated toward these residential uses.

The adoption of the Route 66 Corridor Specific Plan in 2004 responds to the known need for intensified residential development in the City to accommodate the growing demand for a variety of housing types and choices. The 2025 Community Plan acknowledges the adoption of the specific plan and has created a separate land use designation just for the Route 66 Corridor Specific Plan.



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3.2 MIXED LAND USES

Two areas of the City fall under this category: the downtown Village and Route 66. As noted above, in 2004, the City adopted a Specific Plan for the Route 66, which identified a variety of new land use categories for the seven districts in the plan area. With the 2025 General Plan, a new land use designation has been developed (Village Mixed Use) for the area surrounding the downtown Village. The Village Mixed Use designation accounts for 0.19 percent of the City total, while the Route 66 Corridor Specific Plan accounts for 2.2 percent.

3.3 COMMERCIAL LAND USES

Commercial development makes up approximately 211 acres of land in the City, which represents about 1.7 percent of the total land area (refer to *Table LU-1*). Under the 1992 General Plan, commercial uses within the City had been classified into six land use designations, which include commercial, city center, planned redevelopment, regional shopping center, business park and medical facilities. With the 2025 Community, these six designations have been condensed into two new categories: general commercial and regional commercial.

General and Regional Commercial

General Commercial uses are primarily concentrated in centers along major arterials and freeways, such as Grand Avenue and Foothill Boulevard, North Glendora Avenue, East Route 66, and East Arrow Highway. Grocery or major retail stores are the anchors for these centers with a variety of service and commercial uses in the same center such as restaurants, dry – cleaning and others. Regional Commercial uses are concentrated in the southeastern portion of the City along Lone Hill Avenue and Gladstone Street. The uses within this designation consist of regionally serving big box retail and automobile sales.

3.4 INDUSTRIAL LAND USES

Industrial areas are located throughout the City, with some concentration in the western and southeastern portions of the City, particularly near Foothill Boulevard and Grand Avenue, Arrow Highway and Grand Avenue, and Auto Centre Drive east of the I-210 Freeway. Approximately 68 acres of land are designated for industrial uses with the City, (refer to *Table LU-1*). This includes both the light industrial and general industrial designations.

Light industrial uses may include business parks, corporate and office uses, warehousing, and distribution. General industrial uses may include manufacturing, processing, assembly, fabricating, warehousing, and distribution. The industrial sites are situated to provide easy access to truck routes and major transportation routes including freeways and rail. Most of the



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industrial sites can accessed from Route 66 in the western portion of the City and from the I-210 Freeway in the southeast corner of the City.



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3.5 OPEN SPACE LAND USES

In the 1992 General Plan, the Open Space designation included parks and recreational facilities, open space, wilderness and residential uses. With the 2025 Community Plan, these uses have been separated into three categories: Hillside Very Low Residential, Conservation Open Space, and Open Space.

Conservation Open Space

This Conservation Open Space designation includes over 4,300 acres of open space and wilderness area under the ownership or authority of the National Parks Department, City of Glendora, citizens, and the Nature Conservancy. This use encompasses approximately 34 percent of total land within the City (refer to *Table LU-1*). This designation includes privately and publicly owned, undeveloped that will remain in a natural state, and will protect areas with scenic value, environmental sensitivity, sensitive habitats and/or a passive recreational value. Currently, campsites, trails, and open space are provided in this area for Glendora residents.

It is intended that future improvements or development activities in these areas will be limited to those activities that support the preservation of passive recreational activities, such as soft trails and other facilities supporting passive recreational uses.

Open Space

The Open Space designation includes public and privately open space areas, including parks, recreational facilities, and golf courses. This use encompasses approximately 339 acres in the City (refer to *Table LU-1*).

Parks and Recreation Facilities

The City of Glendora provides a variety of park and open space facilities and programs for its residents. The City currently services nine parks, which includes 5.8 leased acres at Sandburg Middle School. Glendora has a joint ownership agreement with the school districts, which allows the city to use recreational areas during off school hours.

The range of passive and active recreational parks and wilderness parks provide residents with playing courts, athletic fields, picnic areas, youth and community centers and a variety of trails throughout the community. The La Fetra Center provides various daily activities, recreation, special interest classes, human services and events for seniors. The Timothy Daniel Crowther Teen and Family Center contains a gymnasium, computer lab, game room and provides youth activities, programs in addition to events and classes for citizens of all ages. Aquatic facilities and swim related programs are accessible through the joint use agreement at Glendora High School and also through an agreement with Citrus College.



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Golf Course

Golf Courses Oaks Municipal Golf Course is the one golf course located in the City of Glendora. The facility provides a three-par, nine-hole golf course with practice green, driving range and pro shop on 18 acres of joint-use land. The site provides open public access of on-site tennis courts and racquetball courts with the adjacent park (Dawson Park).

Trails

Trails in Glendora consist of biking, hiking and equestrian trails. There are 15 identified trail systems in the planning area categorized as hiking, multi-purposes or equestrian uses. Most of the trails are located in the Wilderness Parks, at the base of the Angeles National Forest, within the city limits, but trails also exist in City parks and other public right-of-way areas.

3.6 COMMUNITY FACILITIES

Civic and Government Facilities

The City Hall complex is located at 116 East Foothill Boulevard, on the southeast corner of Foothill Boulevard and Glendora Avenue. Within City Hall, the following services or departments are located: City Manager, City Clerk, Personnel, Finance, Community Services, Planning and Redevelopment, and Public Works. Additional facilities located on the complex include the Police Department and the Glendora Public Library.

The United States Post Office is located just southwest of City Hall on Glendora Avenue.

Library

The Glendora Public Library is a 28,000 square-foot two-story building located at 140 South Glendora Avenue. As of April 2006, the Library collection size is at 145,484 volumes, with new shelving space required annually to accommodate growth. Although the facility has the approximate availability of 160,000 volumes, materials must be removed to accommodate new arrivals and floor space is quickly reaching capacity.

There are two study rooms available, top floor is a community room and staff lounge, the Library is responsible for the plaza outside of the forum and there is a used book store area run by volunteers. Additionally, there are 15 public computers with Internet access and six for other uses. The Library provides over 200 children's programs and 100 young adult and adult programs, a wide range of reading and cultural enrichment resources, Internet and library electronic resources, collection development and maintenance, outreach and adult literacy programs via Friends Foundation support.



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With the assistance of approximately 200 volunteers of all ages, contributing almost 10,000 hours of total time per year, the Library responds to an average of 1,000 visitors each day, 6 days a week, it checks out 160 items an hour and responds to 50,000 information/reference questions annually.

Schools

Two school districts, Glendora Unified and Charter Oaks Unified, exist within the City of Glendora. The 13 schools are comprised of nine elementary schools, two middle schools and two high schools. There are an additional two school districts that supplement these facilities, Azusa Unified to the northwest and Bonita Unified to the northeast, along with five private schools.¹

Citrus Community College, a two-year public facility, is located south of Foothill Boulevard between Barranca Avenue and Citrus Avenue. It offers an Associate of Arts Degree and has an average enrollment of over 12,000 a semester.

Churches

There are 41 churches located throughout the City of Glendora.² Churches are currently located in all residential land use designations and the Village Mixed Use designation.

Cemeteries

Two cemeteries are located in the City: Oakdale Cemetery and Fairmount Cemetery. The Oakdale Cemetery is located in the southwestern portion of the City south of Gladstone Street and west of Grand Avenue. The Fairmont Cemetery is a locally designated Historic Landmark and is located in the western portion of the City east of Citrus Avenue and south of Leodora Avenue.

3.7 OTHER USES

Utility and Flood Control Rights-of-Way

The Utility and Flood Control Designation is intended to designate those areas in the City that are developed for utility and flood control use. Power line rights-of-way and flood control channels are included in this designation. Because of these types of uses, other development is limited, though recreational or open space uses are also appropriate with the approval of the

¹ Private School Directory. 2005. <http://www.allprivateschools.org/private-schools-glendora-ca.html>

² Mapquest search



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agency owning the property and the City. These uses comprise approximately two percent of the total land in the City.



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3.8 HISTORIC RESOURCES

A 1989 survey completed by the City's Historic Preservation Committee identified over 500 potential historic resources. The Historic District includes over 100 properties is Eligible For Listing in the National Register, and 26 local historic landmarks. Only one resource, the Glendora Bougainvillea, is listed on the National Register and the California Register.

Undesignated resources are increasingly becoming a difficult resource to manage as homeowners propose additions that may diminish the historic character or quality. These potential resources tend to be located in the Original Town of Glendora area of the City, which is clustered around the downtown and includes a significant number of multiple-family zoned properties.

3.9 VACANT AND UNDERUTILIZED LAND

Exhibit LU-1, Vacant and Underutilized Land, graphically depicts the location of sites in the City that are either vacant or have been identified as underutilized. The acreage total of the sites is shown in *Table LU-2, Vacant and Underutilized Land (2006)*.

Vacant land refers to parcels with no development. Underutilized land refers to parcels that are developed below the potential use or capacity of the site. In some cases underutilized land can consist of parcels that have a large portion of the site in non-building uses, such as excessive surface parking or outdoor work or storage areas, a high percentage of vacant structures, a low floor area ratio (FAR), dilapidated or otherwise physically impaired buildings, or inefficient or functionally obsolete structures.

Vacant Land

The City of Glendora is almost entirely developed and only 0.3 percent remains vacant. The approximately 32 vacant acres are scattered throughout the City.

Underutilized Land

There are approximately 1,545 acres in the City that are underutilized. Approximately 1,171 of these acres are located in the foothills and include hillside residential lands that would not fulfill a large amount of the City's development needs. The remaining 373 acres of underutilized land are located throughout the City, and include lands designated for residential, village mixed use, general commercial, civic/institutional, and Route 66 Corridor Specific Plan uses.

As previously mentioned there are a limited number of vacant or underutilized parcels in the City suitable for residential, commercial or industrial infill development. Factors that contribute to the suitability of these parcels include size, orientation, shape, location, property value and



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Municipal Code regulations. In addition, threats to public health and safety, such as former service station sites, also affect the infill potential of underutilized sites.



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See Exhibit LU-1: Vacant and Underutilized Land



VACANT AND UNDERUTILIZED PARCELS

EXHIBIT LU - 1

LEGEND

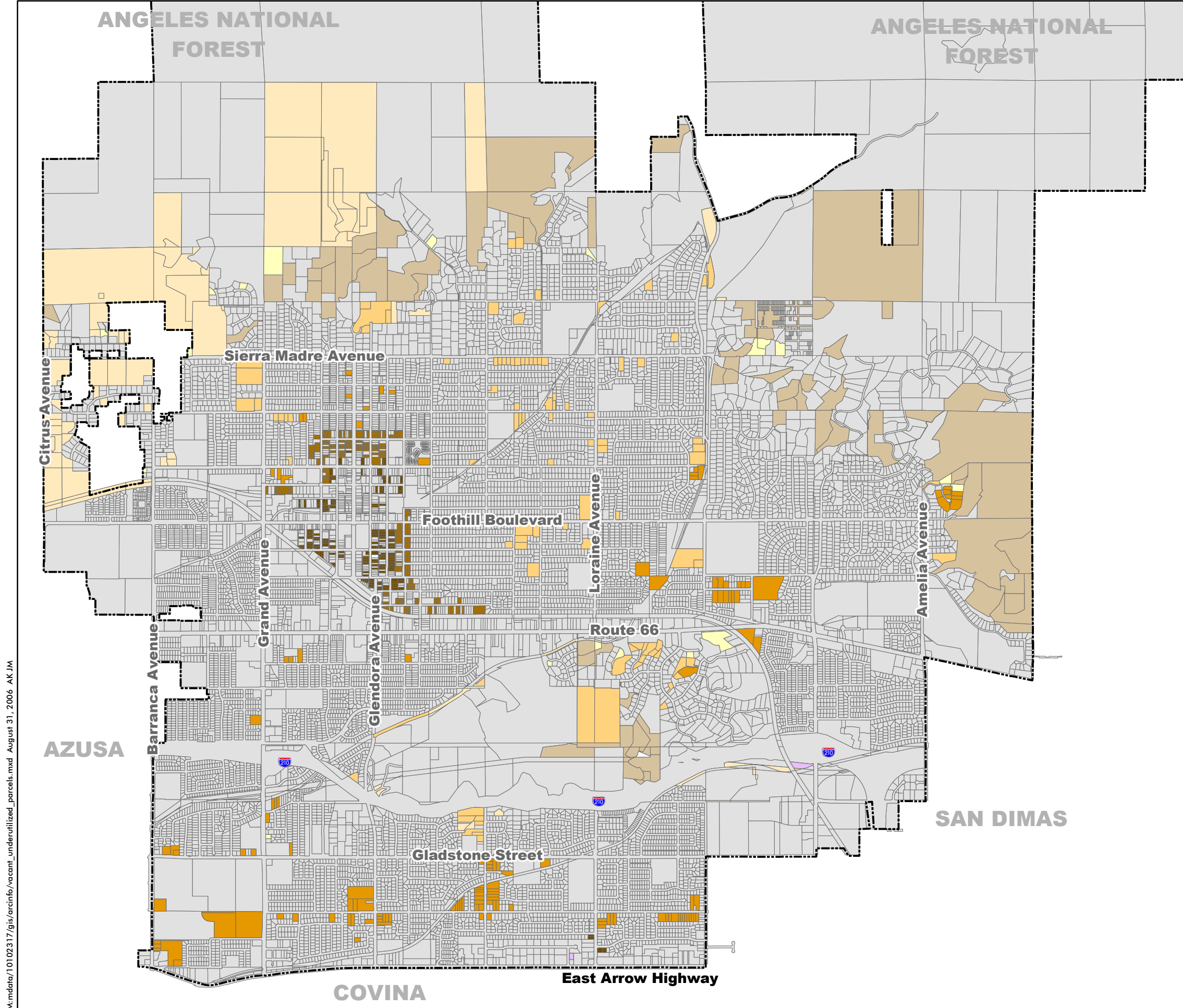
VACANT PARCELS

- VR - Vacant Residential
- VC - Vacant Commercial
- VI - Vacant Industrial

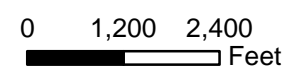
UNDERUTILIZED PARCELS

- UE4, UE5, UE6 (visual)
- UE7(20K), UE7(200K), UE7(800K)
- UR1 - Underutilized R1
- UR2 - Underutilized R2
- UR3 - Underutilized R3
- URHR - Underutilized Rural Hillside Residential

--- CITY LIMITS



Source: GIS Data, City of Glendora



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**Table LU-2
Vacant and Underutilized Land (2006)**

Land Use Designation	Vacant	Underutilized
<i>CITY LIMITS</i>		
<i>Residential</i>		
Hillside Very Low Residential	23.24	1,171.52
Low Density Residential	3.13	154.53
Low/Medium Density Residential	0.21	106.04
Medium Density Residential	2.40	1.11
Medium/High Density Residential	0.76	32.63
High Density Residential	0.14	24.43
Total Residential	29.88	1,490.26
<i>Mixed Use</i>		
Village Mixed Use	0.19	6.24
Total Mixed Use	0.19	6.24
<i>Commercial</i>		
General Commercial	0.34	0.88
Regional Commercial	0.00	0.00
Total Commercial	0.34	0.88
<i>Industrial</i>		
Light Industrial	1.33	0.00
General Industrial	0.00	0.00
Total Industrial	1.33	0.00
<i>Other</i>		
Civic/Institutional	0.51	45.31
Route 66 Corridor Specific Plan	0.07	2.11
Utility and Flood Control ROW	0.00	0.00
Street and Freeway ROW	0.00	0.00
Railroad ROW	0.00	0.00
Total Other	0.58	47.42
<i>Open Space</i>		
Conservation Open Space	0.00	0.00
Open Space	0.00	0.00
Total Open Space	0.00	0.00
TOTAL – CITY LIMITS	32.32	1,544.80



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4.0 RELATIONSHIP TO OTHER PLANS

The Land Use Element provides the basic guidelines for physical development within the City of Glendora. These guidelines create a comprehensive method of land use designations and generalized land use patterns that set policy regarding how the City will develop and achieve its goals in the future. In addition to this document, there are other planning tools that work in conjunction with the Land Use Element to implement and achieve established policies and goals. These tools include the City's zoning ordinance, specific plans, redevelopment plans and development agreements.

4.1 ZONING ORDINANCE

The Zoning Ordinance is a tool cities use to implement their General Plans. The Zoning Ordinance translates the long-term goals and policies of the plan into the guidelines used for everyday land use decisions. While the General Plan provides long-range and broad land use designations for the city, zoning provides specific development requirements such as density, height, size, set backs and development character.

The City's Zoning Ordinance (Title 21, *Glendora Municipal Code*) establishes land use zones that create compatible grouping of similar and interrelated land uses. Each zone classification has a uniform regulation that applies to properties situated within the identified area. Similar to the General Plan, the Zoning Ordinance includes a zoning map to define the boundaries of each zoning district. It is important to remember that zoning is a tool for implementing the City's General Plan and, because Glendora is a general law city, *Government Code* § 65860 requires that it be consistent with the General Plan.

4.2 SPECIFIC PLANS

As provided in the City's Zoning Ordinance (Title 21, *Glendora's Municipal Code*), an area specific plan is an instrument for guiding, coordinating and regulating the development of property within a defined area. It is a special set of development standards, which includes a supplemental map, applicable to a particular geographical area within the city. Specific plans are authorized in Article 8, Chapter 3 of the State Planning and Zoning Law. The law grants the adopted specific plan priority over the City's Zoning Ordinance, but it must remain consistent with the General Plan as a tool for implementation of provisions and policies.

Specific plans grant the City authority to consider and create detailed and precise plans prepared by landowners, developers, and public agencies. It allows the flexibility to create specific zoning for a particular area such as a downtown or an area with environmental constraints, and results in unique and imaginative designs. The specific plan establishes a land use pattern, circulation



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system, open space and other features, as necessary, to ensure the area is also well integrated into the community.

As of April 2006, five adopted Specific Plans exist in Glendora. These include the Glendora Commercial Specific Plan, The Village on the Green Specific Plan, Route 66 Corridor Specific Plan, Diamond Ridge Specific Plan, and Arboreta Specific Plan. All are illustrated in Exhibit LU-2, Specific Plans.

Glendora Commercial Specific Plan

The approximately 50-acre plan area is located west of the I-210 Foothill Freeway/Auto Center Drive interchange and northwest of the convergence of the Foothill and San Bernardino freeways. The Glendora electorate through the initiative process approved the specific plan in 1998.

The project site is configured in a rectangular shape and bounded by Lone Hill Avenue to the east, Gladstone Street to the south, the AT & SF railroad tracks/right-of-way to the northeast and by the Glendora Sports Park and Los Angeles County Flood Control District (LACFCD) facilities to the north/northwest.

The purpose of the Glendora Commercial Specific Plan is to assist in the development of the site in a manner that will benefit local shoppers, the general public, and the city of Glendora. The specific plan encourages efficient land use and ensures compatibility between existing and proposed land uses. (Refer to *Glendora Municipal Code* § 21.08.010)

Objectives of the Glendora Commercial specific plan include the following:

- ▶ Augment the city's economic base by providing a variety of tax-generating uses.
- ▶ Allow for the development of the site in a manner that will provide a productive mix of commercial opportunities.
- ▶ Provide guidelines and procedures to govern development and the installation of the infrastructure that supports it.
- ▶ Ensure the consistent and rational development of the site in accordance with established functional and aesthetic standards.
- ▶ Establish a well-balanced and carefully planned collection of specialized and general retail outlets that can take advantage of the site's established accessibility.
- ▶ Create employment generating opportunities for the citizens of Glendora and surrounding communities.
- ▶ Expand the retail and service options for local consumers by providing daytime and nighttime shopping opportunities in a safe and secure environment.



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- ▶ Recognize the location of school and residential uses along the south side of Gladstone Street, and provide appropriate project access and design to minimize impacts on these uses.
- ▶ Implement the Glendora General Plan.



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See Exhibit LU-2: Specific Plans





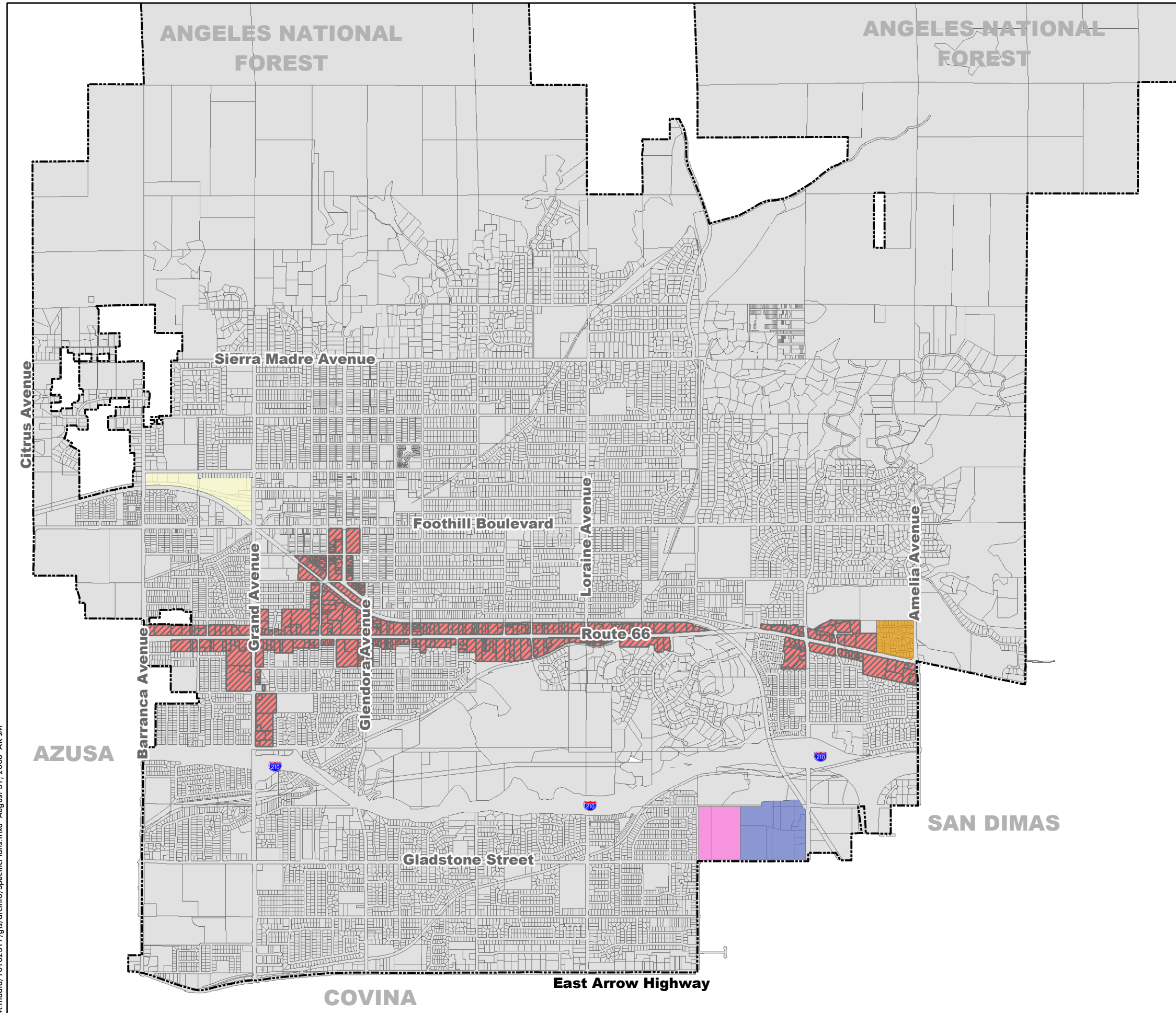
SPECIFIC PLANS

EXHIBIT LU - 2

LEGEND

SPECIFIC PLANS

-  ARBORETA
-  DIAMOND RIDGE
-  GLENDORA COMMERCIAL CENTER
-  VILLAGE ON THE GREEN
-  ROUTE 66
-  CITY LIMITS



Source: GIS Data, City of Glendora



0 1,200 2,400
Feet





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The Village on the Green Specific Plan

The Village on the Green specific plan area is located at the northwestern intersection of Amelia Avenue and Route 66, in the northeast area of the City. The 17.2-acre site was developed in 2000, and is surrounded by a variety of urban and recreational development including commercial, industrial, golf course, church, and multi-family residential land uses.

The Village on the Green Specific Plan envisioned the creation of an amenity- and family-oriented community providing new mid-range residential housing opportunities in the City of Glendora. The specific plan provides for a planned residential community of 55 single-family homes with a variety of residential products and architectural styles. The development incorporates design concepts that recall the historic Glendora foothill character, featuring local architectural themes and materials, and the majority of existing oak and palm trees retained, transplanted, or replaced on-site. Common park and landscape areas are provided within the site, with heavily planted landscape areas along Amelia Avenue and Route 66.

The Village on the Green Specific Plan is designed to:

- ▶ Establish specific land use and density under the Glendora General Plan planned redevelopment designation;
- ▶ Provide a comprehensive land use plan that designates the distribution of land uses and roadways within the community;
- ▶ Provide regulations and standards which allow flexibility for creative site design and development, while assuring quality and value;
- ▶ Assure a compatible interface with surrounding land uses;
- ▶ Provide for preservation of natural features including preservation of the majority of existing oak trees and grading which minimizes alteration of existing land forms;
- ▶ Establish the required infrastructure for development of the proposed residential community, including the completion of the area storm drain system and eliminating annual flooding of the Glendora Country Club 5th fairway and lake; and
- ▶ Provide development regulations and procedures to control future improvements by individual homeowners.

The objectives of The Village on the Green Specific Plan include the following:

- ▶ Buffer residential areas from non-residential land uses.
- ▶ Have infill development that is consistent with land use designations.
- ▶ Have development that maintains or upgrades the quality of the surrounding area.



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- ▶ Have community-wide maintenance and improvement of private and public property.
- ▶ Minimize the impact of traffic on residential neighborhoods.
- ▶ Mitigate significant traffic impacts.
- ▶ Provide right-of-ways as necessary.
- ▶ Costs necessary for circulation system improvements are incurred by development.
- ▶ Maintain level of service (LOS) “C” or better on roads and intersections.
- ▶ Facilitate aesthetic improvements to, and maintenance of, the transportation corridors.
- ▶ Provide park acreage, which meets the standards of the community services department.
- ▶ Reduce the impact of development on natural resources.

As previously noted, the specific plan area is fully developed. Route 66 along the southern boundary of the site is currently improved with pavement and a public walkway, without curb and gutter, within the existing right-of-way. Amelia Avenue along the eastern boundary of the site is improved with pavement only within the existing right-of-way. Surrounding uses include the Glendora Country Club to the north, Los Angeles County Fire Station No. 86 and the Glendora Greens 60-unit condominium development across Amelia Street to the east. The Church of Jesus Christ of Latter-Day Saints and National Hot Rod Association (NHRA) properties exist to the west, and commercial development across Alostia Street to the south. The Wild Rose condominium development exists southeast of the site in the City of San Dimas.

Route 66 Corridor Specific Plan

The Route 66 Corridor Specific Plan area is located in the central area of the City. The Route 66 Corridor represents the primary east-west commercial arterial through the City. The plan area contains approximately 287 acres generally located along Route 66 from Barranca Avenue on the west to Amelia Avenue on the east (refer to *Exhibit LU-3, Route 66 Corridor Specific Plan Land Use Map*).

The Route 66 Corridor Specific Plan area incorporates seven land use zoning subdistricts, which include Barranca Gateway, Grand Avenue Gateway, Town Center Mixed Use, Route 66 Service Commercial, Central Route 66 Residential, Lone Hill Gateway and Glendora Technology, Commerce and Office. The following is a general summary of the zoning subdistricts. More detailed descriptions of the districts can be found in *Glendora Municipal Code* § 21.10.030.

Sub-Districts

Barranca Gateway. The Barranca Gateway district is intended to serve as the western gateway into the City.

Grand Avenue Gateway. The Grand Avenue mixed-use gateway district is intended to enhance Grand Avenue’s function as a primary commercial/retail district within the City.



GLENDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



Town Center Mixed Use. The town center mixed-use district is intended to provide for a complimentary mix of land use and development types that are compatible with and reinforce pedestrian activity and transit utilization.

Route 66 Service Commercial. The Route 66 service commercial district is intended to provide for a variety of smaller-scale commercial, office and light industrial/manufacturing uses.



GLENDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



See Exhibit LU-3:Route 66 Corridor Specific Plan Land Use Map



ROUTE 66 CORRIDOR SPECIFIC PLAN LAND USE MAP

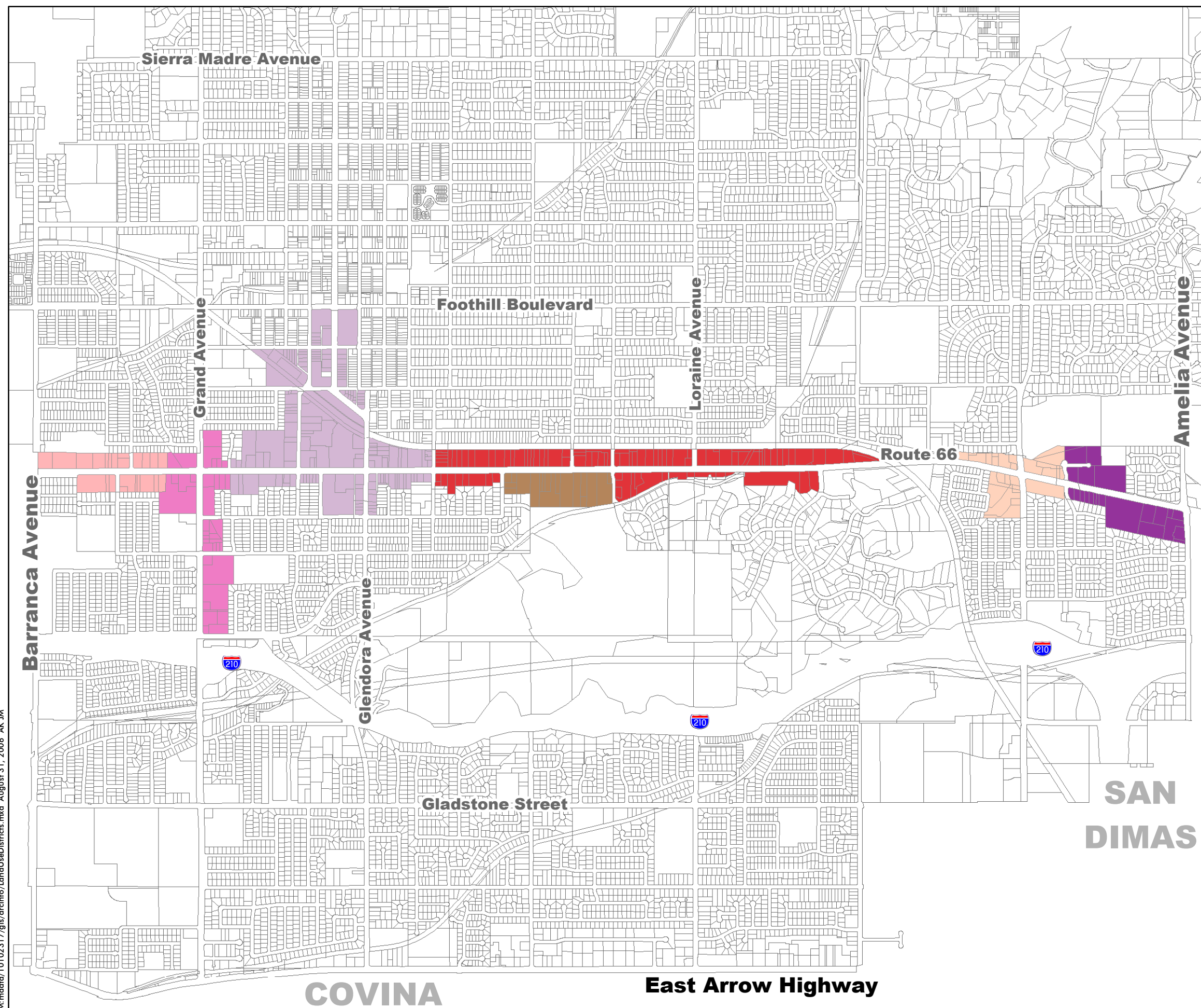
EXHIBIT LU - 3

LEGEND

LAND USE DISTRICTS

	Barranca Gateway	20.42
	Central Route 66 Residential	19.43
	Glendora Technology/Commerce/Office	28.36
	Grand Avenue Gateway	36.04
	Lonehill Gateway	20.73
	Route 66 Service Commercial	61.25
	Town Center Mixed Use	97.67

TOTAL 238.89



**SAN
DIMAS**

COVINA

East Arrow Highway



Source: GIS Data, City of Glendora



0 800 1,600
Feet





GLENDORA COMMUNITY PLAN 2025

LAND USE ELEMENT



Route 66 Residential. The Route 66 residential district is intended to contribute to the mix of housing choices offered to Glendora residents, and provide consistency with the Glendora General Plan 1998—2003 Housing Element.

Lone Hill Gateway. The Lone Hill gateway district is intended to serve as the eastern gateway of Glendora's Route 66 Corridor.

Glendora Technology, Commerce and Office. The Glendora technology, commerce and office district is intended to serve as a primary employment center within the City.

Primary objectives of the specific plan are to:

- ▶ Establish incentives to encourage private investment in the Route 66 Corridor.
- ▶ Establish land use districts that create unique character areas within the Route 66 Corridor.
- ▶ Establish land use districts that encourage high quality development responsive to market demands and Glendora community objectives.
- ▶ Establish land use regulations that support increased pedestrian activity in key focus areas.
- ▶ Coordinate land use planning with transportation and infrastructure planning.
- ▶ Develop incentives to encourage the reuse of underutilized land.
- ▶ Provide specific requirements that enhance public amenities for new development, rehabilitation, and redevelopment.
- ▶ Maximize neighborhood retail development opportunities to capture demand and compliment other land uses.
- ▶ Allow a mix of residential land uses.
- ▶ Allow for mixed-use, residential, and commercial development.
- ▶ Allow a mix of land uses to capitalize on the market potential from neighboring college and university.
- ▶ Encourage office and business park development.
- ▶ Ensure improved pedestrian mobility, safety, and comfort.
- ▶ Ensure potential transportation impacts of the Route 66 Corridor Specific Plan are identified and mitigated to the greatest extent feasible.
- ▶ Ensure vehicular traffic level of service (LOS) within the Route 66 Corridor Specific Plan area does not exceed adopted citywide standards.
- ▶ Establish a correlation between compact, mixed-use development in high activity locations and access to existing and planned transportation modes.
- ▶ Introduce traffic calming techniques to improve pedestrian-orientation, aesthetics, and safety.
- ▶ Ensure infrastructure capacity within the Route 66 Corridor Specific Plan area meets future demands.



GLENDORA COMMUNITY PLAN 2025

LAND USE ELEMENT



- ▶ Establish methods and strategies for the conservation of resources, including water use and drought tolerant landscaping.
- ▶ Establish a “sense of place” through quality site design, architectural design and public improvements and in the context of the historic character of Glendora.
- ▶ Establish a streetscape program using signage, street furniture, entry statements, and other visual amenities that conveys the traditional character of Glendora, withstands the test of time, is cost-effective, and achieves a stronger community image and identity.
- ▶ Create gateway design treatments that establish entry statements at key high activity locations.
- ▶ Adopt design guidelines that are applicable to new development, rehabilitation, and redevelopment.
- ▶ Establish a tier-review process for discretionary development application review to streamline the approval process.
- ▶ Utilize Environmental Impact Report as the primary tiering clearance document to streamline additional project-level environmental reviews.
- ▶ Incorporate incentive-based standards, such as fee assistance for plan check and density/intensity bonuses for the provision of specified amenities, mixed use development, or high quality residential design.
- ▶ Integrate design guidelines within the design review process to streamline discretionary review.

The Route 66 Corridor specific plan provides a comprehensive set of plans, guidelines and regulatory standards in addition to administrative and implementation programs designed to provide high-quality development within the land use districts, including residential, commercial, office, and light industrial/manufacturing uses.

Existing development within the plan area consists of residential, commercial, and light industrial uses. Uses along the Route 66 Corridor are typically characterized by small businesses serving the local community. Due to its access to the I-210 Freeway, larger retail businesses are located along Grand Avenue. Development of the Route 66 Corridor at the intersections of Barranca Avenue, Glendora Avenue, and Lone Hill Avenue is generally limited to neighborhood commercial retail development.

Diamond Ridge Specific Plan

The Diamond Ridge Specific Plan project area is located in the southeastern portion of the City. The approximately 29-acre site is bounded by Gladstone Street to the south, Valley Center Avenue to the west, the Louie Pompei Memorial Sports Park to the north, and the Glendora Marketplace to the east.



GLENDORA COMMUNITY PLAN 2025

LAND USE ELEMENT



The specific plan will guide and regulate all future development within the site and supporting improvements to include:

- ▶ Identification and distribution of land uses
- ▶ Preliminary siting and configurations of primary Specific Plan components;
- ▶ Location and design of supporting infrastructure
- ▶ Establishment of Development Standards; and
- ▶ Administration and processing of the Specific Plan.

The objectives of the Specific Plan are to:

- ▶ Augment the City's economic base by providing a variety of tax generating uses;
- ▶ Allow for the development of site in a manner which will provide a productive use of commercial opportunities;
- ▶ Provide guidelines and procedures to govern development and the installation of infrastructure that supports it;
- ▶ Ensure the consistent and rational development of the site in accordance with established and functional and aesthetic standards;
- ▶ Establish a well-balanced and carefully planned collection of specialized and general retail outlets which can take advantage of the site's established accessibility;
- ▶ Create employment generating opportunities for the citizens of Glendora and surrounding communities;
- ▶ Expand the retail and service options for local consumers by providing daytime and nighttime shopping opportunities in a safe and secure environment;
- ▶ Recognize the location of school and residential uses along the south side of Gladstone Street and provide appropriate project access and design to minimize impacts on these uses;
- ▶ Provide efficient access to the project site in a manner that reduces impacts to surrounding residential neighborhoods; and
- ▶ Implement the Glendora General Plan.

The Specific Plan provides for up to 360,000 square feet of retail/commercial/service uses. The development concept for the Specific Plan envisions complimentary retail and services uses, including a 3,000-seat movie theater, a fitness club, restaurants, and other various retail/service uses, along with a three-story parking structure.

Arboreta Specific Plan

The Arboreta Specific Plan project area is located in the western portion of the City, on property currently occupied by Rain Bird Corporation. The project site occupies approximately 27.6 acres, and is located between Grand and Barranca Avenues, and between Bennett Avenue and the Atchison-Topeka & Santa Fe (AT&SF) railroad on the north and south, respectively.



GLENDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



The Specific Plan proposed infill development with a mix of single-family detached and attached homes. The Specific Plan provides for 80 single-family detached residential units, 75 triplex-style units, a 1.4-acre passive park, and 5.8 acres to be dedicated to the City for a sports park.



GLENDORA COMMUNITY PLAN 2025

LAND USE ELEMENT



The objectives for the Specific Plan are to:

- ▶ Implement the applicable General Plan policies.
- ▶ Transform the existing manufacturing/R&D sites into an aesthetic living environment.
- ▶ Provide for single-family detached and attached housing opportunities responsive to local and regional needs.
- ▶ Establish zoning standards and implementation mechanisms applicable solely to the proposed project.
- ▶ Provide a mix of housing types and open space amenities.

4.3 REDEVELOPMENT PLANS

The State Legislature under the Community Redevelopment Law (CRL) of the State of California allows the adoption of a redevelopment plan by a City. Redevelopment plans are intended to revitalize and rehabilitate blighted areas. Redevelopment plans are required to be consistent with the City's general plan and are one of the more powerful tools cities have to implement the goals and policies set forth in the general plan.

Four redevelopment projects currently exist within Glendora (refer to *Exhibit LU-4, Redevelopment Project Areas*). These projects date back to 1974 and have been amended over the course of time, as needed. These areas serve as a separate tool than zoning and are not to be confused with the zoning classification of planned redevelopment zone (PR) (*Municipal Code* § 21.06.020). The redevelopment projects encompass approximately 1,300 acres of industrial, commercial and residential land use issues. Redevelopments made after January 1, 1976 are applicable to housing production provisions of *CRL* § 33413.

Redevelopment Plan Objectives

The City of Glendora Redevelopment Agency uses the process of redevelopment to eliminate and mitigate visual, economic, physical, social and environmental blight within the City. Specific objectives were established by the Redevelopment Agency in 1974 and have since been continued through Implementation Plans as projects and activities are on-going and do not undertake sudden change or direction.

Redevelopment Project No. 1 Area

Originally adopted in 1974, this area has been amended two times, July 1976 and February 1979. The area, located in the southeast section of the City and portion of the Foothill Freeway (I-210), is generally in an east/west direction, along I-210 and northerly at Amelia Avenue to the intersection of Route 66 and Amelia Avenue. The project area encompasses 997 acres, including the 1976 Amendment of 520 acres.



GLENDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



See Exhibit LU-4:Redevelopment Project Areas




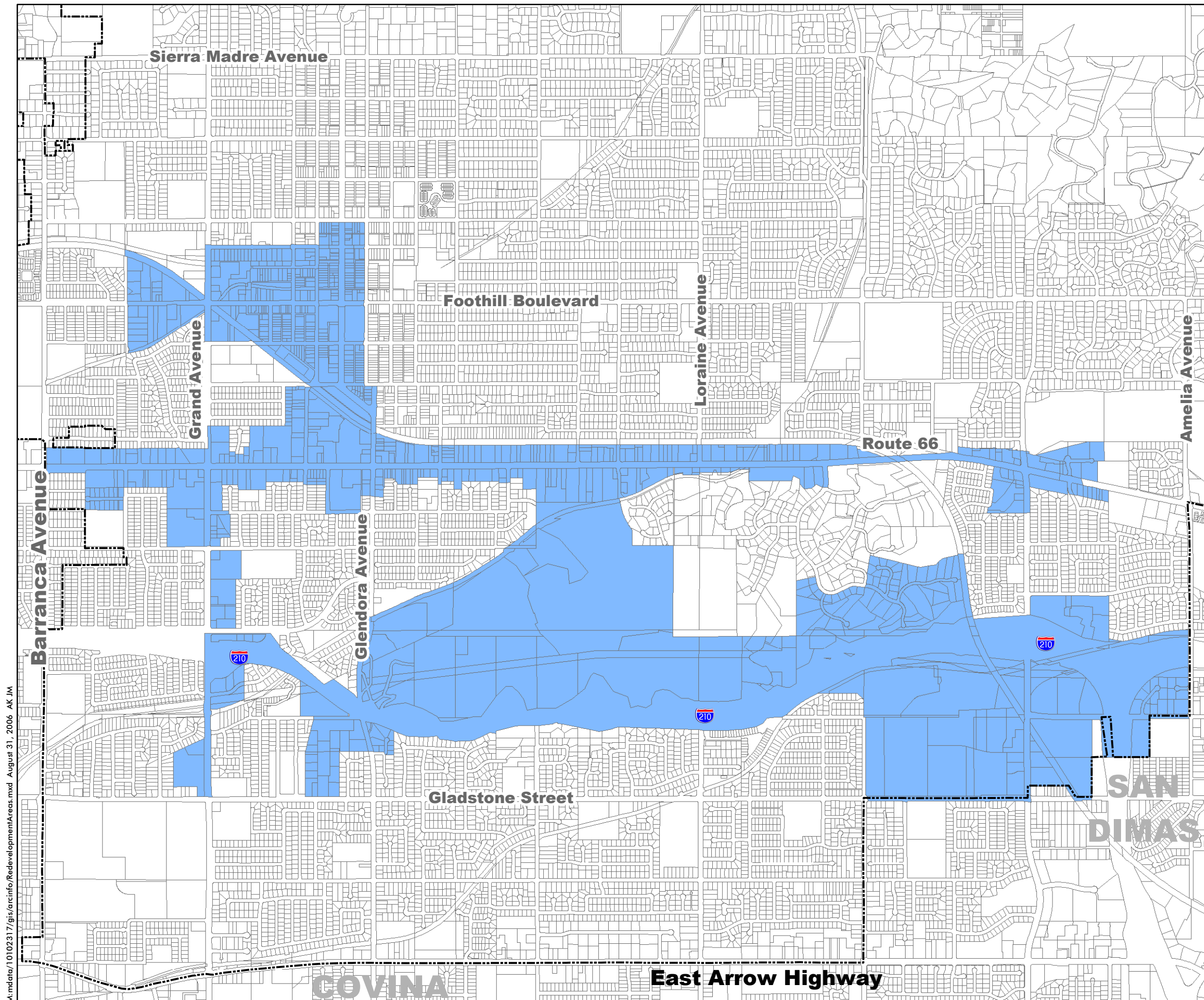
REDEVELOPMENT PROJECT AREAS

EXHIBIT LU - 4

LEGEND

REDEVELOPMENT AREAS IN GLENDORA

-  Project Area
-  City Limit



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Source: GIS Data, City of Glendora



0 800 1,600 Feet





GLENDORA COMMUNITY PLAN 2025

LAND USE ELEMENT



The July 1976 Amendment added territory to the area and is therefore applicable to the housing provisions. The 1979 Amendment made a technical change and did not add additional territory. Initially, the redevelopment area plan was set to expire December 26, 2009. However, it was determined that the blighted conditions granted a five-year extension through the “*Napolitano*” Ordinance No. 1705 pursuant to CRL § 33333.6(f)(2).

The City of Glendora’s primary purpose in establishing this area was to combat the significant amount of physical, economic, and social blight present within the Project and Amendment Area. The focus of the plan is to eliminate blighting influences that include incompatible uneconomic land uses, nuisances and vandalism that occurs on vacant and unlighted areas of property, to remedy incompatibility stagnant and unproductive land conditions; to provide adequate streets, drainage facilities and public utilities; and to establish and enforce criteria for building design, land use and traffic patterns.

Redevelopment Project No. 2 Area

Originally adopted in 1976, Redevelopment Project No. 2 is located in the central section of the City, near the intersection of Grand Avenue and Foothill Boulevard, and includes Glendora’s central business district (CBD). Redevelopment Project No. 2 encompasses 35 acres and has had three technical Amendments over the course of three decades: 1979, 1986 and 1992.

Initially the project was scheduled to expire on November 9, 2011. However, due to the persistence of blighted conditions, and the need for additional revenues to remedy the situation, the project was extended an additional five years under the same authority as Redevelopment Project No. 1.

The primary purpose for Redevelopment Project No. 2 was to remedy the non-productivity of vacant commercial uses within the Project Area, particularly within the CBD, with the lack of certain public infrastructure and conditions. In addition, the purpose was to remedy the non-conforming uses that have resulted in an inadequate, stagnant, and under-productive CBD, which has prohibited the area from functioning at its potential. Additionally, the Dalton Wash, which bisects the project area, creates unmanageable and economically non-viable parcels in need of special attention.

Redevelopment Project No. 3 Area

Originally adopted in November of 1976, this project area encompasses approximately 304 acres. The project area is located along Route 66 and almost passes through the entire City of Glendora in an east/west direction. It is generally bounded on the eastern two-thirds by the Atchison Topeka and Santa Fe (AT&SF) railroad, on the west by Barranca Avenue, on the south by the commercial area of Route 66, and on the east by Lone Hill Avenue.



GLENDORA COMMUNITY PLAN 2025

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The three Amendments (1979, 1984 and 1991) were all of a technical nature and therefore did not increase the project territory. Originally drafted to expire November 9, 2011, the recognition of the persistence of blighting conditions validated additional revenues and a five-year extension pursuant to the “*Napolitano*” *Ordinance No. 1706*.

The primary reasons for site selection as a redevelopment area included economic dislocation, structural deterioration and general disuse due to poor planning that has resulted in a serious physical, social and economical burden on the community.

Redevelopment Project No. 4 Area

Originally adopted in November 1982, Redevelopment Project No. 4 is the most recent for the City of Glendora and has no Amendments to date. The project area encompasses 3.1 acres in a central section of the City on Whitcomb Avenue, between Wabash and Minnesota Avenues. Project No. 4 was initially drafted to expire on November 29, 2012; however, the expiration was extended by ten years pursuant to “*Napolitano*” *Ordinance No. 1706*.

Structures located within the publicly owned project site were in a state of disrepair due to deferred maintenance and lack of use. This state caused the area to become a site for vandalism and abuse and an economic burden on the community necessitating rehabilitation.

Redevelopment Project No. 5 and Merged Project Areas

In July 2006, the Redevelopment Agency created Redevelopment Project Area No. 5. Boundaries of the Project Area encompass approximately 133.8 acres in seven sub-areas throughout the City. Each of the sub-areas abuts one of the existing Project Areas. The Agency also merged three existing Project Areas (No. 1 through No. 3) and Project Area No. 5 into one Project Area. It also established the authority to acquire non-residential real property through eminent domain in all four areas. The merger included merging the limits on the total tax increment that may be collected from each existing Project Area, and by doing so the total tax increment that may be collected in the Merged Project Area will be \$349.9 million.

(Editor’s Note – Project Area No. 5 is in litigation – please contact the Redevelopment Agency for additional information)



GLENDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



4.4 DEVELOPMENT AGREEMENTS

Development agreements are authorized by State law to enable a city to enter into a binding contract with a developer in order to define for the city the type, character, and quality of development and guarantee the developer that the necessary development permits will be issued regardless of changes in regulations that may occur in the future.

This ensures that a developer of a multi-phased project who has based project financing on conditions negotiated with the City at a particular time would not be adversely affected by subsequent change in regulations that might otherwise effect the project. This, in turn, enables the City to obtain additional contributions and benefits from the developer.

Glendora has currently entered into one development agreement for the Arboreta Specific Plan in 2005. This agreement acts as an implementation tool for the adopted specific plan, providing the developer-vested rights to proceed with the land use plan and development standards for the project area.

4.5 PROPERTY MAINTENANCE

The City of Glendora places an emphasis on the adequate maintenance of property in order to maintain basic community standards. The code enforcement program focuses on property maintenance and the mitigation of public nuisances, but also incorporates other city programs that encourage residential and commercial improvement and rehabilitation. The City's codes and ordinances implement community policies, which are expressions of community values and serve to insure public health, safety and welfare.

4.6 CAPITAL IMPROVEMENTS PROGRAM

The capital improvements program is a multi-year schedule of public physical improvements that include streets, water and sewer lines, public buildings, and park and recreation facilities. The scheduling is based on studies of fiscal resources available and the improvements needed over a five-year time period. An effective program can ensure that plans for community facilities are carried out; allow improvement proposals to be tested against policies; better schedule improvements that require more than one year to construct; provide an opportunity to purchase land before costs increase; and improve the integrated scheduling of related projects. Because most capital improvements involve the outlay of substantial funds, the City is usually unable to pay for such facilities through appropriations in the annual operating budget. Therefore, a variety of financing methods prescribed by State law are used to pay for capital improvements over a longer period of time than a single year. Most of the techniques involve financial instruments, such as bonds, in which the City borrows money from investors, both institutional and individual, and pays the principal and interest over a number of years. The use of these



GLENDORA COMMUNITY PLAN 2025

LAND USE ELEMENT



instruments depends on such factors as bond ratings, interest rates, and outstanding debt obligation.

In addition to the Citywide Capital Improvements Program (CIP), a separate CIP has been developed for the Route 66 Corridor Specific Plan. With respect to water system related improvements, they are made possible by a voter-approved bond measure.

4.7 HILLSIDE STRATEGY

In 2001, the Glendora City Council accepted applications and appointed members for an “Ad Hoc Committee to Preserve the Foothills” in order to proactively address development issues in Glendora regarding the San Gabriel Mountains and South Hills. The purpose of the Committee is to inform the City Council of community concerns and assist in the submittal of a report that addresses management and recommendations of the foothills area. The Recommended Hillside Strategy is the final document in the Hillside Study process and predicted adoption of the strategy will result in modification of existing Community Plan implementation tools that are cognoscente of hillside constraints and encourage development that minimized impacts on the natural environment and maintains public health and safety.

Hillside Study Area

The foothills consist of approximately 6,520 acres and are located in the northern part of the City, at the base of the San Gabriel Mountains. The South Hills are located north of and adjacent to the Foothill Freeway (I-210) and contain approximately 580 acres (refer to Exhibit LU-5, Hillside Study Area/Ownership Map).

The study offers recommendations for City actions, which include, policy revisions, modifications of zoning regulations, and new design guidelines to be considered in order to more effectively manage the identified hillside issues. The four basic components include the following items.

- ▶ Preservation component in which a goal is to acquire land for permanent open space preservation, to be managed by the City, the Glendora Community Conservancy, and/or other appropriate land conservancy. Another goal of the preservation component is to protect private land as permanent open space with the cooperation of the property owner.
- ▶ Reasonable limitations on hillside development density and character in order to protect sensitive environmental features; ensure public safety; address infrastructure, utility, and public service needs; and safeguard the City’s visual resources. The development polices and recommendations are intended to steer development towards the lower hillside slopes by decreasing the allowable densities as slopes increase, and by avoiding ridgelines, canyons, streams, channels, and habitat corridors. Policies were developed for:

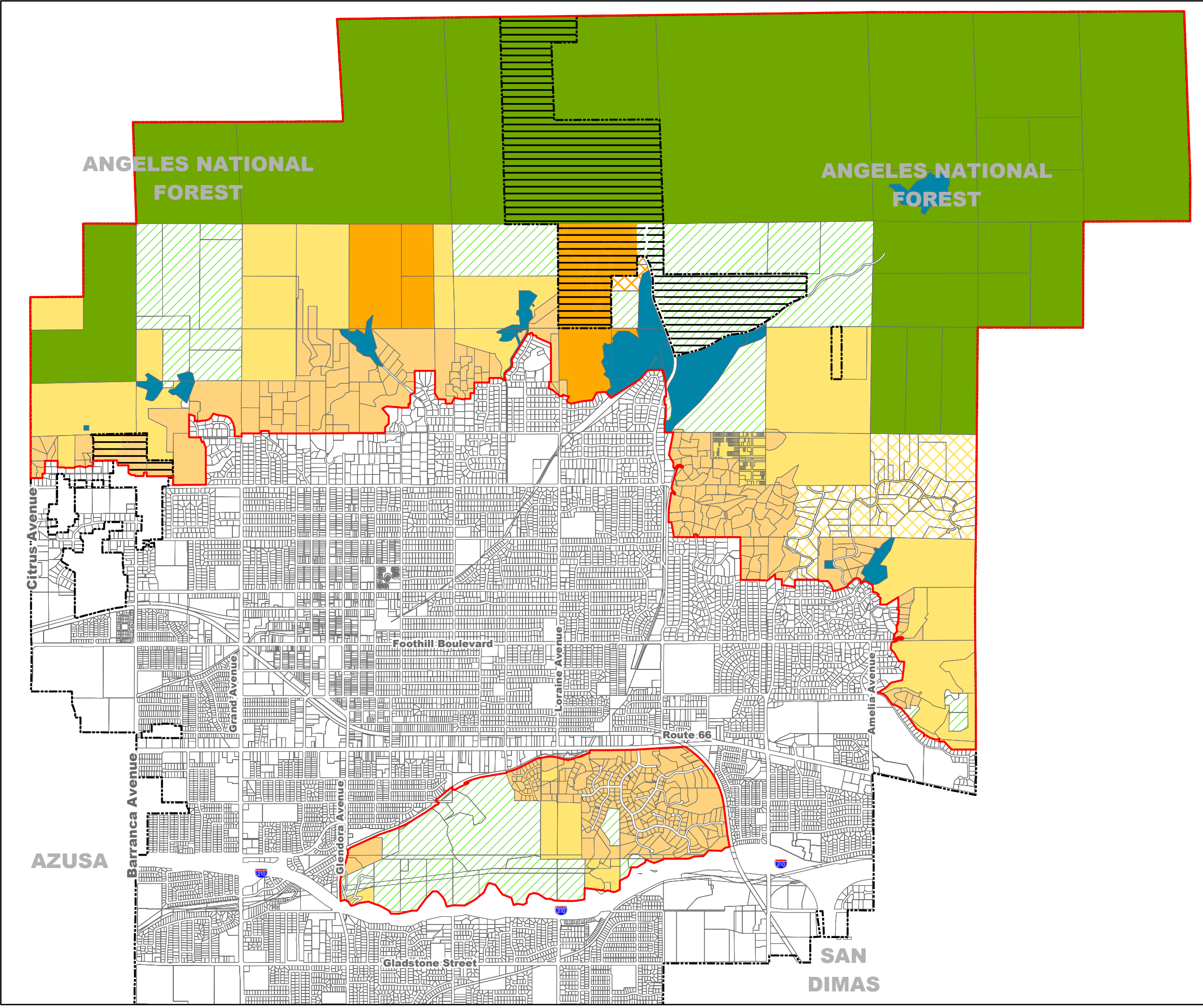


GLENDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



See Exhibit LU-5:Hillside Study Area/Ownership Map

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HILLSIDE STUDY AREA / OWNERSHIP MAP

EXHIBIT LU - 5

LEGEND

- Unincorporated Land
- Ownership**
- Angeles National Forest (Including Private Landholdings within the Forest)
- City Owned Property
- Developed Lots
- Glendora Conservancy - Private Partnership
- Glendora Coservancy - Owned Property
- LA County Flood Control
- Recently Recorded Subdivisions with On-Going Development
- Undeveloped Private Lots
- City Limit
- Hillside Study Area



Source: GIS Data, City of Glendora
LSA Hillside Study Map 10/28/02



0 800 1,600 Feet





GLENDORA COMMUNITY PLAN 2025

LAND USE ELEMENT



- Slope Criteria
 - Maximum Potential Density Limits
 - Comparison of Recommended Density to Existing Density
 - Other Constraints on Density
 - Clustered Development
 - Location of Permitted Development
 - Lot Coverage and Other Provisions
 - New City Roadway Standards for Hillsides
- ▶ Design guidelines for new development in order to minimize or eliminate impacts on Glendora’s hillsides, proposed guidelines include:
- Site Design and Grading
 - Protection of Flora and Fauna
 - Access
 - Architecture
 - Landscaping
 - Walls, Fences and Lighting
 - Infrastructure and Utilities
- ▶ A component that includes recommendations to revise existing City documents, which include the Open Space Designation, Hillside Study Area General Plan and Zoning Residential Designation and Tree Preservation Ordinance, in order to provide better organization and prevent ambiguity.

5.0 DESCRIPTION OF THE LAND USE PLAN

5.1 DEVELOPMENT OF THE 2025 COMMUNITY PLAN

The limited amount of vacant land, low allowable density levels of existing vacant land, geographic constraints, and the pressure for new development on the remaining vacant and underutilized parcels in the City has created a need to revisit the uses established in the 1992 General Plan, which was prepared over a decade ago. Properties that are considered underutilized include low intensity commercial and industrial uses that have been under pressure for change from market forces, as well as the City’s own desire to seek quality infill development. High residential land values in the community have also resulted in growth pressures on remaining undeveloped hillside property, which has necessitated the need to pay special attention to planning in the foothills.



GLENDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



Given that the City is over 99 percent developed, this Community Plan Update focused on several key areas in the City, which have been identified as Focus Areas. In total, nine focus areas were identified with four of those areas in the foothills (refer to Exhibit LU-6, Focus Areas).

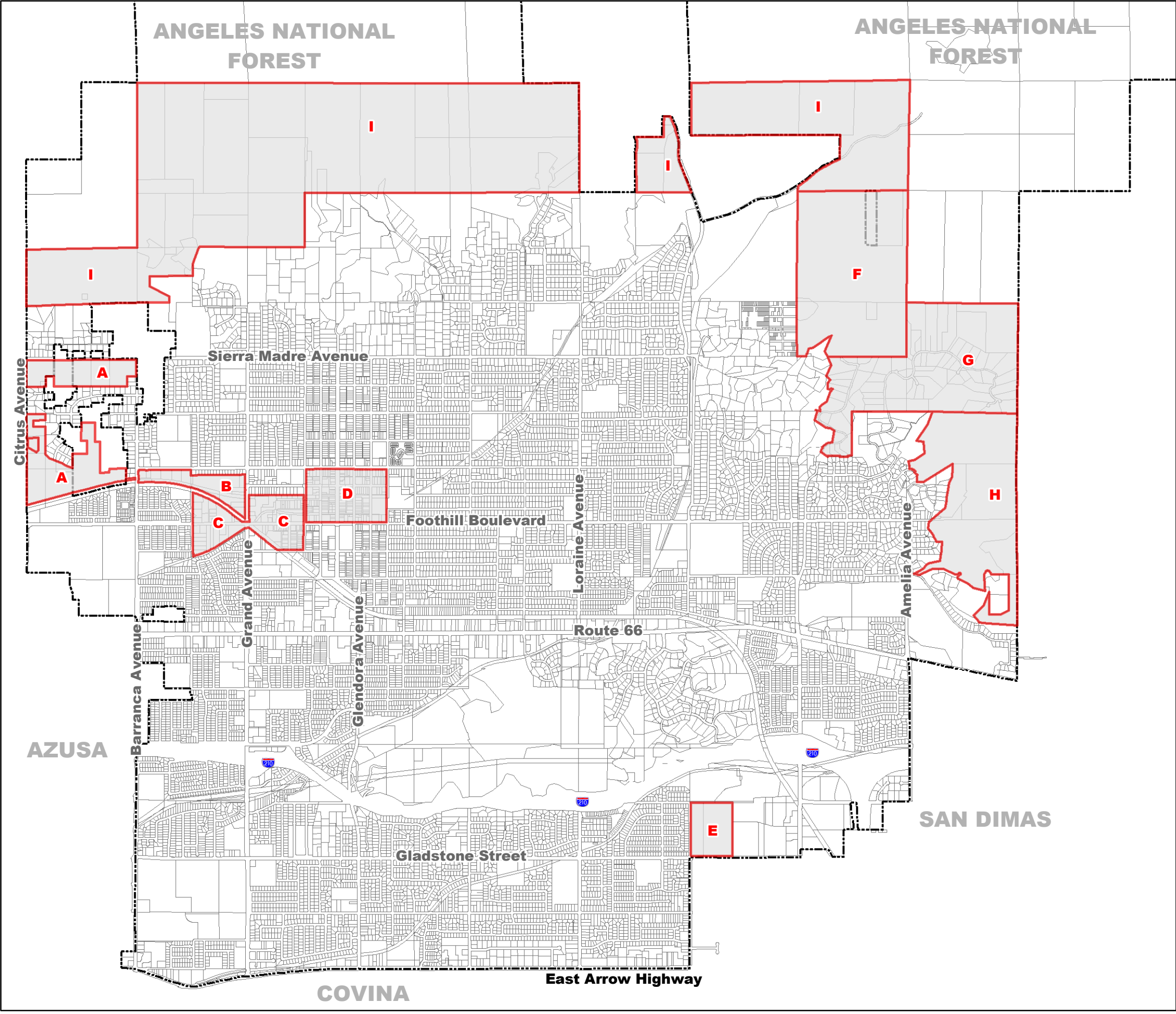


GLENDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



See Exhibit LU-6:Focus Areas

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FOCUS AREAS

EXHIBIT LU - 6

LEGEND

- A Focus Areas
- CITY LIMITS



Source: GIS Data, City of Glendora



0 1,200 2,400
Feet





GLENDORA COMMUNITY PLAN 2025

LAND USE ELEMENT



In developing the preferred land use plan, a number of alternatives were developed for each focus area based upon the site's opportunities and constraints, and input received from the community at workshops in 2003 and 2004. Background information detailing the location of the focus areas, acreage, existing general plan and zoning designations, surrounding land uses, site opportunities and constraints, and preliminary alternative concepts is provided in Technical Appendix x.

The nine focus areas are:

- ▶ Area A (Monrovia Nursery Site)
- ▶ Area B (Rain Bird Site)
- ▶ Area C (Foothill Boulevard/Grand Avenue)
- ▶ Area D (Downtown Village)
- ▶ Area E (Kaiser Property)
- ▶ Area F (Ferguson Property)
- ▶ Area G (Gordon Property)
- ▶ Area H (NJD Property)
- ▶ Area I (Northern Foothill Properties)

During the preparation of the Community Plan Update, two significant remaining undeveloped or underutilized properties were entitled: Focus Area B – Rain Bird Property and Focus Area E – Kaiser Property.

5.2 OVERVIEW OF THE LAND USE PLAN

The graphic depiction of the City of Glendora official policy relative to land use is presented on *Exhibit LU-7, General Plan Land Use Map*. This diagram illustrates the general pattern and relationship of the various land uses in Glendora in 2025.

An acreage calculation of the land use policy is presented in *Table LU-3, General Plan Land Use in 2025*. The acreages of the various land uses on the General Plan Land Use Map are presented, along with number of dwelling units and the amount of non-residential square footage.

The approximate population density for each land use designation is determined by multiplying the average household size. According to the 2000 Census, the City's person per household number was 2.88. In 2006, the California Department of Finance estimated the City's persons per household number to 3.014, which has slightly increased over the 2005 estimate of 3.011.

Utilizing the 2006 California Department of Finance estimate of 3.014, in 2025, the City of Glendora population estimate would range from 37,826 persons (based upon 12,550 dwelling units) to 72,770 persons (based upon 24,144 dwelling units).



GLENDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



Potential dwelling unit and population growth is significantly affected by zoning policies in the implementation of Community Plan 2025. A review of historical development trends indicates that buildout potential is significantly lower than the figures used for the sake of determining the maximum dwelling unit analysis described above. The state estimates the City's population at 52,199 as of January 1, 2006. The number of corresponding dwelling units estimated to support the state's estimated population for Glendora is 17,336 dwelling units which is well below the number of maximum units under the analysis.

Development of vacant and underutilized parcels will continue to increase the number of dwelling units within the City. In 1990 the Federal Census indicated a population for Glendora of 47,828. The 2000 Federal Census indicated a population of 49,415 persons. Between 1990 and 2006, population has grown an average of one-half of one percent per year which is equivalent to 90 units per year. This growth was likely to come primarily from underutilized parcels since no significant new projects were undertaken. At this rate, the City should reach its "zoning capacity" for new dwelling units in over 30 years.

Recent redevelopment activity along Route 66 and other projects under development pressure such as Focus Area A (Monrovia Nursery) and Focus Area B (the Rainbird Project), will result in a spike of new dwelling units being constructed in the planning area for a short period of time. However, infill projects taking place on individual underutilized properties are expected to be the norm under Community Plan 2025.



GLENDDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



Table LU-3: General Plan Land Use in 2025

Land Use Designation	Acres	Percentage of City Total ¹	Potential DU - Minimum	Potential DU - Maximum	Potential SF
<i>CITY LIMITS</i>					
<i>Residential</i>					
Hillside Very Low Residential	1,907.01	15.21	191	1907	
Low Density Residential	1,090.56	8.70	1,200	3,272	
Low/Medium Density Residential	1,874.28	14.95	5,810	11,246	
Medium Density Residential	109.21	0.87	666	1,201	
Medium/High Density Residential	134.44	1.07	1,492	2,017	
High Density Residential	125.19	1.00	1,890	3,130	
Total Residential	5,240.69	41.79	11,249	22,772	
<i>Mixed Use</i>					
Village Mixed Use	38.50	0.31	72	144	209,633
Total Mixed Use	38.50	0.31	72	144	209,633
<i>Commercial</i>					
General Commercial	97.14	0.77			1,480,996
Regional Commercial	114.56	0.92			1,746,582
Total Commercial	211.70	1.69			3,227,578
<i>Industrial</i>					
Light Industrial	30.14	0.24			459,514
General Industrial	39.55	0.32			602,979
Total Industrial	69.69	0.56			1,062,493
<i>Other</i>					
Civic/Institutional	346.82	2.77			
Route 66 Corridor Specific Plan	286.93	2.28	1,228	1,228	4,432,309
Utility and Flood Control ROW	267.39	2.13			
Street and Freeway ROW	1,382.24	11.02			
Railroad ROW	51.59	0.41			
Total Other	2,334.97	18.61			
<i>Open Space</i>					
Conservation Open Space	4,304.86	34.33			
Open Space	339.38	2.71			
Total Open Space	4,644.24	37.04			
Total – City Limits	12,507.47	100.00	12,550	24,144	8,932,013
<i>SPHERE OF INFLUENCE</i>					
Unincorporated Los Angeles Co.	260.47				
Total – Sphere of Influence	260.47				
TOTAL – CITY & SPHERE OF INFLUENCE	12,800.26				
1. Excludes Sphere of Influence Area DU = Dwelling Unit; SF = Square Feet					



GLENDDORA COMMUNITY PLAN 2025 LAND USE ELEMENT



5.3 IMPLICATIONS OF THE LAND USE PLAN

As previously noted, approximately 99 percent of the developable land in the City is developed. Thus, future development in the City is anticipated to occur in the Focus Areas, as well as within the Route 66 Corridor Specific Plan. This future growth in both dwelling units and square feet is shown on Table LU-4, General Plan Growth Over 2006 Existing Conditions.

**Table LU-4
General Plan Growth Over 2006 Existing Conditions**

Land Use Designation	Dwelling Units	Square Feet
<i>CITY LIMITS</i>		
<i>Residential</i>		
Hillside Very Low Residential	1,186	
Low Density Residential	344	-121,263
Low/Medium Density Residential	160	
Medium Density Residential	184	-58,303
Medium/High Density Residential	133	
High Density Residential	165	
<i>Mixed Use</i>		
Village Mixed Use	240	20,058
<i>Commercial</i>		
General Commercial		12,197
Regional Commercial		347,700
<i>Industrial</i>		
Light Industrial		20,277
General Industrial		
<i>Other</i>		
Civic/Institutional		94,125
Route 66 Corridor Specific Plan	537	1,876,552
Utility and Flood Control ROW		
Street and Freeway ROW		
Railroad ROW		
TOTAL	+2,949	+2,191,343



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5.4 DESCRIPTION OF THE LAND USE PLAN

Land use designations describe the type and intensity of development allowed in a given area. While terms like “residential,” “commercial” or “industrial” are generally understood, State General Plan law requires a clear and concise description of the land use categories that are depicted on Exhibit LU-7, General Plan Land Use Map, at the end of this element.

Additions and modifications have been made to the City’s 2010 General Plan land use designations, as determined appropriate to achieve current and applicable goals and policies. This Land Use Element and General Plan Land Use Map contain the following 16 land use designations:

- ▶ Hillside Very Low Residential
- ▶ Low Density Residential
- ▶ Low/Medium Density Residential
- ▶ Medium Density Residential
- ▶ Medium/High Density Residential
- ▶ High Density Residential
- ▶ Village Mixed Use
- ▶ General Commercial
- ▶ Regional Commercial
- ▶ Light Industrial
- ▶ General Industrial
- ▶ Civic/Institutional
- ▶ Route 66 Corridor Specific Plan
- ▶ Utility and Flood Control Rights-of-Way
- ▶ Conservation Open Space
- ▶ Open Space

5.4.1 General Plan Land Use Map

The General Plan Land Use Map should be used as general guide for the identification of the location of various land uses in the City and in combination with the written goals and policies in the element. The General Plan Land Use Map (Exhibit LU-7) indicates the location of the land use designations within the City. Copies of the General Plan Land Use Map may be obtained from the City’s Planning and Redevelopment Department.

5.4.2 Land Use Intensity/Density

State general plan law requires the Land Use Element to indicate the maximum building intensities/densities allowed in the City. Sixteen land use designations exist within the Land Use Element and each contains different allowable uses, intensity/density standards and description



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for the corresponding areas (refer to *Table LU-5, Land Use Designations and Density/Intensity Standards*).

**Table LU-5
Land Use Designations and Density/Intensity Standards**

Land Use Designation	Residential Density (DU/AC) Minimum	Residential Density (DU/AC) Maximum	Floor Area Ratio
<i>CITY LIMITS</i>			
<i>Residential</i>			
Hillside Very Low Residential	0.1	1	
Low Density Residential	1.1	3	
Low/Medium Density Residential	3.1	6	
Medium Density Residential	6.1	11	
Medium/High Density Residential	11.1	15	
High Density Residential	15.1	25*	
<i>Mixed Use</i>			
Village Mixed Use	15	30	Up to 1.00
<i>Commercial</i>			
General Commercial			Up to 0.50
Regional Commercial			Up to 0.50
<i>Industrial</i>			
Light Industrial			Up to 0.35
General Industrial			Up to 0.35
<i>Other</i>			
Civic/Institutional			
Route 66 Corridor Specific Plan	See Specific Plan	See Specific Plan	See Specific Plan
Utility and Flood Control ROW			
Street and Freeway ROW			
Railroad ROW			
<i>Open Space</i>			
Conservation Open Space			
Open Space			
DU = Dwelling Units			

*In the Grand-Foothill Multi-Family Residential Overlay Zone the residential density maximum may reach up to 30 dwelling units per acre.



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The term “intensity” refers to the degree of development based on building characteristics such as height, bulk, floor area ratio, and percent of lot coverage. Intensity is primarily used to describe non-residential development levels.

In a land use context, the term “density” is a measure of the desired population or residential development capacity of the land. Residential density is described in terms of number of dwelling units per gross acre of land (DU/AC). A dwelling unit is a building or a portion of a building used for human habitation and may vary considerably in size measured by square footage (SF) from small apartments at 400-500 square feet to large single-family homes exceeding 5,000 SF. For purposes of calculating population, and average number of persons per acre or dwelling unit for all types and sizes of dwelling units is assumed.

5.4.3 Land Use Designations

Land use designations for the 2025 Glendora Community Plan have been modified from the previous General Plan to represent current issues and goals for the City. Designations consist of 16 categories within the uses of residential, mixed use, commercial, industrial, other and open space. Designations are described in detail below.

Residential

Residential development makes up 5,240.69 acres of land in the city, which represents about 41.79 percent of the total land (refer to *Table LU-3*). Residential is concentrated throughout the City becoming less dense as one moves away from the City center. Residential areas provide access to schools, parks and other community services while it provides a variety of housing types for City residents and families.

Hillside Very Low Density Residential. The Hillside Density Residential Designation is intended for hillside areas that provide a transition between the steeper hillside areas and the relatively flat areas at the base of the hillsides. This designation allows for the development of single-family residential development on lots of at least one acre in size. The preservation of natural hillside features is strongly encouraged within this land use designation. Residential development within this designation should consider drainage, minimum slope modification, view preservation and other environmental factors.

Zoning districts compatible with the Hillside Density Residential designation include RHR and Estate zoning designations with at least 80,000 square feet up to 200,000 square feet.

Low Density Residential. Low Density Residential Designation is intended for the transitional areas between hillside areas and higher density single-family residential areas. Low Density Residential allows for the development of single family residential on lots ranging from 10,500 to 30,000 square feet. Non-residential uses that complement and serve the surrounding



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residential neighborhood typically include schools, parks, churches, libraries and public facilities.

Zoning districts compatible with the Low Density Residential designation include E-5, E-6, and E-7.

Low/Medium Density Residential. Low/Medium Density is the most intensive designation for single-family residences and encompasses the majority of the non-hillside areas. This designation allows for the development of the smallest detached single-family residential lots. Typical lots range in size from 7,500 to 8,500 square feet in size.

Zoning district compatible with the Low/Medium Density Residential designation include R-1 and E-3.

Medium Density Residential. Medium Density Residential Designation allows for multiple and single family attached housing and is a transitional between the detached single-family areas and the higher density multiple family areas. This designation is found along major and secondary arterials, near more intensive land uses, and in other areas suitable for medium density housing. Medium Density allows for a variety of housing types including small-lot single family, apartments, duplexes, condominiums and townhouses.

Zoning district compatible with the Medium Density Residential designation include GA and LGA.

Medium/High Density Residential. Medium/High Density allows for multiple and single family attached housing and is transitional between the lower density attached housing areas and the higher density multiple family areas. This designation is found along major and secondary arterials, near more intensive land uses, and in other areas suitable for medium/high density housing. Medium/High Density allows for a variety of housing types including apartments, duplexes, townhouses and patio homes.

Zoning district compatible with the Medium/High Density Residential designation include R-2.

High Density Residential. High Density is the most intensive residential land use designation. This designation is found along major and secondary arterials and is transition between the other residential land uses and the more intensive non-residential land uses. Develop at this density requires consideration of internal and external circulation, the relationship of buildings and units to each other, and the provision of common open space and private outdoor living areas.

Zoning district compatible with the High Density Residential designation include R-3.



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Mixed Use

Village Mixed Use. The Village Mixed Use Designation is intended to preserve and enhance the unique character of the Village area and to encourage a mix of complimentary development. Encouraged development includes professional offices, public/quasi-public facilities, retail businesses, small-lot single family and multiple family residential developments. The development of well-designed mixed use development is strongly encouraged.

To encourage the development of a high quality downtown environment that respects and contributes to the historic downtown character of the area, development must emphasize vehicular access and parking, pedestrian circulation and amenities, and high quality design.

Zoning district compatible with the Village Mixed Use designation include Village Mixed Use.

Commercial

General Commercial. The General Commercial designation is intended for general commercial uses. These include retail businesses, professional offices, automotive services, and other similar businesses. Development may take the form of single or multi-tenant establishments, including shopping centers. Development in this designation must address proper site design including access, parking, landscaping, architectural design and signage.

Zoning district compatible with the Mixed Use designation include C-1, C-2, and C-3.

Regional Commercial. The Regional Commercial designation is intended to encourage the development of regionally-serving commercial development. This designation is intended to capture the a regional market share of commercial and retail demand through the establishment of larger-scale retail uses provide direct access and visibility from major transportation routes. The intended uses within this designation include major department stores, specialty retail outlets, restaurants, offices, automobile dealerships, hotel and other complementary uses.

Developments in this designation generate a high volume of traffic because of the regional draw and therefore, Regional Commercial designated area are located near the freeways and oriented away from residential uses. Buildings can be a mix of one- to two - story structures with parking structures to accommodate the needs of the businesses.

Zoning district compatible with the Regional Commercial designation include only the Specific Plan zoning designation.



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Industrial

Light Industrial. The Light Industrial designation is intended to encourage general industrial uses which are compatible with surrounding land uses and which would not degrade the character of adjacent neighborhoods. This designation is intended to serve business parks, research, and development, technology centers, corporate and office uses, “clean” industry and support retail uses, auto truck and equipment sales, warehousing and distribution. High quality site and architectural design is strongly encouraged within this designation.

Zoning districts compatible with the Light Industrial designation include M-1A.

General Industrial. The General Industrial designation is intended for more intensive industrial uses, such as manufacturing, fabrication, assembly, processing, trucking, warehousing and distribution, equipment, and servicing. Uses include industrial research, assembly, and testing of electronics, instruments, and office and related machinery, wholesaling, warehousing, administrative offices, and regional or home offices of industry.

Zoning districts compatible with the Light Industrial designation include M-1.

Other

Civic/Institutional. The Civic/Institutional designation includes educational uses, such as primary and high schools, colleges, universities hospitals, and governmental facilities. These uses often become focal points for the community and in doing so, are maintained and necessary to support not only the education of the children and adults, but also the cohesiveness and integrity of the surrounding neighborhoods.

Zoning districts compatible with the Civic/Institutional designation include and single-family residential designation.

Route 66 Corridor Specific Plan. The Route 66 Corridor Specific Plan designation allows for the implementation of a complimentary mix of land uses, consistent with the policies and regulations contained within the Specific Plan that governs land uses within a particular area. The Specific Plan land use designation provides for tailored development standards, design guidelines and other policy and regulatory elements that guide future land use and improvements (refer to *Glendora Municipal Code* § 21.10).

Utility and Flood Control Rights-of-Way. The Utility and Flood Control designation is intended to designate those areas in the City that are developed for utility and flood control use. Power line rights-of-way and flood control channels are included in this designation. Because of these types of uses, other development is limited to recreational or open space uses with the approval of the agency owning the property and the City.



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Open Space

Conservation Open Space. The Conservation Open Space designation includes areas that are publicly owned, undeveloped and will remain in a natural state. This designation is intended to protect areas with high scenic value, environmental and habitat sensitivity and passive recreational facilities. A large portion of this designation exists in the Angeles National Forest within the foothills.

It is intended that future improvements or development activities in these areas would be limited to those activities that support the preservation of passive recreational activities, such as soft trails and other facilities that support passive recreational uses.

Zoning districts compatible with the Parks and Open Space designation include OS-N (Open Space – Natural), and E-7 over 200,00 square feet.

Open Space. The Open Space designation includes public and privately owned open space areas such as parks, golf courses, and cemeteries. The Open Space designation generally contains active and passive recreational facilities available for public use. Open space areas provide amenities in the community for individual and group activities and promote the overall health and welfare of citizens. Uses appropriate within this designation include traditional parks, community gardening, agriculture and golf courses.

Zoning districts compatible with the Parks and Open Space designation include OS-N (Open Space – Natural), and E-7 over 200,00 square feet.

5.4.4 General Plan/Zoning Relationship

The relationship between the General Plan land use designations and zoning districts is shown in *Table LU-6, Relationship of General Plan Land Use Designations with Zoning*. This table indicates how properties should be zoned to be consistent with the General Plan Land Use Map. As presented in the table, there are 16 General Plan land use designations and 30 zoning categories. Following the Community Plan Update, the City will undertake an update of the Zoning Code.

Overlay Zones

The City has from time to time chosen to adopt overlay zones to place additional development standards and requirements on certain areas to ensure proper development. Overlay zones include Civic Center District Overlay Zone (CC), the Downtown District Overlay Zone (DD), the Grand-Foothill Multi-Family Residential Overlay Zone (GF), the Special Height Overlay



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Zone (H), Mobile Home Park Overlay Zone (MHP), and the Historic District Overlay zone (separately identified for each project).

The Mobile Home Park Overlay zone is provided to address existing mobile home parks which may currently have a MHP overlay zone or are eligible to obtain a MHP overlay zone designation to recognize the existing use.

5.4.5 Nonconforming Lots

In 2000, the City of Glendora completed a nonconforming lot study that identified lots in the City that did not meet minimum lot area, width and depth standards in the Zoning Code. Nonconforming lots were found throughout the City and within a variety of zone districts. Of the approximate 16,000 parcels within the planning area, roughly one-half (8,030) are nonconforming lots. The purpose of the study was to ensure legal non-conforming lots retained development rights under the City's zoning and land use policies. Due to the extent of legal non-conforming lots found within the planning area, the City determined that it was necessary to provide clear set of development policies for continued development of legal, non-conforming lots for the on-going preservation of substantial private property rights.

Policies implemented clarified that development on nonconforming lots could proceed so long as it complied with the current development standards of the underlying zone in which property was located (except for lot size). Properties that could not meet the requirements of the underlying zone could apply for relief subject to a discretionary review process under the City's Nonconforming Lot Development Plan Review regulations. Policies have been carried forward in the Community Plan 2025 to ensure continued development of legal non-conforming lots.



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**Table LU-6
Relationship of General Plan Land Use Designations and Zoning**

General Plan Land Use Designations and Zoning																
Zoning	Land Use Designations															
	Residential Uses						Commercial Uses		Mixed Use	Industrial		Open Space		Other		
	Hillside Very Low Density	Low Density	Low/Medium Density	Medium Density	Medium/High Density	High Density	General Commercial	Regional Commercial	Village Mixed Use	Light Industrial	General Industrial	Conservation Open Space	Open Space	Civic/Institutional	Route 66 Corridor Specific Plan	Utility - Flood
RHR	*														*	
E3			*												*	
E4			*												*	
E5		*													*	
E6		*													*	
E6 (12.5)		*													*	
E7 (20)		*													*	
E7 (200)	*	*													*	
E7 (30)		*													*	
E7 (40)		*													*	
E7 (500)	*	*									*	*			*	
E7 (80)		*													*	
E7 (800)	*	*									*	*			*	
R1			*												*	
R2				*	*										*	
R3						*									*	
R4															*	
GA				*											*	
IP									*						*	
LGA				*											*	
C1							*									
C2							*									
C3							*									
CM									*							
M1									*	*						
M1A										*						
MS															*	
OSN											*	*				



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General Plan Land Use Designations and Zoning																
Zoning	Land Use Designations															
	Residential Uses						Commercial Uses		Mixed Use	Industrial		Open Space		Other		
	Hillside Very Low Density	Low Density	Low/Medium Density	Medium Density	Medium/High Density	High Density	General Commercial	Regional Commercial	Village Mixed Use	Light Industrial	General Industrial	Conservation Open Space	Open Space	Civic/Institutional	Route 66 Corridor Specific Plan	Utility - Flood
PD	*	*	*	*	*	*										
PR	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
B													*			
U																*
CC									*							
DD									*							
H							*			*	*			*		
CCAP									*							
GF						*										
SP	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

6.0 PLANNING CONSIDERATIONS, GOALS AND POLICIES

LAND USE BALANCE - EQUITABLE DISTRIBUTION

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 LU-1: Balanced open space, residential and commercial development citywide.

Policies 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.



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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.

Program: Create new hillside residential land use designation with the following priorities:

1. habitat preservation
2. public safety
3. reducing visual impacts
4. density, placement and design of structures

Program: Establish one hillside residential implanting zone including development standards for preservation of habitat, density, grading, reduction of visual impacts and location of structures.

Program: Measure topography of a parcel using actual (“natural”) slope instead of average slope.

Program: Permit grading for structures on slopes of 35% or less but allow land feature anomalies less than 100 feet in length (as measured along a contour line) and less than 15 feet in height to be graded. (such anomalies shall not total more than 150 cubic yards in volume per parcel, as measured after subdivision, if applicable).

Program: Allow grading for trails, utility infrastructure, and other associated items that are not structures to exceed the 35% slope for roads or driveways only if it is necessary in order to serve a dwelling unit on an existing lot of record.

Program: Use new slope categories and corresponding required acres per dwelling unit to determine maximum density potential of a parcel:

Existing Actual Slope (Percent)	Acres required per dwelling unit
0 to 19	1
20 to 24	2
25 to 29	3
30 to 34	4
35 to 39	6



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40 to 44	8
45 to 49	10
50 to 54	13
55 to 59	16
60 and over	19

Program: Specify new hillside development application requirements and procedures associated with new slope analysis computer software such as contour interval standard to be used and whether the City or the applicant should provide the slope assessment of a parcel when an application is made.

Program: City documents should advise that maximum permitted density is not guaranteed but rather is dependant on other physical factors such as:

1. The need for mitigation or avoidance of impacts to biological habitats
2. Availability of on-site and off-site access
3. The proposed site design, grading, and type of construction
4. Site-specific physical characteristics
5. The ability of the proposed project to avoid impact on other nearby properties

Program: Addition of a policy mandating and defining “rural” (which would apply to all hillside development, including clustered development) to applicable City documents.

Program: To control the spacing of clustered development, a minimum lot size of one acre is required for all properties located within the hillside residential land use area.

Program: Prepare a map that defines and identifies “ridgelines” and “canyons.”

Program: Require that tentative subdivision and parcel maps prevent the creation of new parcels in which a structure would be required to be placed on or within 50 vertical feet of a mapped ridgeline or on a slope over 35%.

Program: On existing lots of record, allow one dwelling unit on or within 50 feet of a mapped ridgeline only if earth bermed or earth sheltered (exception if previous grading precludes).



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- Program: For existing lots of record, if there is no buildable area with a 35% or less slope, require that the development of a dwelling unit meet special standards.

- Program: Restrict any other construction or installation associated with development if located within 50 feet of a mapped ridgeline, if it would be discernable from “key community vantage points.”

- Program: Prevent location of dwelling units within mapped canyon bottoms, riparian areas, and significant streams or channels.

- Program: For earth berm or earth shelter construction allow required setbacks to be reduced.

- Program: Allow a reduction in the required setback(s) of any dwelling if it would reduce impacts on critical habitat areas, public viewshed or landform alteration.

- Program: Alter the existing City roadway standards to reduce the road width and extent of improvements (e.g., curbs, gutters, and sidewalks) required within the hillside residential land use designation.

- Program: Implement design guidelines for new hillside residential development as outlined in the Recommended Hillside Strategy, dated October 25, 2002.

Goal LU-2 Equitable geographic distribution of land uses.

Policies 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 LU-3: Integrated mixed use development.

Policies LU-3.1 Establish development standards and design guidelines for mixed use development in the city’s primary activity nodes.



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- 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.

Goal LU-4: Integrated commercial and residential development.

- Policies**
- 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 LU-5: Expanded residential development opportunities.

- Policies**
- 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 homebuyers, 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 LU-6: Expanded opportunities for affordable housing.

- Policies**
- LU-6.1 Establish regulatory mechanisms and incentives for the development of quality affordable housing opportunities.



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- 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 LU-7: A diverse range of housing choices.

Policies LU-7.1 Provide opportunities for the development of housing at variety of affordability levels and densities the 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 LU-8: Expansion of employment-generating land uses.

Policies 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.

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 LU-9: Attraction of high tech businesses and industry.

Policies 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.



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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 **LU-10: Quality infill development.**

Policies 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 **LU-11: Rehabilitation and enhancement of existing land uses.**

Policies LU-11.1 Identify regulatory mechanisms that encourage redevelopment and improvement of existing properties, including:

- Development incentives/bonuses
- Redevelopment agency participation
- Façade rehabilitation programs
- 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.



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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.

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 **LU-12: Preservation of existing historic neighborhoods.**

Policies 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 mansions.

Goal **LU-13: Clearly defined strategies for neighborhood preservation and enhancement.**

Policies 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.



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- 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 – THE VILLAGE

Planning Consideration: The City takes pride in the Village. Although the Village is a distinctive area within the City, it is perceived as lacking a number of attributes that would more effectively contribute to a “village” feel. The Village should be evaluated in the context of density/intensity of development, land use mix, historic significance, and urban design to ensure that future development and redevelopment is consistent with the community’s vision.

Goal **LU-14: A complimentary mix of land uses in the Village.**

- Policies**
- LU-14.1 Encourage the development of live/work space and mixed use residential uses within the Village area for the promotion of integrated housing and employment opportunities.
 - LU-14.2 Establish a land use policy that would allow for increased development intensity and residential density within the Village area.
 - LU-14.3 Encourage the creation of nighttime and weekend activity within the Village.
 - LU-14.4 Encourage the development of retail and entertainment uses in the downtown area that provide for the needs of local residents and adjacent communities.
 - LU-14.5 Encourage the adaptive reuse of existing structures for a variety of commercial and retail uses that respect the existing Village character.



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- Goal** **LU-15: A distinctive Village character.**
- Policies**
- LU-15.1 Promote the pedestrian utilization of the Village area through incorporation of improved and expanded pedestrian walkways, plazas and other pedestrian-oriented facilities.
 - LU-15.2 Promote the use of quality building materials and design elements to compliment the character of the Village.
 - LU-15.3 Encourage the expansion of the defined Village area to provide a physical and functional connection with Route 66.
 - LU-15.4 Encourage the development of uses and facilities that promote a distinctive Village character such as artist lofts, restaurants, small-scale retail and housing.
 - LU-15.5 Encourage the design and utilization of city parking lots to allow for businesses to open onto pedestrian ways behind Glendora Avenue into parking areas.
 - LU-15.6 Establish specific design and development standards for uses in the Village.

COMMUNITY DESIGN AND CHARACTER - COMMUNITY GATHERING PLACES

Planning Consideration: The City of Glendora is lacking distinct community gathering places or areas that promote community-based activities. These areas include urban open space, parkways, plazas, paseos and other community-accessible spaces. Community gathering places provide a significant contribution to civic pride and civic participation. Therefore, land use decisions should consider the establishment of community gathering spaces throughout the City.

- Goal** **LU-16: Expanded access to community gathering places.**
- Policies**
- LU-16.1 Promote the establishment of centrally located and accessible community gathering places.
 - LU-16.2 Promote the provision of usable open space as part of infill housing development.
 - LU-16.3 Establish more accessibility with the South Hills and Wilderness Park through the provision of pedestrian and bike linkages.



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- LU-16.4 Encourage the use of temporary vacant land for transitional open space uses.
- LU-16.5 Encourage use of village bus plaza for public events.
- LU-16.6 Encourage the joint-use of facilities for community events and activities.
- LU-16.7 Encourage the use of existing public and private facilities for publicly-accessible activities, such as art show events, craft shows, etc.
- LU-16.8 Encourage the improvement of lighting to improve the usability community gathering places during the evening hours.

Goal LU-17: Coordinated planning for civic facilities.

- Policies**
- LU-17.1 Consider the development of usable community open space when planning the development of civic facilities.
 - LU-17.2 Evaluate the potential for improving existing civic facilities to accommodate community activities.

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.

Goal LU-18: Compatibility of adjacent land uses.

- Policies**
- 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 LU-19: Abatement of incompatible uses.



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- Policies** LU-19.1 Enforce land use regulations related to non-conforming land uses.
- Goal** **LU-20: Appropriate scale and character of development.**
- Policies**
- 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** **LU-21: Preservation of neighborhood character.**
- Policies**
- 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



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attributes that define Glendora's character including historic resources, civic facilities, established neighborhoods, natural resources and other distinctive community features.

Goal LU-22: Preservation of important community attributes.

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

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 LU-23: Distinctive neighborhood identities.

Policies LU-23.1 Identify transition areas that buffer residential development from non-residential 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 LU-24: Coordinated infrastructure development with land use planning.

Policies 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.



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LU-24.3 Provide sufficient analysis of potential infrastructure impacts associated future development and the potential impacts on adjacent jurisdictions.

Goal LU-25: Coordinate job creation and attraction in the San Gabriel Valley.

Policies 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.

TOPIC: LAND USE PLANNING AND ECONOMIC DEVELOPMENT

Planning Consideration: The City of Glendora desires a stronger connection between land use planning and its relationship to citywide economic development. Economic development relies heavily on the connection between land use and planning decisions, and therefore should be a consideration for all land use policy decisions. The City of Glendora should seek to establish a strong connection between the need to expand and improve its economic base and the type and distribution of land uses citywide. The establishment of progressive land use and economic development strategies should be implemented to ensure long-term economic success.

Goal LU-26: Integrate economic development activities with land use planning.

Policies LU-26.1 Establish an economic development strategy for the evaluation of economic development opportunities that provide baseline analysis for and influence future land use planning efforts.

LU-26.2 Ensure economic development planning is regularly evaluated in the context of changing market factors.

LU-26.3 Provide the means for determining the costs associated with growth, including infrastructure and other public benefits.

LU-26.4 Investigate the need for conducting a fiscal impact analysis of costs and benefits of development to be used as a tool in land using planning decisions.



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- Goal** **LU-27: Improved commercial tax base in the City.**
- Policies**
- LU-27.1 Encourage activities and programs that expand the City of Glendora’s revenue base and improve local retail and non-retail sales tax revenue.
 - LU-27.2 Ensure the existing commercial tax base is stable through the preservation and enhancement of existing commercial centers and corridors.
 - LU-27.3 Promote the expansion of commercial activities citywide through evaluation of future sites and enhancement of sites for additional development potential.
 - LU-27.4 Encourage the development of high volume retail development and restaurants that would benefit from access and visibility to the I-210 freeway.
- Goal** **LU-28: Establishment of central nodes of commercial and employment activity.**
- Policies**
- LU-28.1 Identify commercial development opportunities that would compliment the Village area.
 - LU-28.2 Encourage coordination between property owners, business owners and the city to maximize development opportunities.
 - LU-28.3 Establish funding mechanisms for the improvement and maintenance of central commercial and employment nodes.
 - LU-28.4 Encourage the stabilization and expansion of the City’s existing industrial base through the improvement of older industrial areas.
 - LU-28.5 Establish programs to assist under-performing centers in retaining their competitiveness in the regional market.
 - LU-28.6 Identify target areas for the expansion of locally-serving and regionally-serving office, professional and industrial uses.
 - LU-28.7 Evaluate the potential for establishment of local associations or other groups that encourage local business expansion, retention and attraction.



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Goal **LU-29: Expanded retail opportunities.**

- Policies**
- LU-29.1 Encourage the expansion of retail development within the primary commercial nodes and corridors in the City through tailored land use regulations, development standards and design guidelines.
 - LU-29.2 Evaluate the potential for regional serving retail uses along the I-210 corridor.
 - LU-29.3 Provide for flexible development regulations that encourage mixed use development that compliments other commercial and non-commercial development.

Goal **LU-30: Improved relationship with the development/business community.**

- Policies**
- LU-30.1 Establish programs and other methods designed to educate community on the importance, need, and value of growth.
 - LU-30.2 Cooperate with the Glendora Chamber of Commerce and other local business organizations to encourage economic development.
 - LU-30.3 Provide open communication with existing and future businesses to promote business attraction, retention and expansion.
 - LU-30.4 Establish programs that encourage the attraction and expansion of business and employment opportunities.



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See Exhibit LU-7:General Plan Land Use Map



GENERAL PLAN LAND USE MAP

EXHIBIT LU - 7

LEGEND

RESIDENTIAL (UNITS/ACRE)

- HILLSIDE VERY LOW DENSITY (0.1 - 1)
- LOW DENSITY (1.1 - 3)
- LOW/MEDIUM DENSITY (3.1 - 6)
- MEDIUM DENSITY (6.1 - 11)
- MEDIUM/HIGH DENSITY (11.1 - 15)
- HIGH DENSITY (15.1 - 20)

COMMERCIAL

- GENERAL COMMERCIAL
- REGIONAL COMMERCIAL
- VILLAGE MIXED USE

INDUSTRIAL

- LIGHT INDUSTRIAL
- GENERAL INDUSTRIAL

OPEN SPACE

- CONSERVATION OPEN SPACE
- OPEN SPACE

OTHER

- CIVIC/INSTITUTIONAL
- ROUTE 66 SPECIFIC PLAN
- UTILITY AND FLOOD CONTROL
- RAILROAD
- PUBLIC RIGHT-OF-WAY
- SPHERE OF INFLUENCE
- COUNTY AREA OVERLAY
- CITY LIMITS

Source: GIS Data, City of Glendora



0 1,200 2,400 Feet



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