

**GLENDALE TOWN CENTER
SPECIFIC PLAN**

City of Glendale

April 27, 2004

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GLENDALE TOWN CENTER SPECIFIC PLAN

CONTENTS

- Chapter One -- Introduction
- Chapter Two -- Plan Area Context
- Chapter Three -- Land Use and Development Standards
- Chapter Four -- Infrastructure and Public Facilities
- Chapter Five -- Plan Implementation

CHAPTER ONE - INTRODUCTION

The purpose of this chapter is to describe the Specific Plan process and the purpose of the Specific Plan. This chapter also defines the Specific Plan area and describes how the Specific Plan is to be used.

A. PURPOSE AND PROCESS

What is a Specific Plan?

A Specific Plan is a regulatory tool that local governments use to implement their General Plan, other important policy documents, and to guide development in a localized area. While the General Plan is the primary guide for growth and development in a community, a Specific Plan is able to focus on the unique characteristics of a special area by customizing the planning process and land use regulations to that area. A Specific Plan is enacted pursuant to Section 65450 et seq. of the California Government Code.

The Town Center Specific Plan, as adopted by City ordinance, serves as a regulatory planning document and zoning ordinance for the property within the Specific Plan area boundary. The Specific Plan presents the land use and development regulations, as well as the development approval process, necessary to implement the goals and policies of the City of Glendale General Plan and the Central Glendale Redevelopment Project Plan. It is the regulatory tool for the implementation of planning criteria, infrastructure and public service requirements in the area. In order to implement the Specific Plan, changes in land use, zoning criteria, development standards and circulation patterns have been approved.

Description of the Specific Plan Area

The Town Center Specific Plan area is located in the Central Glendale Redevelopment Project Area of the City of Glendale, approximately 10 miles north of the City of Los Angeles Civic Center, as shown on Figure 1 – Regional Location Map. Major regional access to the area is provided by State Routes 134 and 2 (the Ventura and Glendale Freeways) and Interstate 5 (the Golden State Freeway). The Town Center Specific Plan encompasses approximately 16.5 acres bounded by Brand Boulevard on the east; Colorado Street on the south; Central Avenue on the west; and the Glendale Galleria, north of Harvard Street, as depicted on Figure 2 – Town Center Specific Plan Boundary Map.

Purpose of the Specific Plan

The purpose of the Town Center Specific Plan is to facilitate and encourage development and improvements that help realize the community's vision for continued revitalization of the Glendale Central Business District. The Specific Plan is intended to facilitate the creation of a

high-quality, comprehensive and functionally integrated open air commercial, retail, entertainment and housing district that is distinctive, creates a "sense of place," and contributes to the creation of an integrated downtown residential base. This Specific Plan will focus on improving the appearance of the Central Business District by redeveloping a blighted area, creating new retail and housing opportunities and by creating new public spaces.

The Specific Plan area will include mixed-use commercial areas, residential development, public spaces or plazas, pedestrian-oriented facades, and attractive streetscapes to create a distinct district. Implementation measures in the Specific Plan include development standards, land use regulations, and a series of specific actions that may be undertaken by both the City and private sector to make progress toward the Specific Plan goals. The Specific Plan also sets forth administrative procedures to ensure the build-out of the Town Center Specific Plan area is orderly and can respond to changing conditions and market trends.

The policies, plans and programs of the City of Glendale General Plan, and Redevelopment Plan for the Central Glendale Redevelopment Project establish the basic framework for development of the Town Center Specific Plan. The primary purpose of this Specific Plan is to implement the policies of the City in a specific planning area. The Specific Plan addresses interrelated environmental and development considerations, balancing existing and future development with the needs of the environment. The Specific Plan is consistent with the General Plan, as discussed below, and has been reviewed in accordance with the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended. All development in the Specific Plan area will be in conformance with the above documents and requirements and with the requirements of this Specific Plan.

Relationship of the Specific Plan to the City's General Plan

Consistent with California State law, the City of Glendale Comprehensive General Plan serves as the long-term planning guide for future development throughout the City. The Comprehensive General Plan consists of several individual element documents including the Land Use Element, Circulation Element, Air Quality Element, Noise Element, Housing Element, Community Facilities Element, Safety Element, Recreation Element, Open Space and Conservation Element, and Historic Preservation Element. In general, the Elements provide an inventory of existing resources or conditions, specific goals and policies intended to direct and manage new development, and suggest implementation strategies for the attainment of Element objectives. The Town Center Specific Plan area has a General Plan land use designation of Regional Commercial. The Comprehensive General Plan states this land use designation should feature those goods and services having the characteristics of wide appeal and drawing power. The General Plan indicates that the specialized needs of these areas include centralized parking facilities, effective transportation patterns, and architectural and aesthetic design concept. The General Plan states that in order to accomplish these goals, particularly in the Central Business District, it is recommended that a specialized zoning district be established and a revitalization program be initiated.

The vision, goals, and implementation measures of the Specific Plan are based on the direction given in the City of Glendale's General Plan, as amended. The Elements of the General Plan most applicable to the Specific Plan include the following: the October 1986 Land Use Element, the August 1998 Circulation Element, the January 1993 Open Space and Conservation Element, and the January 2009 Housing Element. The General Plan elements and their relationship to the Specific Plan are discussed below.

Goals and policies outlined in the Land Use Element of the General Plan include: (a) a desire to improve the livability of the total Glendale community, (b) support for medium and high density residential developments in those areas best suited from the standpoint of accessibility and circulation, and (c) broadening of the tax base in order to provide necessary facilities and services. Residential densities in the Land Use Element were modified in 1990 and the current target population for the City is 225,000.

Consistent with the Land Use Element, the Specific Plan encourages the mixture of uses and activities, open space and buildings, improved street design and traffic circulation and enhanced pedestrian amenities. The Specific Plan guides and manages the growth and development of the Specific Plan area to provide opportunity for needed housing and to expand the City's economic base by generating property and sales tax revenues. The Specific Plan promotes a Town Center that is an attractive gathering place. The Specific Plan is consistent with the build-out target population of 225,000.

The Circulation Element calls for access to services and goods, the mitigation of vehicular and parking impacts, and encourages growth in areas served by public transportation. Additionally, the Circulation Element encourages housing around and in commercial centers and supports land use that can be supported within the capacity constraints of existing and realistic future infrastructure.

Consistent with the Circulation Element, the Specific Plan promotes pedestrian access while accommodating local and regional vehicular and parking activity that supports commercial uses. The Specific Plan locates development near existing transportation systems to maximize the access of residential and commercial uses to existing transportation infrastructure. The Specific Plan provides links to existing commercial uses and creates a mixed residential and commercial, pedestrian oriented downtown area. The Specific Plan area is located in the heart of Downtown Glendale and will expand the existing mix of land uses to further the goals of the General Plan.

The Open Space and Conservation Element is generally focused on Glendale's scenic hillside habitats, but this element also calls for more recreational outdoor facilities for all communities.

Consistent with the Open Space and Conservation Element, the Specific Plan significantly increases the amount of open space and parkland in the downtown area and provides for a pedestrian-oriented center that supports an open space network of parks, landscaped streets, sidewalks, paseos, promenades, and public spaces.

Goals and policies outlined in the Housing Element address current and future housing needs, provide for higher density residential development in close proximity to public transportation, support residential/mixed use projects generally and specifically residential projects in the downtown area and along commercial corridors. The Housing Element calls for increased opportunities for home ownership, flexible zoning to accommodate a wide range of housing types, and the provision of public open space for the needs of new and existing residential development.

Consistent with the Housing Element, the Specific Plan provides for medium to high-density residential uses and commercial and retail uses in an area that has access and transfer opportunities to local, regional and express transit services. The Specific Plan provides for rental units and for-sale condominiums. The public and private open space elements, as well as the landscaped public streets, provide open space for the mixed-use residential community. The Town Center Specific Plan furthers the goals of the Housing Element by providing a mixed-use zoning opportunity to encourage the development of housing that is balanced with new commercial uses.

The Specific Plan anticipates corresponding amendments to the Glendale General Plan Land Use and Circulation Element to reflect (1) the inclusion of residential units within, rather than just surrounding, the Central Business District and (2) the vacation of Harvard Street and Orange Street within the Specific Plan area. These amendments are necessary to implement the Specific Plan and are consistent with the goals and objectives of the City's General Plan set forth above.

Relationship of the Specific Plan to Municipal Code

The Specific Plan is an outgrowth of the City's General Plan and will provide the policy and guidance for all development, public and private that occurs within the Specific Plan area. Additionally, the Town Center Specific Plan will be incorporated into the Zoning Code and will provide allowable land uses, development standards, administrative procedures, and all other elements of the Specific Plan that are geared toward regulation of private development.

The regulations of this Specific Plan are in addition to those set forth in the planning, zoning, and subdivision provisions of the Glendale Municipal Code (GMC) and any other relevant ordinances, policies and guidelines, and do not convey any rights not otherwise granted under the provisions and procedures contained in the GMC or other ordinances, except as specifically provided for herein. Wherever the regulations of this Specific Plan contain provisions which establish regulations, including, but not limited to, heights, densities, uses, parking, signs, open space and landscaping requirements, which are different from, more restrictive or more permissive than would be allowed pursuant to the provisions contained in the GMC, this Specific Plan shall prevail and supersede the applicable provisions of the GMC and those relevant ordinances. As this Specific Plan does not replace the GMC Downtown Specific Plan Zone Section in its entirety, both the Town Center Specific Plan and the GMC must be used together.

Relationship of Specific Plan to Greater Downtown Strategic Plan

In 1996, the City of Glendale and Glendale Redevelopment Agency prepared the Greater Downtown Strategic Plan (GDSP), which is a non-legally binding, vision document. The general goal of the GDSP is to focus attention on the stabilization and future direction of the City's Greater Downtown Area (GDA). The Glendale Town Center Project is proposed as the centerpiece of the Town Center District, as envisioned in the GDSP.

The vision of the GDSP, expressed through its goals and principles, are relevant to the creation of the Town Center Specific Plan. A key theme of the GDSP is synergy between public and private efforts. The GDSP provides that the "fun and excitement of Glendale's downtown area will be enhanced with new retail, recreation, cultural arts, and entertainment opportunities." Broadly stated, the goals of the GDSP are for a mixture of uses and activities, open space and buildings, which will create a unique and vital urban place.

Specifically, the Town Center Specific Plan accomplishes the following goals and principles of the GDSP:

- To balance public and private land uses and facilitate a synergy between them;
- To create a downtown area that is a pedestrian-oriented environment;
- To create a special identity and central gathering place for Glendale's downtown;
- To significantly increase the amount of public open space and developed parkland in the downtown and surrounding residential neighborhoods;
- The character and role of major downtown streets should be recognized and enhanced;
- Brand Boulevard above Colorado Street will be recognized as a regionally significant signature street with three distinct districts; and
- A Town Center will be created as a distinctive place in the Greater Downtown.

The Town Center Specific Plan realizes the vision of the GDSP by encouraging integrated uses such as retail, entertainment, open space, and housing and by enhancing and improving opportunities for pedestrian oriented streetscapes and improved use of existing local and regional transportation opportunities.

Relationship of Specific Plan to Central Glendale Redevelopment Plan

The Specific Plan area is located within the Central Glendale Redevelopment Project Area. The Amended Redevelopment Plan for the Central Glendale Redevelopment Project seeks to accomplish the following goals (among others):

- Eliminate the conditions of blight existing in the Project area;
- Ensure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against;
- Encourage and insure the redevelopment of the Project area; and
- Encourage and foster the economic revitalization of the Project area.

The Town Center Specific Plan establishes land use regulations and standards and is designed to meet the goals of the Central Glendale Redevelopment Project Plan. The purpose of the Town Center Specific Plan is to facilitate and encourage development and improvements that help realize the community's vision for continued revitalization of the Glendale Central Business District and Central Glendale Redevelopment Project Area. This Specific Plan will focus on improving the appearance of the Central Business District and Project Area by redeveloping a blighted area, creating new retail and housing opportunities and by creating new public spaces.

B. CONTENT AND ORGANIZATION OF THE PLAN

The Specific Plan is organized into five chapters. The information contained in each chapter is as follows:

Chapter One - Introduction

This chapter covers the purpose of the Specific Plan, the relationship of the Specific Plan to the City's policies, documents and definitions of terms used within the Specific Plan.

Chapter Two - Plan Area Context

This chapter describes the existing economic conditions, transportation conditions, and land uses within the Specific Plan Area. Chapter Two also describes the goals and objectives of the Specific Plan.

Chapter Three - Land Use and Development Standards

This chapter sets forth the allowable uses and applicable development standards for the Specific Plan area.

Chapter Four - Infrastructure and Public Facilities

This chapter describes the existing conditions of infrastructure and utilities within the Specific Plan area, including transportation, water, wastewater, solid waste, drainage, public safety, schools, fire protection, and energy.

Chapter Five - Plan Implementation

This chapter sets forth the responsibilities and procedures for implementing the Specific Plan.

C. DEFINITIONS

The following terms, as used in this Specific Plan, are defined in this section. Words and phrases not defined herein shall be construed as defined in GMC Chapter 1.04 et seq. or Chapter 30.70 et seq.

Accessory Use. A subordinate use, which is customarily incidental to that of the main use(s) located in the same building and/or on the same lot.

Administrative Permit and Minor Administrative Permit. An approval issued by the Director for those uses permitted under the Specific Plan, which may be subject to specific development standards, as set forth in Chapter 3 and Chapter 5 of this Specific Plan.

Alcohol Use Approval. An approval for each proposed establishment for the sale of alcoholic beverages for on-site or off-site consumption, which shall be approved either as an Administrative Permit or as a Conditional Use Permit, as provided for in Chapter Three Section B.1 & 2 and Chapter Five Section C. 5 of this Specific Plan.

Agency. Glendale Redevelopment Agency.

Applicant. Any person, as defined in GMC Section 1.04.020, submitting an application pursuant to the requirements of this Specific Plan.

Director. Unless otherwise indicated, Director shall mean the Director of Community Development of the City of Glendale. "Director" actions shall be implemented by the approval of the Director of Community Development or his or her designees.

Exception and Minor Exception. An approval by the Director for a variation from the land use and development standards of this Specific Plan, as set forth in Chapter Five of this Specific Plan. Minor Exceptions shall include (i) requests for a 10% or less adjustment to quantifiable or measurable development standards contained in the Specific Plan; and (ii) requests that are not readily quantifiable or measurable, which the Director in his or her discretion determines are minor in nature.

Leasable Floor Area. Leasable Floor Area is defined as the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls excluding exterior balconies, porches, stairways, service corridors, exit corridors, elevators, escalators, shafts, basement storage areas, restroom facilities, police substations, any space where the floor to ceiling height is less than 6 feet, and attics, mechanical penthouses and other rooms housing building-operating equipment or machinery provided there are not useable rooms, no windows, and the mechanical penthouse area is used exclusively for mechanical equipment. Leasable Floor Area shall not include outdoor eating areas, food service pavilions, kiosks, carts on private property, the public right-of-way or within the Green. Leasable Floor Area also shall not include any parking areas and their associated driveways and ramps or loading spaces, docks, trash compactor areas or loading for motor vehicles.

Residential Uses. Rental apartment units and lofts, for-sale condominium units, and live-work artisan/professional units.

Specific Plan. The Glendale Town Center Specific Plan, adopted by the Glendale City Council on April 27, 2004, and as may be subsequently amended.

Temporary Use. Uses that are allowable for a limited amount of time.

CHAPTER TWO - PLAN AREA CONTEXT

A. EXISTING CONDITIONS

The Town Center Specific Plan site presently consists of surface parking lots, vacant buildings, and occupied retail-commercial and small office buildings. The current General Plan land use and zoning designation for the Glendale Town Center site is Downtown Specific Plan (DSP), Town Center District.

The Glendale Galleria shopping mall is located directly to the north and to the west across Central Avenue from the Glendale Town Center site. Retail-commercial development, including the Glendale Marketplace, is located to the east across Brand Boulevard. In addition, the City's Central Library, Adult Recreation Center and Central Park are located to the east across Brand Boulevard. Smaller retail-commercial buildings are located to the south across Colorado Street.

Exhibits:

Figure 1: Regional Location Map

Figure 2: Specific Plan Boundary Map

Figure 3: Specific Plan Conceptual Land Use Map

B. GOALS AND OBJECTIVES OF THE SPECIFIC PLAN

The Town Center Specific Plan is intended to enhance downtown Glendale through the accomplishment of the following goals:

- Support the objectives of the redevelopment plan to eliminate blight and revitalize the Central Glendale Redevelopment Project Area;
- Enhance and diversify the cultural fabric of the downtown area by providing space for community events;
- Create a diversity of uses to activate and strengthen the urban vitality of downtown;
- Provide an expanded economic base for the City that maximizes property and sales tax revenue while balancing urban design principles;
- Provide employment opportunities for City residents;
- Create a high-quality, comprehensive and functionally integrated open-air commercial, retail, entertainment, and housing development that is distinctive, creates a "sense of place," and contributes to the creation of a downtown residential base;

- Create a pedestrian-oriented open air commercial and residential center with an emphasis on an open space network of landscaped streets, sidewalks, paseos, promenades, and public space that forms a central gathering place for the Glendale community;
- Develop a regional open-air marketplace to attract retail and specialty uses that are not currently represented in the City;
- Provide housing opportunities, per Agency's policy, in an urban setting in close proximity to employment opportunities, public transportation, public facilities, and goods and services while maintaining balance with retail, entertainment, and open space uses;
- Utilize architectural design, lighting, signage, and landscape materials to give the project a distinctive and pleasing appearance;
- Focus development of retail and high-density residential uses on a site adjacent to compatible uses, thereby minimizing potential conflicts; and
- Develop a regional open-air commercial center to attract consumers/visitors from outside Glendale.

CHAPTER THREE - LAND USE AND DEVELOPMENT STANDARDS

A. PERMITTED AND PROHIBITED USES AND STRUCTURES

Table 1 below establishes permitted and prohibited land uses within the Specific Plan area:

TABLE 1 – Permitted and Prohibited Uses and Structures

- P - Permitted
- (-) - Not Permitted
- AP - Administrative Permit (See Specific Plan Section 5.C.3)
- MAP – Minor Administrative Permit (See Specific Plan Section 5.C.2)
- AU - Accessory use
- T - Temporary Use
- W – Wireless Telecommunication Facilities Permit

Adult business / sexual encounter establishment uses as defined in GMC Section 30.64.060.	-
Alcohol Use Approvals, subject to the requirements specified in Section 3.B of this Specific Plan.	MAP
Ambulance services.	-
Answering services.	-
Antennas (pole type) and flagpoles.	W
Antique shops.	P
Arcade and cyber café devices incidental to a permitted primary use, in compliance with Section 3.B.6 of this Specific Plan.	AU
Art stores or galleries.	P
Astrology, palm reading, tarot card or other like service or facility.	-
Auto dealership, new or used cars	-
Auto display showroom only, 10,000 square feet or less	AP
Auto parts or accessory retailer as primary use.	-
Auto repair shop.	-
Bakery shops (retail), including the baking of products sold on the premises.	P

Banks and savings and loan institutions.	P
Banquet, reception and assembly use facilities	AP
Barber college / Beauty school.	-
Barber shops.	P
Bars, taverns, cocktail lounges, pubs, sports bars, or other similar establishment not incidental to a full service restaurant as defined in GMC Section 30.70.020, subject to the receipt of an Alcohol Use Approval.	P
Beauty shops.	P
Billiards establishments.	MAP
Book stores, new or used.	P
Business centers	AU
Camera stores.	P
Card rooms.	-
Carpet and floor covering stores.	P
China and glassware stores.	P
Christmas tree sale lots.	T
Churches, synagogues, temples and houses of worship.	-
Cinemas / movie theaters.	P
Civic and social organization offices.	P
Closeout sale, except in connection with the expiration of a tenant's lease.	-
Clothing and apparel stores.	P
Commercial laundry or coin-op laundromat facility, except a retail dry cleaning facility or a laundromat incidental to a residential use.	-
Commissaries.	P
Concierge office	P
Cosmetics/Body Care/Fragrance Retail Stores	P
Cultural arts centers.	P
Cyber cafés as primary use	-
Data processing firms.	P

Day care centers larger than 10,000 square feet in Floor Area.	-
Day care centers up to 10,000 square feet in Floor Area.	P
Delicatessens.	P
Department stores.	P
Detective agencies.	-
Dish antennas subject to Design Review	AU
Drapery stores.	P
Drugstores.	P
Dry cleaning and laundry establishments, nonindustrial service to the general public only, excluding plant.	P
Employment agencies.	-
Fast food drive-thru	-
Financial offices.	P
Flea market.	-
Florist and plant shops.	P
Funeral parlors or mortuary.	-
Furniture stores.	P
Gas or fuel station.	-
Gift shops.	P
Gourmet beer and/or wine stores	MAP
Gymnasiums and health clubs, including spas, diet centers and tanning salons.	AP
Hardware stores.	P
Hobby shops.	P
Hospitals.	-
Hotels	AP
Household appliance and repair shops.	P
Ice cream parlors.	P
Institutions, philanthropic.	P
Insurance offices.	P

Interior decorator shops.	P
Jewelry stores, (including incidental fabrication).	P
Kiosks, carts and food service pavilions, in compliance with the provisions of Section 3.B.5 of this Specific Plan and all other applicable local, state and federal code requirements.	MAP
Labor union hiring hall.	-
Leather and Luggage Retail Stores	P
Lighting stores.	P
Liquor stores	-
Live / work units, subject to the requirements specified in Section 3.B.4 of this Specific Plan.	MAP
Lock and key services.	P
Mail order houses, retail.	-
Massage parlor	-
Massage services provided as an incidental use to gymnasiums and health clubs, spas, diet centers, hair salons, and tanning salons, subject to GMC 5.64.	AU
Medical and dental laboratories.	-
Mobile home or trailer court.	-
Music stores for the sale of instruments and / or recorded media.	P
Nightclubs, dance clubs, cabarets, comedy clubs	AP
Off-track betting parlor.	-
Optical/Eyewear retail stores	P
Outdoor eating areas incidental to cafes and restaurants, full service or otherwise in compliance with the provisions of Section 3.B.5 of this Specific Plan and all other applicable local, state and federal code requirements.	MAP
Paraphernalia sales for use with illicit drugs.	-
Parking lots or structures in compliance with the provisions Section 3.I of this Specific Plan.	P
Pawnshops.	-
Pet shops.	P
Photocopying services.	P

Photodeveloping stores.	P
Places of amusement including but not limited to bowling alleys, ice skating rinks, and roller rinks, carousels similar uses.	P
Political offices.	P
Portrait studios.	P
Printing, other than publishing.	P
Private clubs and lodges.	AP
Private or public educational institutions.	P
Professional offices.	P
Public dances and live entertainment.	AP
Pumpkin sale lots.	T
Radio, television, computer, software, computer games, DVD, cellular telephone and similar communications and electronic components stores.	P
Real estate offices.	P
Residential dwelling units.	P
Restaurants, fast food, excluding drive-thru establishments.	P
Restaurants, full service.	P
Sales representative offices.	P
Self-storage facilities.	-
Shoe repair shops.	P
Shoe stores.	P
Signs, in compliance with Section 3.S of this Specific Plan.	AU
Solar energy equipment, in compliance with GMC Chapter 30.30.050.	AU
Special events and temporary uses including carnivals, car displays, circuses, live entertainment, street performers, parades, street fairs and festivals, arts and crafts shows, outdoor performances, television/movie stages and sets and other similar uses, in compliance with GMC Title 5.	T
Specialty food store, including health food and vitamin stores.	P
Specialty home furnishing and house-ware stores, including cooking and kitchen supplies.	P
Specialty retail stores.	P

Sporting goods stores.	P
Stamp and coin shops.	P
Stationery stores.	P
Supermarkets, markets, convenience stores.	P
Surplus store ("Army, "Navy," or other similar use)	-
Swap shop or "outlet store" selling merchandise that is used, damaged or discontinued.	-
Tailor, custom alterations shops.	P
Telephone and communications services, excluding retail cellular telephone establishments.	-
Temporary structures for the storage of tools and equipment or containing supervisory offices of the minimum area necessary in connection with construction of a project on-site during the progress of active construction under an effective grading, building, utility, street or other development permit and removed when construction and all related activities are completed.	T
Theaters, live performance.	P
Theatrical and musical performances.	P
Tobacco shops.	P
Toy stores.	P
Travel agencies.	P
Trolleys or other similar public or private transportation and /or amusement conveyances, subject to review by the Director.	MAP
Typewriter and office machine sales and service.	P
Vending machines, subject to the provisions of Section 3.B.7 of this Specific Plan	MAP
Video rental stores	P
Video conferencing center	AU
Wireless telecommunication facilities, subject to Chapter 30.48 of the GMC.	W
Other uses which the Director determines to be similar in nature, function and operation to listed permitted primary uses within this Specific Plan area.	P

Other uses which the Director determines NOT to be similar in nature, function and operation to listed permitted primary uses within this Specific Plan area	-
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B. USES PERMITTED SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS

1. **Alcohol Use Approvals for the sale and service of alcoholic beverages for on-site consumption.** Ten (10) Alcohol Use Approvals for on-site consumption of a full line of alcoholic beverages at restaurants, cafes, nightclubs, cabarets, comedy clubs, bowling alleys, billiards establishments, cinemas, dance clubs, nightclubs, sports bars, taverns, food service pavilions, carts, kiosks and similar uses shall be permitted through the issuance of an Minor Administrative Permit and subject only to the restrictions set forth in Chapter 5 and Table 3 of the Specific Plan; provided, however, that the Planning Hearing Officer may approve additional Alcohol Use Approvals by Conditional Use Permit as set forth in Chapter 5 of this Specific Plan. Entities that sell and serve alcoholic beverages for on-site consumption shall obtain approvals from other jurisdictions, as required, including licenses or permits from the State Department of Alcoholic Beverage Control (ABC).
2. **Alcohol Use Approvals for the sale of alcoholic beverages for off-site consumption.** Eight (8) Alcohol Use Approvals for the sale of a full line of alcoholic beverages for off-site consumption shall be permitted through the issuance of an Minor Administrative Permit and subject only to the restrictions set forth in Chapter 5 and Table 4 of the Specific Plan; provided, however, that the Planning Hearing Officer may approve additional Alcohol Use Approvals by Conditional Use Permit as set forth in Chapter 5 of this Specific Plan. Establishments that sell alcoholic beverages for off-site consumption shall obtain approvals from other jurisdictions, as required, including licenses or permits from the ABC.
3. **Alcohol Use Approvals for Temporary and Special Events.** Alcohol sales are permitted provided the required permits/approvals are obtained from the Department of Alcoholic Beverage Control and the Glendale Police Department.
4. **Live/Work Units.** Notwithstanding other provisions of this Specific Plan, all live/work units shall conform to the requirements specified in this Specific Plan and comply with the following development standards:
 - (a) **Leasable Floor Area requirements.** The total Leasable Floor Area of a live/work unit shall be at least 1,000 square feet. The first thirty (30) feet of Leasable Floor Area depth at the street level frontage shall be limited to permitted commercial activities.
 - (b) **Access to units.** Access to individual units above the ground floor shall be from common access areas, corridors, or hallways. Access to each unit shall be clearly identified to provide for emergency services.

- (c) Internal layout. All living space within the live/work unit shall be contiguous with an integral part of the working space, with direct access between the two areas.
 - (d) Street frontage treatment. Each live/work unit fronting a public street shall have a pedestrian-oriented frontage that publicly displays the interior of the non-residential areas of the structure.
 - (e) Occupancy and employees. At least one of the full-time workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may have employees in addition to residents as necessary.
 - (f) Retail sales. Retail space may be integrated with working space.
5. **Outdoor eating areas incidental to cafes or restaurants, full service or otherwise.** Notwithstanding any other provisions of GMC Chapter 12.08, outdoor eating areas shall be subject only to the following requirements:
- (a) All outdoor eating areas shall maintain a minimum sidewalk clearance of four feet between any such outdoor eating area and any public sidewalk obstruction, which shall include, but not be limited to, street light poles, trees, signposts, registered newsracks, utility poles and temporary farmer's market booths.
 - (b) All outdoor dining facilities such as chairs, tables, fences, planters and such related furnishings and equipment shall not exceed seventy-eight inches in height. Any umbrella or plant material used in conjunction with the aforementioned chairs, tables, fences, planters and such related furnishings and equipment, may exceed seventy-eight inches in height.
 - (c) No item of furnishings, including umbrellas, chairs, tables, fences, planters and related furnishings and equipment shall cause damage to the public sidewalk in any manner.
 - (d) There is no minimum or maximum number of tables or chairs which are permitted pursuant to this section; provided, however, that the maximum total number of tables, chairs or other items of furniture or equipment located within all outdoor sidewalk dining facilities shall be consistent with health and safety requirements as set forth in the GMC.
 - (e) The owner of any establishment that contains outdoor eating areas on public property shall indemnify and hold harmless the City and shall present to the Director of Public Works, prior to the commencement of such outdoor dining facility use, evidence of liability insurance which shall be in a sum of no less than \$1,000,000 dollars combined single limit coverage, on an occurrence policy basis with no self insured retention, with the exception that a company with a net worth of greater than \$5,000,000 dollars may use self insured retention. Such policy shall name the City of Glendale, the Agency and their officers and employees as additional insured, and

shall be a policy issued by an insurance carrier authorized to do business in California.

- (f) Live entertainment or music shall be permitted at any outdoor eating area in compliance with GMC Chapter 5.60 and Chapter 8.36.
 - (g) Alcoholic beverages may be served in an outdoor eating area of a full service restaurant as defined by GMC Section 30.70.020, provided that the business operating the outdoor eating area has obtained an Alcohol Use Approval or Conditional Use Permit, pursuant to this Specific Plan and has obtained and maintains either a Type 41 (on-sale beer and wine eating establishment), or a Type 47 (on-sale general eating establishment) alcoholic beverage license pursuant to Division 9, Section 23000 of the California Business and Professions Code.
 - (h) No parking requirement or sewer facility fee shall be assessed to outdoor eating areas.
5. **Outdoor vendor carts, kiosks and food service pavilions.** Notwithstanding any other provisions of GMC Title 30, the operation of (i) attended freestanding, non-motorized vending carts, (ii) fixed kiosks and (iii) food service pavilions for the purpose of selling food and beverages (alcoholic and nonalcoholic), merchandise, advertising, information services and shoe shines, shall be subject only to the following requirements:
- (a) Each attended cart, kiosk or food service pavilion on public property shall be approved individually as to size, design and aesthetic characteristics including signs, by the Director.
 - (b) A permit to operate on public property shall be obtained from the City Clerk pursuant to GMC Title 5.
 - (c) Food service carts, kiosks and food service pavilions may be provided with portable tables and chairs for their non-exclusive use.
 - (d) Signs shall be in compliance with Section 3. S of this Specific Plan.
6. **Arcades devices and cyber café devices incidental to a permitted primary use.** Notwithstanding any other provisions of GMC Chapter 5.20, electronic / game arcade devices and cyber café devices incidental to a permitted primary use shall be subject only to the following requirements:
- (a) The locations where arcade devices are operated shall provide sufficient security measures to effectively regulate interior and exterior loitering, parking congestion, disturbing noise and light, loud conversations and criminal activities.
 - (b) Locations where arcade devices are operated shall provide personnel over seventeen (17) years to maintain supervision of the arcade devices and patrons thereof.
 - (c) The locations where arcade devices are operated shall prohibit persons under the age of sixteen (16) years from using or playing any arcade device between the hours of

eight a.m. (8:00 A.M.) through two p.m. (2:00 P.M.), Monday through Friday, and after ten p.m. (10:00 P.M.) daily, unless accompanied by a parent or guardian. The eight a.m. (8:00 A.M.) through two p.m. (2:00 P.M.) restriction shall not apply during school holidays and school vacation periods recognized by schools within the City.

- (d) Commercial establishments, the principal purpose of which is the sale of alcoholic beverages, shall prohibit persons under the age of twenty-one (21) from using or playing any arcade device.
 - (e) All permitted locations with arcade devices must obtain a license to operate arcade devices in accordance with the requirements of GMC Chapter 5.20. Notwithstanding anything in GMC Chapter 5.20, the conditions of such license shall be those contained in this Specific Plan. A license issued pursuant to this section shall be valid from the date of issuance to December 31st of the same year, and shall be prominently displayed at the location for which it is issued.
 - (f) If during the term of any license, there is a change in fact, policy or method that would substantially alter the information given in the application, such license shall be deemed terminated and a new license application must be submitted to continue operation. Any change in location or ownership, or change in the type or status of a license issued by the California Department of Alcoholic Beverage Control, shall be deemed to be a substantial alteration thereby terminating a current license.
 - (g) No more than 4 such devices shall be located in any one establishment.
7. **Vending machines.** A maximum of twenty (20) vending machines shall be permitted within the Specific Plan area by Administrative Permit. The Director shall have authority to approve the design and location of each vending machine as part of the Administrative Permit approval process. Vending machines shall be attached to or located immediately adjacent to a building. Outdoor vending machines shall be accessible and shall not encroach into any required pedestrian access or walkway. For the purpose of this section, vending machines shall not include coin-operated amusement devices, rides, scales or similar devices. All signs on an outdoor vending machine shall be regulated by Section 3.S of this Specific Plan.

C. LIMITATIONS AND EXCEPTIONS TO PERMITTED USES AND STRUCTURES

- 1. Notwithstanding any other provisions of the Specific Plan or the GMC, the following limitations shall apply to the conduct of any use permitted in the Specific Plan Area:
 - (a) All uses except merchandise, food and beverage sales mobile carts and fixed kiosks; outdoor eating areas; food service pavilions; parking; concierge; entertainment ticket sales; freestanding signs; growing plants; cut flowers; Christmas tree lots; pumpkin sales lots; ice skating; carousels; special events and temporary uses; storage of shopping carts and vending machines; automated teller machines (ATMs); and electronic ticketing machines (ETMs) shall be conducted entirely within a completely enclosed building which is attached to a permanent foundation. Outside storage of

tools, equipment, supplies or materials may be permitted where properly screened, subject to the discretion of the Director.

- (b) Shopping cart storage shall be located adjacent to the entry of a building and shall be screened from public view with a minimum three (3) foot, six (6) inch high solid wall/fence or combination of fence and landscaping to obscure the visibility of shopping carts from the adjacent public rights-of-way; provided, however, that shopping carts may be collected and temporarily stored on the parking deck of a parking structure before being returned to a storage area. Where the Director, in his/her discretion, determines that screening interferes with the cart removal/retrieval "opening" given the unique location of the building (e.g., corner structure where cart storage may be visible from two (2) or more intersecting public rights-of-way), the Director shall exempt the "opening" from the screening requirement and shall determine the orientation, location, size and configuration of the unscreened "opening." Shopping cart storage shall not intrude into any required pedestrian passageway or public right-of-way.
- (c) Except at mobile carts and fixed kiosks for the sale of merchandise, food and beverages, the display of new and used merchandise shall be allowed outside a building on not more than four (4) occasions during any calendar year for the purpose of conducting a sale of said merchandise. A permit to conduct such a sale shall be issued by the city clerk if the following conditions are shown to exist:
 - i) A written application for said permit shall be filed with the city clerk not less than ten (10) calendar days before commencing any outside sale.
 - ii) The maximum length of time for conducting such a sale shall be seventy-two (72) hours.
- (d) No wholesaling of goods and materials, other than arts and crafts shows, shall be permitted in the Specific Plan area; retail sales to the general public only shall be permitted.
- (e) All uses shall be conducted in a manner so as not to be objectionable to a person of normal sensitivity by reason of noise, odor, dust, fumes, smoke, vibrations or other similar causes.

D. PROJECT LAND USE

1. The Specific Plan shall be generally developed with the land uses set forth in Table 2 below and in substantial conformance with Figure 3, Conceptual Land Use Map.

TABLE 2

<u>Land Use Category</u>	<u>Square Footage / Units</u>
Non-Residential	615,000 square feet of Leasable Floor Area
Residential	338 units (including up to 5 live/work units) 425,000 square feet of Floor Area
Maximum Total Square Footage	1,040,000 square feet of Leasable Non-residential Floor Area and Residential Floor Area

1. The Specific Plan is intended to provide development flexibility and allows shifts of permitted Leasable Floor Area between land uses over the life of the Specific Plan, upon a determination by the Director that such shifts of Leasable Floor Area are consistent with the intent and regulatory requirements of the Specific Plan, and would either not result in environmental impacts not analyzed by the Town Center Environmental Impact Report ("EIR") or have been analyzed in an appropriate CEQA document.
2. The maximum permitted Leasable Floor Area and Residential Floor Area within the Specific Plan Area shall not exceed 1,040,000 square feet without an amendment to this Specific Plan.

E. RESIDENTIAL DENSITY

Residential density shall be limited to no more than (i) one hundred (100) units per acre and (ii) 338 dwelling units, including live/work units, within the Specific Plan area.

F. DWELLING UNIT SIZE

The Floor Area of any dwelling unit in the Specific Plan area shall not be less than provided herein. For the purpose of this section, dens, studies or other similar rooms, which may be used as bedrooms, shall be considered as bedrooms, if separated from adjoining rooms with permanent partitions. Living rooms, dining rooms, kitchens or bathrooms shall not be considered as bedrooms.

1. One (1) bedroom units: a minimum of six-hundred (600) square feet and a minimum average of six hundred and fifty (650) square feet for the residential development.
2. Two (2) bedroom units: a minimum of eight-hundred (800) square feet and a minimum average of nine hundred (900) square feet for the residential development.

3. Three or more bedroom units: a minimum of one thousand (1,000) square feet and a minimum average of one thousand one hundred (1,100) square feet for the residential development.

G. HEIGHT

No building in the Specific Plan area shall exceed a height at any point of seven (7) stories (excluding mezzanines as defined under applicable building codes) or seventy-five (75) feet, whichever is less. Height shall be measured from the highest adjacent grade on the lot to the top of the flat roof or to the average point on sloped roofs, excluding the parapet in both instances. Elevator penthouses, mechanical screens, wireless communication equipment, projections of towers, stair towers, cupolas, mansards, domes and similar architectural features and signage shall not be included in the measurement of the vertical dimension, provided that such projections do not exceed the heights depicted in Figure 3.0-5 of the Town Center EIR. Rooftop equipment shall not be included in the measurement of the vertical dimension. For exceptions to height limits for wireless telecommunications facilities, see Chapter 30.48 of the Glendale Municipal Code.

H. SETBACKS

No use shall be required to provide front, side or rear yards or building setbacks. The minimum distance between buildings shall be as required by applicable fire, building and safety codes.

I. PARKING

1. General.

(a) There shall be provided at the time of the occupancy of any building or structure a minimum number of off-street parking and loading spaces as hereinafter required in this Specific Plan for said building or structure with adequate provision for safe ingress and egress.

(b) Upon request for change or enlargement of a building or structure, which creates an increase in the number of dwelling units, additional Leasable Floor Area, or additional cinema seats, additional parking and loading spaces shall be provided for such new Leasable Floor Area, dwelling units, or cinema seats without diminishing the existing parking provided for the existing use, buildings and/or structures unless the Director determines that such additional parking is not required to maintain compliance with Section 3.I of this Specific Plan.

2. Location of parking spaces.

(a) **Non-Residential Uses.** Parking for individual non-residential uses shall be provided within the Specific Plan area.

Residential Uses. Parking for residential uses shall be provided within the Specific Plan area. Such parking spaces shall be fully enclosed except for entryways to subterranean

and semi-subterranean garages and necessary ventilation for parking structures. Guest parking may be provided wholly or in part at any location within the Specific Plan area.

(b) Accessibility.

- i. Parking and loading spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian accessways or fire safety equipment. Such access shall be per applicable building and fire codes.
- ii. All required off-street parking and loading spaces shall be accessible. For the purposes of this chapter, "accessible" shall mean capable of being reached for purposes of parking during hours of operation or occupation by means of the full and unobstructed minimum dimensions as specified herein, as illustrated in Chart VI of Chapter 30.32.180 of the GMC; provided, however, that up to thirty-five percent (35%) of required parking spaces for Residential Uses, and up to one hundred percent (100%) of the spaces used exclusively for attendant or valet parking, may be tandem parking spaces.

3. Minimum number of parking spaces.

(a) Non-Residential Uses. Parking spaces shall be provided for non-residential uses within the Specific Plan Area in an amount equivalent to that set forth in the shared parking analysis approved by the City Council, in the Glendale Town Center FEIR, with this Specific Plan. For the purposes of this Specific Plan, this parking requirement shall also apply to outdoor vendor carts, kiosks and food service pavilions, but shall not apply to outdoor eating areas. If at any time less Leasable Floor Area than that permitted under Section 3.D of the Specific Plan is developed, the Director may authorize a reduction from this parking requirement commensurate with the amount of developed Leasable Floor Area, based on a finding that such reduction is consistent with the approved shared parking analysis or if justified by a revised shared parking analysis, which may be requested by the Director and approved by the Director of Public Works or his/her designee; provided that, at full buildout, parking spaces shall be provided in an amount equivalent to that set forth in the approved shared parking analysis. If at any time more Leasable Floor Area is developed, the amount of any additional parking required shall be based on a revised shared parking analysis, approved by the Director of Public Works or his/her designee. Any revised shared parking analysis shall be made as an appendix of the Town Center Specific Plan.

(b) Residential Uses. Residential uses within the Specific Plan area shall provide two (2) parking spaces per efficiency, one bedroom, two bedroom, and three bedroom dwelling units. An additional 0.25 parking spaces per residential dwelling unit shall be provided for guest parking.

4. Parking design criteria.

(a) Each parking space shall have a width, length and aisle width in accordance with Chart III of Chapter 30.32.180 of the GMC, Appendix 1 of this Specific Plan; provided, however, that up to thirty-five percent (35%) of required parking spaces for Residential

Uses, and up to one hundred percent (100%) of the spaces used exclusively for attendant and valet parking, may be tandem parking spaces.

(b) Turning and approach areas for more than two (2) parking spaces shall have a minimum clear dimension illustrated by the letters "D" on Chart III, Appendix 1 of this Specific Plan, from the nearest end of a parking space to any property line, structure, obstruction or other parking space, except where such turning space abuts an alley in which case the turning space dimension may include the width of the alley.

(c) All parking spaces shall have a minimum six and one-half (6 1/2) foot vertical clearance. The front three (3) feet of a parking space in an enclosed garage used for Residential Uses, however, may have a vertical clearance of four (4) feet.

(d) No parking space shall exceed a slope of six (6) percent.

(e) Direct backing into or out of a parking area to the street shall not be permitted.

5. Driveway standards.

(a) Each parking and loading space provided shall be accessible as to both entrance and exit. The curb openings or entryways to the lot and driveways or approaches to parking spaces shall not exceed fifty-two (52) percent of the total length of the front or street side property line, except where circular driveways are provided. The fifty-two (52) percent restriction, however, shall not apply to any lot having less frontage than thirty (30) feet.

(b) Each driveway or approach to a parking space shall have a minimum clear width of ten (10) feet; provided, however, that a driveway for a Residential Use may be reduced to nine (9) feet where no pedestrian passage is required, and a driveway leading to a subterranean or semi-subterranean garage shall be increased to eleven (11) feet minimum.

(c) The vertical clearance above the surface of the driveway shall be not less than seven (7) feet.

(d) No driveway shall have a slope in excess of fifteen (15) percent, except for residential uses, which shall not exceed twenty (20) percent. Slope transition areas shall be constructed to assure clearance of a standard vehicle at all points in accordance with Chart IV, of Chapter 30.32.180 of the GMC.

(e) The outer radius of a curve in any driveway shall be a minimum of twenty-five (25) feet.

6. Improvement of parking areas.

Every parcel of land or portion thereof hereafter developed and used as a parking and loading area shall be improved as follows:

(a) Parking areas shall be paved with concrete, asphalt, bonded masonry, brick or stone materials or similar material. All parking and loading spaces shall be striped in accordance with the standards herein and shall be maintained with durable paint or other permanent marking material in a color contrasting with the color of the pavement.

Adequate wheel stops shall be provided where designated spaces approach a property line or building wall in accordance with Chart V, of Chapter 30.32.180 of the GMC.

(b) Any lights used to illuminate such areas shall be so arranged as to minimize reflection of the light away from the adjoining premises.

(c) Where a building is less than five (5) feet from a driveway or alley, no building or structure shall be permitted within the corner area formed by the intersection of the public right-of-way and such driveway or alley on the right-hand exit side of the driveway or alley only within that triangular area bounded by the lines connecting the points of intersection of the driveway or alley and street right-of-way and the points located five (5) feet from such intersection measured along the right-of-way line and driveway or alley line respectively. Any landscaping or walls in such area shall not exceed a height of thirty (30) inches. Such corner cutoff area shall not be required above a height of eight (8) feet.

(d) The exit from any parking area which provides parking for five (5) or more vehicles shall be clearly marked with vehicle "STOP" signs.

7. **Loading areas.** In addition to the minimum number of automobile parking spaces, retail, cinema and restaurant uses shall provide a minimum of one off-street loading space per 80,000 square feet of Leasable Floor Area.

8. **Loading space design criteria.**

(a) Each loading space shall have a minimum dimension of twelve (12) feet by twenty-five (25) feet and a height of not less than fourteen (14) feet.

(b) The width of any vehicular driveway or aisle providing access to a loading space shall not be less than twelve (12) feet.

(c) In no event shall the outer radius of any turning area to a required loading space be less than twenty-five (25) feet.

(d) Enclosed or covered loading spaces shall not require parking in addition to that required for the main building.

(e) All loading zones shall be identified with signs indicating "loading zone"

9. **Trip reduction and travel measures.** Nonresidential development projects shall comply with GMC Chapter 30.32.170 as related to transportation demand management and trip reduction measures.

J. LANDSCAPING

1. All areas within the Specific Plan area not occupied by buildings, parking, walkways or other incidental commercial or residential activities shall be fully and permanently landscaped with live plant materials and shall be permanently maintained in a neat and orderly manner. For the purposes of this section, permanent landscaping shall consist of landscaped areas at the ground level, in planters or in potted containers.

2. Pedestrian walks, decoratively paved plazas, vehicular accessways, plazas, fountains, decorative and directional lighting, artwork and similar amenities shall be permitted in such landscaped areas.
3. Permanent and automatic irrigation facilities shall be provided in all permanent landscaped areas except potted containers.
4. Landscape and irrigation plans shall be prepared by those licensed in the state of California to prepare such plans and submitted in connection with a building permit prior to its issuance.
5. Pedestrian linkages shall consist of attractive hardscape, landscape, lighting improvements.

K. OUTDOOR SPACE

A minimum outdoor space of one hundred and forty (140) square feet shall be provided per dwelling unit. Outdoor space may be provided as common or private space. Any common outdoor space shall have a minimum level surface dimension of twenty (20) feet and a minimum area of four hundred (400) square feet.

L. OPEN, PUBLIC, AND PARK LANDS

Approximately three acres of open, public lands shall be located within the Specific Plan area, and may be allocated among a public park, a pedestrian promenade, other open pedestrian linkages and sidewalks along Brand Boulevard, Americana Way, Caruso Avenue, Colorado Street and Central Avenue, and within the Specific Plan area.

M. LIGHTING

Lighting for uncovered parking areas, vehicular accessways and walkways shall not exceed a height of twenty-five (25) feet. Lighting within the Specific Plan area shall be directed onto the driveways, walkways and parking and away from adjacent properties and public rights-of-way.

N. FENCES AND WALLS

No property line or boundary line fence or wall shall be electrically charged or made of any sharp-edged materials, barbed wire, razor wire, chicken wire or fiber glass.

O. TRASH COLLECTION AREAS

Trash collection areas shall be enclosed within a building or screened with durable permanent materials having a minimum height of five and one-half (5-1/2) feet. Access gates or doors shall be of a material that is at least 75% opaque. Trash collection areas shall

be designed, located or screened so as not to be readily identifiable from adjacent streets or highways.

P. ACCESS TO DWELLING UNITS

An elevator shall be provided to serve all stories in a building with more than three (3) dwelling units.

Q. LAUNDRY FACILITIES

Laundry facilities shall be provided to serve all dwelling units on a lot. Such laundry facilities shall either be provided in the individual dwelling units or in a common laundry room. A common laundry room shall have at least one (1) washer and one (1) dryer for each twelve (12) dwelling units, maintained in operable condition and accessible to all tenants daily between the hours of seven a.m. (7:00 A.M.) and ten p.m. (10:00 P.M.).

R. STORAGE SPACE PRIVATE

A minimum of ninety (90) cubic feet of private storage space shall be provided on average per dwelling unit outside such unit within a common parking area or within a residential building. Such private storage space shall have a minimum horizontal surface area of twenty-four (24) square feet and shall be fully enclosed and lockable.

S. SIGNAGE

1. **Sign Program.** Prior to the issuance of any sign permits by the Building and Safety Section, a Stage II Design Review approval by the Agency shall be issued for a Sign Program for the Specific Plan area, in accordance with applicable procedures set forth by the Director. Sign permits issued by the Building and Safety Section shall be in conformance with the approved Sign Program.
2. **Applicable Signage Requirements.** Except as set forth below or elsewhere within this Specific Plan, all signs shall comply with an Agency approved Sign Program and be subject to the provisions of GMC Chapter 30.33 and Chapter 30.26. Appendix 3 shows photographic examples of signs described in this section.

(a) Definitions

- i. **"Accessory sign"** means any sign that carries advertisement incidental and related only to the primary use of the premises or site on which it is located, including signs or sign devices indicating the business transacted at, services rendered, or goods sold or produced on the premises by either the owner, occupant or developer of the premises or site, or any sign that carries advertisement related to motion pictures and similar theatrical

presentations playing, showing, or scheduled to play or show at any cinema within the Specific Plan area.

- ii. **"Area of a sign"** means the entire area within a single continuous perimeter as measured pursuant to GMC Section 30.33.120, which encloses the extreme limits of the advertising message, announcement, declaration, demonstration, display, illustration, picture, insignia, logogram, surface or space of a similar nature, together with any frame, background area of sign (except where integrated into the building architecture), structural trim or other material, color or condition that forms an integral part of the display, excluding the necessary supports or uprights on which such sign is placed. For the purposes of marquee signs, sign area does not include changeable feature event announcements or any associated graphic imagery.
- iii. **ASOZ accessory sign** means a sign allowed by an ASOZ which carries advertisement incidental and related only to the primary use of the premises or within the ASOZ, including signs or sign devices indicating the business transacted at, services rendered, good sold or produced on the premises or within the ASOZ by either the owner, occupant or developer of the premises.
- iv. **"Blade sign"** means an accessory projecting sign under six square feet in area and used to enhance the pedestrian visibility of the business. The area of blade signs shall not be included towards the overall sign area for the business.
- v. **"Center Identification Sign"** means a major accessory sign carrying the name of the master development within the Specific Plan area.
- vi. **"Directional sign"** means an accessory sign designed to guide or direct pedestrian or vehicular traffic, including free-standing and wall mounted directories, pedestrian and vehicular directional signs, and parking structure signs
- vii. **"String lights"** or **"string lighting"** means and includes series of light bulbs mounted on a flexible cord arrangement such as Christmas lighting or similar lighting when used or displayed on property for the purpose of attracting attention as a sign. "String lighting" shall not include permanently installed channel or series lighting when such lighting is used as an architectural feature of a building or façade or as general illumination of a building or exterior in compliance with the electrical code.
- viii. **"Vitrine window"** means a glass cabinet or showcase for the display of merchandise, promotional material, and/or lettering for products either on or off the premises.

- ix. **“Window sign”** means a non-accessory temporary or permanent illuminated or non-illuminated sign hung, placed, posted in, propped against, or adhered to a storefront window, such as pre-manufactured vendor sign, or “sale” signs. Signs and graphic images mounted to walls behind show windows and/or used as a part of a permanent or rotating vitrine window or show window display shall not be considered window signs

(b) Signs in, over, upon and projecting into public rights of way.

- i. **Projecting signs.** The Director may approve wall signs on private property which project over the public right-of-way; projecting signs attached to private property which project over the public right-of-way; marquee signs over the public right of-way; and banners, flags, and pennants attached to private property which project over the public right-of-way. The dimensional limits of such signs, banners and flags shall be at the discretion of the Director. These signs may require an encroachment permit from the Director of Public Works.
- ii. **Banners and flags.** Banners and flags may be permitted in the public right-of-way upon the receipt of a permit issued by the Director, which shall have authority to approve the content, size, material, design, method of mounting, time of display and duration of such banner and flag installations. These signs may require an encroachment permit from the Director of Public Works.

(c) Director approval of signage. The following signs are permitted, subject to review by the Director.

- i. Animated signs, provided they do not face a dedicated street.
- ii. Banners, pennants, balloons and flags.
- iii. Freestanding signs, wall display panels, and sign structures. The following signs are permitted, subject to Agency approval, as part of the Sign Program:
1. Up to twenty-four (24) indirectly illuminated freestanding signs,
 2. Up to thirty-six (36) indirectly illuminated wall display panels displaying non-accessory signs, and
- iv. Center Identification Signs
1. One sign shall be permitted at the Corner of Colorado Street and Central Avenue.
 2. One sign shall be permitted at the corner of Brand Boulevard and Harvard Street.

3. A maximum of four (4) signs shall be permitted on the main parking structure elevator tower at the north side of the park, one facing in each direction.

v. **Window signs**

Window signs shall cover no more than 25% of each window area.

(d) **Wall signs**

- i. **Accessory Wall Signs.** Each ground floor and upper floor occupancy of a building shall be permitted one wall sign for each primary wall frontage and one wall sign for each secondary wall frontage. No more than three wall signs shall be permitted per occupancy.

- ii. **Area.**

1. Occupancies under 10,000 square feet in Floor Area shall be permitted up to one square foot of sign area per lineal foot of ground floor frontage.
2. Total allowable sign area for each permitted sign is calculated based on the occupancy's total wall frontage as measured between the centerlines of occupancies' walls measured at the storefront, or from the centerline of an occupancy's wall to the outside or inside corner of each elevation of the storefront, measured in simple straight lines.
3. Occupancies 10,000 square feet of Floor Area or greater shall be permitted up to 250 square feet of sign area for each primary wall frontage, regardless of the length of the wall frontage.
4. Wall signs may partially cover wall openings.

(e) **Accessory ground signs.**

- i. A maximum of three (3) accessory ground signs shall be permitted within the Specific Plan area.
- ii. The total aggregate area of accessory ground signs within the Specific Plan area shall not exceed 600 square feet.

(f) **Marquee signs.**

- i. The aggregate area of all theater marquee signs on a building shall not exceed 600 square feet.
- ii. Marquee signs may be located on top of the canopy and may extend more than two feet (2') above the top of the canopy.

(g) **Projecting signs.**

- i. Each occupancy may substitute one or more of its permitted wall signs for projecting signs. The maximum allowable projecting sign area shall be the

same as allowable wall sign area, measured in accordance with GMC Section 30.33.120

- ii. Each ground floor occupancy is permitted one blade sign up to six square feet in area.
- iii. The size, location, dimensions and lighting of projecting signs for occupancies 10,000 square feet of Floor Area or greater shall be approved by the Agency.

(h) Temporary signs.

- i. Temporary accessory signs may occupy up to 50% of the area of temporary construction barricades facing dedicated streets.
- ii. Temporary accessory signs on construction barricades may be externally or internally illuminated.

(i) Signs for freestanding non-motorized portable vending carts.

- i. Permitted menu board signs may be up to seventeen inches (17") by twenty-two inches (22") in size.

T. PUBLIC SAFETY WIRELESS COMMUNICATIONS SYSTEMS

Development within the Specific Plan area shall comply with the City's Public Safety Wireless Communication Systems policy set forth at Appendix 2 of this Specific Plan, as the same may be amended from time to time.

CHAPTER FOUR - INFRASTRUCTURE AND PUBLIC FACILITIES

This chapter addresses issues concerning transportation and circulation, water, wastewater, solid waste, stormwater, and energy infrastructure within the Specific Plan area as required by Section 65451 of the California Government Code. This analysis assumes new development in the Town Center Specific Plan area will be the maximum allocated in the Town Center EIR: 338 residential dwelling units and approximately 615,000 square feet of non-residential Floor Area.

Generally, the streets within the Specific Plan area are built-out streets with no significant right-of-way improvements necessary. The development authorized under the Specific Plan will not require significant service upgrades for any utility or service. New developments will be responsible to make the necessary improvements to the existing system in order to facilitate their own operations.

A. TRANSPORTATION AND CIRCULATION

Regional access to the Specific Plan area is provided via State Route 134 and Interstate 5. Immediate access is provided from Colorado Street, Central Avenue, Brand Boulevard, Americana Way and Caruso Avenue. The Los Angeles County MTA and City of Glendale Beeline provide local public transit services in the vicinity of the Specific Plan area.

B. WATER SUPPLY

Capacity exists within the current system to accommodate the amount of demand created by the current usage and the new development proposed by the Specific Plan. Water service is provided by Glendale Water and Power. Water sources are groundwater pumped from the San Fernando and Verdugo Groundwater Basins, and water purchased from the Metropolitan Water District. Water is supplied to the site at three discrete points of connection: 1) an eight inch line under the pedestrian paseo from Colorado Street to the south; 2) a sixteen inch line on Orange Street from Broadway to the north; and 3) a sixteen inch line on Brand Boulevard at Americana Way to the east.

Future development and uses resulting from the implementation of this Specific Plan will need to comply with the Water Conservation provisions of the Glendale Municipal Code (GMC Section 13.36 et seq.), which mandates water conservation measures to be undertaken within the City of Glendale.

C. SEWER/ WASTEWATER

The Specific Plan area has historically been part of Glendale's main commercial area. As such, most utilities were installed to serve fairly intense commercial development, and the sizing of the existing system is appropriate to facilitate the development intensity proposed through the Specific Plan. Existing wastewater infrastructure serving the Specific Plan area includes a 10-inch and 12-inch line in Central Avenue, a 21-inch line in Colorado Street and a 10-inch line in the alley located between the pedestrian paseo and Brand Boulevard.

Future development would be required to adhere to the provisions of all City ordinances regarding sewer capacity allotment in the City, and any new sewer line extensions would be designed in accordance with applicable provisions of the Municipal Code and to the satisfaction of the City Engineer. As developments occur, the City reviews existing feed lines to determine if there is a need for upgrading. Any system improvements necessitated by new growth can be addressed through the Capital Improvements Plan.

D. SOLID WASTE

Solid Waste generated within the City of Glendale is disposed of at the City-owned Scholl Canyon Landfill and other area landfills. Buildout of the Specific Plan would incrementally increase the amount of solid waste generated within the City but will be within the capacity of the Scholl Canyon Landfill. The City of Glendale has taken appropriate steps to reduce solid waste by preparing a comprehensive Source Reduction and Recycling Element (SRRE) in accordance with the California Integrated Waste Management Act. The SRRE identifies waste reduction, reuse, and recycling programs such as curbside recycling, backyard composting, and newspaper drop-off.

E. STORMWATER/DRAINAGE

Cities are required to implement certain stormwater management measures under a permit issued by the State Water Quality Control Board, Los Angeles Region. The County is the principal permittee, and the City of Glendale is a co-permittee. Under sections of the Permit entitled Development Planning Program, the City is required to implement certain measures to regulate the quality of storm water flowing from private developments to the network of storm drain channels that eventually drain into the ocean. Individual development projects associated with the proposed Specific Plan may require a Standard Urban Stormwater Mitigation Plan (SUSMP) pursuant to the requirements of the Glendale Municipal Code. All development projects must comply with the Los Angeles County Municipal Storm Water Permit issued by the California Regional Water Quality Control Board and with all City ordinances.

F. ENERGY

The Specific Plan area is currently being served by the Southern California Gas Company and by Glendale Water and Power (GWP). Capacity exists within the current system to accommodate the amount of demand created by the current usage and the new development proposed by the Specific Plan. New developments will be responsible to make any improvements to the existing energy supply systems necessary in order to serve those developments.

CHAPTER FIVE - PLAN IMPLEMENTATION

A. IMPLEMENTATION RESPONSIBILITIES

The City and / or Glendale Redevelopment Agency have the responsibility to implement the Town Center Specific Plan. Due to the unique character of the Town Center Specific Plan, this chapter describes the specific administrative procedures and authority necessary to ensure the orderly implementation of the goals and objectives of the Town Center Specific Plan.

B. FINANCING AND MAINTENANCE OF PUBLIC IMPROVEMENTS

Development financing is crucial to the successful implementation of the Specific Plan. The financing program will assure timely construction of the necessary public improvements, including roadways, primary infrastructure, utilities, and other necessary public works and capital improvements, and will allow for the delivery of a variety of public facilities and services.

Various mechanisms are available to finance the public capital improvements associated with development. Financing responsibilities will be set forth in the Disposition and Development Agreement between the Glendale Redevelopment Agency and the master developer of the Specific Plan area.

C. ADMINISTRATIVE PROCEDURES

1. Interpretation and Enforcement

Although every effort has been made to include provisions in this Specific Plan that are clear, the necessity of interpreting such provisions in light of specific and unusual cases will occur from time to time. When such interpretations are necessary, the Director shall be responsible for the interpretation of the provisions of the Specific Plan, with right of appeal to the Planning Commission and City Council. The provisions of the Specific Plan shall be enforced as follows:

- (a) The Director shall be the City administrator responsible for enforcing the regulations, site development standards and procedures set forth in the Specific Plan.
- (b) The Director shall have the administrative authority for interpretation related to the enforcement of the Specific Plan. The Director may submit his/her interpretations for review by the Planning Commission; review decisions of the Planning Commission shall be subject to appeal to the City Council.
- (c) In the event of any ambiguities or silence contained in this Specific Plan that cannot

be resolved through the provisions of this Specific Plan, other sections of the Glendale General Plan and Zoning Ordinance shall guide interpretation of this Specific Plan.

2. Minor Administrative Permit

Uses listed in the Permitted and Prohibited Uses and Structures Table 1 requiring a Minor Administrative Permit (MAP) shall comply with the following procedure.

- (a) **Application.** An application for a Minor Administrative Permit shall be made on forms as prescribed by the Director. The application shall include the details of the request and how it complies with the Specific Plan, any applicable application fees, and, if applicable, three (3) sets of plans depicting a site layout and elevations.
- (b) **Issuance.** The application shall be deemed complete within thirty (30) days of filing, unless the Director notifies the applicant in writing specifying the reasons why the application is incomplete. The Director or his or her designee shall review a complete application and shall issue the Minor Administrative Permit within thirty (30) days after the application is deemed complete, subject only to the following findings:
 - 1) The proposed use is consistent with the General Plan;
 - 2) The proposed use and application is consistent with the Town Center Specific Plan; and
 - 3) The establishment and operation of the proposed use at the location proposed will not endanger or constitute a menace to the public health or safety of persons residing or working within or in the immediate vicinity of the Specific Plan site
- (c) The Director may extend the time within which the determination shall be made, not to exceed an additional 30 days with good cause.
- (d) **Notice.** Notice of the Director's action shall only be sent to the applicant.
- (e) The decision of the Director shall become final fifteen (15) days following the date of the decision unless an appeal to the Planning Commission is filed as provided in GMC Chapter 30.62, and processed according to the provisions specified therein. Public notice in connection with any appeal shall be provided in the same manner set forth in Section 30.62.040.

3. Administrative Permit

Uses listed in the Permitted and Prohibited Uses and Structures Table 1 requiring an Administrative Permit (AP) shall comply with the following procedure.

- (a) **Application.** An application for an Administrative Permit shall be made on forms as prescribed by the Director. The application shall include the details of the request and how it complies with the Specific Plan, any applicable

application fees, and, if applicable, three (3) sets of plans depicting a site layout and elevations.

- (b) **Issuance.** The application shall be deemed complete within thirty (30) days of filing, unless the Director notifies the applicant in writing specifying the reasons why the application is incomplete. The Director or his or her designee shall review a complete application and shall issue the Administrative Permit within thirty (30) days after the application is deemed complete, subject only to the following findings:
- 1) The proposed use is consistent with the General Plan;
 - 2) The proposed use and application is consistent with the Town Center Specific Plan;
 - 3) The site is physically adequate for the type of use being proposed;
 - 4) The design, location, size and operating characteristics of the proposed use are compatible with the existing and future land uses within the Specific Plan site; and
 - 5) The establishment and operation of the proposed use at the location proposed will not endanger or constitute a menace to the public health or safety of persons residing or working within or in the immediate vicinity of the Specific Plan site
- (c) **Time Extension.** The Director may extend the time within which the determination shall be made, not to exceed an additional 30 days with good cause.
- (d) **Notice.** Notice of the Director's action shall only be sent to the applicant.
- (e) The decision of the Director shall become final fifteen (15) days following the date of the decision unless an appeal to the Planning Commission is filed as provided in GMC Chapter 30.62, and processed according to the provisions specified therein. Public notice in connection with any appeal shall be provided in the same manner set forth in Section 30.62.040.

4. Standards and Land Use Exceptions

- (a) **Applicability.** Variations from the standards and land use regulations of the Specific Plan may be permitted as either Minor Exceptions or Exceptions. Minor Exceptions shall include (i) requests for a 10% or less adjustment to quantifiable or measurable development standards contained in the Specific Plan; and (ii) requests that are not readily quantifiable or measurable, which the Director in his or her discretion determines are minor in nature. All other requests for variations shall be processed as Exceptions. In granting any Minor Exception or Exception, the Director may impose conditions to safeguard and protect the public health, safety and promote the general

welfare, and to ensure that the development so authorized is in accordance with approved plans and is consistent with the Specific Plan's objectives.

(b) **Minor Exceptions**

- 1) The Director or his/her designee may approve a Minor Exception to the standards and land uses described herein provided the Director conducts appropriate review under CEQA, if required, and makes the following findings:
 - a. The granting of the Minor Exception will result in design improvements, or there are space or other restrictions on the site which preclude full compliance with Specific Plan requirements without hardship;
 - b. The granting of the Minor Exception, with any conditions imposed, will not be materially detrimental to the public welfare or injurious to the property or improvements in the Specific Plan area; and
 - c. The granting of the Minor Exception will not be contrary to the objectives of the Specific Plan.

2) **Director Review.**

- a. An Applicant for a Minor Exception shall file a complete application, pursuant to GMC Section 30.40.020 (except for the property owner labels specified in that section) with the Director. The Director or his or her designee shall review a complete application for compliance with the provisions of the Specific Plan. The application shall be deemed complete within thirty (30) days of filing, unless the Director notifies the applicant in writing specifying the reasons why the application is incomplete.
- b. The Director shall render a decision within sixty (60) days after the application is deemed complete. The Director may extend the time within which the determination shall be made, not to exceed an additional sixty (60) days, with good cause and with written concurrence from the applicant.
- c. The decision of the Director shall become final fifteen (15) days following the date of the decision unless an appeal to the Planning Commission is filed as provided in GMC Chapter 30.62, and processed according to the provisions specified therein.

(c) **Exceptions**

- 1) The Director or his/her designee may approve Exceptions to the standards and land uses described herein provided the Director conducts appropriate review under CEQA and makes the following findings:
 - a. That the strict application of the provisions of the Specific Plan would preclude the successful implementation of the general provisions and intent of the Specific Plan;
 - b. That there are circumstances related to the proposed use of the property that do not generally affect property within the Specific Plan area;
 - c. That the granting of the Exception will not be materially detrimental to public health, safety, and welfare or injurious to property within or adjacent to the Specific Plan area; and
 - d. The granting of the Exception will not be contrary to the objectives of the Specific Plan.
- 2) **Director Review.**
 - a. An Applicant for an Exception shall file a complete application, pursuant to GMC Section 30.40.020. Instead of the ownership labels as specified in Section 30.40.020, the applicant shall provide ownership labels of the property owners of properties within the Specific Plan area and properties adjoining, abutting or located across the street from the Specific Plan area. The Director or his or her designee shall review a complete application for compliance with the provisions of the Specific Plan. The application shall be deemed complete within thirty (30) days of filing, unless the Director notifies the applicant in writing specifying the reasons why the application is incomplete.
 - b. Upon deeming the application complete, the Director shall provide notice of the application to owners of properties within, adjoining, abutting or located across the street from the Specific Plan area. The specific location within the Specific Plan and a location visible from the nearest public street shall be posted in accordance with 30.61.010.C of the GMC. The Director may not render a decision on the application until later than ten (10) days after providing such notice.
 - c. The Director may require a public hearing for the application if he or she finds that the application may have a significant affect on properties within, adjoining, abutting or located across the street from the Specific Plan area and may evoke public controversy. If the Director conducts a public hearing,

public notice shall be provided as set forth in GMC Section 30.61.010, except that mailed notice shall be provided only to property owners of properties within, adjoining, abutting or located across the street from the Specific Plan area, unless the Director determines additional notice is appropriate.

- d. Whether or not the Director conducts a public hearing, the Director shall render a decision within sixty (60) days after the application is deemed complete. The Director may extend the time within which the determination shall be made, not to exceed an additional sixty (60) days, with good cause and with written concurrence from the applicant.
- e. The decision of the Director shall become final fifteen (15) days following the date of the decision unless an appeal to the Planning Commission is filed as provided in GMC Chapter 30.62, and processed according to the provisions specified therein. Public notice in connection with any appeal shall be provided in the same manner set forth in Section 30.62.040.

- 5. Conditional Use Permits.** Alcohol Use Approvals in excess of the ten (10) on-site consumption and eight (8) off-site consumption Alcohol Use Approvals allowed by Administrative Permit under this Specific Plan shall be permitted by Conditional Use Permit subject to GMC Chapter 30.42.

6. Duration of Administrative Permit, Minor Administrative Permits (including Alcohol Use Approvals), Minor Exception, Exception and Alcohol CUP.

- (a) **Termination.** Every right or privilege authorized by an Administrative Permit, Minor Administrative Permits, Minor Exception, Exception or Alcohol CUP shall terminate two (2) years after the granting of such approval unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided in this section.
- (b) **Cessation.** Such rights and privileges shall also terminate upon any interruption or cessation of the use permitted by any Administrative Permit, Minor Administrative Permits, Minor Exception, Exception or Alcohol CUP for one year or more in the continuous exercise in good faith of such right or privilege.

(c) **Extension.** The Director may extend the time within which the right or privilege granted under any Administrative Permit, Minor Administrative Permits, Minor Exception, Exception or Alcohol CUP must be exercised for one (1) additional year upon receipt of a written request from the applicant prior to expiration of such Administrative Permit, Minor Exception, Exception or Alcohol CUP. In granting such extension the Director shall make a written finding that neighborhood conditions have not substantially changed since the granting of such Administrative Permit, Minor Exception, Exception or Alcohol CUP.

7.Revocation. If the conditions of this Specific Plan or applicable provisions of the GMC have not been complied with, the City may give notice to the property owner or lessee of the real property affected to appear at a time and place fixed by the City and show cause why any Administrative Permit, Minor Exception, Exception or Alcohol CUP issued pursuant to this Specific Plan should not be modified, discontinued or revoked. These proceedings shall be in accordance with GMC Section 30.64.020, with the exception that such proceedings in all cases shall be administered by the Director.

8.Subdivisions

Submittal requirements shall be those set forth in the Subdivision Map Act of the State of California.

D. DESIGN REVIEW

1. The Redevelopment Agency's Revised Design Review Guidelines (the "Design Review Guidelines") approved and adopted by the Agency on July 29, 2008 (Resolution No. R-825), as authorized by the Redevelopment Plan for the Central Glendale Redevelopment Project Area, as amended, shall apply within the Specific Plan area along with GMC Section 30.47.030.
2. Design Review approval in accordance with the Design Review Guidelines shall be required for any proposed use on any lot located in whole or in part within the Specific Plan area as follows:

Stage I Design Review Approval: Prior to the issuance of any demolition or utility permit

Stage II Design Review Approval: Prior to the issuance of any grading, foundation or building permit

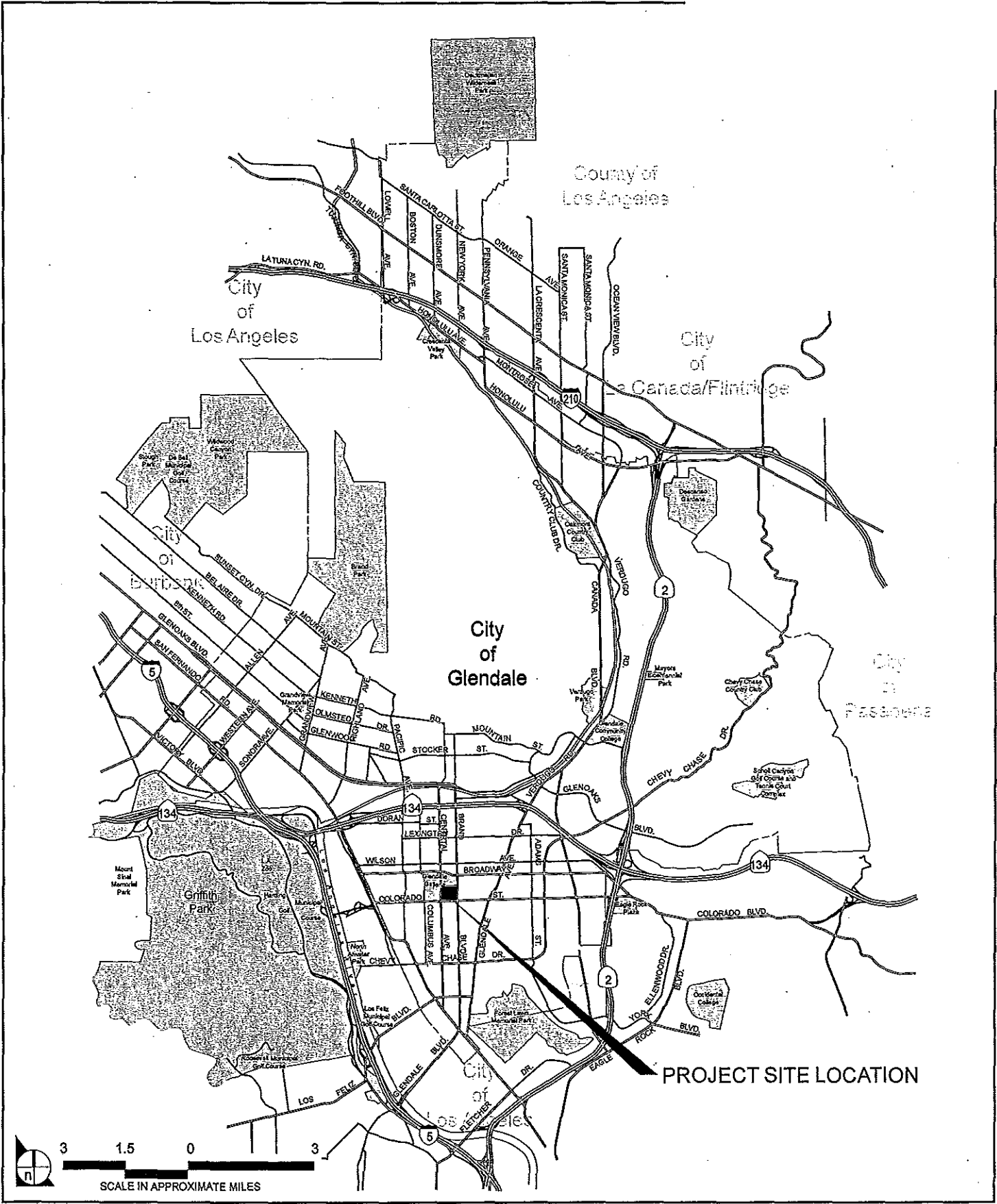
3. The Director shall determine whether an individual proposed use is in compliance with the regulations and guidelines set forth in this Specific Plan, as well as with any additional environmental review required for the proposed use.

E. AMENDMENTS

1. Except as provided herein, all proposed Specific Plan changes shall be considered amendments to this Specific Plan and shall be processed and acted upon pursuant to the amendment provisions contained in California Government Code Section 65453, and in the same manner as a zoning ordinance text amendment, pursuant to the City of Glendale Zoning Ordinance.
2. The Planning Commission and City Council shall find in approving or conditionally approving an amendment that there is not a conflict with the intent, purpose and objectives of the Specific Plan.

FIGURE 1

Town Center Specific Plan Regional Location Map



FIGURE

Regional Location

FIGURE 2

Town Center Specific Plan Boundary Map

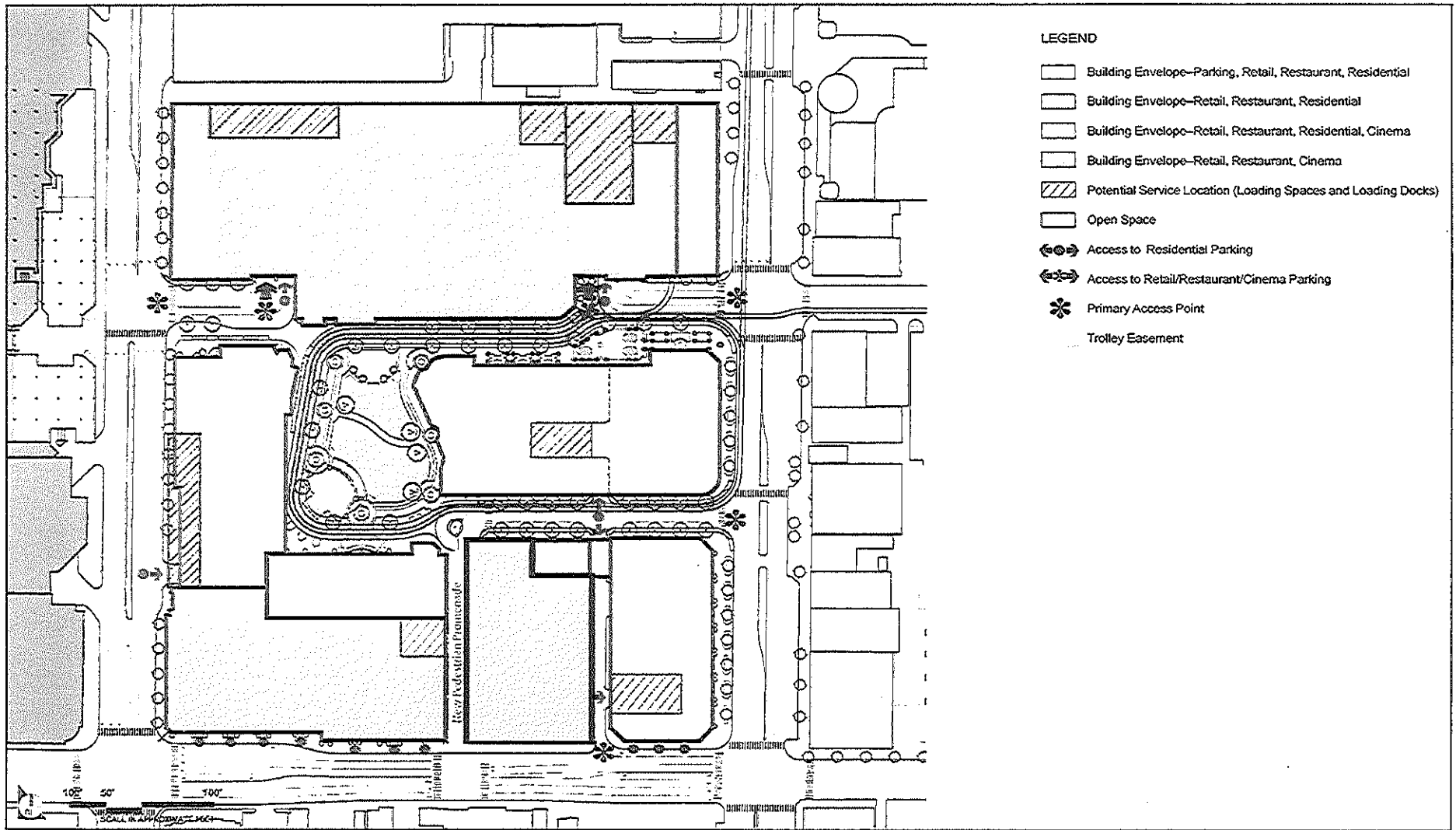


FIGURE

Site Vicinity

FIGURE 3

Town Center Specific Plan Conceptual Land Use Map



SOUNCC, Caruso Affiliated Holdings, Glendale Redevelopment Agency, Clark/Kentfield Architects, Ltd., © October 2002, Impact Solutions, Inc. - May 2011

FIGURE

Conceptual Site Plan

TABLE 3

CONDITIONS FOR ON-SITE CONSUMPTION PERMITS

1. Applicable licenses shall be obtained and maintained from the State Alcoholic Beverage Control Board.
2. Applicants shall obey all federal, state, and municipal laws, and all ordinances and regulatory conditions.
3. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
4. No booth or group seating shall be installed which completely prohibits observation of the occupants.
5. The Applicant shall make arrangements with the security personnel provided by the master developer for the Town Center to ensure that such security personnel monitors and patrol areas where establishments selling alcohol for on-site consumption are located during the hours of operation of the establishments. The security personnel shall patrol the project site to prevent any unusual disturbances and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the project site. The Glendale Police Department (GPD) shall be notified of special events no later than 48 hours in advance of a special event. The applicant must apply for and complete any and all required permits for special events in compliance with local ordinances, regulations, and laws.
6. The Director shall consult with GPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions, which he or she deems to be necessary and feasible. The Director shall also notify the GPD of the identity of each proposed operator of an establishment so that the GPD can ascertain whether the operator has any prior record of criminal activity.
7. Recommendations of the Glendale Fire Department (GFD) relative to fire safety shall be incorporated into all building plans, to the satisfaction of the GFD.
8. The Applicant shall provide project plans and a public safety and security plan to the Agency and GPD prior to issuance of tenant improvement building permit, to allow the GPD time to

review the plans regarding additional security and crime prevention features appropriate to the design of the project.

9. Establishments may serve alcohol from 10:00 a.m. - 2:00 a.m., 7 days per week.
10. There shall be no inappropriate adult-type entertainment including but not limited to topless/nude dancers, wet T-shirt contests, lingerie displays, etc.
11. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
12. A copy of these conditions shall be retained at all times on the premises in each establishment, which serves alcoholic beverages and shall be produced immediately upon the request of the Director or the GPD.
13. Within 60 days after the issuance of the certificate of occupancy for an establishment, the Applicant shall execute a covenant acknowledging and agreeing to comply with all the terms and conditions established in this Specific Plan and record it in the County Recorder's Office. This agreement shall run with the land and be binding on any subsequent owners, heirs or assigns. The Applicant shall submit this agreement to the Director for approval before being recorded. After recordation, the Applicant shall provide a copy bearing the Recorder's number and date to the Director.
14. The Applicant shall ensure that alcoholic beverages purchased within the Applicant's establishment are not consumed beyond the boundaries of the business as specified on the ABC license.
15. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the Applicant.
16. All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.
17. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.
18. Restaurants The following conditions shall apply to full service restaurants as defined in GMC Section 30.70:
 - (a) These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment.

- (b) Sales of alcoholic beverages shall only be made from behind a counter where an employee of the restaurant/café obtains the product. No self-service of alcoholic beverages shall be permitted.
- (c) Pool tables may be authorized for licensed establishments.
- (d) The Applicant shall provide the GPD with a contact list of the establishment's managerial staff semi-annually.
- (e) Entertainment activities, such as live or recorded music, may be permitted provided the use includes a full-service kitchen and a full menu. 50% of the restaurant's seating shall be designed and used for service of meals. Tables shall have all necessary utensils, condiment dispensers and table service with which to serve meals to the public.
- (f) Special conditions applicable to outdoor eating areas:
 - i) The perimeter of outdoor eating areas approved for alcoholic beverage service shall be defined by physical barriers, and subject to the review and approval by the Director and the Director of Public Works. The perimeter of any outdoor eating area approved for alcoholic beverage service shall be designed to prevent the unrestricted flow of persons to and from the outdoor dining area other than through the approved point of access.
 - ii) Outdoor eating areas approved for alcoholic beverage service shall not be posted in any manner with any sign, placard or free-standing card of any size or type that promotes service of alcoholic beverages in the outdoor dining area. A non-freestanding, closable, book-style beverage (alcoholic and nonalcoholic) menu may be permitted at tables in conjunction with a food menu.
 - iii) Service of alcoholic beverages in outdoor eating areas shall only be made in conjunction with the offering of food to the person ordering the alcoholic beverage. Alcoholic beverages shall be served in their original container or in nondisposable glassware.
 - iv) Service and consumption of alcoholic beverages in outdoor eating areas shall comply with all applicable regulations set forth by the Department of Alcoholic Beverage Control, the GMC, and with any other applicable conditions imposed to protect public rights-of-way, adjoining properties and public health, safety and welfare, up to and including restrictions on occupancy and maximum seating imposed by the Director of Public Works.
 - v) The Applicant shall not permit any public nuisance in the outdoor dining area, including but not limited to, unruly behavior by patrons, or any interaction with passersby, which may contribute to unruly behavior on the street.

19. Sales of alcohol for off-site consumption shall be prohibited.

20. If an establishment permitted by Minor Administrative Permit violates the GMC or the conditions contained in this Specific Plan or results in public disturbance(s), the Director may provide written notification to the establishment requiring that the problem(s) be remedied immediately. If such violations or public disturbance(s) have not been abated within thirty (30) days of receipt of a written communication, the Director may review the establishment's operations to verify compliance with the GMC and conditions of this Specific Plan and modify and/or impose additional reasonable conditions deemed necessary to prevent future occurrences of such disturbance(s) or violations at that establishment. The Director may choose, at his/her discretion, to conduct this review in a public hearing. If, within ninety (90) days of the Director's review, there is evidence that the establishment is not adhering to all imposed conditions or if the disturbance(s) or violations persist, the Director may notice and hold a revocation hearing to revoke the Minor Administrative Permit in accordance with Section 5.C.7 of this Specific Plan. The applicant shall have the right to appeal any decision of the Director to the Planning Commission as provided for in GMC Chapter 30.62. If the Director revokes the Minor Administrative Permit of the subject establishment, any future sales of alcoholic beverages for on-site consumption at that establishment shall require an Alcohol CUP. The Director may, upon each revocation decision, reduce the number of Alcohol Use Approvals permitted by a Minor Administrative Permit by one.

TABLE 4

CONDITIONS FOR OFF-SITE CONSUMPTION ALCOHOL USE APPROVALS.

1. The Applicant shall make arrangements with the security personnel provided by the master developer for the Town Center to ensure that such security personnel monitors and patrol areas where establishments selling alcohol for off-site consumption are located during the hours of operation of the establishments. Such security personnel shall patrol the project site to prevent any unusual disturbances and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the project site. The GPD shall be notified of special events as far in advance as feasible
2. The Director shall consult with GPD for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions, which he or she deems to be necessary and feasible. The Director shall also notify the GPD of the identity of each proposed operator of an establishment so that the GPD can ascertain whether the operator has any prior record of criminal activity.
3. The Applicant shall provide project plans to the GPD prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the project.
4. A copy of these conditions shall be retained at all times on the premises in each establishment that sells alcoholic beverages and shall be produced immediately upon the request of the Director or the GPD.
5. Within 60 days after the issuance of the certificate of occupancy for an establishment, the Applicant shall execute a covenant acknowledging and agreeing to comply with all the terms, conditions established in this Specific Plan and shall record the agreement in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted to the Director for approval before being recorded. After recordation, the Applicant shall provide a copy bearing the Recorder's number and date to the Director .
6. Sale of alcoholic beverages from drive-up or walk-up windows is prohibited.
7. The Applicant shall ensure that no alcoholic beverages that are purchased within the Applicant's establishment are consumed on any property adjacent to the licensed premises that is under the control of the Applicant.
8. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment, which is under the control of the Applicant.

9. All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.
10. All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours after its occurrence.
11. The Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.
12. Drug and Liquor Stores. The following conditions shall apply to Drug and Liquor Stores:
 - (a) The sales of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 10:00 p.m., seven days a week.
 - (b) No wine shall be sold with an alcoholic content of greater than 15% by volume, except for "dinner wines" which have been aged two years or more and which are maintained in corked bottles.

The sale of beer or malt beverages in individual containers of one quart, 22 ounces or 32 ounces is prohibited. No beer or malt beverages may be sold in quantities of less than six containers per sale.

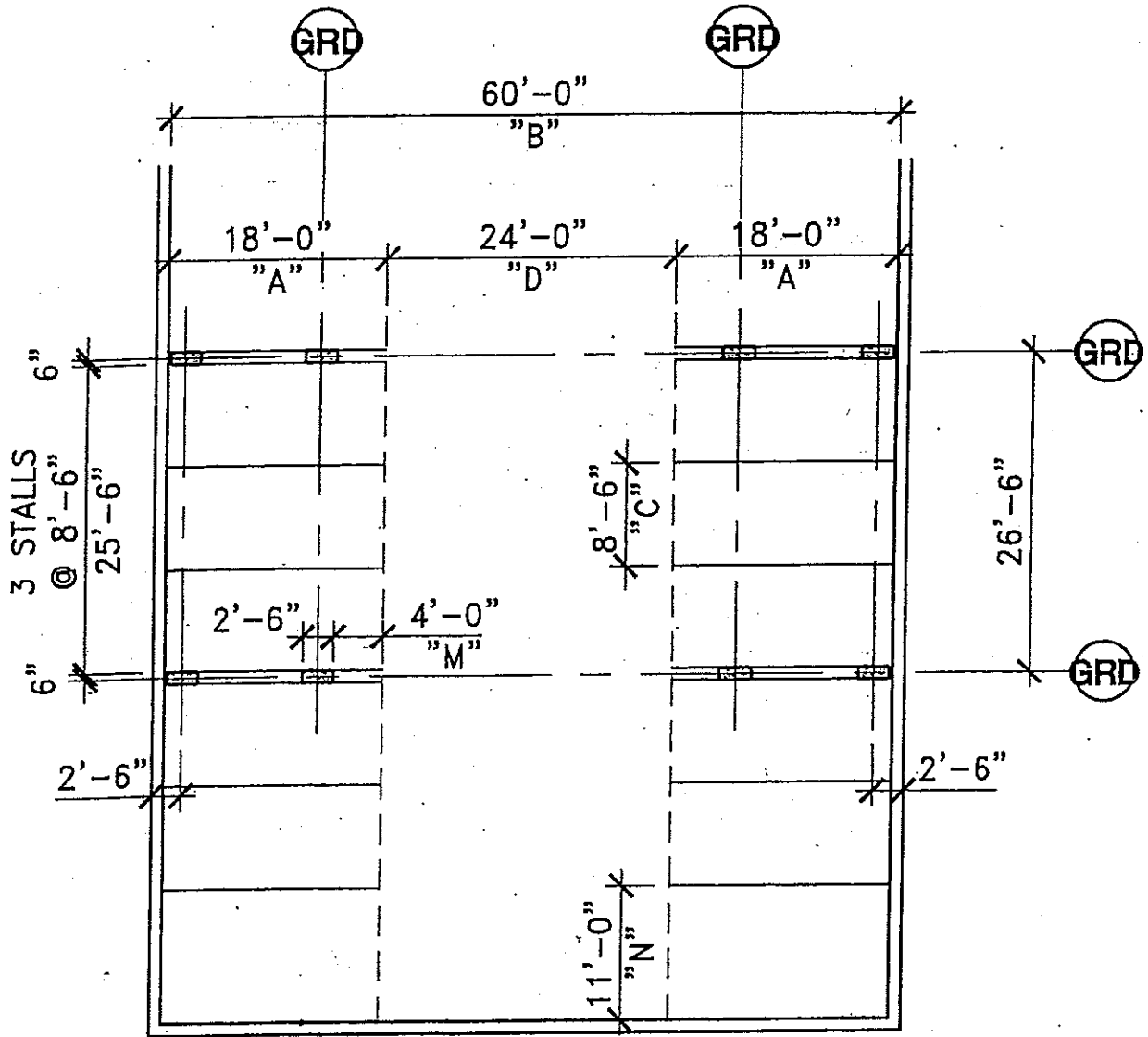
Beer, malt beverages and wine coolers in individual containers of 16 ounces or less is prohibited. These individual containers that are 16 ounces or less must be sold in manufacturer's pre-packaged, multi-unit quantities.

Wine and distilled spirits shall not be sold in bottles or containers smaller than 750 milliliters. Beer coolers, wine coolers or pre-mixed distilled spirit cocktails must be sold in manufacturer's pre-packaged, multi-unit quantities.

13. On-site consumption of alcoholic beverages may be permitted when provided in conjunction with a gourmet wine area, when permitted and as allowed by ABC licensing requirements.

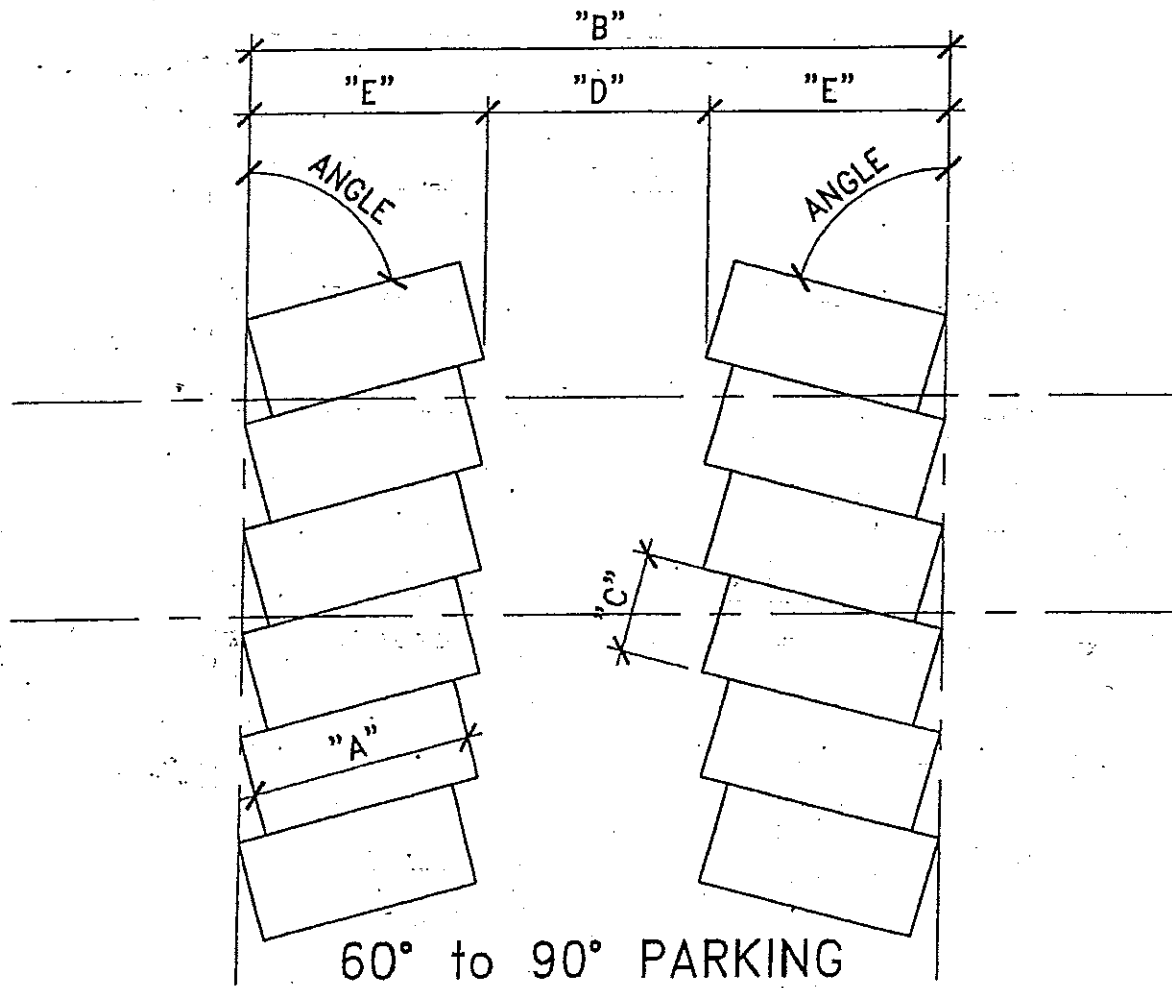
APPENDIX 1
(Parking Charts)

CHART II
PARKING STANDARDS FOR COMMERCIAL AND RESIDENTIAL USES



8'-6" x 18'-0" STALL - 90°

CHART III
PARKING STANDARDS FOR COMMERCIAL AND RESIDENTIAL USES



**CHART IV
PARKING STANDARDS FOR COMMERCIAL AND RESIDENTIAL USES**

Interpolation of stall and drive aisle widths for Use on The Glendale Town Center
Commercial and Residential

One Way Double Loaded							
Stall Width 8'-6" and length of 18'-0"							
Chart Symbol	Angle of Parking °				Angle of Parking °		
	60°	65°	70°	75°	80°	85°	90°
A	18'-0"	18'-0"	18'-0"	18'-0"	18'-0"	18'-0"	18'-0"
B	55'-10"	56'-6"	57'-3"	57'-11"	58'-8"	59'-4"	60'-0"
C	8'-6"	8'-6"	8'-6"	8'-6"	8'-6"	8'-6"	8'-6"
D	16'-0"	16'-8"	17'-8"	18'-9"	20'-2"	22'-0"	24'-0"
E	19'-11"	19'-11"	19'-10"	19'-8"	19'-3"	18'-8"	
N							10'-6"
Column encroachment of 12" by 12" at head of stall is permitted							

One Way Double Loaded							
Stall Width 9'-0" and length of 18'-0"							
Chart Symbol	Angle of Parking °				Angle of Parking °		
	60°	65°	70°	75°	80°	85°	90°
A	18'-0"	18'-0"	18'-0"	18'-0"	18'-0"	18'-0"	18'-0"
B	54'-8"	55'-8"	56'-6"	57'-4"	58'-4"	59'-2"	60'-0"
C	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
D	14'-6"	15'-6"	16'-6"	17'-10"	19'-9"	21'-8"	24'-0"
E	20'-1"	20'-1"	20'-0"	19'-9"	19'-3 1/2"	18'-9"	
N							11'-0"
Column encroachment of 12" by 12" at head of stall is permitted							

- (i) The charts above are derived by measuring the difference in parking area dimensions as the angle of the parking is changed for 5 degree increments between 60 and 90 degrees

APPENDIX 2

PUBLIC SAFETY WIRELESS COMMUNICATIONS SYSTEMS

- 1) GENERAL
 - a) Except as otherwise provided, no person shall maintain, own, erect, or construct, any buildings or structure of any part thereof, or cause the same to be done which fails to support adequate wireless coverage for City emergency service workers, including but not limited to Firefighters and Police Officers.

- 2) VOICE SIGNAL LEVEL
 - a) The purpose of this section, adequate voice radio coverage shall include all of the following:
 - i) a minimum Delivered Audio Quality of 3.0 (as defined by NTIA Report 99-358) received in 95% of the area of each floor of the building when transmitted from Public Safety Communications Systems of the City of Glendale;
 - ii) a minimum Delivered Audio Quality of 3.0 (as defined by NTIA Report 99-358) received by Public Safety Communications Systems of the City of Glendale, when transmitted from 95% of the area of each floor of the building; and
 - iii) the frequency range which must be supported shall be: downlink 470.0 MHz to 470.8 MHz, 482.0 MHz to 482.8 MHz, and 484.0 MHz to 484.8 MHz; uplink 473.0 MHz to 473.8 MHz, 485.0 MHz to 485.8 MHz, 487.0 MHz to 487.8 MHz.

- 3) RESPONSIBILITY
 - a) It shall be the responsibility of the owner any structure issued a Certificate of Occupancy after January 1, 2004 to maintain the signal levels required by section 1(a) of this part at all times.

- 4) TESTING PROCEUDRES
 - a) Initial Testing
 - i) initial testing shall be preformed by the City of Glendale. A Certificate of Occupancy shall not be issued to any structure if the building fails to comply with this search.
 - b) Annual Testing
 - i) annual testing shall be the responsibility of the building owner, who shall provide the Glendale Fire Department with an annual certification detailing inspection procedures employed and the result of such inspection.
 - c) Additional Testing

APPENDIX 2

PUBLIC SAFETY WIRELESS COMMUNICATIONS SYSTEMS

1) GENERAL

- a) Except as otherwise provided, no person shall maintain, own, erect, or construct, any buildings or structure of any part thereof, or cause the same to be done which fails to support adequate wireless coverage for City emergency service workers, including but not limited to Firefighters and Police Officers.

2) VOICE SIGNAL LEVEL

- a) The purpose of this section, adequate voice radio coverage shall include all of the following:
 - i) a minimum Delivered Audio Quality of 3.0 (as defined by NTIA Report 99-358) received in 95% of the area of each floor of the building when transmitted from Public Safety Communications Systems of the City of Glendale;
 - ii) a minimum Delivered Audio Quality of 3.0 (as defined by NTIA Report 99-358) received by Public Safety Communications Systems of the City of Glendale, when transmitted from 95% of the area of each floor of the building; and
 - iii) the frequency range which must be supported shall be: downlink 470.0 MHz to 470.8 MHz, 482.0 MHz to 482.8 MHz, and 484.0 MHz to 484.8 MHz; uplink 473.0 MHz to 473.8 MHz, 485.0 MHz to 485.8 MHz, 487.0 MHz to 487.8 MHz.

3) RESPONSIBILITY

- a) It shall be the responsibility of the owner any structure issued a Certificate of Occupancy after January 1, 2004 to maintain the signal levels required by section 1(a) of this part at all times.

4) TESTING PROCEDURES

- a) Initial Testing
 - i) initial testing shall be performed by the City of Glendale. A Certificate of Occupancy shall not be issued to any structure if the building fails to comply with this search.
- b) Annual Testing
 - i) annual testing shall be the responsibility of the building owner, who shall provide the Glendale Fire Department with an annual certification detailing inspection procedures employed and the result of such inspection.
- c) Additional Testing
 - i) the City of Glendale, after providing reasonable notice to the building owner or their designated representative, shall have the right to enter onto

the property to conduct additional testing to confirm ongoing compliance with this section.

5) AMPLIFICATION SYSTEMS ALLOWED

- a) Building and structures which cannot support the signal levels required by section 1(a) of this part shall be equipped with a radiating cable system or a system of multiple indoor antennas to maintain the signal levels required by section 1(a) of this part at all times.
 - i) the radiating cable system or internal multiple antenna system may include one or more FCC type-accepted bidirectional RF amplifiers.
 - ii) if any part of the installed system contains an electrical powered component, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twenty-four (24) hours after the loss of commercial power.

6) EXEMPTIONS

- a) This section shall not apply to buildings permitted in R-1 and R-2 Zones or any building constructed with a wood frame, as long as none of the aforementioned buildings make use of any metal construction or any underground storage or parking areas. For purposes of this section, parking structures are included in the definition of "building" and stair shafts are included in the definition of "all part of a building," but elevators may be excluded.

7) MICROWAVE LINKS

- a) A Certificate of Occupancy shall not be issued for any structure if the structure interferes in any way with point-to-point microwave links used for the Public Safety Communications Systems of the City of Glendale.
- b) It shall be the responsibility of the building owner to provide for the relocation or replacement of such point-to-point microwave links as may be required by the City of Glendale.

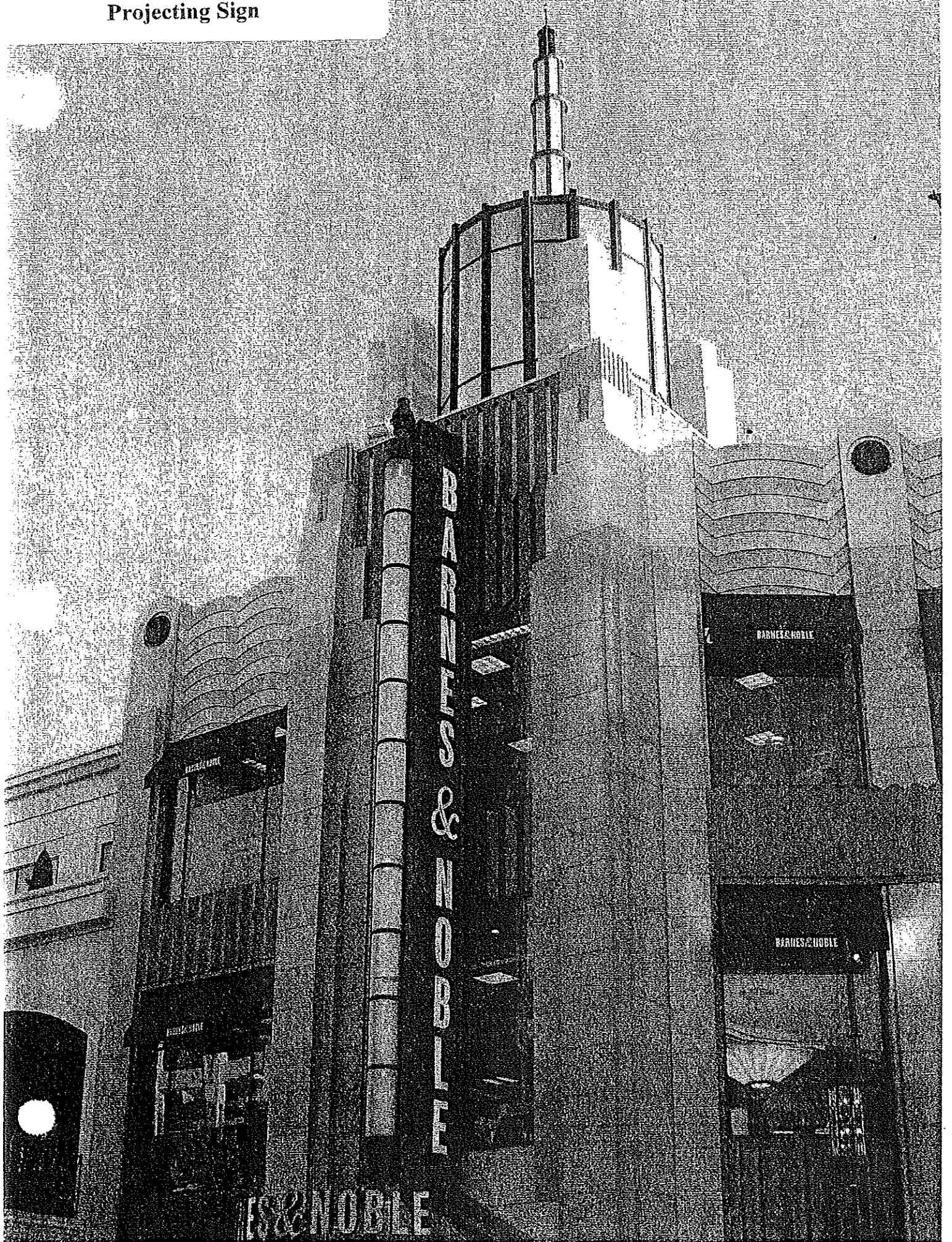
8) WIRELESS DATA

- a) A Certificate of Occupancy shall not be issued for any structure if the structure interferes in any way with the functioning of wireless data systems operated by the City of Glendale.
- b) It shall be the responsibility of the building owner to install new wireless data access points or to relocate existing wireless data access points as may be required by the City of Glendale.

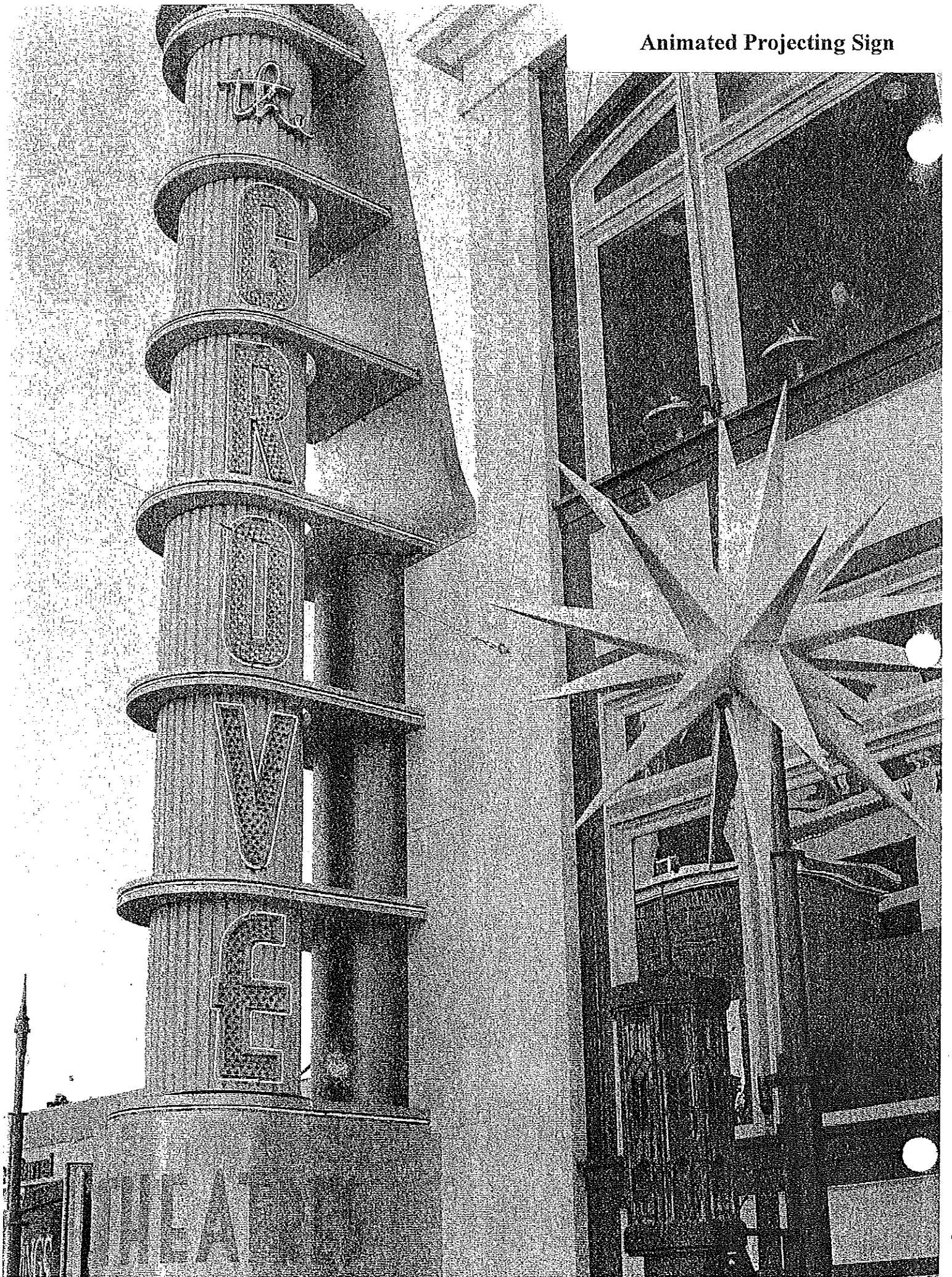
APPENDIX 3

Sign Exhibit/Samples

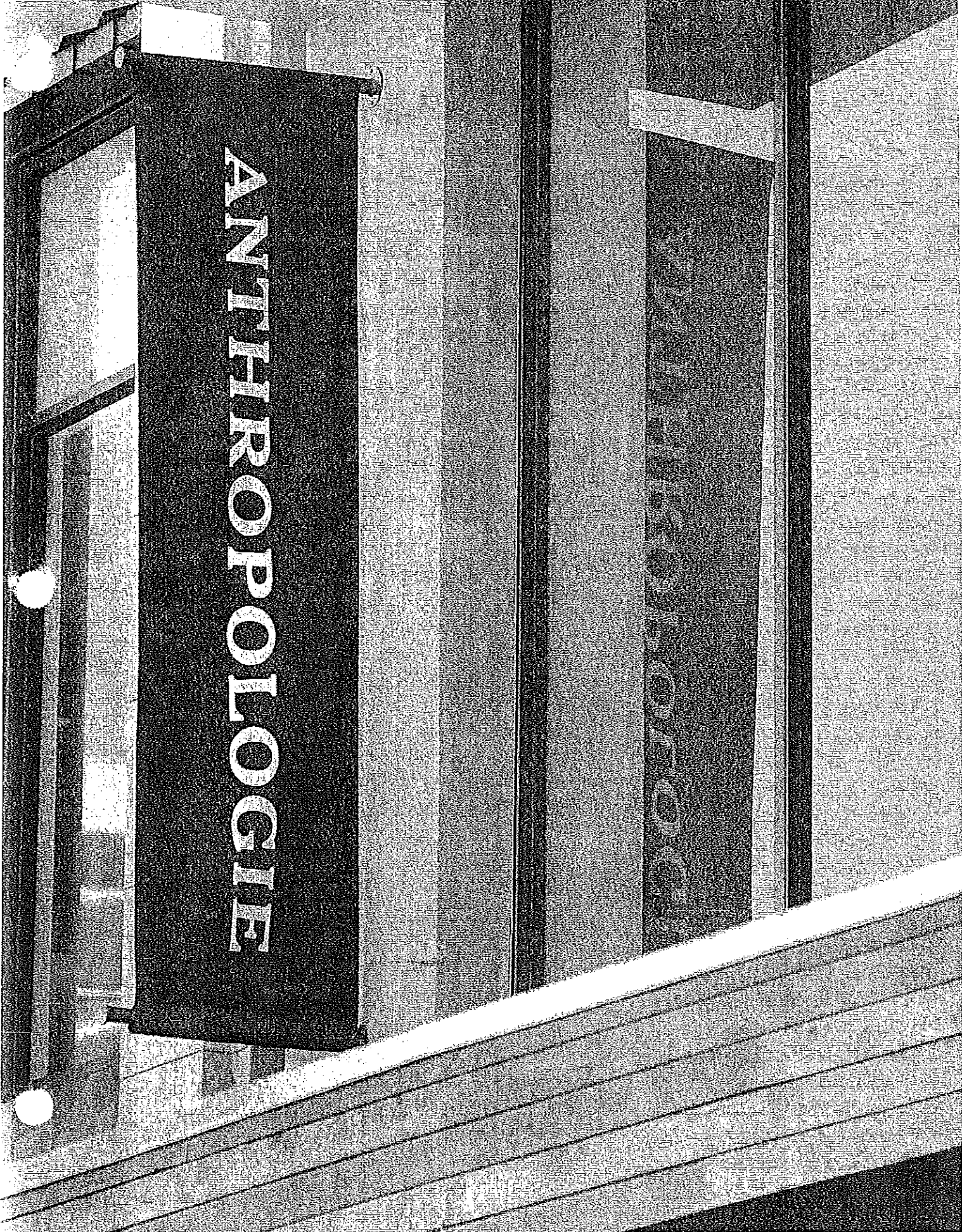
Projecting Sign



Animated Projecting Sign



Banner Sign



ANTHROPOLOGIE

Free Standing Sign

THE MOST ACCLAIMED FILM OF THE YEAR
ACADEMY AWARD NOMINEE
BEST PICTURE

BEST DIRECTOR SOFIA COPPOLA
BEST ORIGINAL SCREENPLAY SOFIA COPPOLA

THE YEAR'S ONLY TRULY GREAT FILM
STAY TO EVERYONE INVOLVED IN
THIS MIRACLES ACHIEVEMENT.

WINNER
BEST PICTURE

BILL MURRAY
SCARLETT JOHANSON

TRANSLATION

The universally acclaimed new film from Sofia Coppola
stars Bill Murray and Scarlett Johansson in a hilarious
and poignant comedy about a man who is forced to
translate his wife's conversations with her parents
and friends in a foreign language.

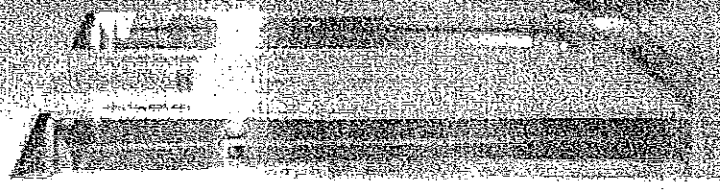
Produced by Sofia Coppola
Directed by Sofia Coppola
Screenplay by Sofia Coppola
Casting by Lisa Schwarzbaum
Costume Designer
Cinematographer
Editor
Production Designer
Executive Producers
Producers
Distributor
© 2008 Columbia Pictures Industries, Inc. All Rights Reserved.

VanWagon

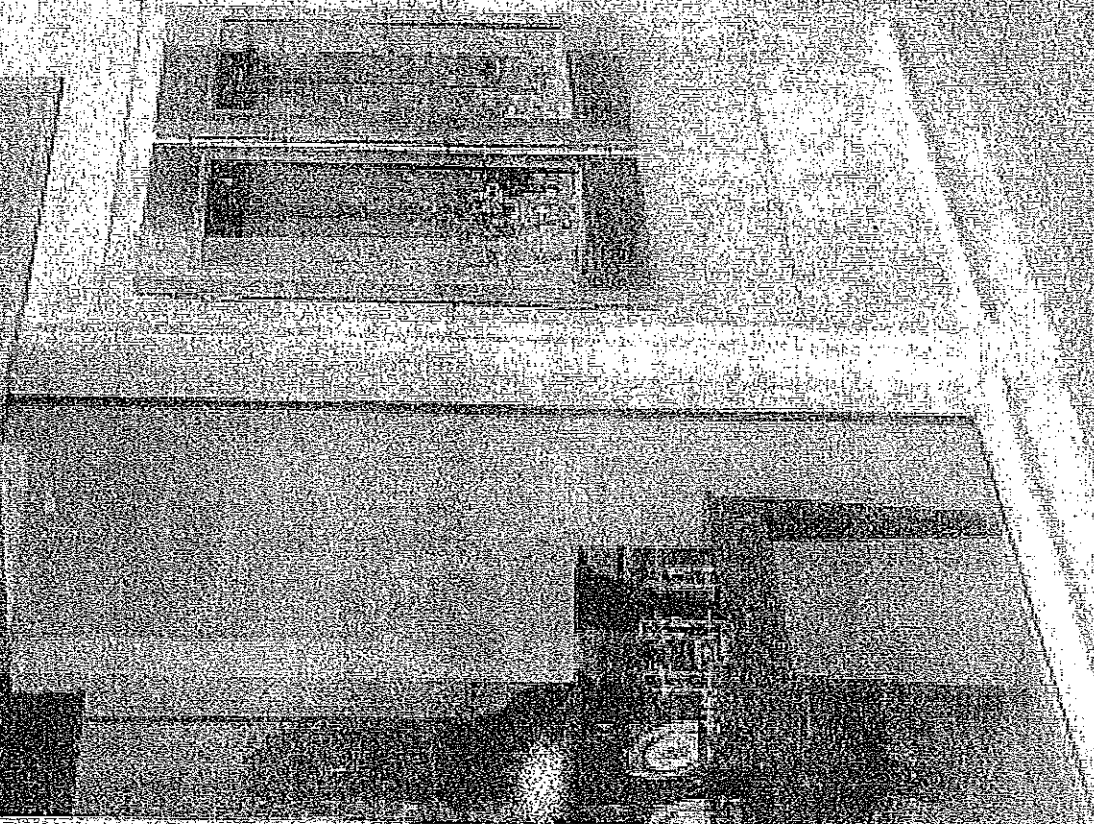
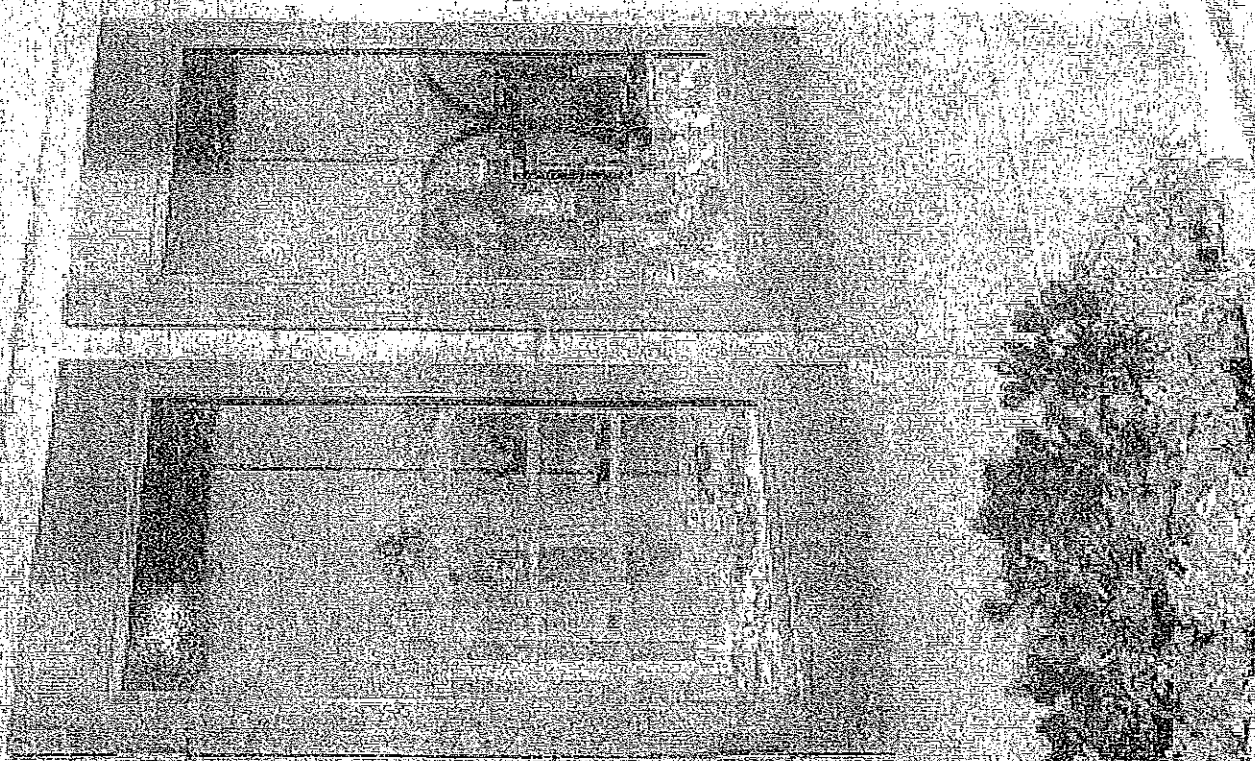
FARMERS
MARKET



Wall Display



Vitrines



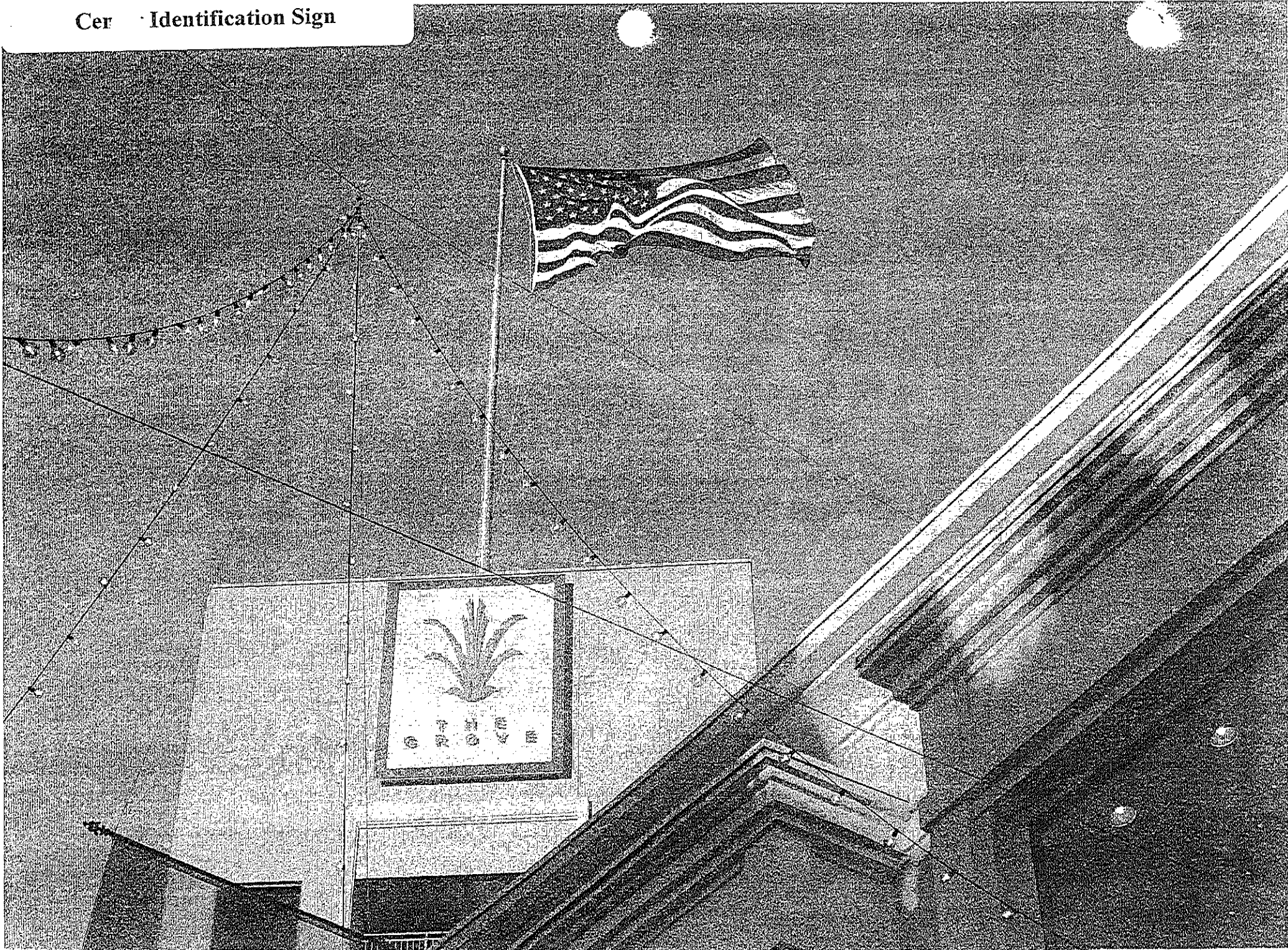
Vitrine



Vitrine



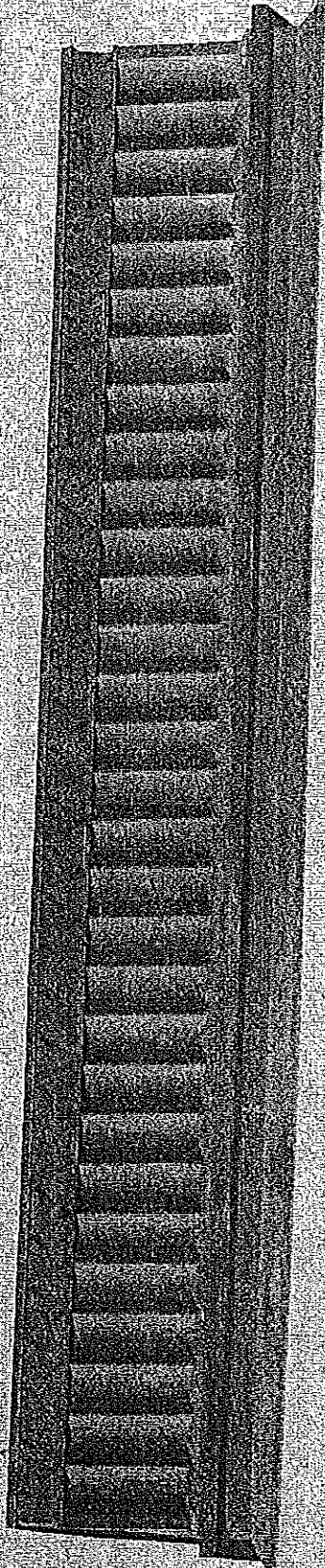
Cer · Identification Sign



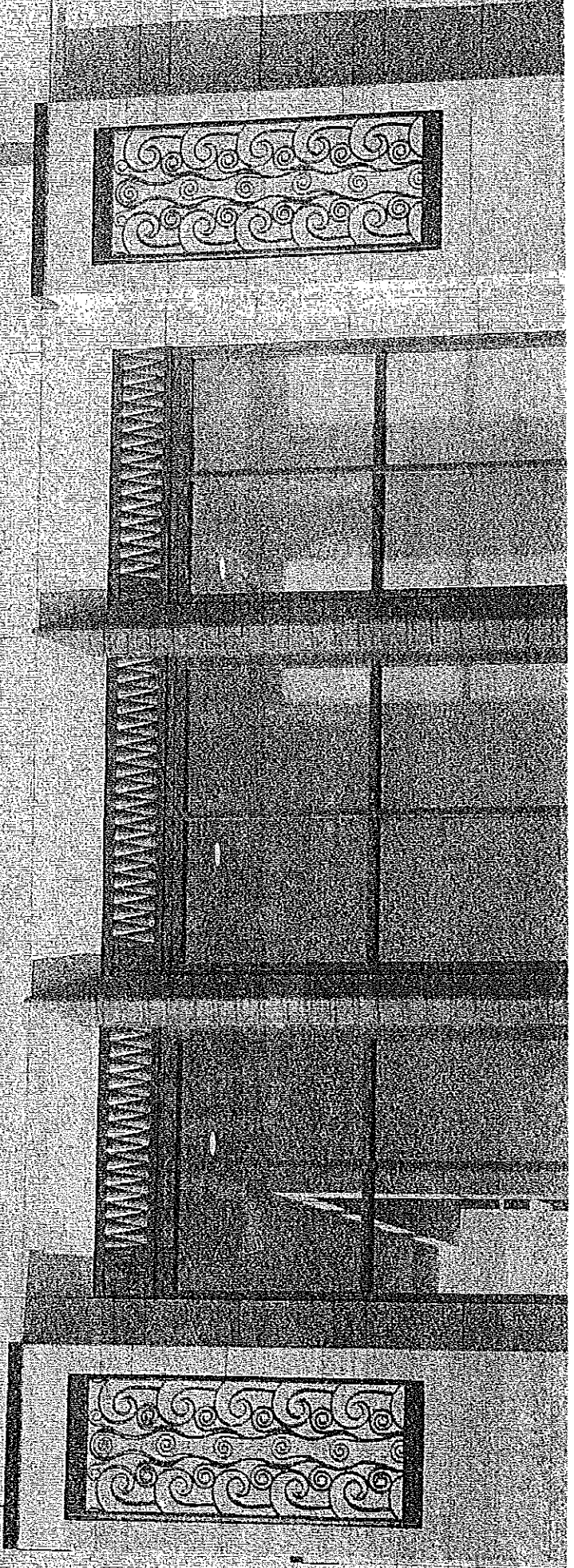
Center Identification Sign



A ssory Wall Sign

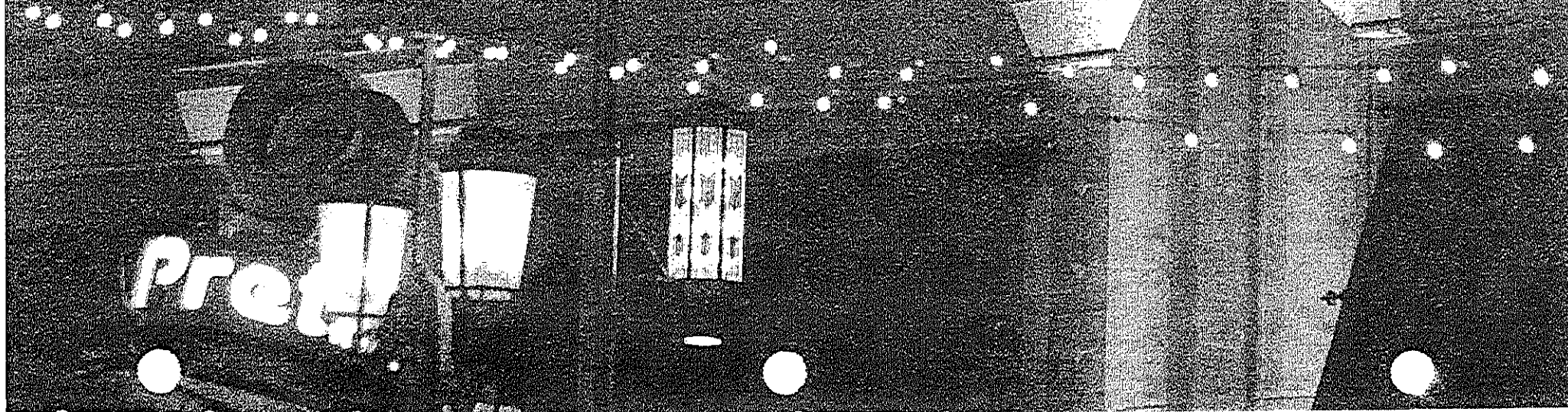


BANANA REPUBLIC



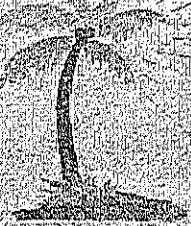
Accessory Wall Sign

NORDSTROM

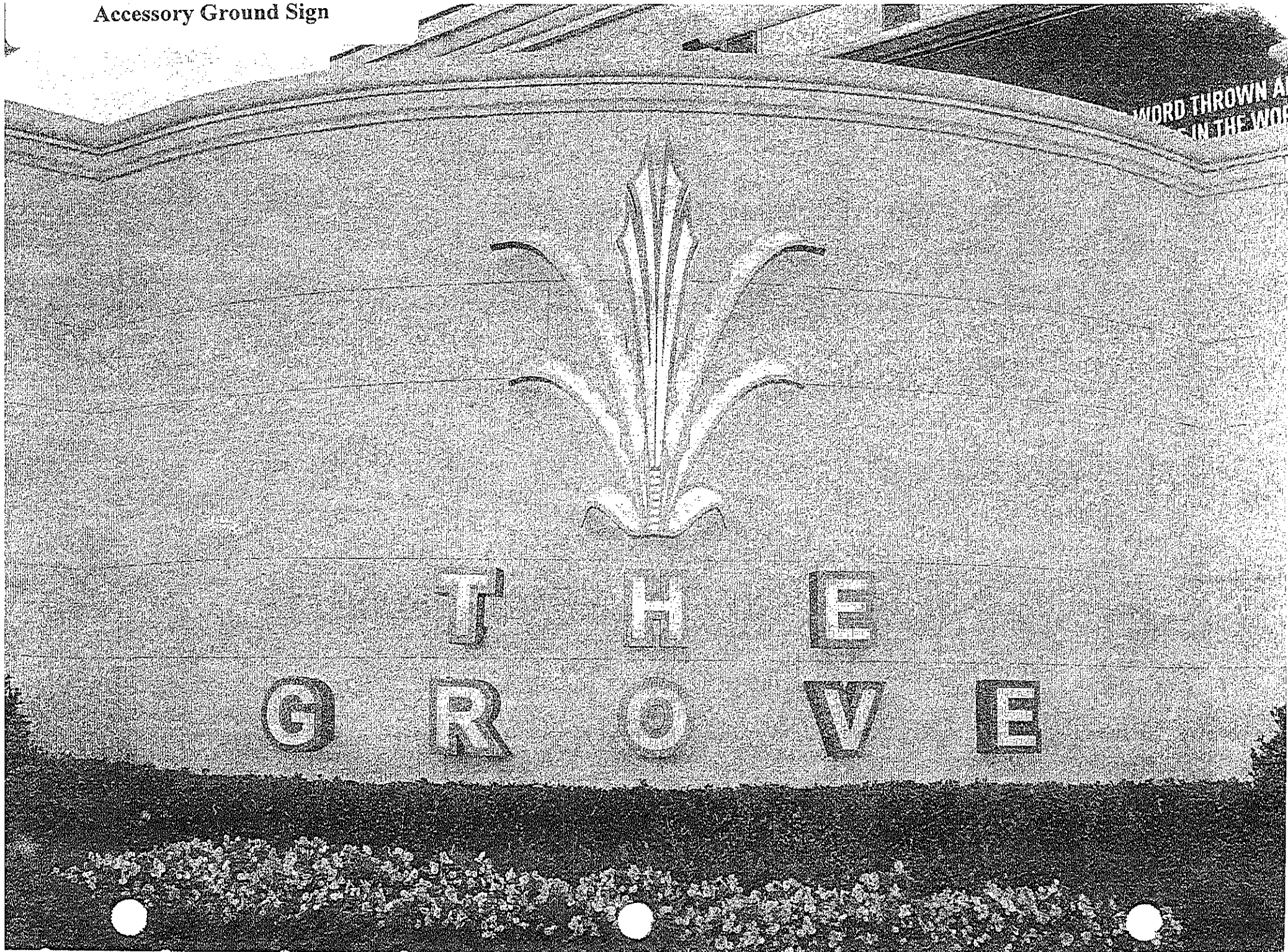


Directly Illuminated Wall Sign

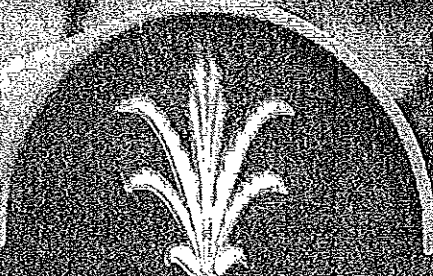
Tommy & Bahama's



Accessory Ground Sign



WORD THROWN A
IN THE WO



THE GROVE

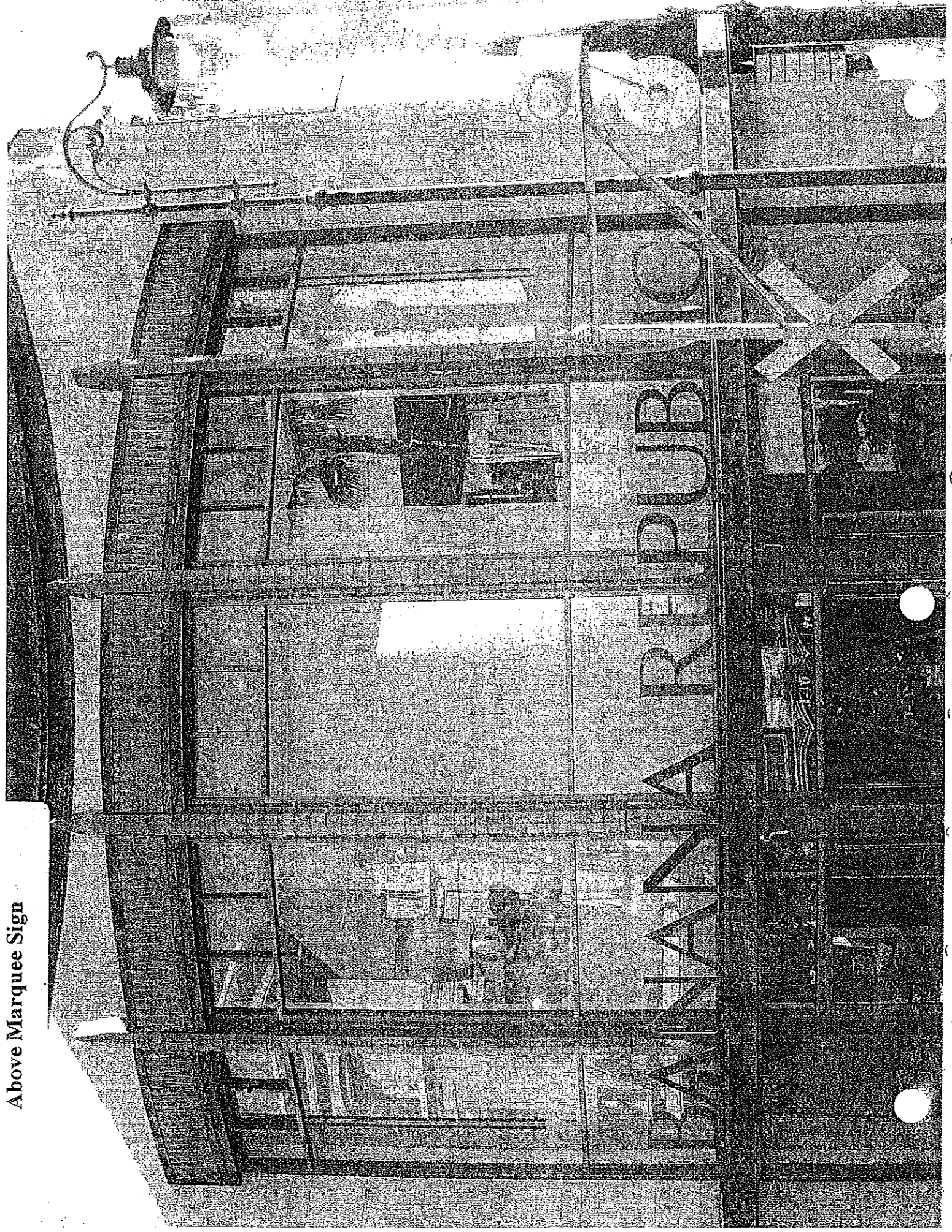
THE GROVE
 DIRECTORY
 1958

Adams	123
Allen	456
Anderson	789
Arnold	1011
Baker	1213
Ball	1415
Banks	1617
Barnes	1819
Bartlett	2021
Baxter	2223
Beecher	2425
Benson	2627
Berger	2829
Berry	3031
Bishop	3233
Black	3435
Blackburn	3637
Blackburn	3839
Blackburn	4041
Blackburn	4243
Blackburn	4445
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Blackburn	5455
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Blackburn	9899

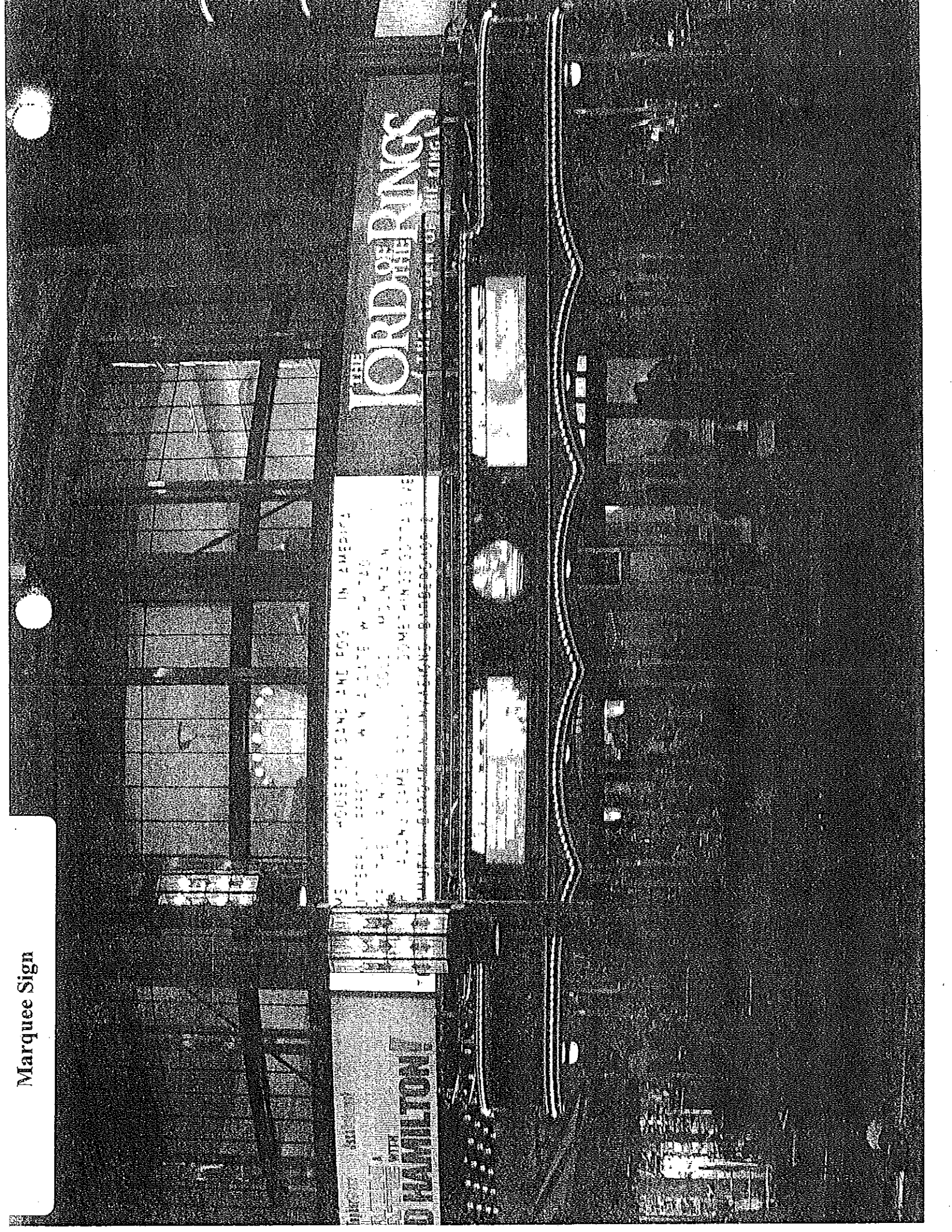
DIRECTORY

Blackburn	10001
Blackburn	10002
Blackburn	10003
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Blackburn	10098
Blackburn	10099

Above Marquee Sign



Marquee Sign



THE LORD OF THE RINGS
THE RETURN OF THE KING

US HOUSE OF SINE AND EGG IN AMERICA
THE HOUSE OF SINE AND EGG IN AMERICA
THE HOUSE OF SINE AND EGG IN AMERICA
THE HOUSE OF SINE AND EGG IN AMERICA

THE HOUSE OF SINE AND EGG IN AMERICA
THE HOUSE OF SINE AND EGG IN AMERICA

Blade Sign

