

# **NORTH GLENDALE COMMUNITY PLAN**

**City of Glendale, California**



## **CITY OF GLENDALE, CALIFORNIA**

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Ara Najarian  
Frank Quintero  
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Yong Yoo

### **Design Review Board Two**

Jean-Pierre Boladian  
Mike Geragos  
Alen Malekian  
April Sakai  
Alek Zarifian

## North Glendale Community Plan Advisory Committee

The North Glendale Community Plan Advisory Committee was created in June 2009 following a series of community-wide visioning workshops and open houses. Comprised of residents, business and property owners, city commissioners and other interested individuals, the Advisory Committee met over fifteen times between 2009 and 2011 to consider specific issues relevant to the Community Plan. All Advisory Committee meetings were advertised and open to the public, and the Committee hosted three open houses to specifically share their discussion with the Crescenta Valley community. More detailed information on the public process and role of the Advisory Committee is discussed in Chapter 5 of this Plan.

Ruben Amirian, Historic Preservation Commissioner  
Rick Barnes, Real Estate One  
Terry Beyer, North Glendale Resident  
Susan Bolan, North Glendale Resident  
Stuart Byles, Crescenta Valley Heritage  
Nancy Comeau, Highway Highlands  
David Gardner, North Glendale Resident  
Sarah Hill, Whiting Woods Property Owners Association  
Al Hofmann, Montecito Park Neighborhood Association  
Terry Kappen, Foothill Restaurant Committee  
Jeff Kiesendahl, Stil-Mor Automotive  
Joe Kroening, Sparr Heights Business District  
Chang Lee, Planning Commissioner  
Alen Malekian, Design Review Board member  
Jean Maluccio, Crescenta Valley Chamber of Commerce  
Marilyn Masters, Glenwood Oaks Homeowners Association  
Roberta Medford, Montrose / Verdugo City / Sparr Heights Neighborhood Association  
Dave Meyers, Friends of Mountain Oaks  
Judy Palmer, Design Review Board member  
Alyce Russell, Montrose Shopping Park Association  
Jim Schatte, North Glendale Resident  
Hank Scheetz, Planning Commissioner  
Pete Smith, Bob Smith Toyota  
Randy Stevenson, Stevenson Real Estate  
Sherry Stubbs, Crescenta Valley Community Association  
Chris Waldheim, J's Maintenance  
Bill Weisman, Transportation & Parking Commissioner  
Sharon Weisman, Far North Glendale Homeowners Association  
Yvonne Wolfe, North Glendale Resident  
Alex Woo, Board of Fire Appeals  
Yong Yoo, Design Review Board member  
Alek Zarifian, Design Review Board member

## **CITY STAFF**

### **Jim Starbird, City Manager**

#### **Community Development Department**

Hassan Haghani, Director  
Timothy Foy, Assistant Director of Community Development, *Planning Division*  
Alan Loomis, Principal Urban Designer, *Planning Division*  
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Kristen Asp, Senior Planner, *Planning Division*  
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Stephanie Reich, Senior Urban Designer, *Planning Division*  
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Michael Nilsson, Mobility Planner, *Planning Division*  
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Annette Vartanian, Administrative Analyst, *Economic Development Division*

#### **Public Works Department**

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Tad Dombroski, Parking Manager, *Traffic & Transportation Division*  
Fred Zohrehvand, Planner, *Traffic & Transportation Division*  
Roubik Golanian, City Engineer, *Engineering Division*  
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Colin Bogart, Liaison, *Los Angeles County Bicycle Coalition*

#### **Parks and Community Services Department**

David Ahern, Capital Projects Administrator  
Marc Stirdivant, Senior Administrative Analyst  
Tereza Aleksanian, Administrative Analyst  
Jeff Weinstein, Hourly Worker

#### **Library Department**

Tiffany Barrios, Library Supervisor

#### **Fire Department**

Fire Captain Jeff Ragusa

#### **Police Department**

Police Officer Matt Zakarian

#### **Glendale Water and Power**

Raja Takidin, Senior Civil Engineer

#### **Michael Garcia, City Attorney**



**Resolution No. 11-230 Glendale, California**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA,  
ADOPTING THE NORTH GLENDALE COMMUNITY PLAN**

**WHEREAS**, the Council has conducted a noticed public hearing pursuant to the provisions of Section Chapter 30.61 of the Glendale Municipal Code and Chapter 3, Title 7 of the Government Code of the State of California; and

**WHEREAS**, the Council adopted a North Glendale Community Plan in 1974 and the horizon for that plan has now passed; and

**WHEREAS**, the Council has initiated the update of the General Plan through a series of community plans beginning with preparation of a new North Glendale Community Plan; and

**WHEREAS**, the Council directs that additional new community plans be prepared to address remaining areas in Glendale not served by Specific Plans, following the format of the North Glendale Community Plan; and

**WHEREAS**, the Council has found that the North Glendale Community Plan is consistent with the elements of the General Plan and aids in implementing citywide policies at the neighborhood level; and

**WHEREAS**, the Council has found that the North Glendale Community Plan promotes the public health, safety, comfort, convenience, and general welfare of the citizens of Glendale; and

**WHEREAS**, the Council has found that the North Glendale Community Plan blends citywide development policy with the neighborhood vision for implementing that policy, including identification of public improvements and design guidelines to assist in providing predictability for development while promoting sustainable, creative and appropriate public infrastructure, public services, and private development, and

**WHEREAS**, the Council has reviewed and considered all materials, communications, public testimony and exhibits of current record relative to the North Glendale Community Plan; and

**WHEREAS**, the Council has taken into consideration the recommendation of the City of Glendale Design Review Boards and Planning Commission on the North Glendale Community Plan; and

**WHEREAS**, pursuant to the California Environmental Quality Act, the City Council adopted a Negative Declaration for the project.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Glendale that the North Glendale Community Plan is hereby approved and adopted and supersedes the 1974 North Glendale Community Plan and that this Resolution shall take effect immediately.

**Adopted this 29th day of November, 2011**

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**Chapter 1: Introduction** – Explains the purpose and organization of the North Glendale Community Plan and how to use it. Pages 1-5

**Chapter 2: Community Vision** – Provides a vision statement created by the North Glendale community, which reflects how the community desires its future to be guided. Pages 7-9

**Chapter 3: Principles** – Identifies citywide Glendale principles and provides general direction for how those principles apply to the Community Plan area. Pages 11-35

**Chapter 4: Places** – Forms the heart of the North Glendale Community Plan with its vision for residential neighborhoods and commercial districts. Describes primary characteristics of each area, its vision, and how this vision will be implemented. This Chapter includes design guidelines for these various places in North Glendale. Pages 37-109

**Chapter 5: Policy Framework** – Summarizes the community process that developed the Community Plan and explains its relationship to other planning documents such as the General Plan, regional plans, and State Law. Pages 111-121

**Appendix: Historic Context** – Assists in the identification and protection of historic resources and provides a basis for future resource surveys by outlining the key themes and stories of North Glendale’s transformation from unsettled wildland to today’s modern suburb.

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# Chapter 1

## INTRODUCTION

The North Glendale Community Plan is the official guide to development within the neighborhoods and commercial districts of La Crescenta and Montrose areas of Glendale.

The Plan constitutes the City's goals and policies for stewardship of the places and people that make up North Glendale. The Plan is intended to shape positive community change and foster sustainable land use patterns, while balancing the unique character of the community with citywide policies and regional initiatives.

The Plan is used by City Council, Planning Commission, Design Review Board, other concerned government agencies, residents, property owners, business owners, investors, as well as nonprofit and private agencies to evaluate future investment in the community.

With other community plans, it forms a portion of the City's General Plan, as governed by applicable state laws.

This Plan was developed between 2008 and 2011 through multiple public workshops and advisory committee meetings and adopted in late 2011.

## 1.1 What is a Community Plan?

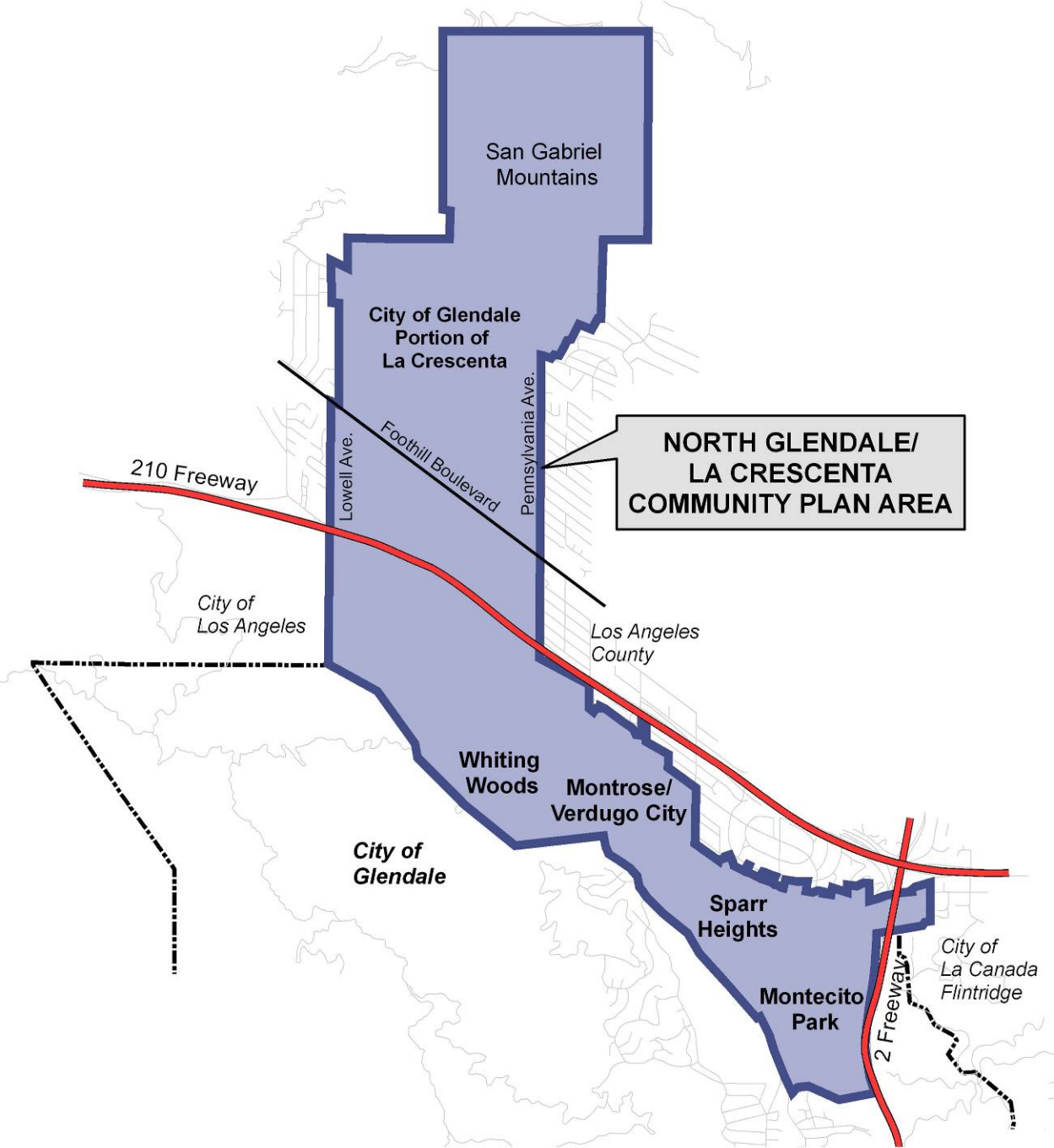
The North Glendale Community Plan is the first of several community plans which will describe Glendale's development policy for various neighborhoods and districts in the city. This community plan coordinates a wide range of policies from various sources into one cohesive document to provide specific guidance for the future growth of the La Crescenta and Montrose areas of Glendale (see Figure 1.1 opposite).

The Community Plan promotes an arrangement of land use, infrastructure, and services intended to enhance the economic, social, and physical health, safety, welfare, and convenience of the people who live, work and invest in North Glendale. It serves to:

- Outline a vision for North Glendale's long-term physical development and community enhancement;
- Provide strategies and specific implementing actions that will allow this vision to be accomplished;
- Establish a basis for judging whether specific development proposals and public projects are in harmony with Plan policies and standards;
- Direct City departments, other public agencies, and private developers to design projects that enhance the character of the community, taking advantage of its setting and amenities; and
- Provide the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance, design overlays, historic districts, Glendale Register nominations, historic resource surveys, development standards, the Capital Improvement Program, facilities plans and sustainability programs.

By serving to guide development, the Community Plan builds upon North Glendale's economic strengths and opportunities and encourages balanced and appropriate growth to meet the community's anticipated needs and circumstances while protecting the physical, economic, and social investments to the extent reasonable and feasible. The North Glendale Community Plan's importance lies in its ability to shape positive change and foster sustainable land use patterns while balancing the unique character of the community with citywide policies and regional initiatives.

The North Glendale Community Plan constitutes the City's goals and policies for stewardship of the places in North Glendale, and by extension, the people who live in these places.



## 1.2 How to use this Community Plan

The North Glendale Community Plan is designed to function as a manual for residents, property and business owners, investors and developers, as well as staff and officials of government agencies involved in guiding the future development of North Glendale through individual public and private projects and initiatives. Anyone proposing development in North Glendale should review this plan. If you are using this Community Plan for the first time, it may be useful for you to know the main components of the document and how to navigate it.

### Chapter 2: Community Vision

The Community Plan is based on a Vision Statement. This Vision is the broadest, most expansive and inclusive statement of how the community desires its future to be guided. The Vision Statement is grounded in an understanding of what makes North Glendale unique in comparison to other communities within Glendale and surrounding cities. Chapter 2 outlines the important regional and local features that create the unique identity of North Glendale.

### Chapter 3: Principles

Chapter 3 identifies the citywide Glendale principles and policies through maps and short discussion and provides general direction for how those principles apply to North Glendale. The principles reflect the recommendations of the community's 2006 Long-Range Plan and create the framework for developing each community plan. This Chapter is organized by topical area and includes such information as applicable historic development patterns, complete streets, location of community facilities, infrastructure, and sustainability goals for the community.

The Sections in this Chapter can be used to identify how specific areas of North Glendale are affected by citywide policies. For example, Section 3.2 Manage Growth and Section 3.3 Economic Development identify areas of North Glendale where future investment is desired. Section 3.5 Urban Design & Land Use translates these policies into more detailed land use designations. The Mobility section designates specific streets and corridors for unique transportation considerations such as bus stops, bike lanes, and/or additional design standards for pedestrian priority streets. Other sections map natural features and different community facilities such as parks, libraries, schools and fire stations.

### Chapter 4: Places

Chapter 4 is the heart of the Community Plan and describes North Glendale's neighborhoods and business districts. The Crescenta Valley has a variety of places of unique character from different single- and multi-family neighborhoods to neighborhood-oriented commercial districts, such as the vibrant Montrose Shopping Park. In addition, the area includes numerous parks and a substantial amount of open space, including Deukmejian Wilderness Park.

Chapter 4 is organized into seven areas, comprised of neighborhoods and districts that have a similar character, or that have a common identity as understood by the community. This chapter describes primary characteristics of each area, the vision for that area's growth into the future, and the implementation of citywide and community-wide goals as applied to these

neighborhoods and districts. Specific recommendations are included for those areas where some type of enhancement or transformation is desired. In addition, Chapter 4 also includes the fundamental design guidelines necessary to implement the desired vision for the neighborhoods and districts of North Glendale.

As such, while Chapter 2 (Community Vision) and Chapter 3 (Principles) provide an overall planning context for the Community Plan area, it is Chapter 4 (Places) where the vision and goals for individual neighborhoods are described.

### **Chapter 5: Policy Framework**

This chapter explains the relationship of the Community Plan to General Plan Elements and other local, regional, and state planning laws and policy documents. Consistent with California Land Use Law, Chapter 5 also describes the public participation process for creation of the Community Plan. To ensure consistency between the Community Plan and the General Plan, the General Plan elements will be amended concurrent with the adoption of this Plan.

### **Appendix: Historic Context**

The Historic Context provides the key themes and stories related to North Glendale's transformation from unsettled wildland to today's modern suburb. The Historic Context will assist in the identification and protection of historic resources as other aspects of the Plan, such as policy recommendations, zoning changes and design review are implemented. Additionally, the context is also intended as the basis for future historic resource surveys in North Glendale.

### **Comprehensive Design Guidelines**

The foundational basis for design review in North Glendale is the Community Plan, plus the vision and goals tailored to each unique neighborhood and district described in Chapter 4. As needed, the Community Plan is supplemented by the Comprehensive Design Guidelines. This separate document provides additional design direction to architects, designers and the Design Review Boards for specific building types, such as single-family residences and commercial buildings. However, where the Comprehensive Design Guidelines are inconsistent with the Community Plan, the Community Plan shall prevail.

### **Glendale Municipal Code, Title 30: The Zoning Ordinance and Zoning Map**

The Zoning Ordinance and Zoning Map are tools to implement the Community Plan and are separate from the Plan. The Zoning Ordinance specifies land uses and standards for development. The Zoning Ordinance also identifies the applications and processes involved in seeking specific development or planning entitlements, including historic districts. Additionally, the Zoning Ordinance outlines the rules for zoning interpretations. Where the Zoning Ordinance or Zoning Map is inconsistent with policy expressed in the Community Plan, the Community Plan shall prevail.

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# Chapter 2

## COMMUNITY VISION

“We value and embrace a rural suburban lifestyle which allows us to live and work close to nature, offers unique and varied neighborhood-based shopping opportunities, quality schools, a variety of recreational opportunities, and recognizes our connection to the mountains, neighboring communities, and our history. We seek to protect open space, advocate sustainable and responsible development, preserve and enhance neighborhood character, provide transportation options, and balance land uses.”

## 2.1 Vision

The preceding Community Vision – developed and adopted by the Community Plan Advisory Committee – is the broadest, most expansive and inclusive statement of how the North Glendale community desires its future to be guided. The Vision is grounded in an understanding of what makes North Glendale unique in comparison to other communities within Glendale and surrounding cities.

North Glendale lies within the Crescenta Valley, which is clearly defined by the San Gabriel and Verdugo Mountains. Although the valley is a single geographic feature, it is served by multiple governmental agencies including the City of Los Angeles, City of Glendale, Los Angeles County and La Canada Flintridge. Nonetheless, many residents see the valley as a single cohesive place, not as a series of separate jurisdictions.



The Crescenta Valley has an abundance of unique parklands and historic features. Open space, recreational and cultural facilities, and historic preservation are issues important to North Glendale residents. Existing public parks, recreational opportunities and open spaces are desirable amenities. The community supports expansion of public trails, active parklands, open space, and cultural programs. Additional joint-use agreements with schools, increased recreational trails, more bike lanes, improvement in community facilities, and attainment of open space issues are supported by the community. The most important and valued regional feature in the Crescenta Valley is the view of the mountains, which is echoed in the Vision Statement.



There are many wonderful, varied and stable residential neighborhoods in North Glendale, and they are the community's most important assets. The proximity to nature, abundance of parkland, and view of the mountains make North Glendale a great place to live. Maintaining the stability and charm of these neighborhoods is of utmost importance for this Community Plan.

The Crescenta Valley has a variety of neighborhood-oriented village centers and commercial districts, including Sparr Heights Business District, Verdugo City and the suburban corridor of Foothill Boulevard. The most intense of these is the "town center" surrounding the vibrant and popular Montrose Shopping Park.



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