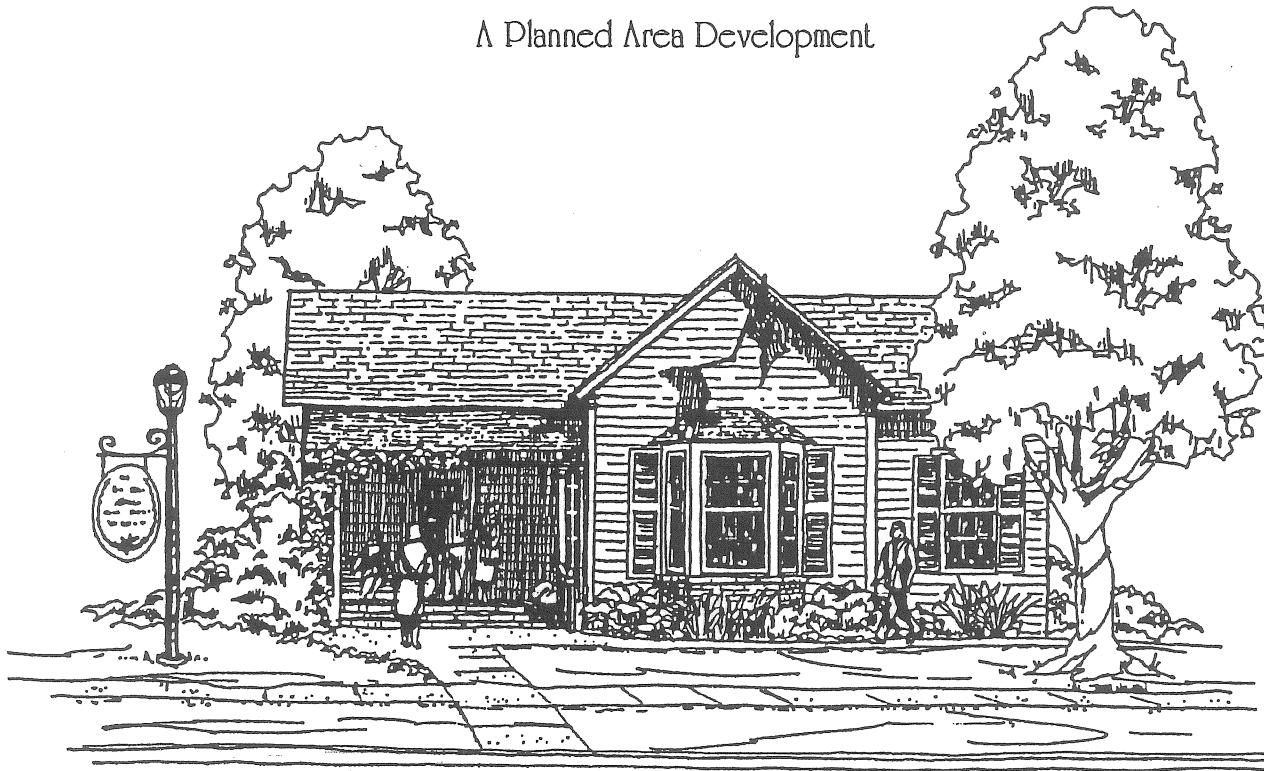


Catlin Court District Plan

A Planned Area Development



"Where people can walk, shop and eat in an earlier place in time"

CATLIN COURT DISTRICT PLAN

A Planned Area Development

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"Where people can walk, shop, and eat in an earlier place in time."

Purpose

The purpose of the Catlin Court District Plan is to develop a specialty retail district with a unique sense of place, that is pedestrian oriented, is a catalyst for the revitalization of the retail base of downtown, preserves the residential character of the homes and historic properties in the neighborhood, is a tourist attraction in downtown Glendale, is an area where historic homes from other areas could be moved, and is a fun and entertaining place in Glendale for residents, tourist and winter visitors.

The Catlin Court District would promote the rehabilitation and redevelopment of existing properties within the proposed boundaries of the district. This will help make the area a destination place for shoppers and tourists and will help encourage new businesses that will enhance the retail base of downtown Glendale. The Catlin Court District boundaries are, 59th Avenue to the alley east of 57th Avenue, Palmyra Avenue to Myrtle Avenue and are shown in Figure 1. Businesses in the district would primarily include specialty retail stores such as antique stores, restaurants, gift stores, etc. A percentage of office space would be included as well.

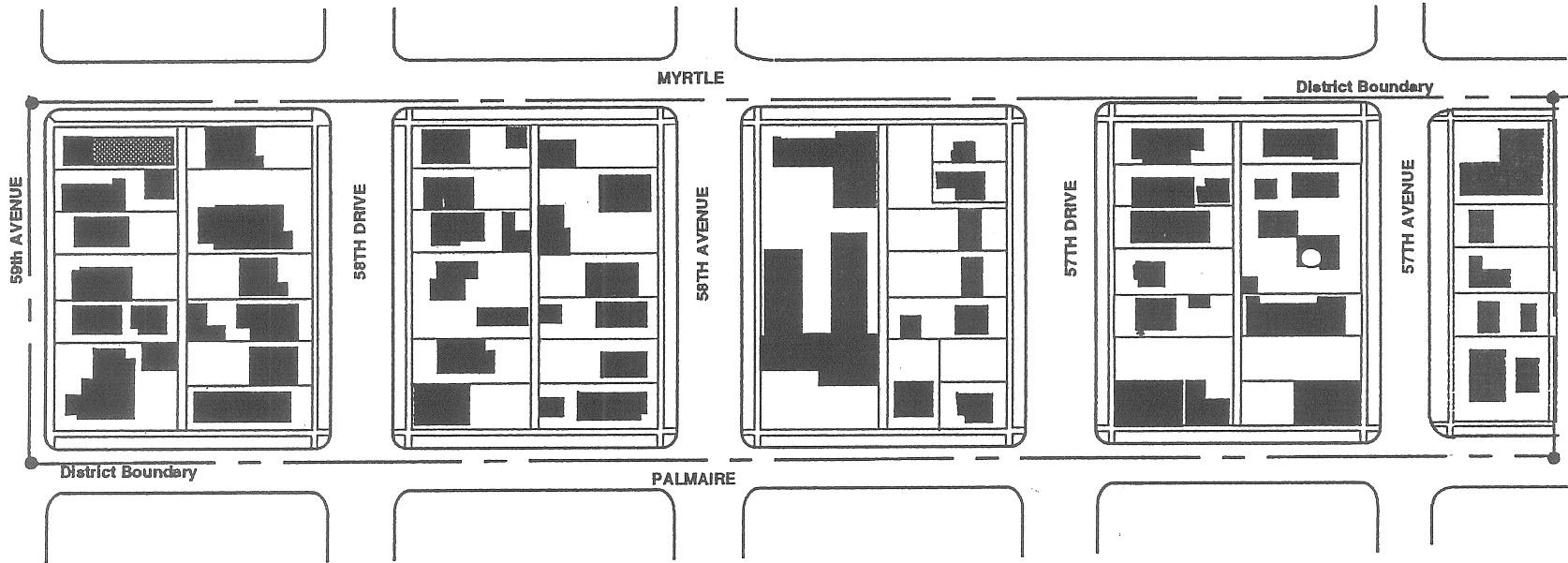
The plan includes information and guidelines on architectural design, streetscape, landscaping, signage, lighting, alley development, parking, loading, permitted land uses, and prohibited uses. All development in the Catlin Court District will comply with applicable City of Glendale life, safety, and fire codes.

The plan will be used to guide growth in the Catlin Court District. Public improvements and development contemplated in this plan will be paid for by public funds, as illustrated in Figure 22a.

CATLIN COURT DISTRICT

Map of Catlin Court District

Figure 1



Architectural Design

Style and Character :

The Catlin Court District shall encourage the existing character of the single family residences in the area. Structures should range in style from the late 1800's to the middle 1940's, with the primary emphasis upon the Craftsman/Bungalow Style. Folk Victorian, Tudor, Spanish Eclectic, Prairie or Mission styles are alternate permitted styles, as illustrated in Figures 3 through 14*.

Treatment of New Structures:

Proposed new building structures shall be designed to reflect the residential scale and character of the following styles:

*A FIELD GUIDE TO AMERICAN HOUSE,
By Virginia and Lee McAlester,
© 1984, Published by Alfred A. Knopf,
New York, NY.

Craftsman Bungalow:



Figure 3: Craftsman Bungalow Building Style

Craftsman/Bungalow, as illustrated in Figure 3, is the preferred architectural style and can be identified by a low-pitched gable roof, with wide eave overhang and exposed roof rafters. False beams are usually added under the gables.

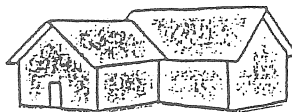
Front gable roofs, cross gable roofs, side gable roofs, and hipped roofs are acceptable roof variations as illustrated in Figure 4.

Porches are an integral element of the Craftsman Bungalow and are found to be the full or partial width of the roof and are supported by columns that frequently extend to ground level. The columns shall be distinctive and variable in detail including tapered square columns extending from the ground without a break to well above the porch floor, short and massive piers with upper columns resting upon the piers, and with battered sides as illustrated in Figure 3. Materials can include stone, clapboard, shingle, brick, concrete block, or stucco.

FRONT GABLED ROOF



CROSS-GABLED ROOF



SIDE GABLED ROOF



HIPPED ROOF



Figure 4: Craftsman Bungalow Roof Styles

Common detailing shall be included as part of the style including unenclosed/unboxed junctions between the roof and the wall, wide eave overhangs, exposed rafter ends, and trellised porches or porte cochere.

Folk Victorian:

Folk Victorian is another acceptable style within the Catlin Court District and can be identified by porches with spindle work trim, or flat jigsaw cut trim detailing. The facade is usually symmetrical except for the gable front and wing-type house form as illustrated in Figure 5.

Front gable, gable front and wing, side gable, and pyramidal roof forms are all acceptable roof forms within this style as illustrated in Figure 6.

The porch shall be an integral component of the building style with the application of detailing primarily along the cornice line of the porch.



Figure 5: Folk Victorian Building Style

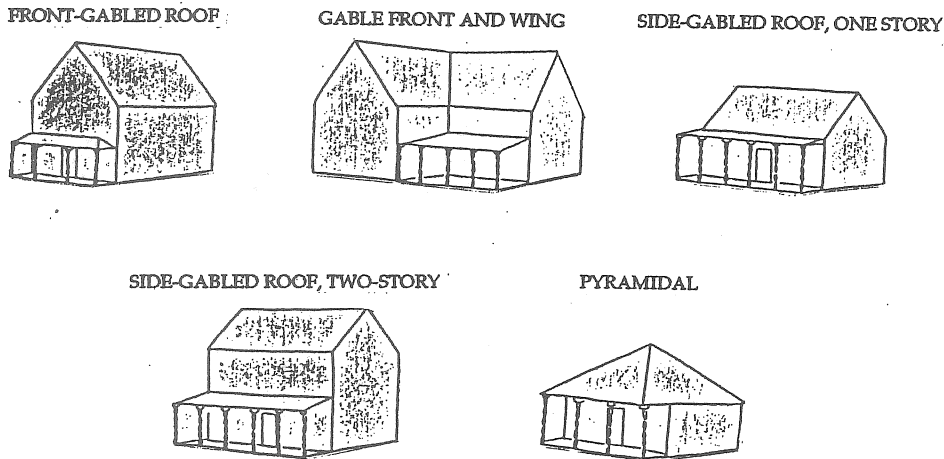


Figure 6: Folk Victorian Roof Styles



Tudor:

The Tudor house is an acceptable building style and can be identified by the steeply pitched roof with a side hipped or front gable facade working in combination with one or more cross gables that are steeply pitched and often decorated with half timbering as illustrated in Figure 7.

Tall narrow windows, placed in multiple groups, with multipane glazing and massive chimneys topped with chimney pots are also important identifiable and dominant elements of the Tudor house.

Various materials and cladding are acceptable, including stucco wall, brick wall, stone wall, and wooden wall cladding. The stucco wall cladding can be applied with or without decorative false half timbering. Brick wall cladding can be applied with decorative pattern or with half timbering. Stone wall cladding can be applied in combination with stucco, wood, or brick detailing as illustrated in Figure 7. Stone can also be used in combination with brick or stucco as a trim feature, and wood can be used in combination with the above materials.

Figure 7: Tudor Building Style

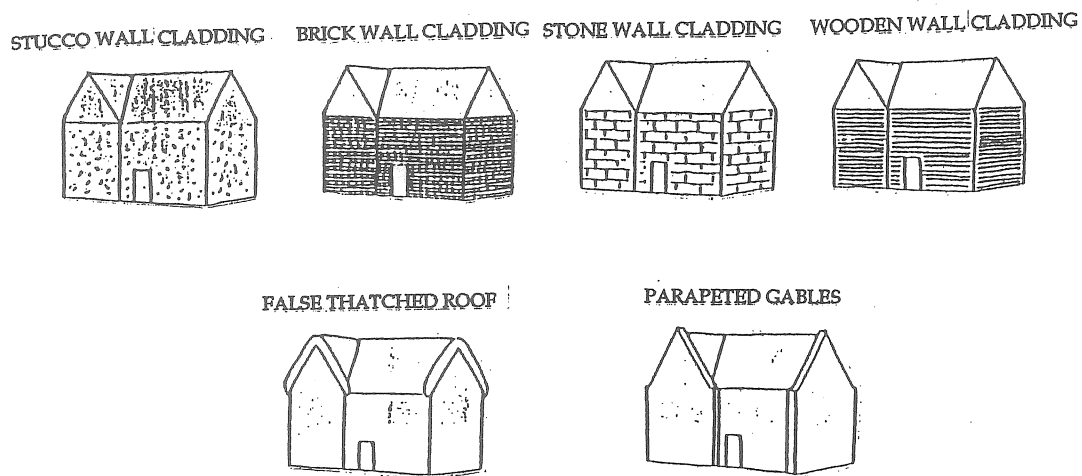


Figure 8: Tudor Roof Styles

Prairie:

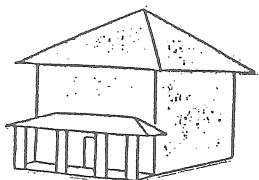


Figure 9: Prairie Building Style

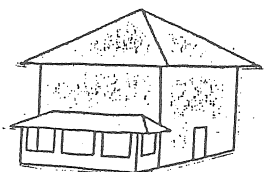
The Prairie house is best identified by low pitched roofs, with wide overhanging eaves, and facade detailing that emphasizes horizontal lines, as illustrated in Figure 9.

The Prairie house design shall include such design elements as massive square and rectangular masonry piers supporting porch roofs, with horizontal detailing such as contrasting caps on porch and balcony railings, contrasting wood trim between stories, horizontal board and batten siding, contrasting colors on eaves and cornices and recessed horizontal masonry joints at selected locations. Additional elements can be included such as window boxes, geometric detailing of selected windows, and broad flat chimneys.

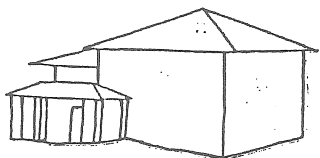
HIPPED ROOF, SYMMETRICAL, WITH FRONT ENTRY



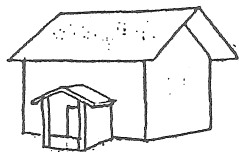
HIPPED ROOF, SYMMETRICAL, NO FRONT ENTRY



HIPPED ROOF ASYMMETRICAL



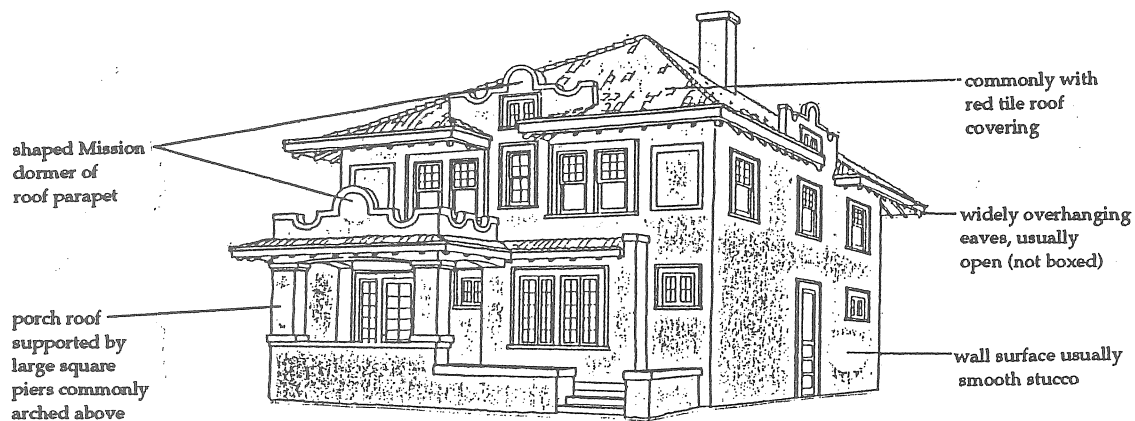
GABLED ROOF



Many variations of materials and roof lines are acceptable, including hipped roofs that are symmetrical with the front entry, hipped roofs that are symmetrical without a front entry, hipped roofs with asymmetrical patio placement, and gable roofed structures, as illustrated in Figure 10.

Figure 10: Prairie Roof Styles

Mission:



The Mission style is also an acceptable style, and is characterized with mission tile roofs, mission shaped dormer roof parapet on either the main roof or the porch roof, widely overhanging eaves with exposed wood rafters, and porch roofs supported by large square piers with arches above, as illustrated in Figure 11.

Figure 11: Mission Building Style

The structure shall primarily be of a smooth stucco finish with symmetrical and asymmetrical facades, and gable or pyramidal roof forms. Other elements can be included, such as quatrefoil windows, bell towers, arcaded entry porches, cantilevered visor roofs, and wood faced windows and eaves as illustrated in Figure 12.

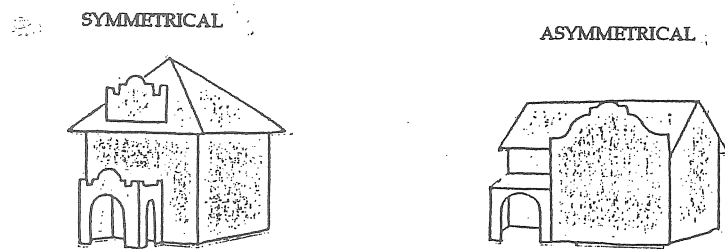


Figure 12: Mission Roof Styles

Spanish Eclectic:



Figure 13: Spanish Eclectic Building Style

The Spanish Eclectic is characterized by low pitched roofs with mission or spanish tile and minimum or no overhang. Arches are placed above doors, principal windows, and beneath porch roofs, as illustrated in Figure 13.

The facade is asymmetrical in design with wall surfaces finished in stucco. Side gable, cross gable, hipped, flat and combined hipped and gable roofs, can be used. The side gable structures are multilevel with taller side gable sections bounded by lower side gable wings. The cross gable structures are usually planned with one and two storey wings of different heights. Structures can be combined with larger structures to resemble a spanish villa of varied roof forms. Flat roof structures can be utilized with parapets and narrow tile covered shed roofs that designate the entryways and windows as illustrated in Figure 14.

Other elements include wooden doors, carved stonework or patterned tiles at entrances, exterior patios and gardens, decorative window grills, chimney tops, brick or tile vents, and arcaded walkways.

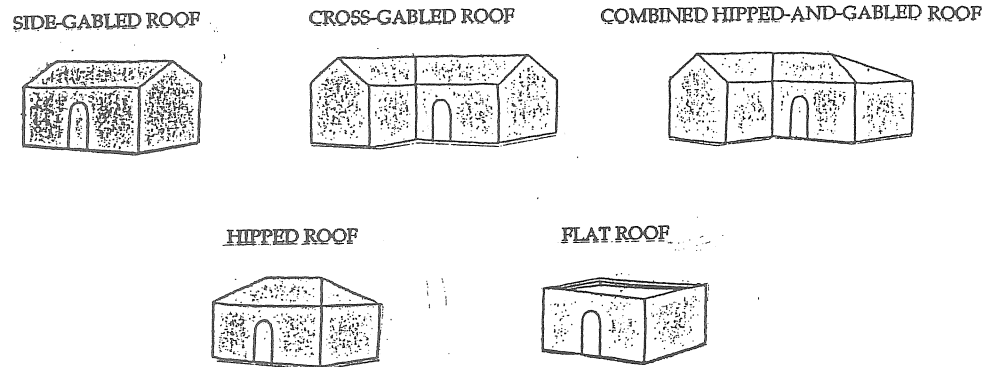


Figure 14: Spanish Eclectic Roof Styles

Historic Structures

Preservation of Existing Historic Structures:

Existing structures identified as historical on the City of Glendale Survey of Historic Structures shall be preserved in all cases. The structures found, as of this printing, on the City of Glendale Historic Structure Survey are included in the following list and are located in Figure 15:

1. Messinger House, 7141 North 59th Avenue.
2. Church of Latter Day Saints, 7154 North 58th Drive.
3. First Methodist Church Parsonage, 7142 North 58th Avenue.
4. First Baptist Church Parsonage, 7150 North 57th Avenue.

** A current updated list with current information and further properties will be applied when evaluating historic properties.*

Existing Nonconforming Structures:

Existing structures that are not identified as historical and are not of the required architectural style, are considered nonconforming structures.

Nonconforming structures can remain as constructed with encouragement to conform to the recommended standards of this plan.

Modification of Structures:

All modifications and changes to existing structures shall be reviewed by the City of Glendale prior to performing the modifications. Such modifications include but are not limited to painting, color changes, facade work, additions, etc.

Modification of Nonconforming Structures:

Modifications to nonconforming structures that result in the modification or re-configuration of the facade, roof line, and/or exterior finishes shall be modified to reflect one of the selected architectural styles identified in this document.

Nonconforming structures that are undergoing major additions without modification of the existing structure roof line, finish or facade and do not add more than twenty five percent of the existing structure's floor area can maintain the architectural style of the nonconforming structure.

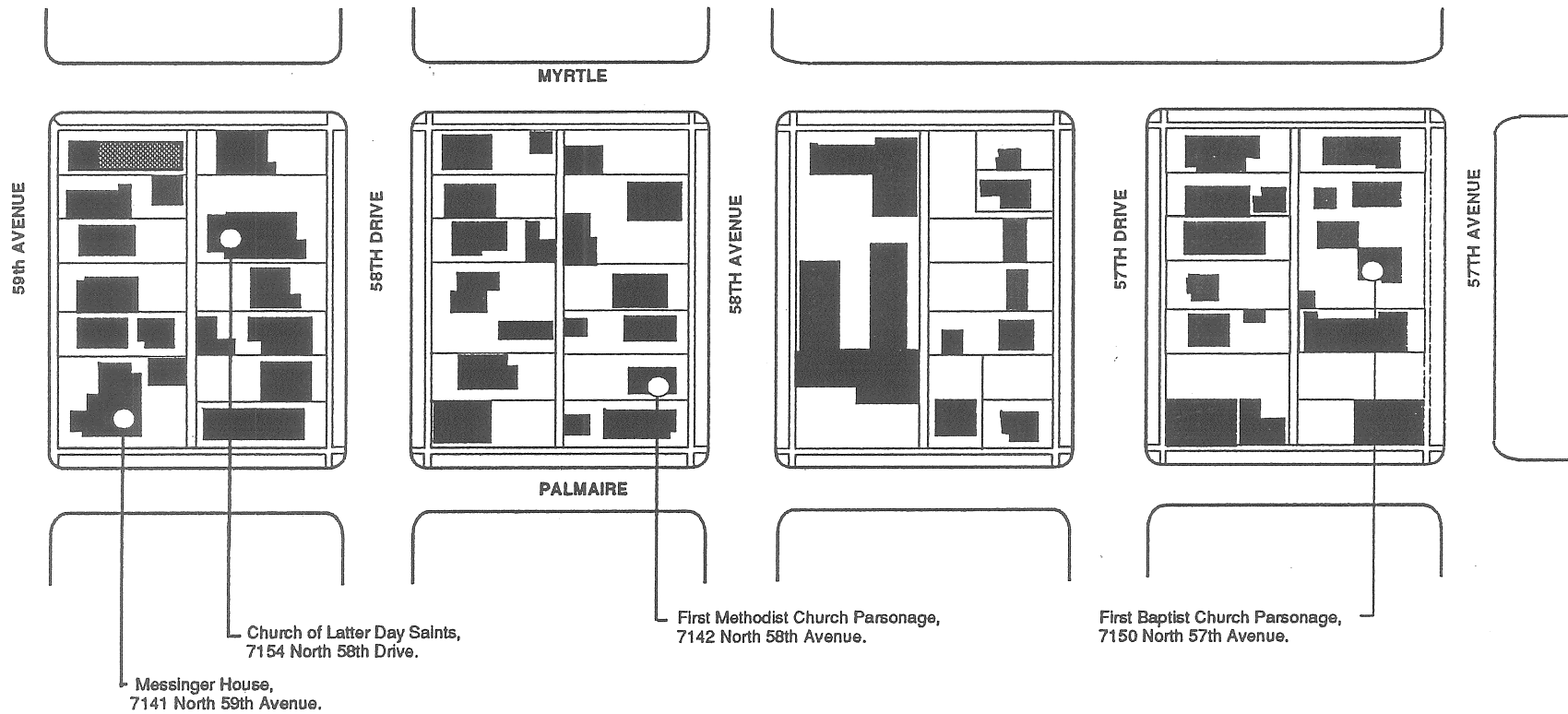
Modification to Existing Conforming Structures:

If existing structures conforming to the architectural style are modified, they shall be modified to reflect the style of the existing structure. Existing conforming structures can be modified to reflect the character of another selected architectural style if the entire structure is modified to meet this style.

CATLIN COURT DISTRICT

Map of Historic Structures

Figure 15



Construction Standards

Materials:

Materials used in the construction and remodeling of new and existing structures shall be materials that reflect selected building styles.

Colors:

Colors used for existing and proposed structures and associated features shall be subdued and reflect the character of the selected building style. Bright primary colors, fluorescent colors, colors used to draw attention to the building, high contrasting color combinations, and colors substantially different from colors found in Catlin Court are not permitted.

Use of Porches:

The use of porches is an important common element of almost all of the selected building styles. Porches are encouraged within the selected architectural style of the building.

Location and Use of Utility and Mechanical Equipment:

All utility and mechanical equipment associated with the structure or property, except for evaporative coolers, shall be ground mounted and screened from view by landscaping or screening materials that reflect the architectural style of the structure. Evaporative coolers can be side mounted on the building if the cooler is screened from view utilizing materials and detailing that reflect the architectural style of the corresponding building.

Maintenance

Maintenance of the Individual Properties:

Maintenance of the individual properties including, but not limited to, such items as landscaping, trash, roofing, lighting, and signage shall be the responsibility of the individual property owner.

Maintenance of Right-Of-Way:

Maintenance of right-of-way shall be the responsibility of the City of Glendale.

Landscaping and Site Improvement of Private Properties

The purpose of landscaping is to create and reinforce a residential character with a sense of cool serenity that encourages the flow of pedestrian traffic through the area. Plant materials for both private and public properties shall provide winter interest. The majority of the plant material shall be evergreen to assure an attractive landscaped environment during the winter visitor periods. Utilization of low-water-use plant material throughout Catlin Court District is encouraged. The plant palette is located in the Appendix.

Front Yards:

Lush landscaping of private properties shall be encouraged. Low-water-consuming vegetative ground covers or grass is allowed in the front yards. Desert landscaping, cactus, gravel and large areas of bark chips are not acceptable materials for front yards.

Side Yards:

Side yards can utilize low-water-use plant material and decomposed granite provided materials do not reflect a desert character and is not visible from the street.

Trees, Shrubs, and Vines:

Trees, shrubs and vines are encouraged, especially in the creation of arbors, gardens, and lattice-covered areas. Cactus and heavy pollen bearing trees are not permitted. Canopy-type trees are encouraged.

Water Features:

Water features including such elements as bird baths, fountains, and ponds are encouraged and considered appropriate.

Outdoor Furniture:

Outdoor furniture of rattan, wicker, reed, wrought iron, cast concrete, cast iron, as well as wood, in the form of Adirondack chairs and porch swings are encouraged and recommended. Plastic furniture and replicas of natural materials are not acceptable.

Planters:

Planters and window boxes constructed of natural materials such as wood, brick, iron and stone are appropriate. Plastic and polyester materials shall not be used.

Flowers:

Colorful flowers and gardens are encouraged in front yards.

The purpose of the Catlin Court District signage program is to identify features and elements within the Catlin Court District on a residential scale and with a pedestrian orientation in a clear and safe manner. All signage shall be of a subtle nature, finished with natural materials, and of residential scale and character. Signage is permitted in both the front and the rear of the property. Total square footage for all signs shall not exceed the sum of one-square-foot of sign face per linear feet of the front building facade.

Freestanding Signs:

One freestanding sign per building structure is permitted for the identification of the individual structure and businesses. Freestanding signs shall be designed to reflect the individual character of the property. Freestanding signs can be singular ground mounted signage structures or components incorporated into a monument element such as a gas lamp.

Ground mounted freestanding signs shall be no greater than eight square feet of signage face area per side, including framing and border, and shall not exceed the height of three feet above grade.

A freestanding sign that incorporates a monument element, such as a gas lamp fixture, shall be no greater than six square feet, including framing and border, and shall not exceed the height of ten feet above grade.

Freestanding signs shall be constructed of subtle natural materials such as glass, wood, wrought iron, iron, copper, rock, masonry, brick and stucco. Free standing signs shall not be constructed with aluminum or plastic finishes. Pole signs and canned signs are not permitted.

Lighting of Freestanding Signs:

Lighting of freestanding signs shall be subtle without backlighting, flashing lights, neon, and moving objects.

Wall Signs:

Wall signs that identify the corresponding businesses are permitted and the total area shall be no greater than the sum of one-square-foot of sign face per linear feet of the front building facade. Wall signs, mounted on the first floor shall not extend above the buildings first floor roof line. Wall signs mounted on the second floor are permitted and shall not exceed the total area of two square feet including framing and border.

Wall signs shall be constructed of subtle natural materials such as glass, wood, wrought iron, iron, copper, rock, masonry, brick, and stucco. Wall and hanging signs shall not be constructed with aluminum or plastic finishes.

Lighting of wall signs shall be of a subtle nature without back lighting, flashing lights, and moving objects.

Porch Hanging Signs:

Porch hanging signs are permitted and shall not exceed the total area of two square feet including framing and border.

Window Displays:

Window displays shall be of a subtle nature and shall not utilize flashing lights nor moving objects that are visible from the street fronts. Lighting for window displays shall be neutral in color. Neon lights are permitted if the lighting design for the window display is in character of the early twentieth century.

Lighting

All outdoor lighting must meet City standards. In accordance with city codes and policies, all lighting is subject to review as stipulated in the Outdoor Light Control Ordinances.

Lighting of Buildings:

Lighting for buildings shall be subdued and indirect and shall utilize fixtures within the character of the individual building style.

On-Site Lighting:

On-site lighting shall be subtle and in character of the site structures.

Security Lighting:

Twenty-four-hour security lighting of properties shall be provided by the individual property owners. Security lighting shall be provided on all side yards, rear yards, and patios.

Pedestrian Pathway Lighting:

Pedestrian pathways that allow access during evening hours shall be lit by the property owner at a minimum light level equal to or greater than the recommended practice RP8 as defined by the IES (Illuminating Engineering Society).

Lighting Maintenance:

Maintenance of private property lighting and pedestrian path lighting shall be the responsibility of the corresponding property owner.

Site Coverage

Front Yard Setbacks:

In order to maintain the current scale and character of the existing neighborhood, front yard building set backs shall be no closer than the average set back distance of the existing buildings on the block where the proposed building is located, as illustrated in Figure 16. The setback is measured from the back of the sidewalk.

Side Yards:

Building setbacks in the side yard shall be no closer than five feet from the property line.

Rear Yards:

In order to maintain open views along alley, building setbacks and accessory buildings in the rear yard shall be no less than ten feet from the alley property line.

Building Heights:

Buildings shall be no greater than two stories and shall be no greater than the maximum allowable height of thirty feet.

AVERAGE FRONT YARD BUILDING SETBACK

59th Avenue	18'
58th Drive	25'
58th Avenue	28'
57th Drive	22'
57th Avenue	19'
Palmaire	11'
Myrtle	10'

Figure 16; Chart of Average Building Setbacks

Fencing

Front Yard Fencing:

The primary purpose of front yard fencing is to protect landscaping and to provide decorative features to the landscaped business fronts.

Fences located in the front yard shall be designed within the character of the corresponding building and shall be no greater than three feet in height.

Front yard fencing shall be constructed of subtle natural materials such as wrought iron, wood, brick, masonry, and chain/post combinations.

Side Fences:

Openness and visibility between properties is considered an important aspect of the Catlin Court District's character and shall be encouraged. If the property owner desires fencing between the adjacent property, side fences shall be a maximum height of six feet.

Side fences shall be designed in the architectural character of the corresponding building and shall be constructed of natural materials that in most cases result in a fence that is transparent in nature. Chain link fences are not allowed.

Rear Fences:

Openness and visibility between properties is considered an important aspect of the Catlin Court District's character, and shall be encouraged.

Rear fences within ten feet of alley property line shall be designed in the architectural character of the corresponding building and shall be constructed of natural materials that result in a fence that is transparent in nature. Some examples are, wrought-iron or open wood picket fences. Chain link fences are not allowed.

Fences over the height of three feet and less than ten feet from the rear alley property line shall be constructed preferably of wrought iron or of material to avoid potential hiding and sleeping areas within alleys, as illustrated in Figure 17.

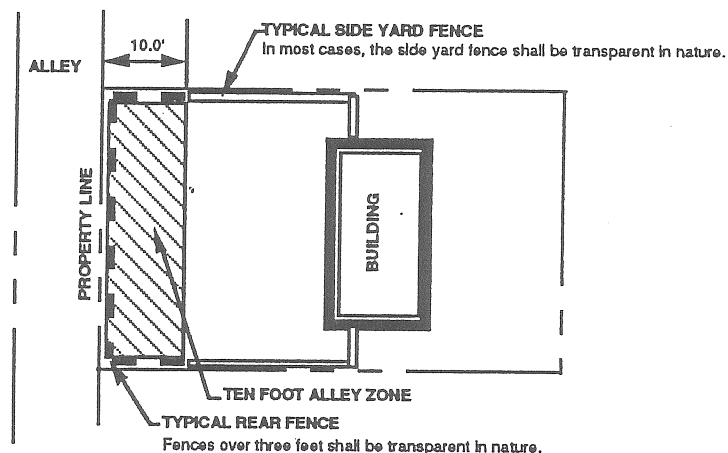


Figure 17; Typical Fence Setback in Alley

Pedestrian Features

Pathways:

The purpose of pathways is to develop pleasant and serene east to west linkages between the separate buildings of businesses and properties. Pedestrian pathways are encouraged, but are at the total discretion of the individual property owner.

The pathways will be used in combination with the existing driveways and shall be controlled and constructed by the property owner.

Pedestrian pathways shall be a minimum of five feet in width and shall be constructed of safe hard surface pavement material as selected and provided for by the individual property owner. The pathways will be designed for handicap access.

Pedestrian pathways shall be well lit to light levels equal to or above project light levels required for alleys and roads.

Maintenance of pedestrian pathways is the sole responsibility of the property owner.

Existing Driveways:

Automobile access to existing driveways on streetside adjacent to diagonal parking shall be restricted to ingress access only with egress on the alleyway. Ingress and egress are allowed on driveways adjacent to parallel parking.

Pedestrian use of driveways for connection to pedestrian pathways is recommended and encouraged.

Parking and Loading

On Street Parking:

On street parking is permitted. A parking and circulation study for the downtown area, including Catlin Court, will be prepared in order to determine location, type, and amount of parking. The Catlin Court District Committee will participate in the study.

The City traffic engineer will determine final parking locations based on information contained in the study.

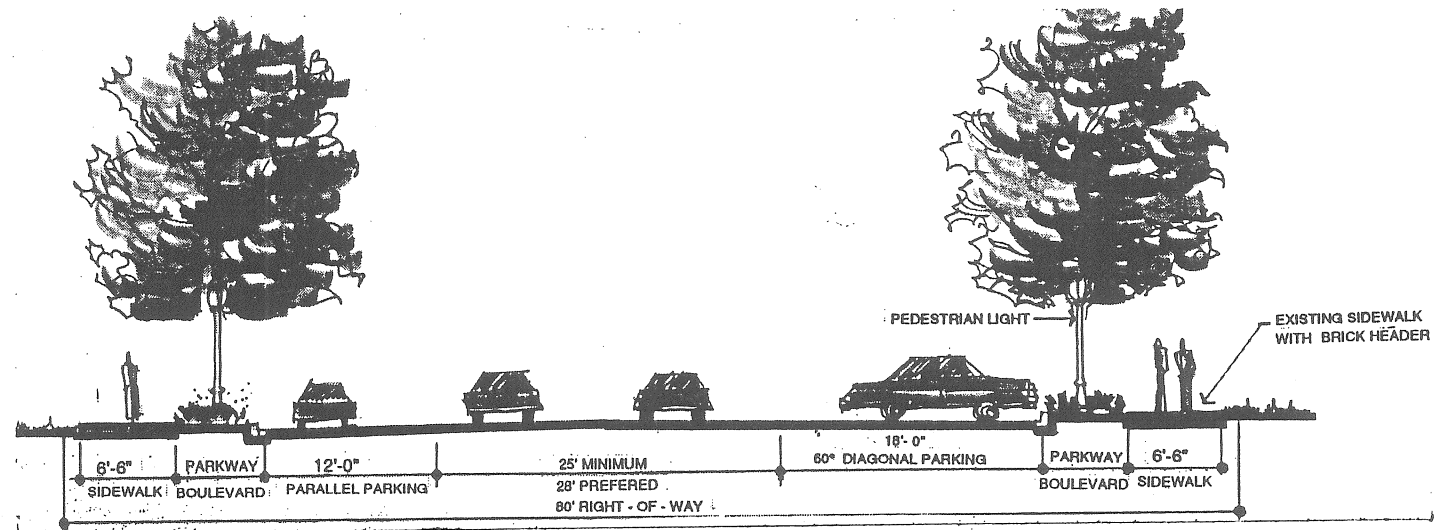


Figure 18; Typical Mid - Block Cross Section

CATLIN COURT DISTRICT

Map of Entrance Monuments & On Street Parking

Figure 19

Legend:

Auto Entrance Monument

(Figure)

Pedestrian Entrance Monument

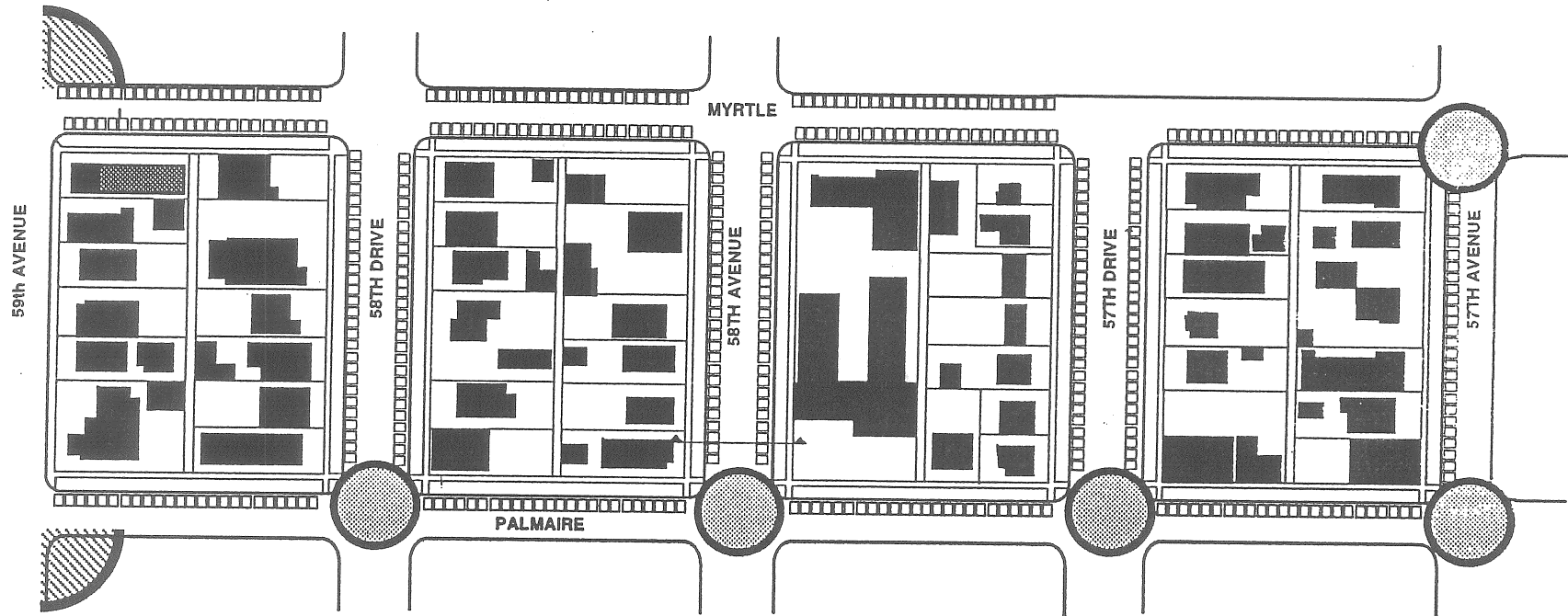
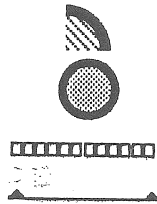
(Figure)

On Street Parking

(Figure)

Typical Roadway Cross Section

(Figure)



Sanitation

Off - Street Parking:

On-site parking is not required but is permitted in the rear of the buildings.

Parking lots within the district shall not be permitted with the exception of parking lot use associated with the church property at the corner of 58th Avenue and Palmaire.

Parking lots will be allowed in the the church property provided the parking lot is interior oriented and is not visible from the adjacent public sidewalks and roadways.

Off-street parking located outside of the district in perimeter lots are vital to the success of the Catlin Court District and are especially encouraged in adjacent areas south of the district.

Loading Areas:

Loading areas for retail properties shall be limited to specially designated loading areas located in the rear of the properties.

Trash containers shall be individual 90 gallon containers provided to each property owner and shall be located within screened enclosures that are designed to correspond to the particular architectural style of the corresponding property. These enclosures can be located any where within the rear yard.

For collection purposes the trash containers will be required to be rolled up to the alley.

Restaurants shall provide special pickups and individual dumpsters to assure rapid removal of restaurant waste.

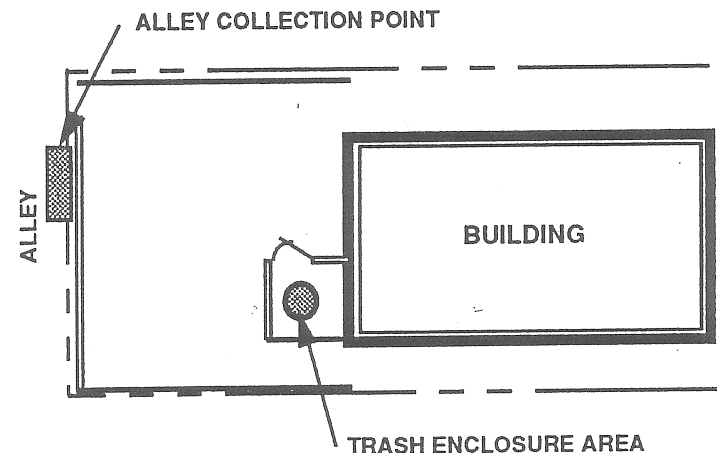


Figure 20; Trash Container Enclosure Areas

Design Standards for Landscaping and Site Improvement of Public Right - of - Way:

Landscaping of the public Right-of-Way include the boulevard /parkway strips, alleys, entrance monuments and all other streetscape and public amenity features.

Paved Areas:

Sidewalks:

Existing sidewalks shall remain, and shall be repaired as necessary, by the City of Glendale. A sixteen-inch-wide header constructed of brick-like concrete pavers, placed in a basket weave pattern, shall be added on each side of the sidewalk as illustrated in Figure 21. The size of most existing sidewalks will be increased by the addition of the header to six feet eight inches wide as illustrated in Figure 21.

The proposed pavers shall be four-by-eight inch precast concrete pavers with a minimum thickness of two and three eighths inches. Color shall be a red brown with grey blend.

Pedestrian Crosswalks:

Pedestrian crosswalks, as illustrated in Figure 24, shall be paved with concrete pavers to match sidewalk header pavers. Pavers shall be four-by-eight inch precast concrete pavers with a minimum thickness of two and three-eighths inches. Color shall be a red brown with grey blend.

Alleys:

The first fifteen feet of entrance of each alley shall be paved with concrete pavers. The remaining portion of the alley shall be paved in asphalt with the long-term goal of paving the entire alley with concrete pavers and placing all utilities underground.

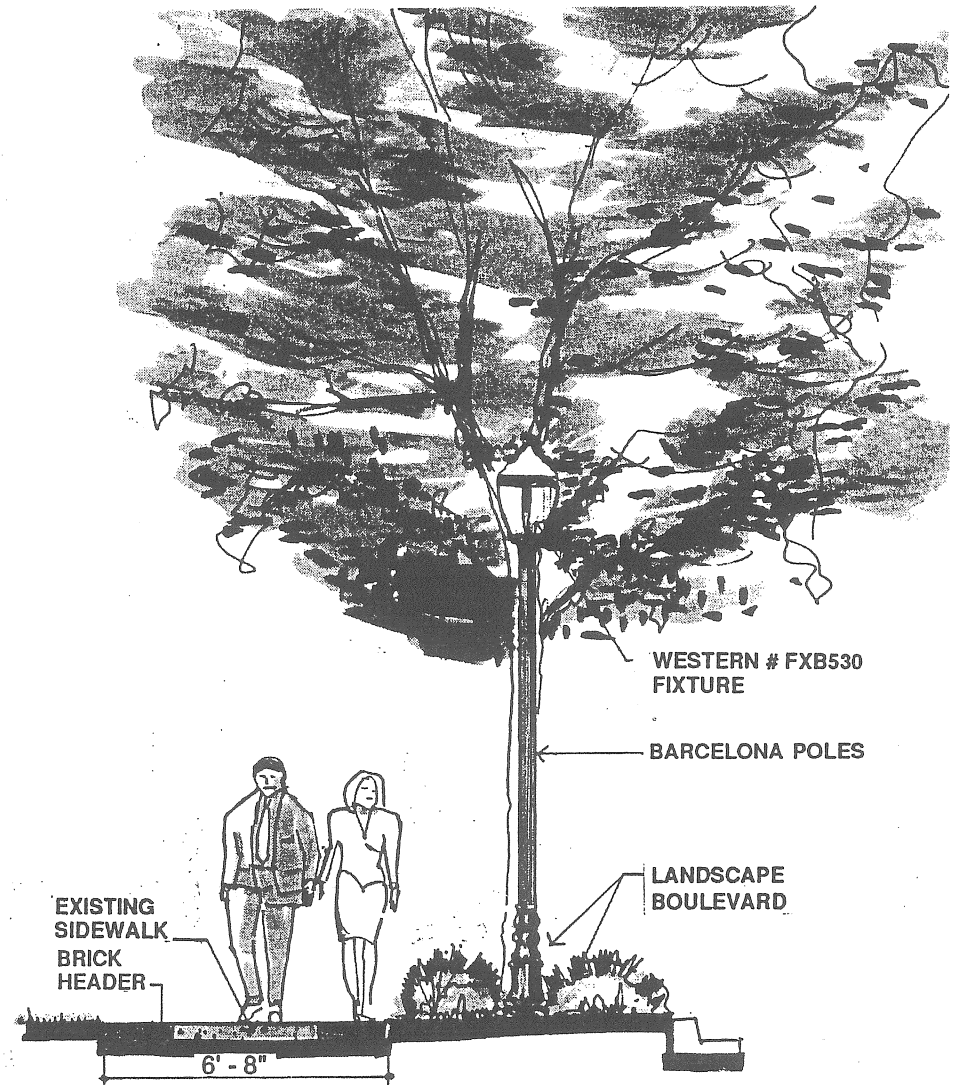


Figure 21; Typical Sidewalk Cross Section

Bike Racks:

Bicycles are to be parked in bike racks, which shall be similar to those specified in the Glendale Downtown Development Design Standards Manual. Bicycle circulation shall be consistent with the city bicycle master plan.

Street Trees:

Street trees will be placed in the boulevard strip between the existing sidewalk and the curb. The trees shall be placed in a uniform manner, at thirty feet on center, adjusted to conform to the existing conditions of the particular area. Adjacent to areas designated as entrance monument areas, trees shall be placed at twenty to twenty five feet on center to designate the intersection and entrance to Catlin Court. Evergreen Elm *Ulmus parvifolium* shall be the main street tree with possible secondary trees including two evergreen trees, *Quercus virginiana* *Heritage Oak* and Bottle Tree *Brachychyton populneus*, and a deciduous tree, for fall color. The plant palette is in the Appendix.

Street Furniture:

Street furniture such as benches and trash receptacles will be placed in the right-of-way areas. The benches and trash receptacles are to be similar to those as specified in the Glendale Downtown Development Design Standards Manual. The bench is a Teak wood bench as illustrated in Figure 22. The trash receptacles are as manufactured by Canterbury International. Trash receptacles to be model #308A or equal, including 166A liner. These standard furniture elements shall be used in the seating nodes located within the entrance monument intersections and at other designated areas identified during the execution of various projects. Other seating including benches of circular design constructed under trees for additional seating areas within the public right-of-way

Boulevard/Parkway Strip:

The area located between the existing sidewalk and the curb is identified as the boulevard/parkway strip, and is illustrated in Figures 21, 24, and 25. Landscaping in this area is subject to sight visibility standards as established by the City. The boulevard/parkway strip shall be landscaped utilizing low-water using plants and groundcovers with dense areas of groundcovers and low-flowering plants. It shall contain street trees centered in the boulevard/parkway strip and placed in combination with pedestrian light fixtures as identified on page 23 and illustrated in Figure 21.

Plant material combinations for the Boulevard/Parkway strip shall provide winter interest. The majority of the plant material shall be evergreen to assure an attractive landscaped environment during the winter visitor periods. Non-vegetative groundcovers such as decomposed granite can be used in the boulevard parkway strip provided it is used for mulching purposes in the establishment of groundcovers and plantings. Pedestrian access across the parkway strip from parked cars shall be provided by the use of paver walkways designed to access the fronts of the houses, existing driveway entrances, and pre-cast paver slab stepping stones placed in selected areas for secondary pedestrian access.

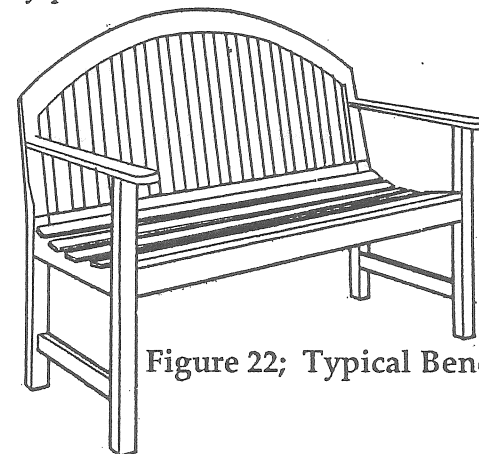
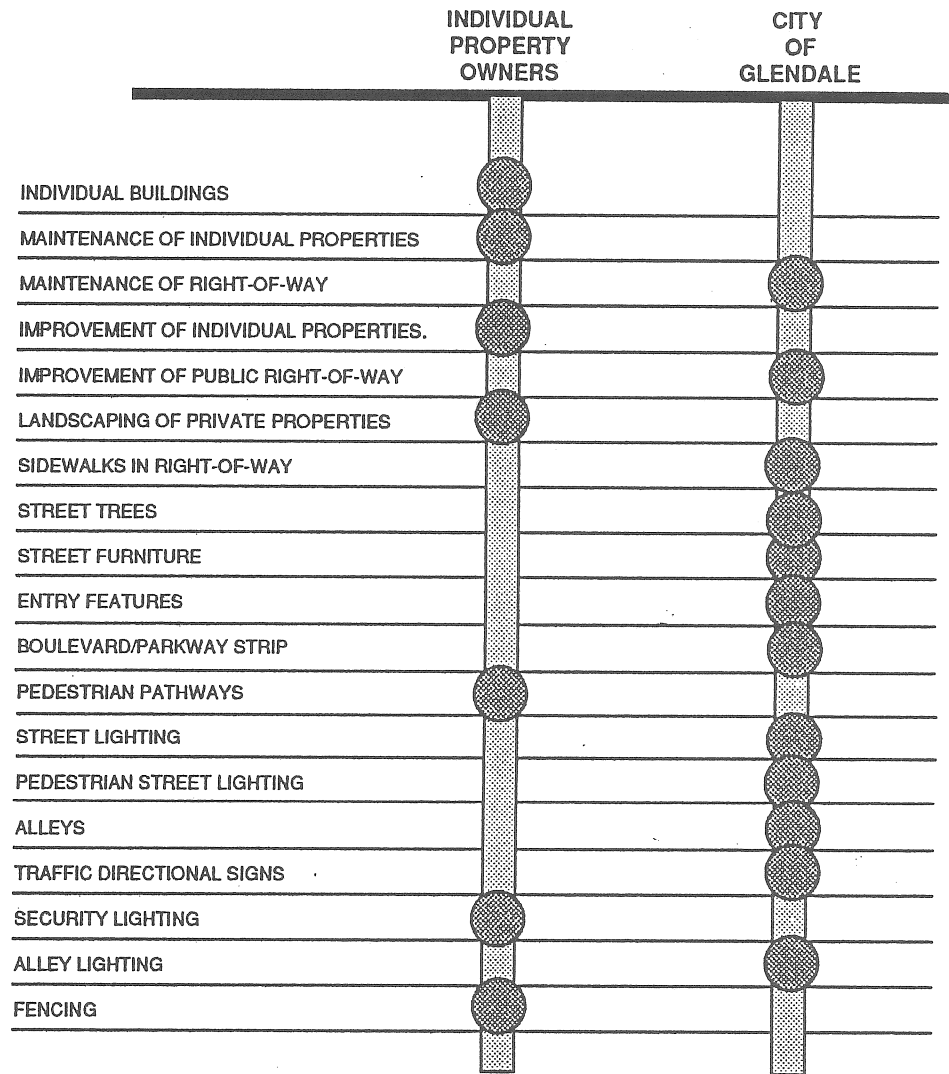


Figure 22; Typical Bench

Figure 22a; Chart of Responsibility

THE FOLLOWING LISTS THE RESPONSIBILITIES OF THE OF THE CITY OF GLENDALE AND THE PROPERTY OWNERS



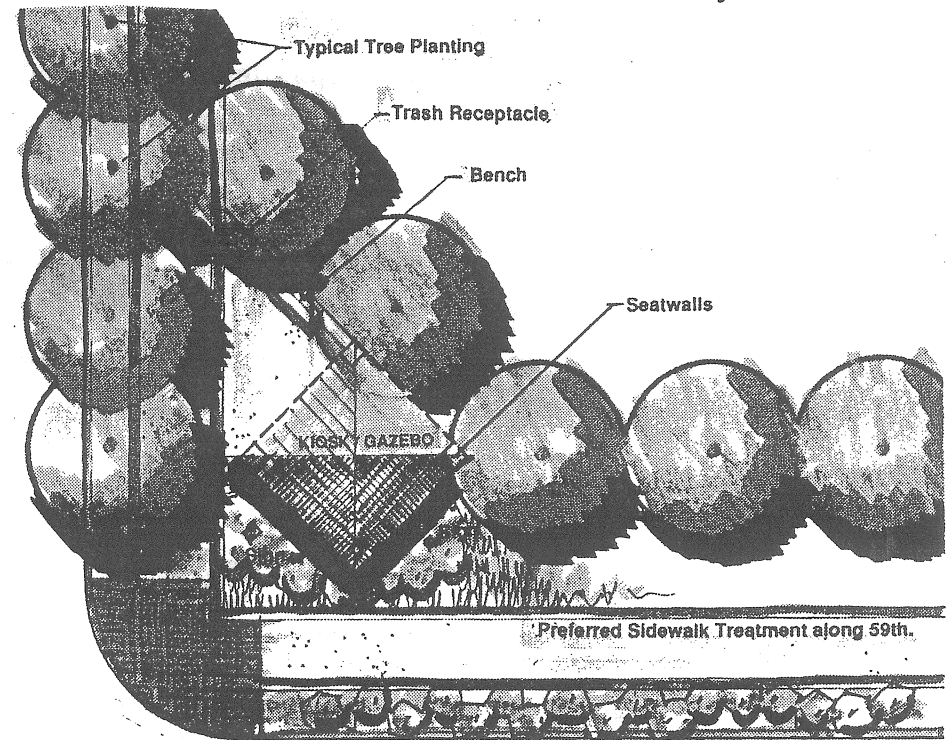
Entry Features

The entry features are divided into two types. The two types are automobile-oriented and residential /pedestrian scale.

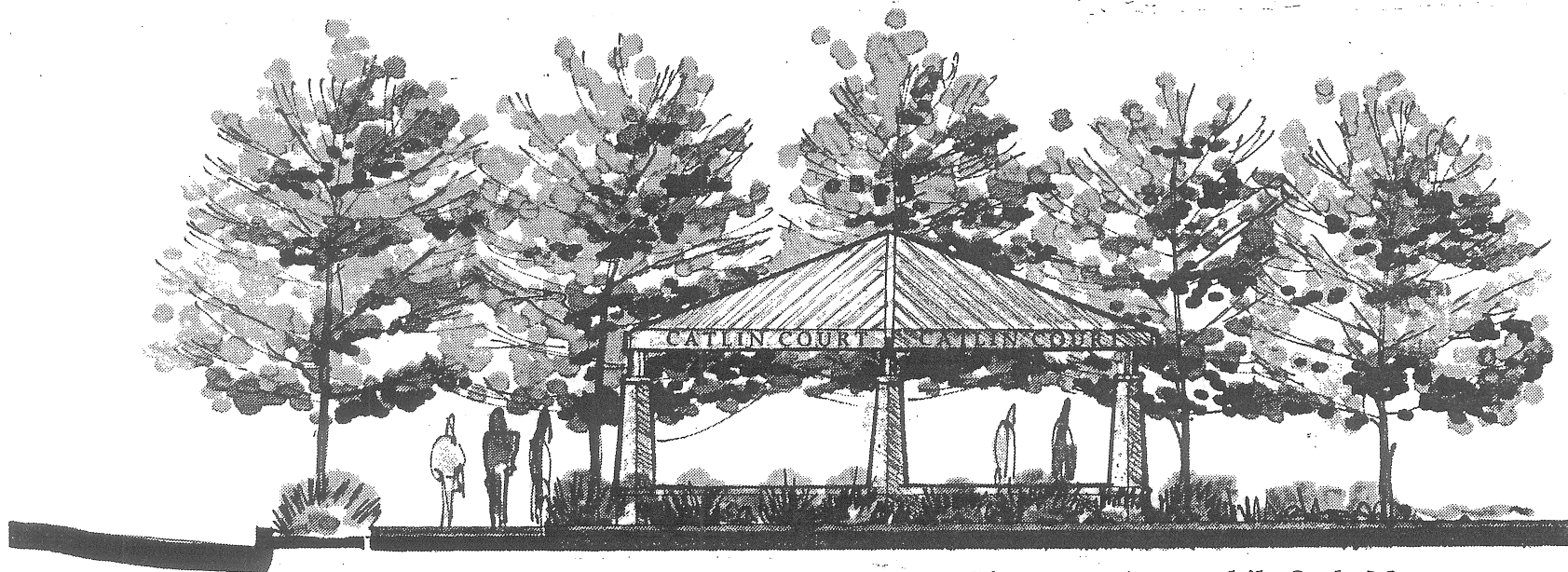
Automobile-Oriented:

A large-scale automobile-oriented feature will be utilized to attract vehicular business along 59th Avenue.

Automobile-oriented features will be located on the northeast corner of Palmaire and 59th Avenues and the southeast corner of Myrtle and 59th Avenues. They will be composed of combination column/wall monument sign design, with landscaping, as illustrated in Figure 23.



Plan



Elevation

Figure 23; Automobile Scale Monument

Residential/Pedestrian Scale Entry Monument:

A small-scale pedestrian oriented feature will be located at the southern and eastern entrances of the Catlin Court.

The residential/pedestrian scale monuments shall be a combination of features, as illustrated in Figures 24, and 25. The features will include pedestrian crosswalks, constructed with pavers; landscaped boulevard extensions that restrict the street opening to about twenty-eight feet; pedestrian seating nodes; street trees; paver constructed pedestrian ramps, and Catlin Court District monument sign as illustrated in Figure 26. The monument sign will also designate streets and provide space for a drinking fountain and promotional brochures.

Five complete pedestrian scale monuments shall be located along Palmaire at the intersections of 58th Drive, 58th Avenue, 57th Drive and 57th Avenue and one shall be located at the corner of Myrtle and 57th Avenue.

Traffic and Directional Sign:

Traffic and directional signs include street signs, stop signs, no parking signs, parking signs, and all other signs other than monument signs. These signs located in the public right-of-way shall be iron-framed and iron poles as illustrated in Figure 24a. Street identification signs shall be incorporated into the entrance monuments as shown in illustration Figure 26.

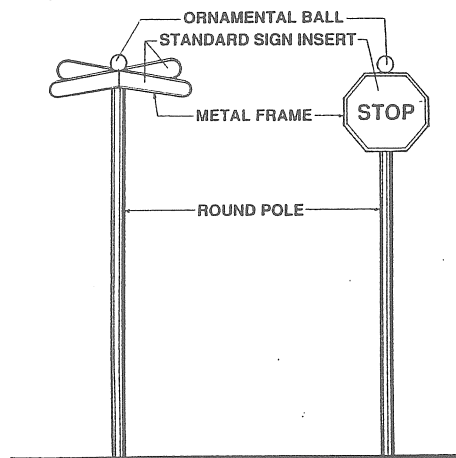


Figure 24a; Typical Traffic/Street Signage

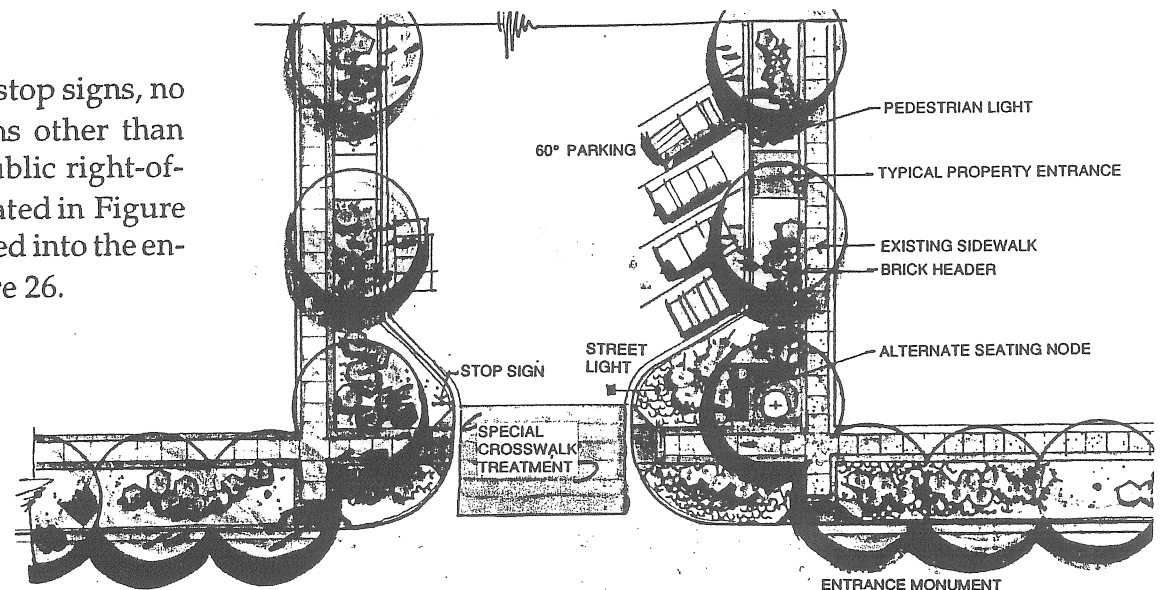


Figure 24; Typical Residential/Pedestrian Scale Entrance Monument Plan

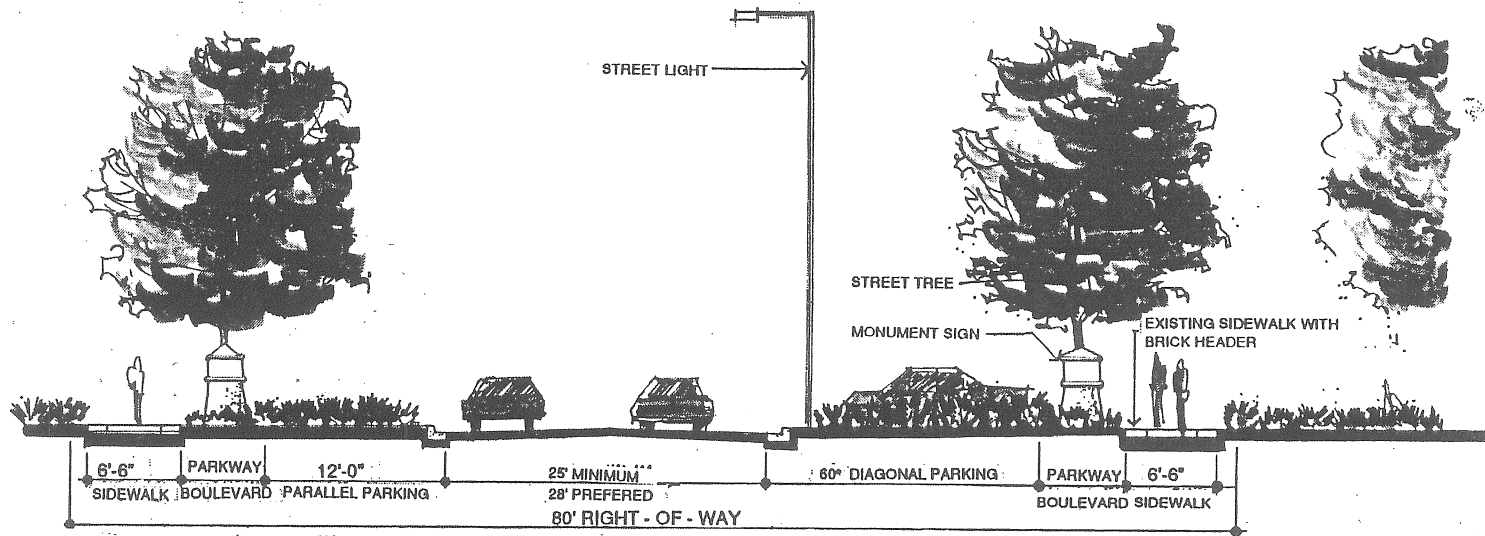


Figure 25; Typical Residential/Pedestrian Scale Entrance Monument Section

Lighting of Public Right-of-Way

Pedestrian Lights:

Pedestrian lights shall be located within the boulevard/parkway strip with a desired spacing of thirty feet on center adjusted to tree spacing and actual field conditions. Pedestrian lights shall provide street lighting at a minimum light level within the right-of-way equal to or greater than the recommended practice RP8 as defined by the IES (Illuminating Engineering Society).

Pedestrian lights shall be of a gaslight style, model as manufactured by Delta Lighting Systems, Inc., model number HEOA 175 HPS Black with aluminum or steel pole with cast aluminum base model number PCB 104-10 or PCB 114-10, or equal as approved by the City of Glendale.

Pole and fixture to be painted flat black.

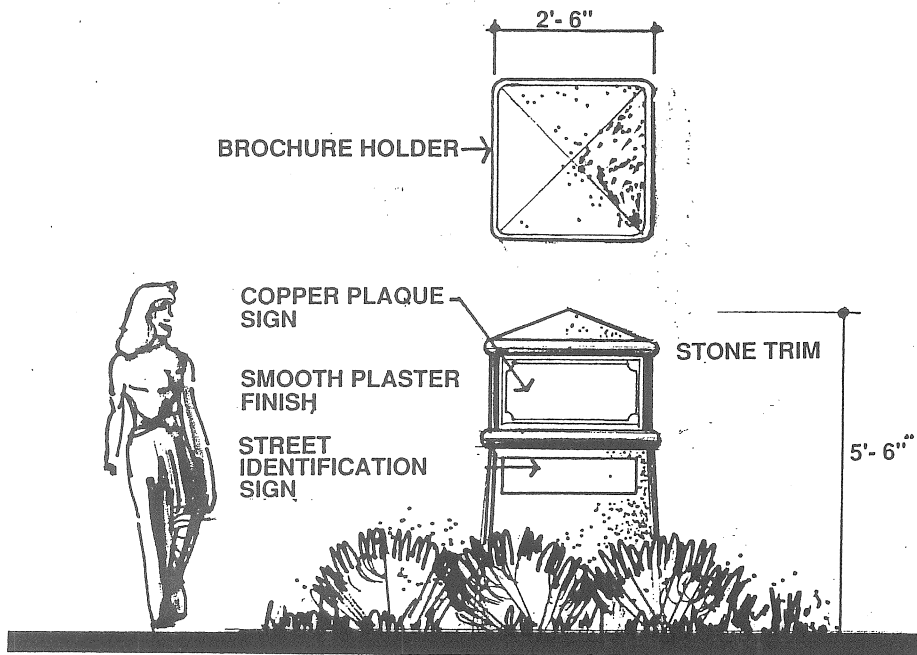


Figure 26; Pedestrian Scale Entrance Monument Sign

Alley Lighting:

Lighting within the alleys shall be for pedestrian purposes and will consist of the same pedestrian lights located along the street. Light levels within the alleys shall be a minimum light level equal to or greater than the recommended practice RP8 as defined by the IES (Illuminating Engineering Society).

Location of Utility Equipment:

Utility equipment such as power transformers, telephone switch boxes, control stations, back flow prevention devices etc. shall be located in the alleys whenever possible. Placement of utility equipment adjacent to entrance monument is avoided. Utility equipment shall be screened from view.

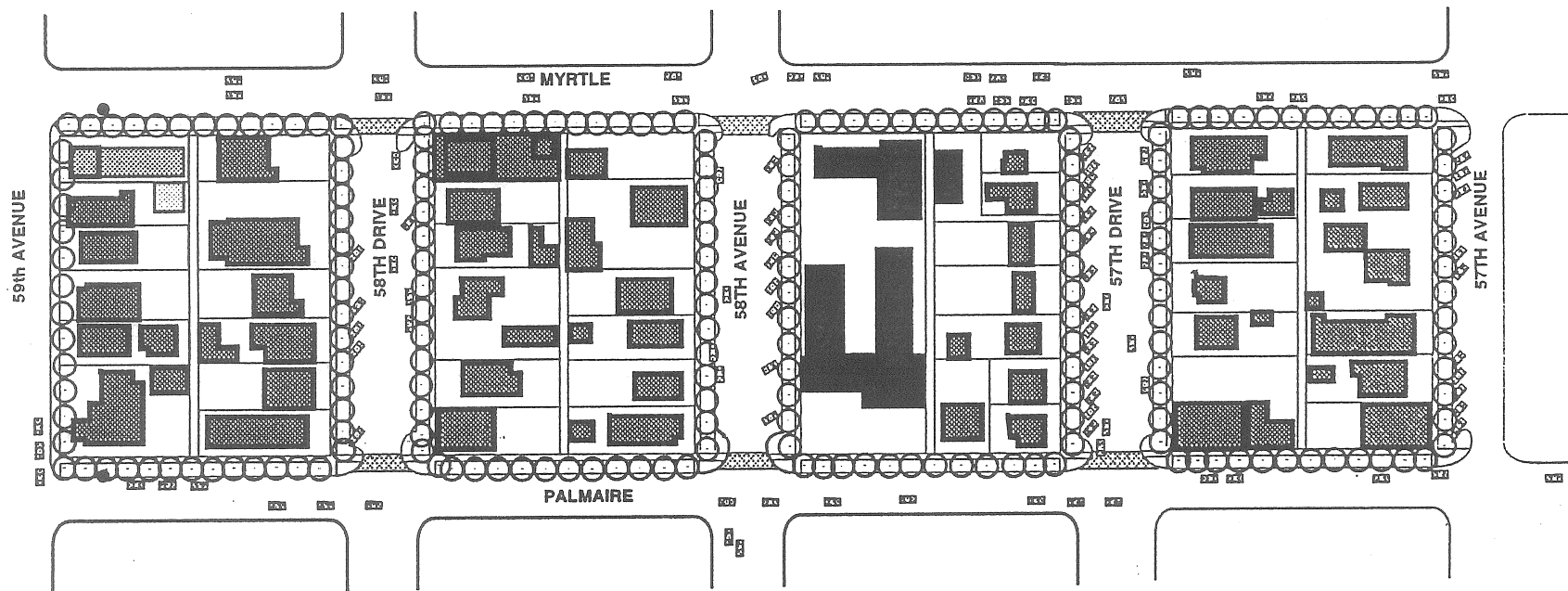
Improvements:

The improvements of all public right-of-way areas shall be the responsibility of the City of Glendale.

CATLIN COURT DISTRICT

Illustrative Development Plan

Figure 27



Land Use

The intent of the Catlin Court District is to develop a specialty retail district that would include a mix of specialty retail stores, and restaurants with a percentage of office and residential use.

Professional Office Space Use:

Professional office space on the first floor of the buildings shall be limited to no more than twenty-five percent of the total conglomerate first floor area of the district. Professional office use is permitted on the second floors and in basements. In addition to professional offices, service retail such as travel agencies are permitted under this category.

Permitted Retail Uses:

Pedestrian-oriented specialty retail is the primary land use for the area. Specialty retail is defined as a retail use that is pedestrian oriented rather than oriented to the use of the automobiles sells finished products, is destination oriented, and does not impact the safety or use of the pedestrian environment.

Permitted specialty retail uses include but are not limited in character to, working studio space for Artists, Bookstores, Old Time Photography Studios, Bakeries, Restaurants, Antique Shops, Museums, Ice Cream Parlors, Delicatessens, Candy Shops, Craft Shops, Quilt Shops, Ceramic Stores, Candle Shops, Card Shops, Clock Shops, Doll Shops, Florists (fresh and dried), Leather Shops, Specialty Clothing Boutiques, Toy Shops, Kitchen/Gourmet Shops, Travel Agency, Gift Shops, Art Galleries, China Shops, Linen Shops, Glass Shops, Special Holiday Shops, Wood Working Shops, Wedding Chapels, etc.

Retail uses not permitted include and are not limited to, all automobile oriented retail stores, Fast Food Restaurants with drive through, Veterinary, Bail Bondsman, Print Shops, Video Rental Stores, Arcades and Auto Repair Shops.

Residential Uses:

A person may live and work within the same building while conducting business. Residential use is limited to one dwelling unit per land property.

Conditional Uses:

Performing Arts Centers and Bed and Breakfasts are considered conditional uses and may be permitted with a conditional use permit approved by the City of Glendale.

Specialized Uses:

Uses of specialized equipment by artist and craftspeople in the production of their work is permitted provided that the product is for retail sales on the premises. Examples include, but are not limited to, potter's electric and gas kilns, motorized wood-working equipment, and blacksmith or glass blowing forges.

Land Use Mix:

Professional office use on the first floors of buildings shall be limited to a maximum of twenty five percent of the gross square footage of first floor space within the district.

Professional office, residential , and retail uses are allowed in basements and second floors.

Approval:

Every use shall be subject to the development plan review process. A development plan review application is required and shall be submitted for all new land uses and changes of land use prior to implementation of the use.

Development in the Catlin Court District is subject to applicable City of Glendale life, safety, and fire codes; however due to the historic nature of this area special consideration will be given as allowed by the codes. Utilities are required to be placed underground at the time of any new use or new development occurring in the property. The Underground Development Ordinance provides for a deferment of installation subject to certain requirements.

Where area water lines do not meet current standards to satisfy any enlarged or expanded use, each development plan review and building permit request will determine water tap and fire safety requirements. Sections of existing water lines are undersized and may require replacement with proper sized water lines. Since the existing water lines are old, cast iron lines, replacement of these lines should be included in the city's capital improvement program project list for downtown.

Interpretation:

Interpretation of acceptable land uses and PAD requirements shall be administered by the City of Glendale Planning Director.

Appeals:

Appeals to the interpretation of the PAD requirements shall be made as prescribed by the City Zoning Ordinances

Outdoor Merchandise Display:

To maintain the residential character of the project, outdoor displays are limited to the front porch of the building.

Outdoor Storage:

Outdoor storage of materials is permitted in the rear of the buildings and shall be screened from view of all adjacent properties and public and pedestrian spaces.

Outdoor Dining:

Outdoor dining is permitted and encouraged.

Appendix

Plant Palette:

Common Name

Botanical name

Bottle tree

Brachychiton populneus

Evergreen Elm

Ulmus parvifolia

Heritage Live Oak

Quercus virginiana

Evergreen Pear

Pyrus kawakami

Purple Leaf Plum

Prunus spp.

Jacaranda

Jacaranda mimosifolia

Crape Myrtle

Lageastromia spp.

Carolina Laurel Cherry

Prunus carolina

Bay Leaf Tree

Laurus nobilis

Shrubs

Natal Plum

Carissa grandiflora

Heavenly Bamboo

Nandina domestica

Xylosma

Xylosma congesteum

Dwarf Pittosporum

Pittosporum tobira

Plumbago

Plumbago auriculata

Gardenia

Gardenia jasminoides

Hibiscus

Hibiscus sinensis rosa

Rose bush

Rosa spp.

Groundcovers

English Ivy

Hedera helix

Vinca

Vinca minor

Star Jasmine

Trachelospermum asiaticum

Lantana

Lantana montivedensis

Verbena

Verbena spp.

Sedum

Sedum spp.