

# Chapter 3

## PRINCIPLES

Glendale follows guiding principles in its operation as a full-service City. These guiding principles represent core values for Glendale for long-range planning. They function as a tie between actions citywide and actions within the North Glendale Community Plan area. Each of these principles is described in the following pages, with illustrative maps.

- **Manage Growth**
- **Economic Development**
- **Housing**
- **Urban Design and Land Use**
- **Mobility**
- **Infrastructure and Sustainability**
- **Community Services and Parks**
- **Access to Government Services and Community Facilities**
- **Wellness and Safety**
- **Natural Resources**
- **History**

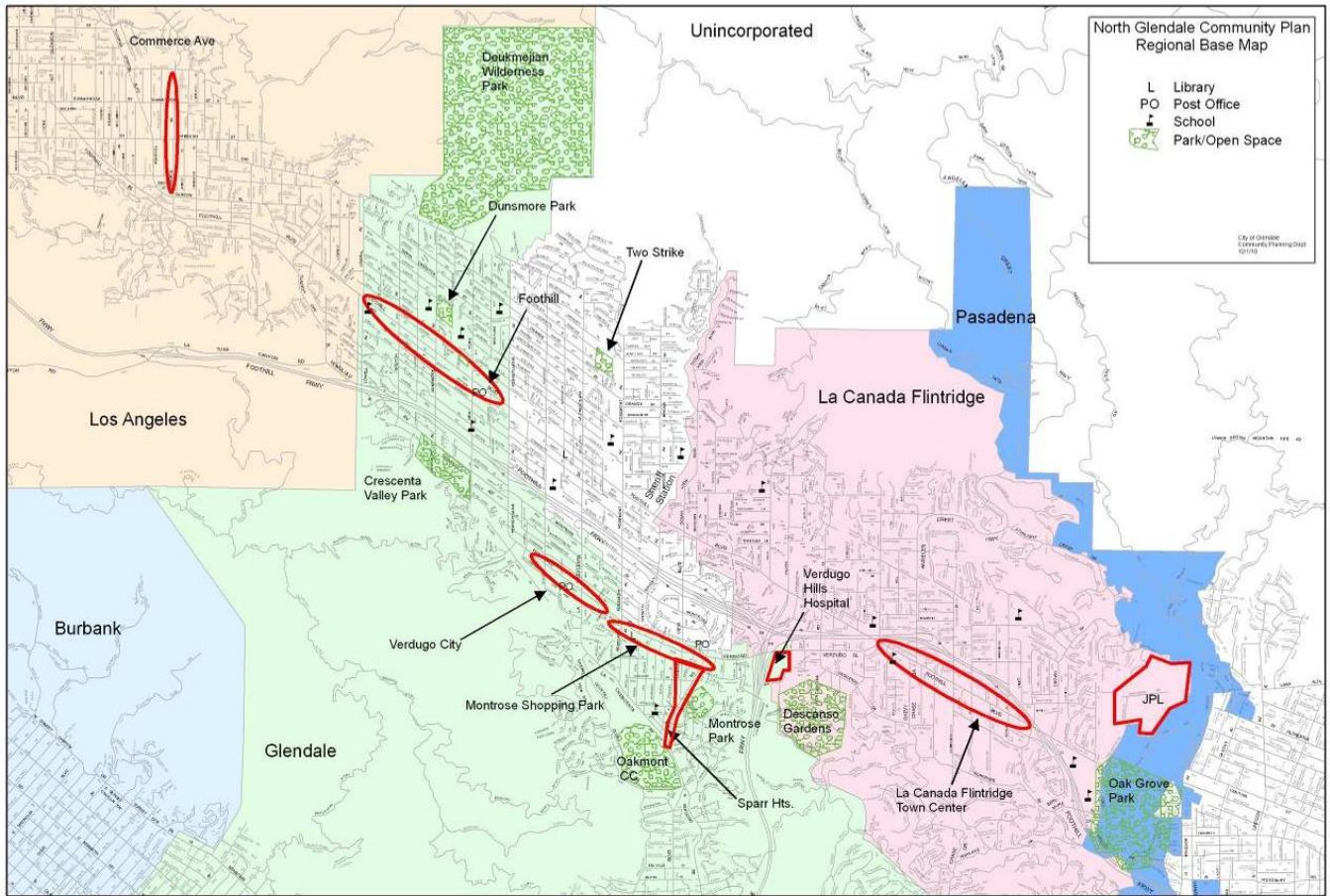
### 3.1 The City of Glendale and the Crescenta Valley

The Crescenta Valley is a distinct place with multiple jurisdictions, including a portion in the City of Glendale. Valley residents who live in North Glendale may have a postal address of La Crescenta, Montrose, Verdugo City or Glendale but primarily identify themselves as being part of the Valley. The North Glendale Community Plan recognizes these dual identities and promotes cooperation among jurisdictions for service delivery and encourages compatibility for infrastructure and development standards.

While the mountains that frame the Crescenta Valley provide the common backdrop for all jurisdictions in the valley, other physical ties are also evident and direct the area's land use pattern. Freeways cross the Crescenta Valley and link eastward into La Canada Flintridge and Pasadena, westward into the City of Los Angeles and southward into downtown Glendale and the City of Los Angeles. In addition to the freeways, Foothill Boulevard serves as a primary east-west cross-valley connector as well as the commercial "spine" of the Valley. Verdugo Road provides an arterial connection between the Crescenta Valley and other parts of Glendale.

The mountains and alluvial topography of the Crescenta Valley have also led to the development of an extensive drainage system, managed by the Los Angeles County Department of Public Works. While the primary manmade features evident in aerial photos of the Valley are the freeways, the drainage system is nearly as prominent and pervasive a feature. The physical threat from earthquake, flooding, debris flow, and wildfire also tie Valley jurisdictions and point to the importance for maintaining emergency response systems and cooperation.

Parks, trails, school facilities, and libraries in the valley serve all residents, regardless of jurisdiction. The trail network connects the Crescenta Valley to other regional trails, including the Rim of the Valley Trail and the Verdugo Trail. Parks and open space provide opportunities for both active and passive recreation. Publicly-owned open space provides areas for habitat protection and restoration, wildlife corridors, and groundwater recharge. As expressed in the Community Vision in Chapter 2, the Crescenta Valley offers the opportunity to live and work close to nature, provides a variety of residential neighborhoods and commercial activities including good public schools and services, and offers opportunities to interact with the natural environment.



## 3.2 Manage Growth

### 3.2.1 Citywide Principle

Focus development along existing commercial corridors, where infrastructure and transportation is already provided. This principle is supported by the following goals:

- Create and support thriving neighborhoods and districts that encourage quality development sensitive to the surrounding context.
- Incorporate sustainable principles into land use planning, configuration, design, construction and materials.
- Develop within the existing urban footprint, where infrastructure and service capacity is available to accommodate growth, and recognize the existing “greenbelt.”
- Encourage growth in Downtown Glendale and along established transportation corridors.

### 3.2.2 Linking Citywide Principles to North Glendale

Growth management encompasses public infrastructure and service improvements, as well as private activities and investment. Growth management is expressed through identification of areas to enhance or improve, areas to maintain, and open space areas to conserve. Commercial areas are identified for enhancement, whereas conservation is the direction for residential neighborhoods. New development should be respectful of historic resources identified as important to the community.

Within North Glendale, enhancement efforts will focus on specific commercial districts:

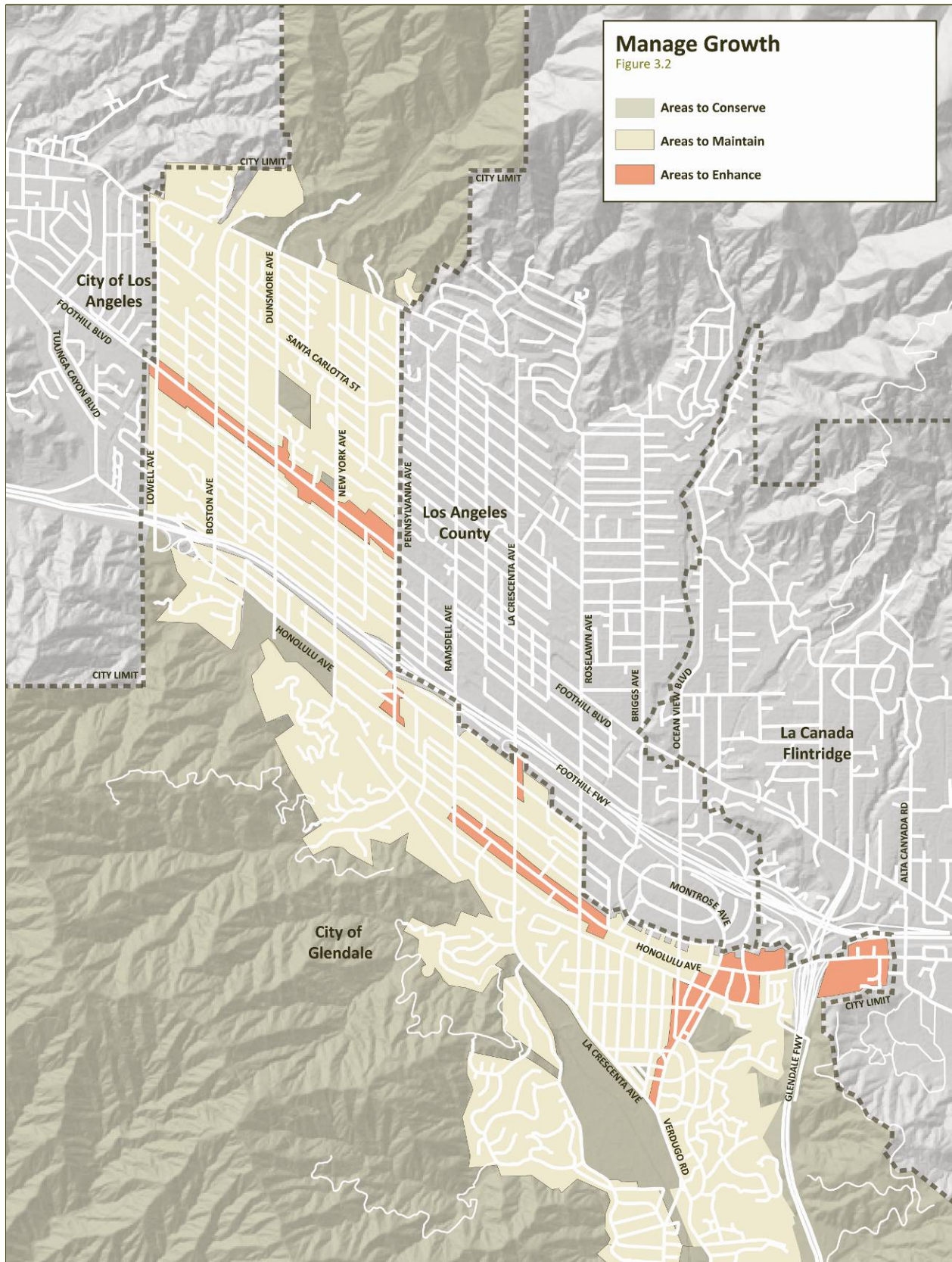
- Foothill Boulevard
- Sparr Heights Business District
- Portions of Honolulu Avenue
- Indian Springs
- Gateways into the City at Pennsylvania Avenue, La Crescenta Avenue and Lowell Avenue

Foothill Boulevard is a mix of land uses and building forms that with additional design guidance and enhancements could undergo a positive transformation to become a thriving and attractive commercial destination. The Sparr Heights Business District and the commercial areas east and west of the Montrose Shopping Park would benefit from improved design standards and an extension of the Montrose Shopping Park experience. In all these commercial areas, care must be taken not to push out existing small, local businesses while these areas redevelop.

Another policy important for growth management is to focus development within the existing urban footprint. This is particularly true for North Glendale which is ringed by open spaces with steep topography and hillside neighborhoods with limited access. This approach encourages infill in existing neighborhoods rather than sprawl into raw land. Such a policy furthers governmental fiscal responsibility by encouraging infrastructure expansion where it is cost effective by minimizing residential expansion into wildland areas, thereby reducing exposure of residents to safety hazards, and by encouraging preservation of open spaces for resource conservation, recreation, groundwater recharge and other public needs.

Chapter 4 describes the desired growth and appropriate design guidelines for North Glendale’s commercial districts and residential neighborhoods in greater detail.





## 3.3 Economic Development

### 3.3.1 Citywide Principle

Create and enhance vibrant commercial areas to meet the wide range of economic needs of residents, businesses, and the City; provide employment opportunities; and take advantage of Glendale's proximity and connections to surrounding areas. This principle is supported by the following goals:

- Create vibrant areas that promote diversity and economic opportunities scaled to the needs and economic potential of the various community areas.
- Support a diversity of business and job opportunities supported by a skilled labor and educated labor force and a fiscally prudent and financially healthy government.
- Take advantage of Glendale's geographic proximity to regional destinations, economic and transportation centers.

### 3.3.2 Linking Citywide Principles to North Glendale

North Glendale provides a mix of low-scale retail and office uses, typical of suburban neighborhoods. A primary goal, as identified by the community, is the preservation of existing independent, small businesses. Major transformation of the economic base is not anticipated, but rather economic opportunities are projected to build upon the existing land uses.

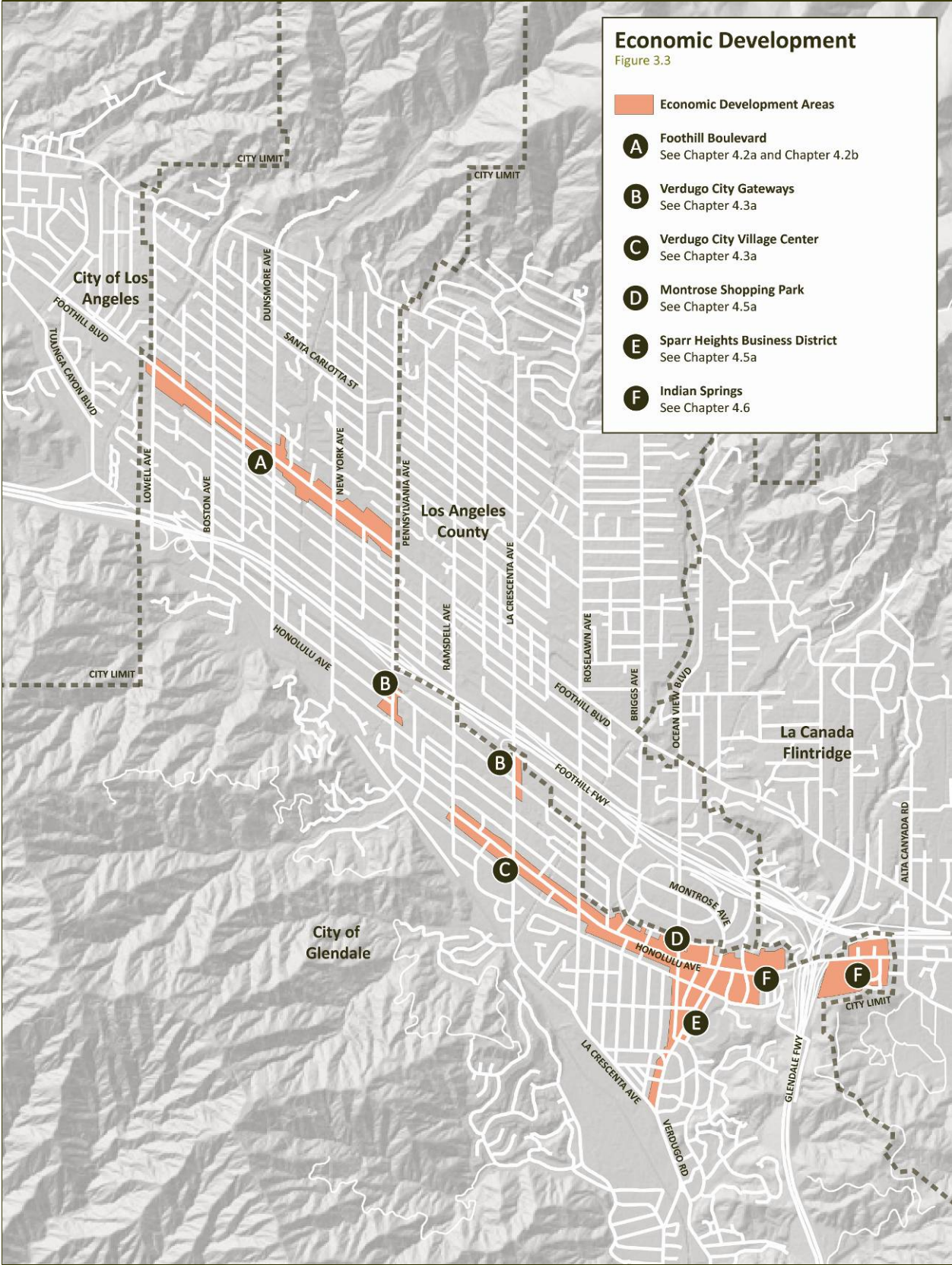
Foothill Boulevard provides for the day-to-day shopping needs of the community and is characterized by many small businesses and shopping centers located in a typical, auto-dependent suburban pattern. A portion of Foothill Boulevard has a different development pattern, with buildings located at the sidewalk, and may be suitable for greater pedestrian activity and improvements. The Sparr Heights commercial area is characterized by local-serving retail and service uses, including many small professional offices and home improvement services. Both Foothill and Sparr Heights have a large number of vehicle repair facilities, which provide a core business base for the community, but present design challenges for neighborhoods.

By contrast the Montrose Shopping Park commercial area provides pedestrian-friendly, destination shopping and dining supported by public parking lots, wide sidewalks and shade trees. Montrose Shopping Park is a low-scale destination shopping area that draws customers from regions beyond the Crescenta Valley. Extending the shopping park to the west to encompass new commercial development is identified in the plan.

Providing a focus for Verdugo City serves both urban design and commercial needs. No professional office core exists in North Glendale, although there are several small office buildings clustered in Verdugo City, with scattered office buildings on Foothill Boulevard, Montrose Shopping Park, Sparr Heights and along Verdugo Road. Providing a village center identity to this area through signs, streetscape or landscape improvements may provide recognition for this area and encourage local investment as buildings in this area change over time.

Within Indian Springs, the Verdugo Hills Hospital is a major employer and provides an opportunity to generate new jobs. Encouraging land uses to support the hospital, such as medical offices, would be consistent with city-wide economic development goals. These commercial districts are identified on the opposite map as Economic Development areas and discussed in greater detail in Chapter 4.





## **3.4 Housing**

### **3.4.1 Citywide Principle**

Provide a balanced mix of housing opportunities and services available and affordable to all current and future residents, including those with special needs. This principle is supported by the following goals:

- A city with a wide range of housing types to meet the needs of current and future residents.
- A city with high-quality residential neighborhoods that are attractive and well designed.
- A city with increased opportunities for homeownership.
- A city with housing services that address groups with special housing needs.
- A city with equal housing opportunities for all persons.
- A city with housing that is livable and sustainable.

The City's Housing Element is the primary document for housing policy in Glendale and is in compliance with State of California requirements, as certified by the State Department of Housing and Community Development. Guiding principles for housing are directly from the City's adopted Housing Element.

### **3.4.2 Linking Citywide Principles to North Glendale**

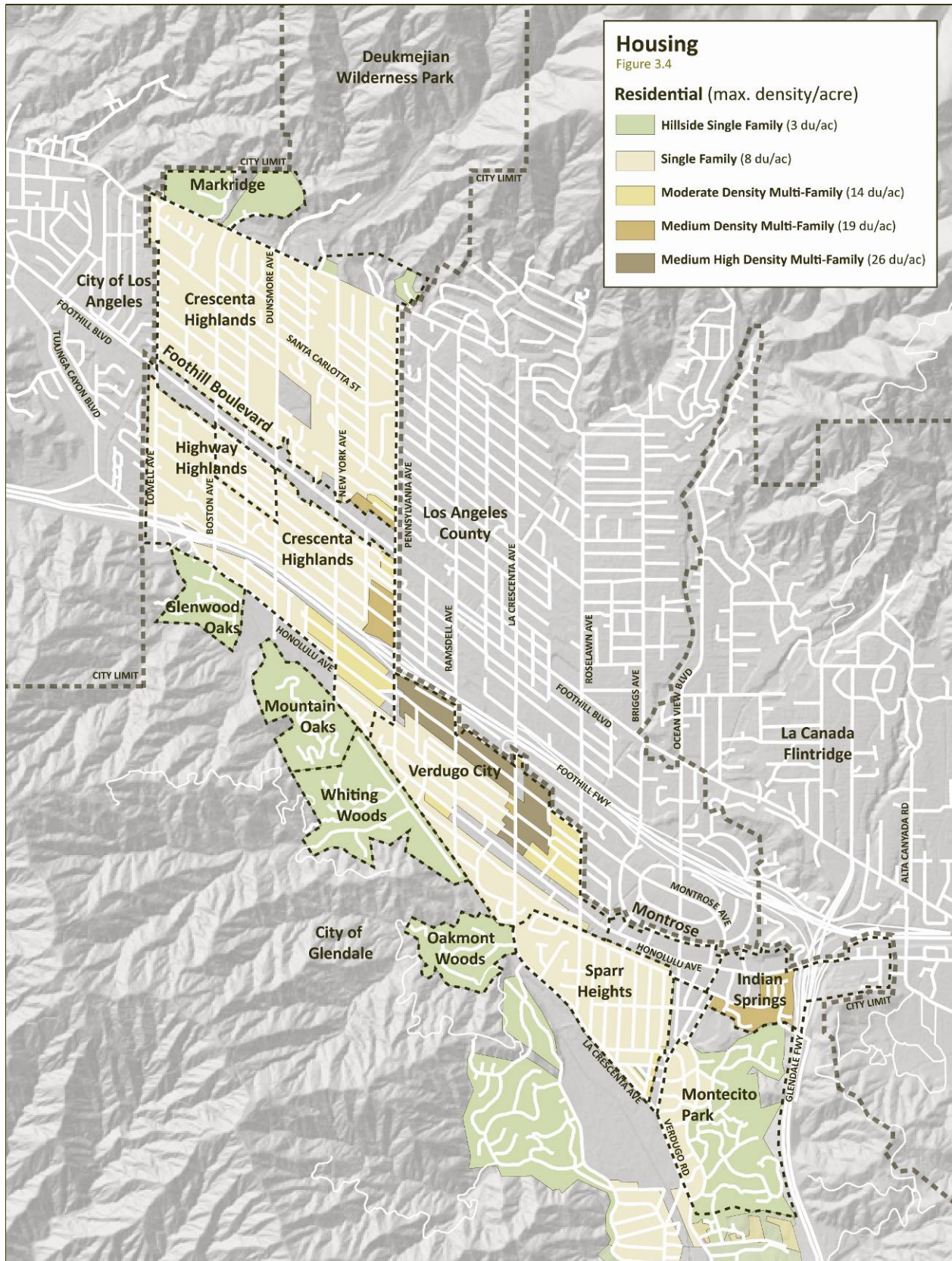
North Glendale is known for its residential character, with typical grid-street single-family residential development in the Crescenta Highlands, the Avenues, Sparr Heights, and distinctive hillside residential neighborhoods in Glenwood, Whiting Woods, Oakmont Woods and portions of Montecito Heights. Many hillside residential neighborhoods adjoin public and private open spaces, providing opportunities for recreation typical of rural neighborhoods.

Areas of multi-family residences, with densities ranging up to 40 units per acre, are primarily clustered on streets such as Montrose, Honolulu and Piedmont, which run parallel to the I-210 Freeway and in areas of Sparr Heights, adjacent to the Montrose Shopping Park. Multi-family residential areas have limited capacity for future growth, with zoning capable of accommodating approximately 200 units at maximum.

North Glendale has a variety of publicly-sponsored and private special needs housing opportunities, including housing for seniors and assisted living facilities on Honolulu Avenue and on Verdugo Road. Historically, the area was favored for development of this type of housing because of the good air quality. The remnant of this history is evident in the number of assisted living facilities serving this area, such as Twelve Oaks Lodge.

Mixed-use buildings successfully integrate into commercial neighborhoods in North Glendale, providing housing for senior and special needs populations. An example is a senior housing project on Honolulu Avenue at the edge of the Montrose Shopping Park that combines a pharmacy and medical lab with inexpensive senior apartments.





## **3.5 Urban Design and Land Use**

### **3.5.1 Citywide Principle**

Provide a policy framework that recognizes the capacity of existing and proposed infrastructure, promotes vital and attractive commercial areas, preserves the character of existing residential neighborhoods, and encourages a healthy lifestyle for the community. This principle is supported by the following goals:

- Respect the visual character of neighborhoods through architectural design and attractive, well-maintained public and private structures.
- Provide for the improvement of commercial, industrial, and mixed-use districts through the expansion of compatible land uses, addition of parking facilities, and façade improvements.
- Provide for a variety of land uses to serve the needs of the community, ensuring public safety while minimizing the creation of non-conforming uses.
- Support designation of individual historic resources and historic districts when merited.

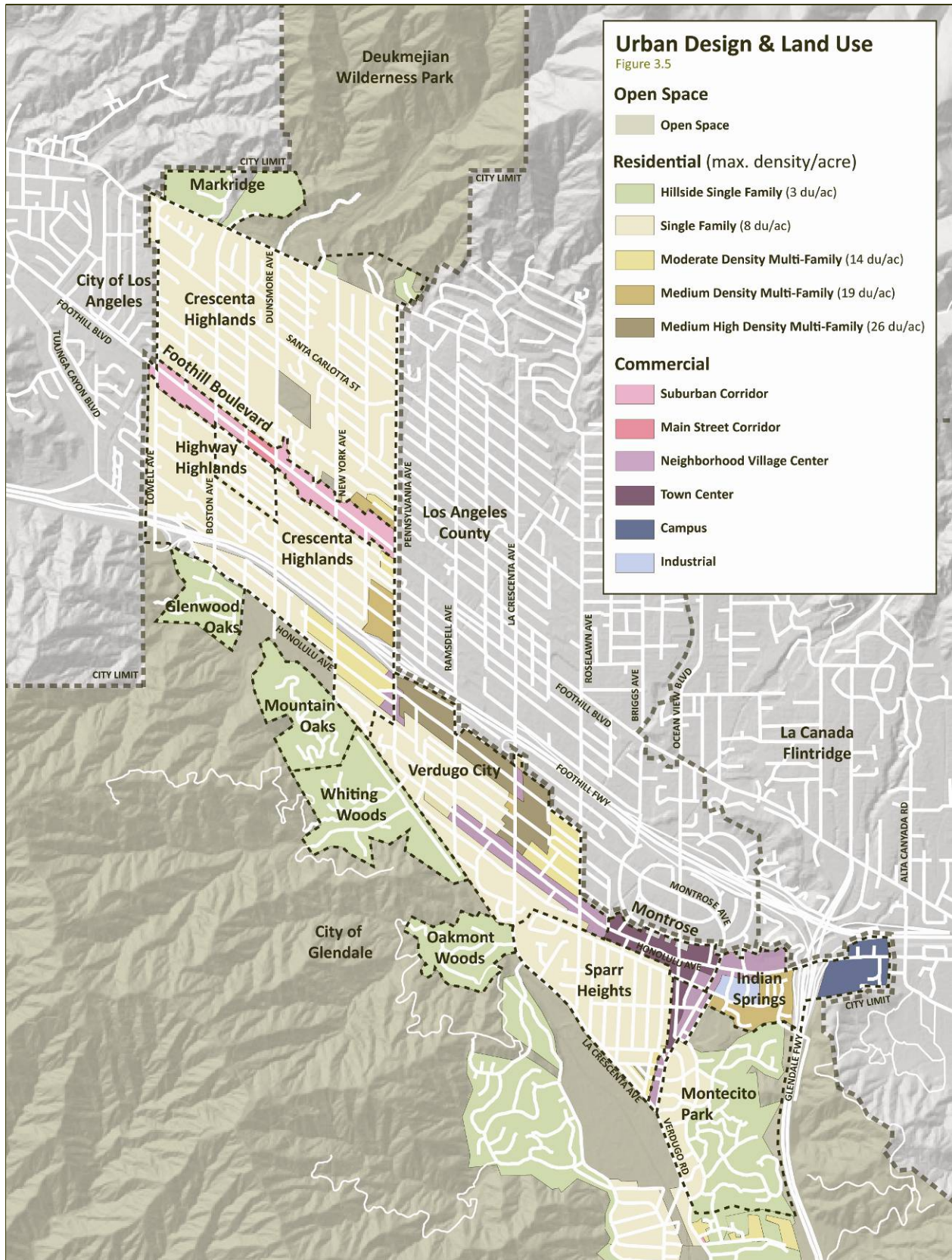
### **3.5.2 Linking Citywide Principles to North Glendale**

The residential neighborhoods in North Glendale are stable and attractive, so conservation of neighborhood character and protection of these areas are the focus of this plan. Infill of existing lots allows for growth, without infrastructure and service area expansion. Residential neighborhoods, particularly Markridge, Glenwood Oaks, Mountain Oaks, Whiting Woods, Oakmont Woods, and Montecito Heights, are at the urban-wildland interface. Safety from hazards such as fire, flooding and debris flow is a design consideration for these neighborhoods. Chapter 4 identifies important characteristics of each neighborhood, with particular attention to design quality.

Due to the sloping topography in North Glendale, the community has many concerns related to transitions between neighboring uses. This is particularly evident along Foothill Boulevard and portions of Ocean View Boulevard where commercial and single-family residential zones adjoin. Buffering, landscaping, walls and setbacks are important design issues between neighboring uses. Chapter 4 provides design guidance for these commercial areas in North Glendale where new growth is desired and identified in the Manage Growth section.

The Urban Design and Land Use map identifies residential neighborhoods and commercial and industrial districts which are described in Chapter 4. While the Land Use Element identifies basic land use designations for residential, commercial, industrial and mixed uses, it does not provide design direction for them. To address this gap between land use designations and urban design for commercial areas, the Community Plan identifies commercial design district designations for the plan area including Main Street, Suburban Corridor, Village Center and Town Center.







## **3.6 Mobility**

### **3.6.1 Citywide Principle**

Foster a well-planned, comprehensive and safe transportation system that enhances mobility through infrastructure, technology, design and multi-modal options. This principle is supported by the following goals:

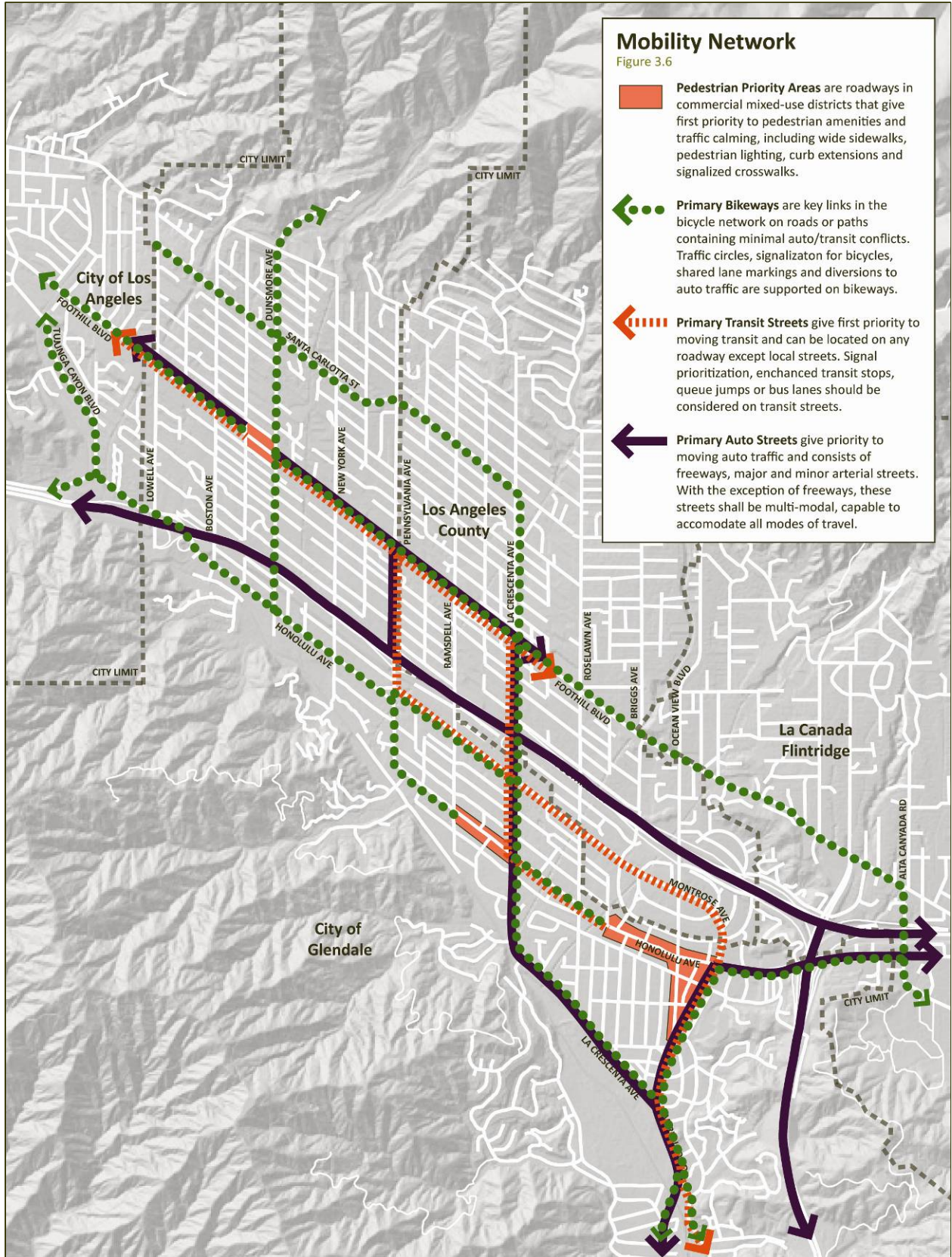
- Provide an alternative to automotive transportation by designing healthy, attractive, safe streets for all users.
- Implement the Safe and Healthy Streets Plan, Bikeway Master Plan, Safe Routes to School and other multi-modal policies and programs.
- Support best practices in parking management.
- Support flexibility in local street improvements (i.e. sidewalks, lighting, access) to meet neighborhood needs.

### **3.6.2 Linking Citywide Principles to North Glendale**

Collaborating with other jurisdictions adjacent to North Glendale has been important in assembling a coordinated mobility network in the Crescenta Valley. The network allows for a safe, efficient movement for travelers of all modes and provides recreational opportunities for people to become more physically active, with linkages to public facilities including parks and trails. This “Complete Streets” policy aims to accommodate all users, improving safety, public health and quality of life.

Increasing pedestrian safety was of primary importance, with support to expand Safe Routes to School programs to all schools in North Glendale. Pedestrian Priority Areas are proposed to focus pedestrian improvements on transit and bicycle corridors to support mixed-use and commercial areas. Safety enhancements to the road network in North Glendale are also supported, including signalized crosswalks, drainage swales, landscape buffers and curb extensions. Implementing the Bikeway Master Plan and establishing a network of Primary Bikeways that connect to neighborhood commercial centers and the regional roadway network will offer an alternative to automotive commuting, while connections to parks and trails will expand recreational opportunities. Maintaining local and regional transit on existing corridors is supported, with improved amenities at transit stops when feasible. While traffic calming programs are supported, the community stressed an importance on maintaining flexibility for local street improvements. Regarding parking management, allowing reciprocal access agreements among adjoining properties may improve the function of commercial streets, encouraging shared parking facilities and providing areas for landscaping and street trees.

The mobility network map illustrates the hierarchy and priority of modes on existing streets, outlining the primary routes in the city’s transportation network. The map establishes street classifications which include Primary Pedestrian Areas, Primary Bikeways, Primary Transit Streets and the Primary Auto Network. These classifications will serve as a guide for streetscape, landscape, intersection, bicycle and transit infrastructure improvements described in Chapter 4.



## **3.7 Infrastructure and Sustainability**

### **3.7.1 Citywide Principle**

Manage change to the built environment, providing high-quality, reliable Glendale services and infrastructure without compromising options and needs of future generations. This principle is supported by the following goals:

- Provide high-quality, reliable utility and public infrastructure for Glendale that takes advantage of new technologies to improve energy efficiency, water conservation, air quality, and recycling, resulting in a higher quality of life.
- Manage development within the capacity constraints of realistic public infrastructure in a fiscally responsible manner, with new development paying the cost for its infrastructure needs.

### **3.7.2 Linking Citywide Principles to North Glendale**

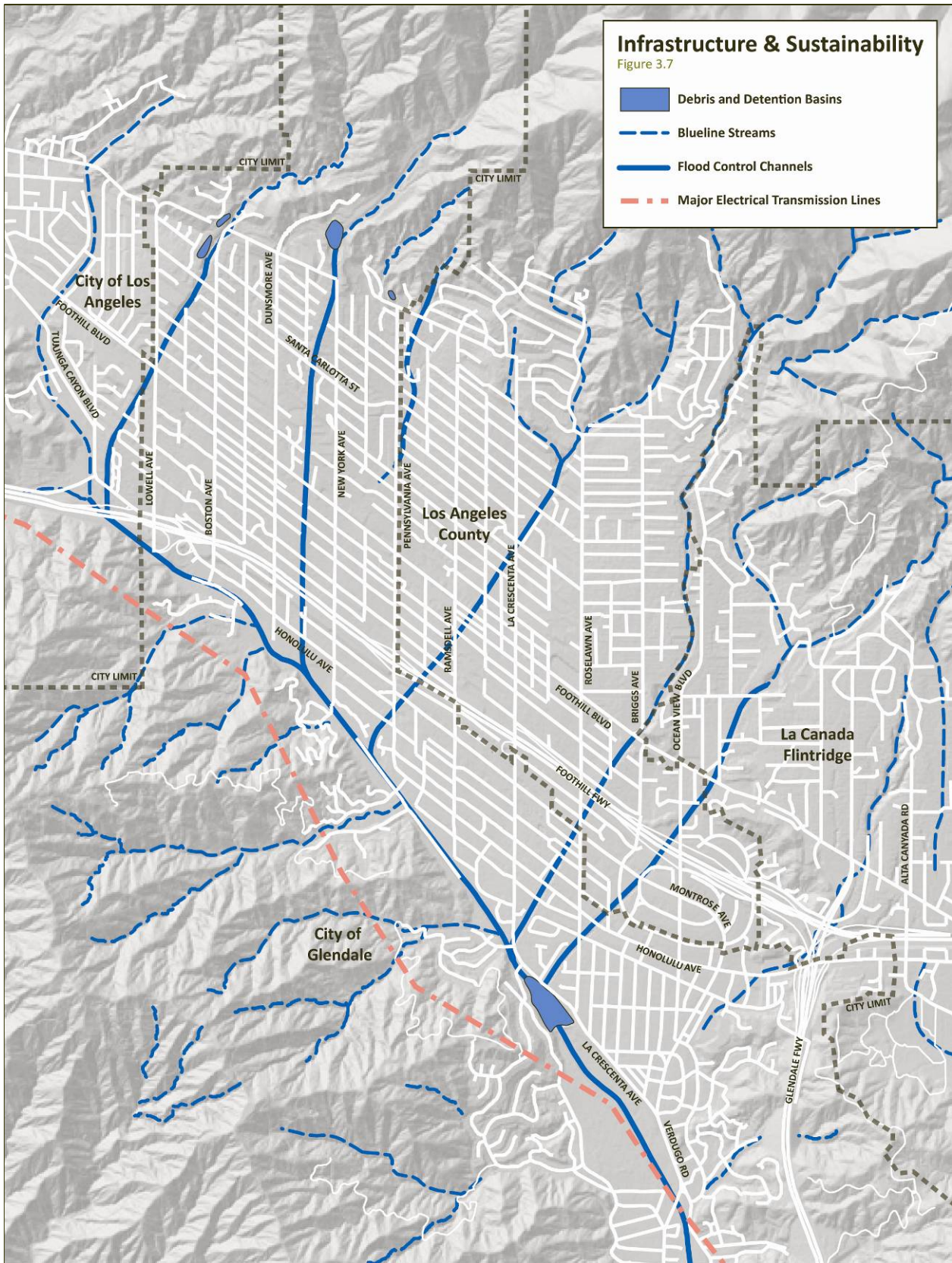
North Glendale enjoys public utility service from Glendale Water & Power, Glendale Public Works, Southern California Gas, AT&T and Charter Cable. Within the Crescenta Valley are a number of additional public and private service providers, including but not limited to Southern California Edison, Los Angeles Department of Water and Power, Crescenta Valley Water Company, and the Los Angeles County Sanitation Districts. Glendale Smart Grid technology and public benefits programs to improve service, energy-efficiency and conservation efforts are available to Glendale customers.

Electrical service on Foothill Boulevard differs between Glendale and unincorporated Los Angeles County. Glendale electrical service uses above-ground power poles, while Foothill Boulevard service in unincorporated areas is underground. While many in North Glendale favor underground utilities if provided by the City, the cost of such improvements is prohibitive without outside funding. Streetscape improvements including enlarging planter areas and adding landscape are desired to improve the visual character of Foothill Boulevard and are described in Chapter 4. Flexibility for streetscape improvements for sidewalks and street lights is supported within residential neighborhoods, with decisions determined by environmental constraints, funding availability and block-level support. Similar flexibility is desired for fencing, with decisions also determined by funding availability and block-level support.

The Mobility section and Community Services, Parks and Trails section provide information concerning roadway, transportation, trails and parks infrastructure. The Los Angeles County Department of Public Works provides flood control management.

Developed portions of North Glendale are surrounded by undeveloped open spaces. These green spaces form a natural green belt around the Crescenta Valley and are reflective of the natural topography. Development occurred on the hillsides up to the level where it was economically feasible to develop. Due to the cost of infrastructure expansion and public services coupled with the community's desire to limit new hillside development, the City's focus is on infill development and limiting sprawl into wildland areas. Thus, preservation of open space has the advantages of limiting expense for infrastructure expansion allowing the City to provide more efficient services. It also maintains natural beauty, preserves habitats, protects areas for groundwater recharge, and is consistent with the City growth policy as identified in Section 3.2.





## **3.8 Community Services and Parks**

### **3.8.1 Citywide Principle**

Provide and enhance a variety of high-quality parks, trails, community centers and open space, regionally integrated, equitably distributed and accessible to all, to contribute to the character of the community and offer personal enrichment, educational and recreational opportunities. This principle is supported by the following goal:

- Foster a community that values, celebrates, and engages the City’s rich diversity and shared humanity through opportunities for a variety of arts and cultural experiences throughout the community.

### **3.8.2 Linking Citywide Principles to North Glendale**

Proximity to mountains, parks and multi-use trails provides opportunities to enjoy active lifestyles. Dunsmore Park, Montrose Community Park, New York Park, Crescenta Valley Park and Deukmejian Wilderness Park provide opportunities for recreation. Wilderness trails at Deukmejian Wilderness Park and fire roads in the San Rafael and Verdugo Mountains connect to a wider trail network, including the Rim of the Valley Trail. Improvements to access and maintenance of parks and trails are encouraged, as well as construction of new infrastructure in North Glendale, including a multi-use trail in the Verdugo Wash and transforming the Oakmont debris basin into a park.

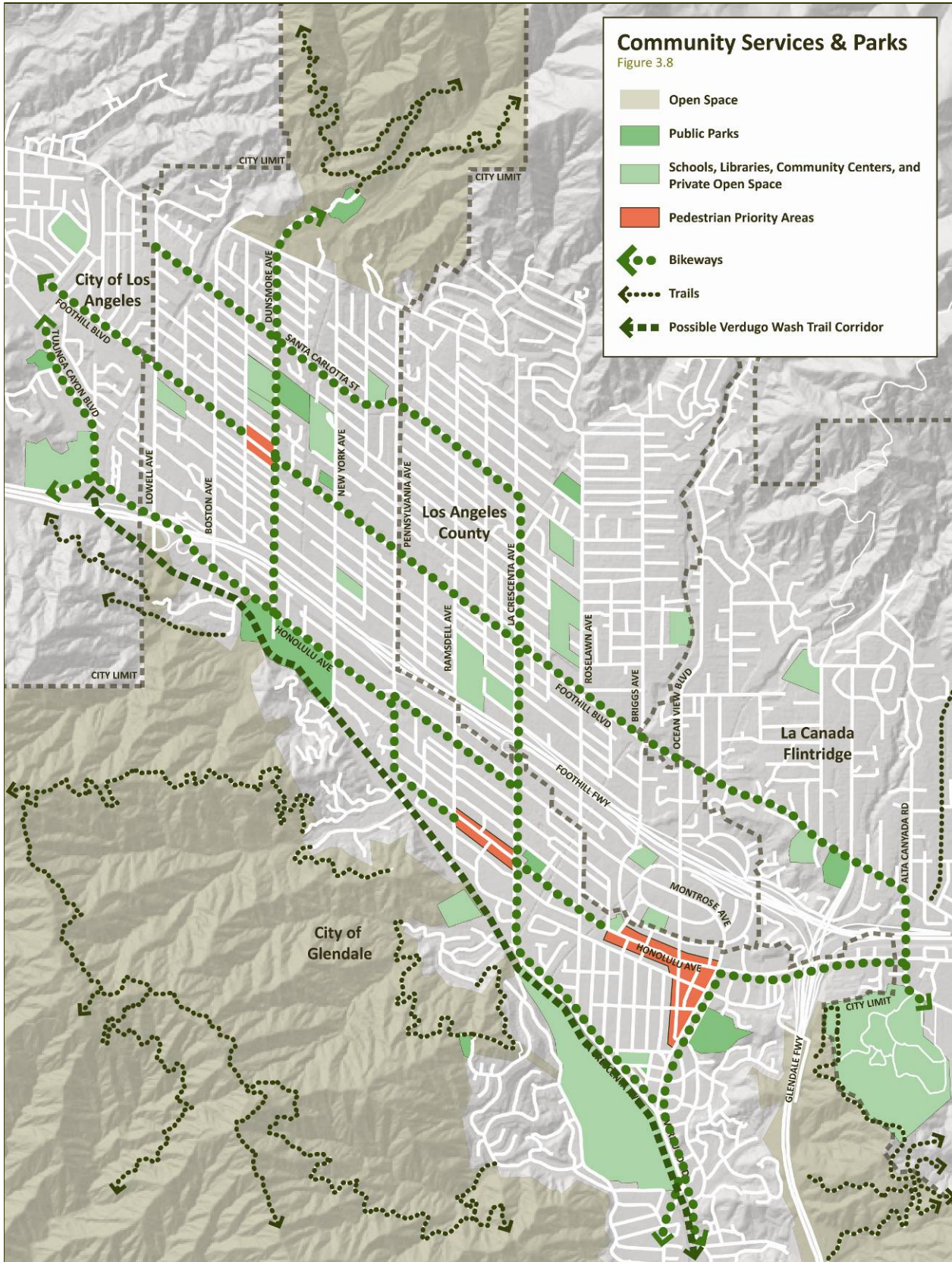
Adjacent jurisdictions also provide opportunities for recreation such as Two Strike Park in unincorporated La Crescenta, private recreational facilities such as the Crescenta-Canada YMCA in La Canada Flintridge and Verdugo Hills Golf Course in Tujunga. La Tuna Canyon, Big Tujunga Canyon and Angeles National Forest are also popular recreation areas. Descanso Gardens near Montrose is a prominent botanical garden that offers both a peaceful setting and also a regular schedule of programs and events.

Schools provide North Glendale with additional active and passive recreational open space. Cultural activities and recreation programs are provided at Sparr Heights Community Center and Dunsmore Park. Cultural and interpretive programs are also offered at Deukmejian Wilderness Park which has the historic Le Mesnager Barn and winery site, plus an outdoor amphitheater.

Local organizations provide a range of recreational activities including The Homenetmen, Montrose Scout House and Camp Max Strauss. The McGroarty Arts Center in Tujunga and the Lanterman Auditorium in La Canada Flintridge provide many classes and programs for the community. Religious institutions such as the Anada Ashrama and Center for Spiritual Living offer fellowship and spiritual activities in addition to recreational amenities.

Improved connections to the community services, parks and trails described above are supported through expanding the network of sharrows, dedicated bike lanes and multi-use trails throughout the Crescenta Valley. The map following this page identifies parks, community centers, schools, libraries and other open space within North Glendale. It also identifies current and potential linkages between these amenities, including all existing and proposed bikeways.







## **3.9 Access to Government Services and Community Facilities**

### **3.9.1 Citywide Principle**

Ensure that all community members have open access to government, high-quality public institutions, meaningful participation in governmental actions, and take responsibility for their neighborhoods and City. This principle is supported by the following goals:

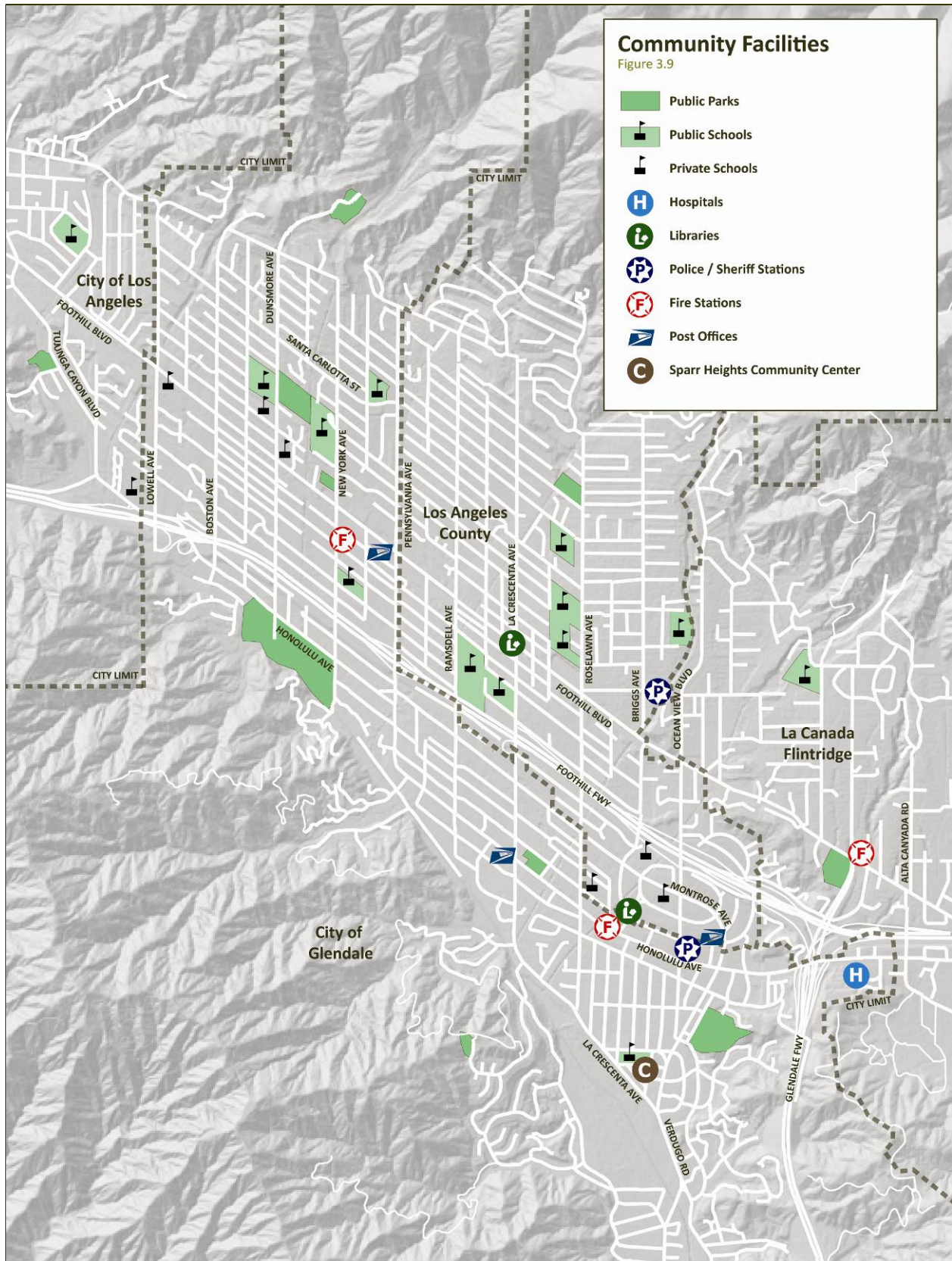
- Conduct government business in the best interest of the public, with integrity, openness, inclusion and support for governmental decision making that is fair, understandable, predictable, and transparent.
- Support comprehensive, educational opportunities accessible to all segments of the community, including high-quality schools and libraries.
- Create a sense of belonging for the entire community where residents can take pride and responsibility for their neighborhood and City.

### **3.9.2 Linking Citywide Principles to North Glendale**

North Glendale residents enjoy access to high-quality government, schools and libraries. The Glendale Unified School District serves residents in North Glendale, as do private educational institutions such as the Chamlian Armenian School , Saint James the Less School, and various preschools. Crescenta Valley is served by the Montrose Library in Glendale, the La Crescenta Library in unincorporated Los Angeles County, the La Canada Flintridge Library, and the Sunland-Tujunga Library.

Most neighborhoods within North Glendale have access to community meeting rooms, programs and activities within their own immediate neighborhoods, as illustrated on the opposite map. Community rooms are available at Sparr Heights Community Center, Dunsmore Park and Montrose Library. Public meetings are also often held at Clark Magnet High School and Crescenta Valley High School. Community functions are also held at the Crescenta Valley Sheriff's Substation, La Crescenta Library, the Crescenta Valley Women's Club and American Legion Hall.

The City of Glendale conducts business in open meetings, encouraging public participation. Agendas and minutes for meetings of the City's boards and commissions are posted on the City's website, and the meetings are televised. Public meetings in the Crescenta Valley are often held at the community centers, libraries, and at the various public schools in North Glendale. The Montrose Library has a bulletin board where community events are advertised.



## **3.10 Natural Resources**

### **3.10.1 Citywide Principle**

Protect, restore and enhance the city's natural environment and resources. This principle is supported by the following goals:

- Limit new development in natural areas by protecting indigenous trees and habitats and by prohibiting new development on ridgelines and in areas of mapped intermittent or perennial streams with habitat value (blue-line streams).
- Raise awareness of linkages between behavior and pollution to provide for greater sustainability and higher quality of life.

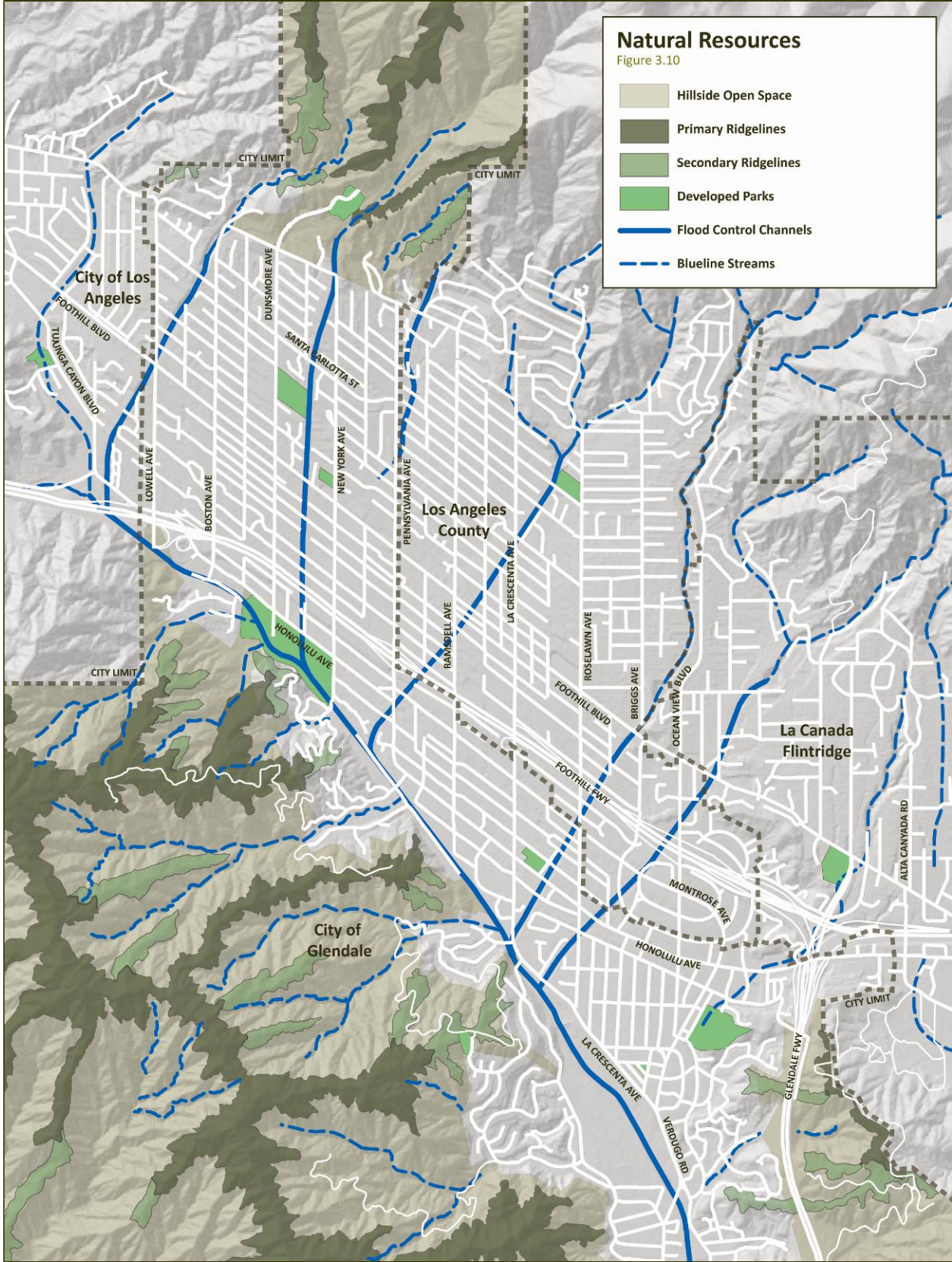
### **3.10.2 Linking Citywide Principles to North Glendale**

North Glendale benefits from its location between the San Gabriel Mountains to the north and the Verdugo Mountains to the south. The San Gabriel Mountains are designated as a mineral resources conservation area by the State. This area is primarily in public ownership including Deukmejian Wilderness Park and the Angeles National Forest. North Glendale has a substantial groundwater supply and good air quality which greatly enhances the quality of life in this area.

Residential development in hillsides is limited in elevation due to the limits of infrastructure available to serve new development and public ownership of land. In North Glendale natural hazards from steep hillsides, flooding hazards, and debris flow also limit locations suitable for new development.

Mountain Oaks is an old subdivision at the southerly terminus of New York Avenue, next to Crescenta Valley Park. Both the park and Mountain Oaks are part of a natural oak woodland, and large coastal live oak trees are evident throughout North Glendale, particularly along the southerly hillsides and in neighborhoods such as Whiting Woods. Preservation of the oak woodlands and the wildlife it supports is important to North Glendale.





## 3.11 Wellness and Safety

### 3.11.1 Citywide Principle

Ensure that the City remains a healthy community by supporting social services and health care opportunities and by preparing for emergencies and natural disasters through good planning, providing an environment that is physically safe. This principle is supported by the following goals:

- Provide a community that is physically safe and prepared for emergencies, creating a sense of security for all.
- Support a physically and mentally healthy community with quality health care services for all residents.
- Expand opportunities for the provision of social services by both public and service organizations.
- Reduce environmental hazards to life and property.

### 3.11.2 Linking Citywide Principles to North Glendale

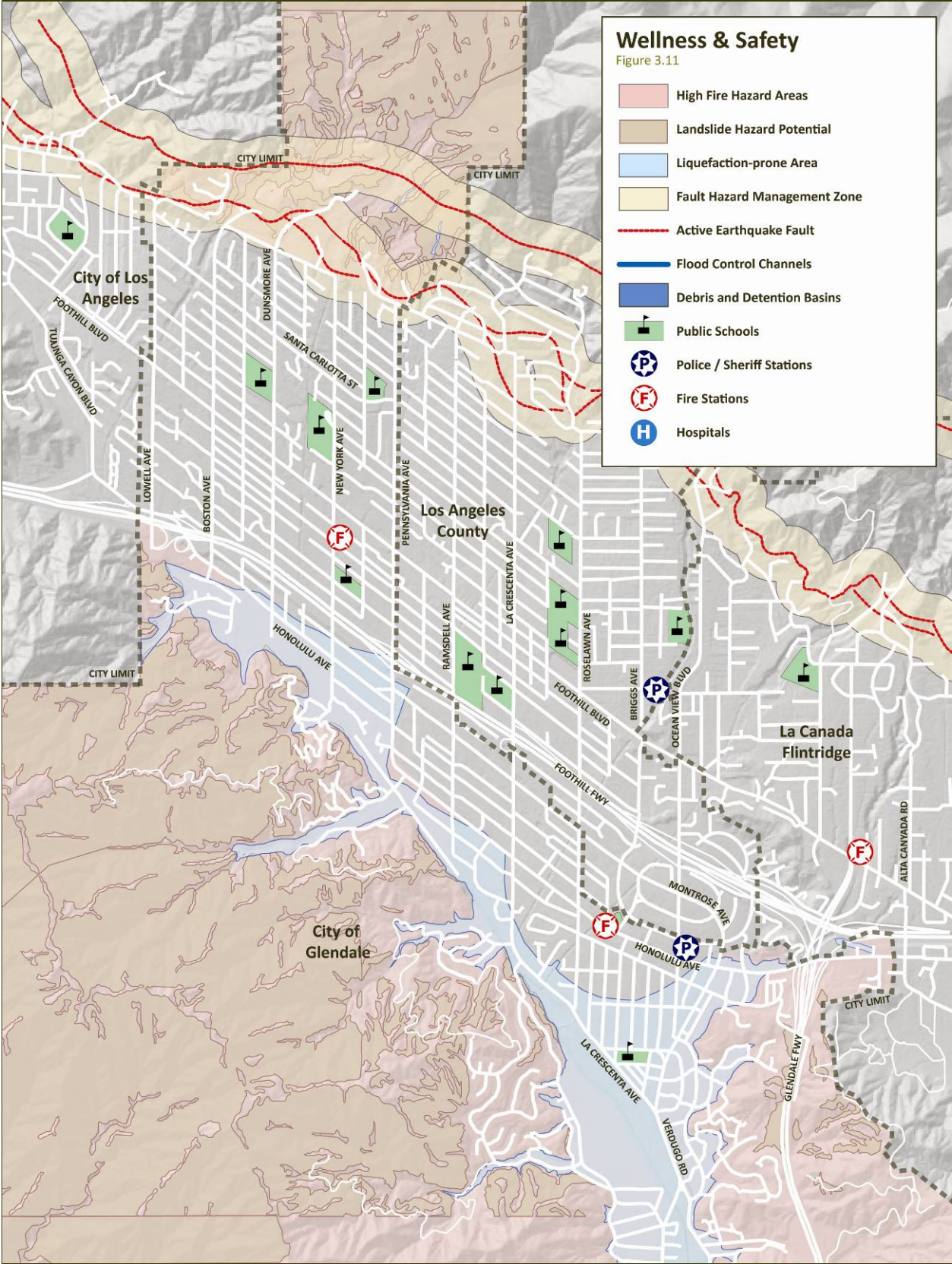
Fire, flooding, debris flow and earthquakes are hazards that periodically face North Glendale residents. The State has identified a fault hazard management zone for the San Gabriel earthquake fault generally located parallel to and north of Markridge Road. Portions of this fault run through the Markridge neighborhood and Deukmejian Wilderness Park. Known earthquake faults, landslide hazards and liquefaction hazards associated with earthquakes are identified on the accompanying map.

Freeways crossing the Crescenta Valley are a major source of noise and were built after the Valley was developed with housing. As a result of freeway development, many residences in close proximity to the I-210 and SR-2 freeways are impacted by freeway noise. Many residential neighborhoods have requested the State provide noise walls for their neighborhoods, although the shape of the Valley may limit their effectiveness. Many residents in North Glendale oppose extension of the I-710 freeway over concerns of additional traffic noise impacts in North Glendale.

Glendale provides fire, paramedic and police services to the North Glendale community and maintains mutual aid agreements with neighboring jurisdictions. Glendale Public Works, Glendale Fire Department, and the Los Angeles County Department of Public Works reduce community hazards by maintaining brush clearance and stormwater facilities. Drainage facilities crisscross the Crescenta Valley and are owned by the Los Angeles County Department of Public Works. Glendale Fire maintains two fire stations and Glendale Police maintains one substation in North Glendale. The Los Angeles Sheriff's Crescenta Valley Substation, Los Angeles Police Department station in Sunland-Tujunga and the California Highway Patrol are available for mutual aid assistance for events in North Glendale.

A variety of wellness services are offered in North Glendale. Medical services are available for residents in North Glendale at Verdugo Hills Hospital, which also provides emergency services. Services for the elderly and disabled operate in North Glendale, such as dial-a-ride, meals-on-wheels and limited senior services such as senior lunches are provided at the Sparr Heights Community Center. Many private health care offices exist in North Glendale, primarily in Sparr Heights, on Verdugo Road, in Verdugo City and on Foothill Boulevard.







## 3.12 History

### 3.12.1 Citywide Principle

Identify and protect cultural, historical, archaeological and paleontological resources that are important to the community. This principle is supported by the following goal:

- Identify and protect significant cultural, historical, archaeological and paleontological resources that are important to the community through education, designation, conformance with state environmental laws, and sound preservation practices.

### 3.12.2 Linking Citywide Principles to North Glendale

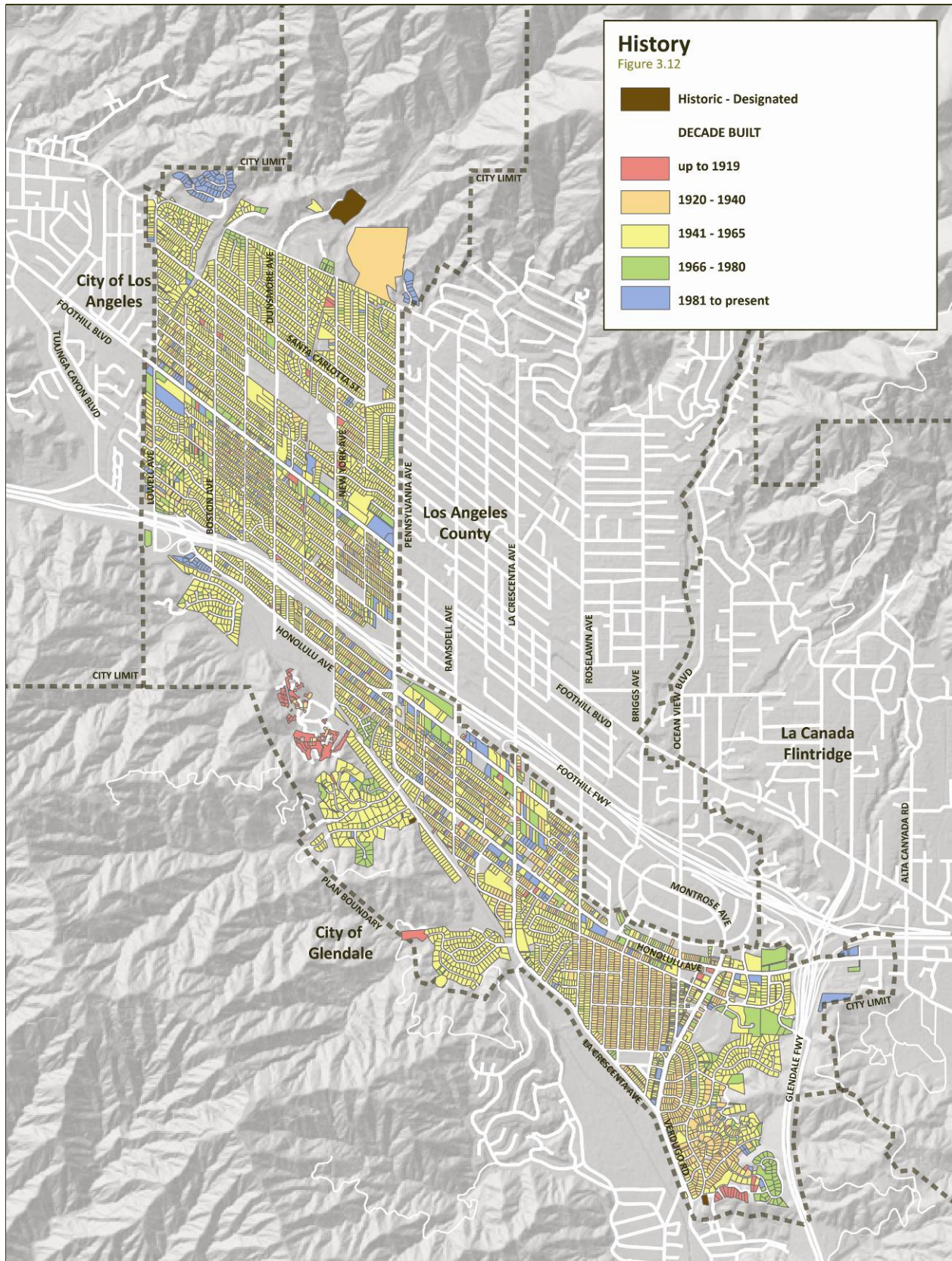
The City of Glendale is committed to the preservation of its historic buildings, neighborhoods, and sites as part of its overall goal of planning for the future. By looking back and preserving key places that contribute to the shared history of all city residents - past, present, and future - we establish a framework that allows the city to develop, grow, and prosper without erasing the heritage that helps define Glendale and its people.

The history of North Glendale is reflected in its built environment, its development patterns, and in the significant cultural resources built over the years. Sparr Heights, Highway Highlands, and Montecito Park are among the oldest residential areas, subdivided in the 1920s and largely built out by World War II. Other areas, including Crescenta Highlands and the hillside neighborhoods, were largely developed after the war to accommodate the region's booming population growth. Commercial development grew to meet the needs of residents, with today's Montrose Shopping Park and the Sparr Heights business district still retaining some of early structures dating to the 1920s. Multiple annexations of former unincorporated areas brought North Glendale into the City of Glendale. Sparr Heights and Montecito Park were annexed early on, in 1925, but the majority of North Glendale did not become part of the city until 1952.

The Community Plan area contains significant historic resources including the Le Mesnager Barn, Rockhaven Sanitarium, the many houses and walls constructed of alluvial stones, and the distinctive Montrose Shopping Park. While a few North Glendale properties are listed on the Glendale Register of Historic Resources, and several small-scale historic resource surveys have identified other properties of potential historic significance, numerous other potential historic sites have yet to be surveyed or identified.

The opposite diagram maps North Glendale's key development periods, which are discussed in greater detail in the North Glendale Historic Context (Appendix A).

Specific historic resources that define community character, such as stone walls and houses, are discussed in greater detail in Chapter 4.



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