

MOTION

Moved by Commissioner Minassian, seconded by Commissioner Lee, that upon review and consideration of the proposed ordinance to amend Title 30 of the Glendale Municipal Code (GMC), 1995, relating generally to standards and processes for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) and other miscellaneous Title 30 clean-up amendments (“Ordinance”), and the proposed resolution adopting findings in accordance with California Government Code Section 66326 that certain portions of Ordinance No. 5997 complies with state law (“Resolution”), and after reviewing and considering Planning Division staff’s determination that the Ordinance and Resolution are exempt from further environmental review pursuant to the California Environmental Quality Act (“CEQA”) exemption outlined in the Planning Commission staff report dated October 16, 2024, as well as the records, files, reports, testimony and all other oral and documentary evidence submitted with regard to said Case No. PZC-0013-2024 regarding the Ordinance and Resolution, the Planning Commission hereby approves the CEQA exemption and recommends that the City Council adopt the Resolution and Ordinance with the following recommendations.

1. As to *JADUs and Zoning*, the Planning Commission recommends that the City Council adopt the Ordinance re-adopting that portion of Ordinance No. 5997 allowing JADUs in zones other than in single family residential zones and adopt the Resolution, adopting findings in accordance with California Government Code Section 66326 outlining the reasons why the City’s allowance of JADUs in zones other than single family residential zones contained in Ordinance No. 5997 is not in violation of California Government Code Section 66333.
2. As to *Unit Mixture*, the Planning Commission recommends that the City Council adopt the Ordinance re-adopting that portion of Ordinance No. 5997 containing the City’s limitation of construction of either (for single family use): 1. one converted ADU and a JADU, or, 2. one detached new construction ADU and a JADU; and, either (for multifamily use): 1. at least one and up to 25% of the existing multifamily dwelling units within portions of existing multifamily dwelling structures not used as livable space, or, 2. not more than 2 (or 8 under SB 1211) detached ADUs, contained in GMC Sections 30.34.080(E)(4) and (F)(2), and adopt the Resolution, adopting findings in accordance with California Government Code Section 66326 outlining the reasons why such limitation of unit mixture is not in violation of California Government Code Section 66323(a).

3. As to *Subjective Standards*, the Planning Commission recommends that the City Council adopt the Ordinance to amend Ordinance No. 5997 with respect to the requirement of architectural compatibility, contained in GMC Sections 30.34.080(E)(6) and (F)(5), such that the Ordinance instead sets forth objective design standards for ADUs and JADUs, as presented and recommended by Planning Division staff.
4. As to *Accessory Living Quarters*, the Planning Commission recommends that the City Council adopt the Ordinance to amend Ordinance No. 5997 with respect to the City's requirement that a lot with one residential unit may have either an accessory dwelling unit or an accessory living quarter, but not both, contained in GMC Section 30.34.080(D)(9), such that the Ordinance omit this requirement.
5. As to *Stories* and the City's prohibition of new construction ADUs from being located directly above a detached garage contained in Ordinance No. 5997, contained in GMC Section 30.34.080(E)(7) & (F)(6):
 - a. Commissioners Shahbazian and Minassian recommend that the City Council adopt the Ordinance re-adopting that portion of Ordinance No. 5997 prohibiting new construction ADUs from being located directly above a detached garage and adopt the Resolution, adopting findings in accordance with California Government Code Section 66326 outlining the reasons why such prohibition contained in Ordinance No. 5997 is not in violation of California Government Code Section 66314(d)(3).
 - b. Commissioner Lee recommends that the City Council adopt the Ordinance to amend Ordinance No. 5997 to allow new construction ADUs to be located directly above a detached garage, but only if an applicant demonstrates there are no other site alternatives and that new construction of an ADU directly above a detached garage is necessary to construct an ADU that qualifies under GMC Sections 30.34.080(E)(4) or (F)(2).
 - c. Commissioner Chraghchian recommends that the City Council adopt the Ordinance to amend Ordinance No. 5997 to allow new construction ADUs to be located directly above a detached garage, but to additionally consider other ways in which the City can disincentivize the construction of ADUs directly above a detached garage and encourage property owners to propose alternative solutions.

- d. Commissioner Fuentes recommends that the City Council adopt the Ordinance to amend Ordinance No. 5997 to allow new construction ADUs to be located directly above a detached garage as presented and recommended by Planning Division staff.
- 6. As to all other amendments contained in the Ordinance to amend Ordinance No. 5997, the Planning Commission recommends that the City Council adopt the Ordinance as presented and recommended by Planning Division staff.

Adopted this 16th day of October 2024.

Vote as follows: Ayes: Chraghchian, Fuentes, Lee, Minassian, Shahbazian
 Noes:
 Absent:
 Abstain:

MOTION

Moved by Commissioner Chraghchian, seconded by Commissioner Lee, that upon review and consideration of the proposed ordinance to amend the Downtown Specific Plan (DSP), relating generally to standards and processes for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) ("Ordinance"), and the proposed resolution adopting findings in accordance with California Government Code Section 66326 that certain portions of Ordinance No. 5997 complies with state law ("Resolution"), and after reviewing and considering Planning staff's determination that the Ordinance and Resolution are exempt from further environmental review pursuant to the California Environmental Quality Act ("CEQA") exemption outlined in the Planning Commission staff report dated October 16, 2024, as well as the records, files, reports, testimony and all other oral and documentary evidence submitted with regard to said Case No. PGPA-003908-2024 regarding the Ordinance and Resolution, the Planning Commission hereby approves the CEQA exemption and recommends that the City Council adopt the Resolution and Ordinance with the following recommendation:

1. As to *JADUs and Zoning*, the Planning Commission recommends that the City Council adopt the Ordinance re-adopting that portion of Ordinance No. 5997 allowing JADUs in zones other than in single family residential zones and adopt a resolution adopting findings in accordance with California Government Code Section 66326 outlining the reasons why the City's allowance of JADUs in zones other than single family residential zones contained in Ordinance No. 5997 is not in violation of California Government Code Section 66333.

Adopted this 16th day of October 2024.

Vote as follows: Ayes: Chraghchian, Fuentes, Lee, Minassian, Shahbazian
 Noes:
 Absent:
 Abstain: