

An aerial photograph of a mountainous valley. The foreground shows a winding river and a highway. The middle ground is dominated by a dense urban area with a grid-like street pattern. The background consists of rolling hills and mountains under a clear sky. The text "Places and Neighborhoods" is overlaid in the upper center.

Places and Neighborhoods

North Glendale Community Plan

Advisory Group Meeting April 11, 2011

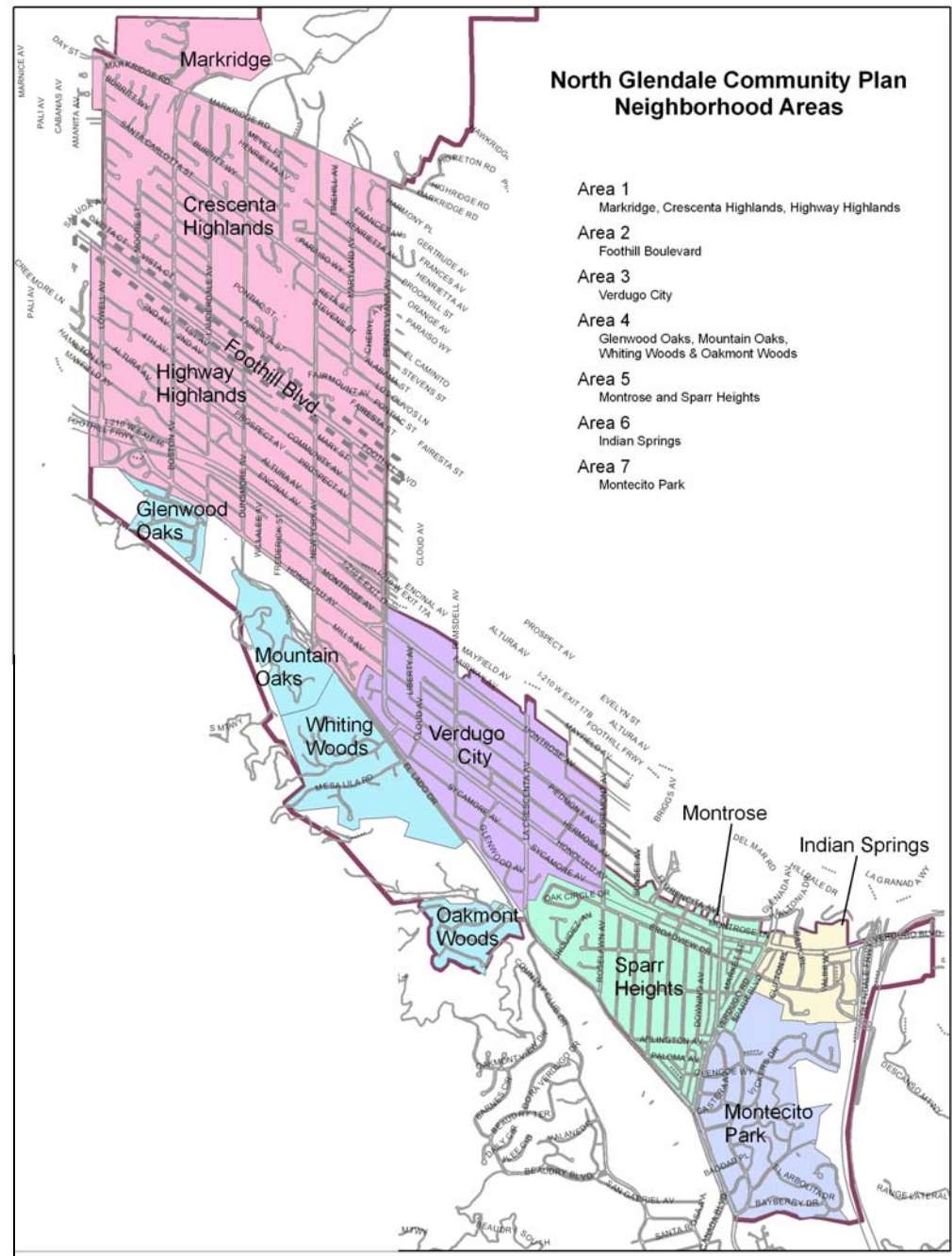
1. Slide Presentation: Overview of Chapter 4 Places and Neighborhoods
2. Review Neighborhood and Area Outlines (Map)
3. Review Sparr Heights and Montrose Shopping Park and Indian Springs Recommendations (Map)
4. Review Verdugo City Recommendations (Aerial)

Chapter 4: Places and Neighborhoods

Chapter Structure

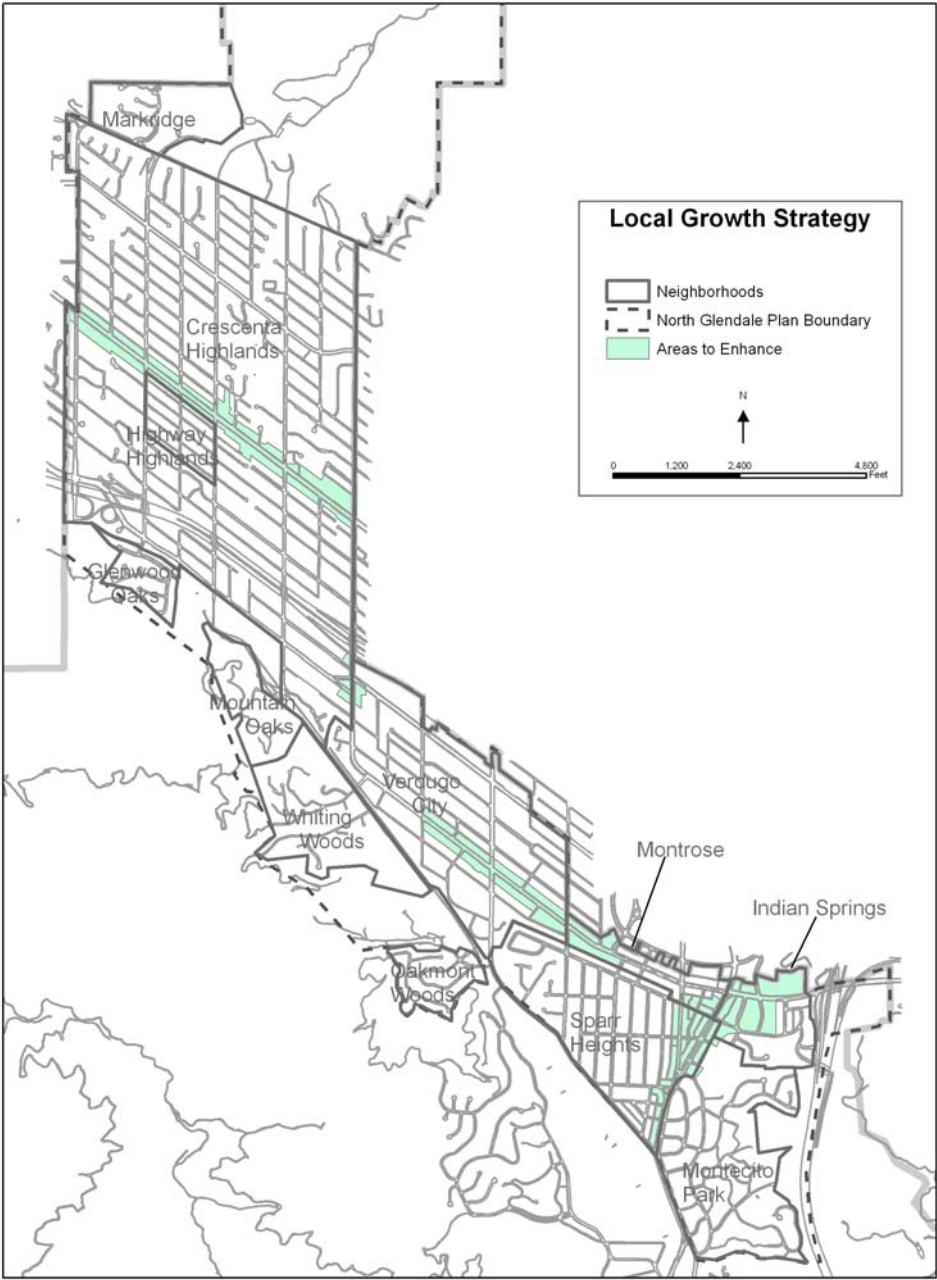
1. *Create 7 Areas* by grouping neighborhoods together due to geography and similar characteristics
2. For Each Area:
 - Vision
 - What's Existing
 - Implementing the Vision (Goals and Policies)

Collections of Distinct Neighborhoods



North Glendale Community Plan

Areas of Stability/ Areas of Transformation



North Glendale Community Plan

Area 1: Markridge, Crescenta Highlands, Highway Highlands



- These three areas will retain their existing low-density residential character.
- Additions shall be sensitive to and respect the overall scale of the and character of existing neighborhoods.



Area 2: Foothill Boulevard



- Foothill Boulevard provides a continuous link and a spine that ties the community together.
- Design, landscaping and improvements should create an environment where existing and new businesses thrive.
- The vision for Foothill Boulevard is to become a premier commercial strip with a variety of uses serving both local neighborhoods and regional customers.

Area 3: Verdugo City



- Verdugo City has lost its identity over the years. It contains a mix of neighborhood commercial and residential uses.
- Establish a new community focal point.
- Provide streetscape improvements to enhance the new center.
- Residential neighborhoods should to keep their existing character.

Area 3: Verdugo City

Cordon's Ranch Market

U.S. Post Office

Chevron Station

Rockhaven



Area 4: Glenwood Oaks, Mountain Oaks, Whiting Woods, and Oakmont Woods



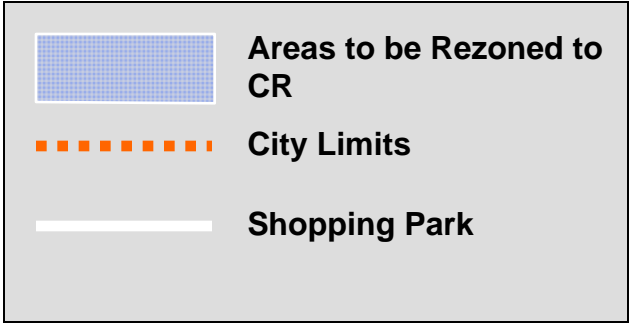
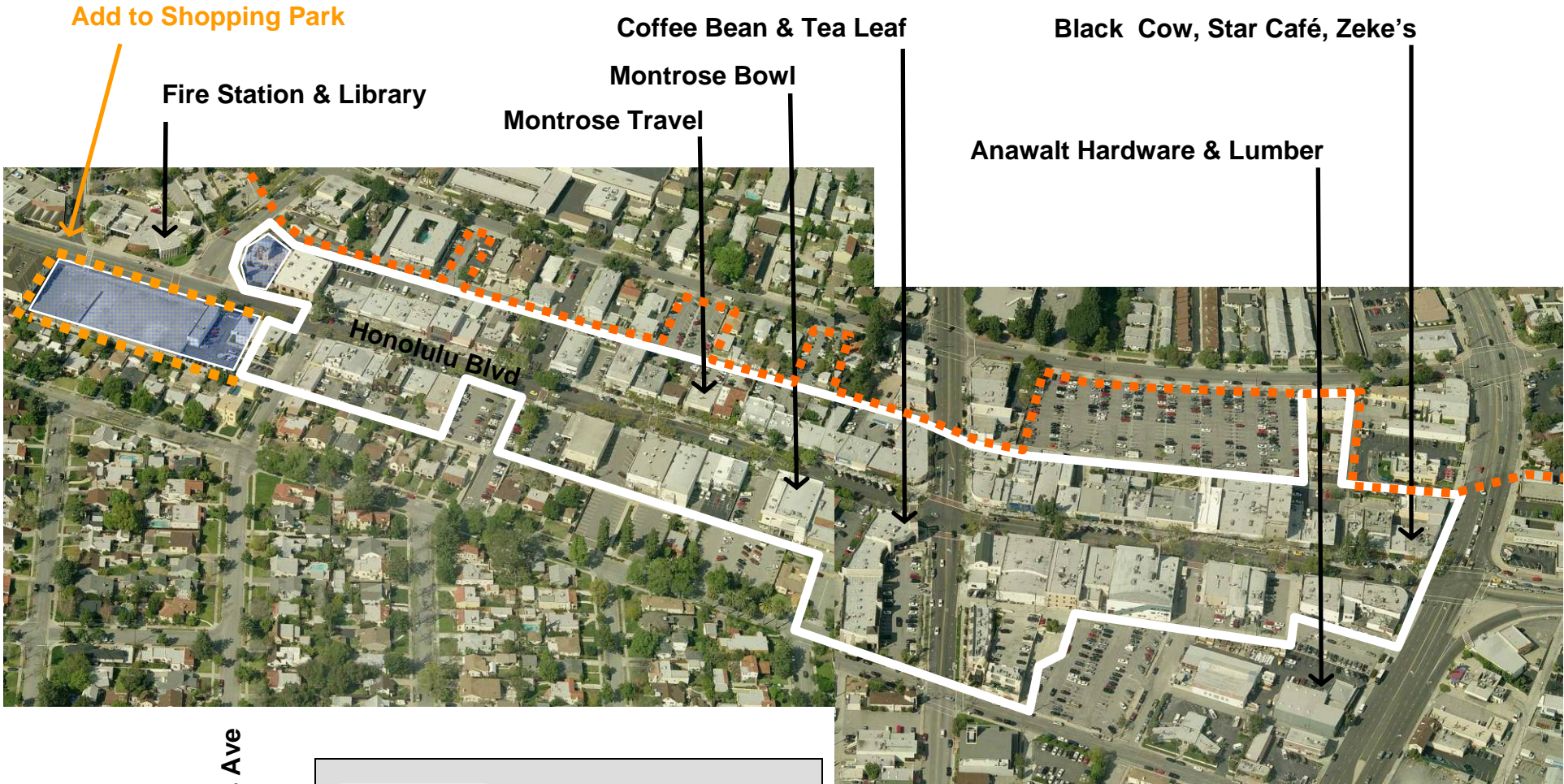
- These neighborhoods share similar characteristics such as plant types, topography and climate.
- It is important to maintain the character and quality of these single family neighborhoods.
- Additions shall be sensitive to the overall scale of the existing neighborhoods.

Area 5: Montrose Shopping Park and Sparr Heights



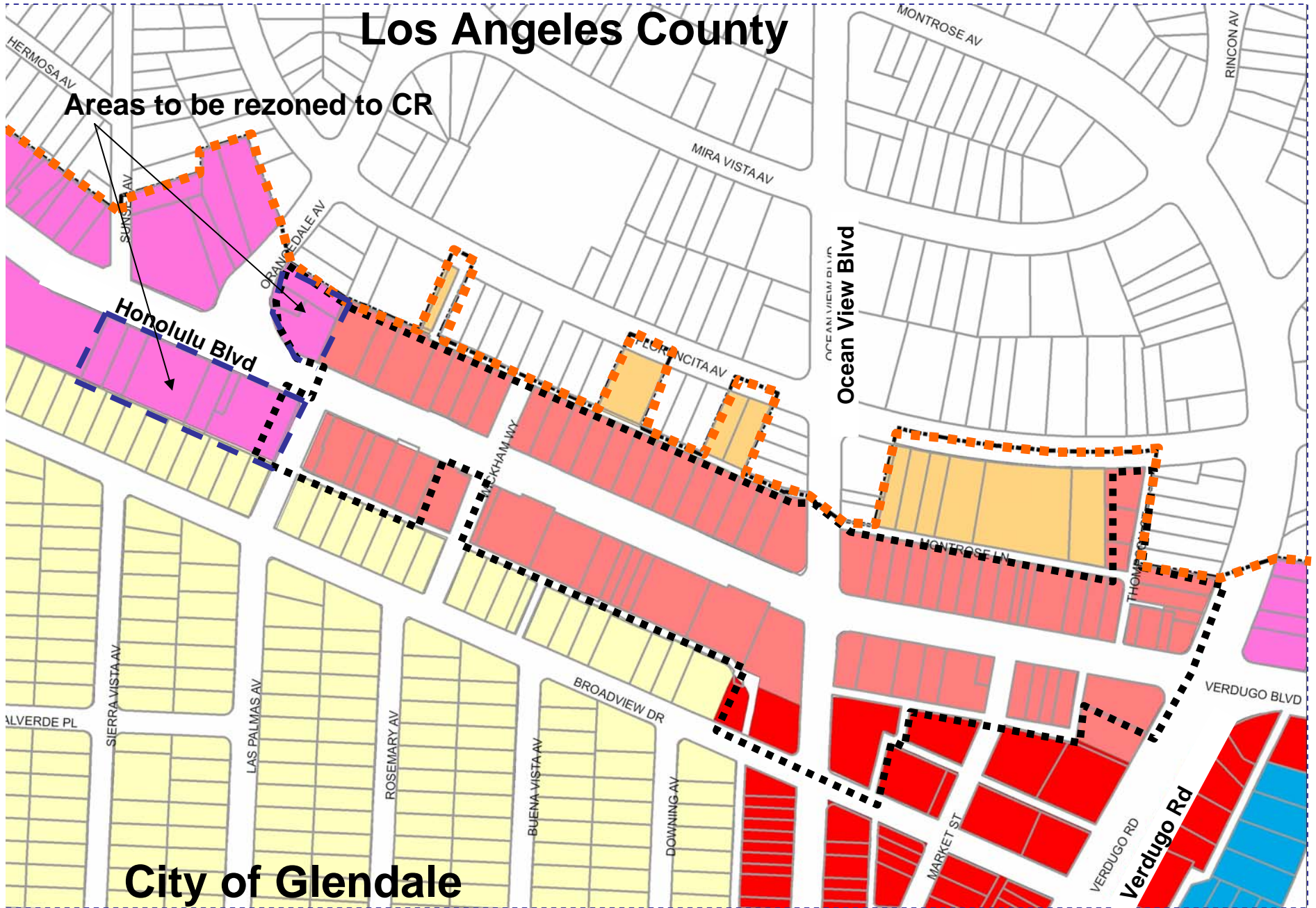
- Two very important business districts
- Stable single and multi-family neighborhoods
- Both business districts function well for the community
- Enhance in the long term by façade and parking improvements, as well as streetscape improvements in Sparr Heights.
- Two distinct and separate districts. Opportunities for greater connectivity between the two districts that might benefit both.
- Additions or modifications to residential properties must fit in well with the scale and character of the neighborhood.

North Glendale Community Plan



Los Angeles County

Areas to be rezoned to CR



City of Glendale

North Glendale Community Plan

Area 6: Indian Springs



- Enhance through strategic development.
- Opportunity for medical uses and medical office buildings,
- Scale and character of new development should respect the existing context.
- The multi-family residential neighborhoods should be protected, and enhanced.
- The commercial centers should be maintained and enhanced for a sense of identity and improved pedestrian orientation.

Area 6: Indian Springs



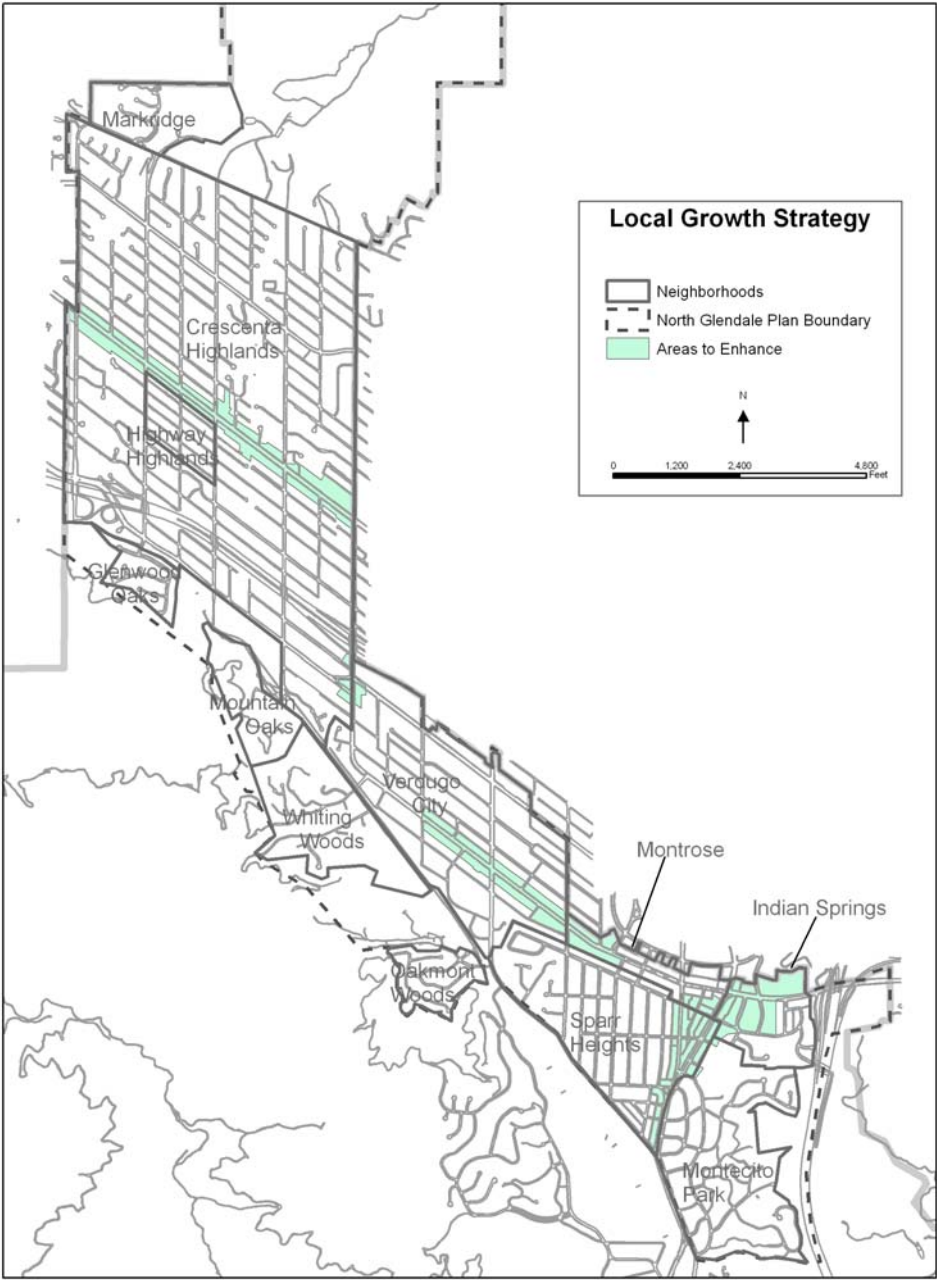
Height limit raised from 35 ft. to 45 ft.

Area 7: Montecito Park



- Montecito Park will retain its existing low-density residential character under the current zoning.
- Additions shall be sensitive to the overall scale of the existing neighborhoods.
- Variety of styles gives the neighborhood a unique visual character and should continue to be encouraged.

Areas of Stability/ Areas of Transformation



North Glendale Community Plan