

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF GLENDALE, CALIFORNIA  
AMENDING SECTIONS 30.12.020, 30.13.020, 30.14.020, 30.16.020, 30.40.020, 30.42.030,  
30.60.030, 30.70.050 and 30.70.190, OF TITLE 30  
OF THE GLENDALE MUNICIPAL CODE, 1995,  
RELATING TO DRIVE-THROUGH ESTABLISHMENTS, AND MISCELLANEOUS ZONING  
CODE CLEAN UPS  
(Case No. PZC-0010-2024)**

**WHEREAS**, the California Constitution, the Glendale City Charter, and the State Planning and Zoning Law (California Government Code Sections 6500, *et seq.*) broadly empower the City of Glendale ("City") to plan for and regulate the use of land in order to provide for orderly development, the public health, safety and welfare and a balancing of property rights and desires of the community; and

**WHEREAS**, concerns have been raised over the number of developments with uses and/or standards that include new and converted drive-through waiting lanes in all parts of the City; and

**WHEREAS**, residents, Councilmembers, and other stakeholders and individuals have expressed concerns that current zoning regulations may not fully address the impacts that drive-through waiting lanes may have in the community, and the effects of drive-through waiting lanes on the City's major streets; and

**WHEREAS**, when drive-through waiting lines extend significantly on private property, the lines can create parking and circulation conflicts within the property where they are located and those lines can extend across sidewalks and into drive-way aprons, and even onto City streets, which can result in significant traffic hazards, including, but not limited to, unexpected stopping of vehicles, blind spots, unsafe lane changes to avoid lines on City streets, and hazards to pedestrians and cyclists attempting to cross driveway aprons and streets impacted by lines of cars; and

**WHEREAS**, the goal of any new drive-through waiting lane zoning standards, allowable uses and regulations is to develop comprehensive regulations which recognize and balance the various interests related to drive-through waiting lanes in a manner tailored to the City's unique needs and community vision, and which are

supportive of more walkable and pedestrian friendly environments, and which reflect the land use and zoning policy choices of the City; and

**WHEREAS**, the Glendale Municipal Code contains the standards for the approval of drive-through waiting lanes and establishes the desired physical development requirements; and

**WHEREAS**, the development standards established for drive-through waiting lines are meant to allow development with drive-through waiting lanes in a logical and safe manner by accommodating patrons of drive-through waiting lanes on-site, thereby minimizing conflicts with multi-modal forms of transportation (walking, cycling, vehicular) in the use of City streets, alleys, bike lanes and sidewalks; and

**WHEREAS**, the drive-through waiting lane development standards contained in Section 30.32.090 and accompanying Chart IX (Section 30.32.180) of the Glendale Municipal Code ("Parking and Loading - Parking Area Design and Layout Standards") allows development projects that propose a drive-through waiting lane with the minimum dimensions and layout standards for an onsite vehicular waiting lane, including start of lane distances from service windows for restaurant uses and other uses, and from ordering devices, as well as a requirement for a separation lane from the onsite circulation to off-street parking spaces. These standards are intended to eliminate encounters of vehicles using the drive-through waiting lane versus vehicular access to off-street parking as well as, eliminate the spillover of waiting vehicles onto adjacent public-right-of-way's or neighboring properties; and

**WHEREAS**, there are several current and future uses that are eligible and may propose new or converted drive-through waiting lanes Citywide, and there is one current development proposing a drive-through waiting lane using the drive-through waiting lane development standards that has received some level of discretionary review, Starbucks - 216-222 S Glendale and 611 Orange Grove (Return for Redesign); if developed, this would allow a 1,414 square-foot counter service restaurant with a drive-through waiting lane; and

**WHEREAS**, the City Council has adopted an ordinance amending the Downtown Specific Plan (DSP) to prohibit developments with drive-through waiting lanes in the DSP because such developments are contrary to the City's goal of creating a pedestrian friendly environment and encouraging residents to walk and bike in the DSP, and the City wishes to comprehensively study the benefits of such a prohibition Citywide; and

**WHEREAS**, drive-through waiting lane developments utilizing current development standards are a permitted use in most all Commercial, Mixed-Use and Industrial Zones (currently prohibited in the DSP, and in the IMU-R and SFMU Zones for fast food restaurants only) and do not require any special conditional or other use permit; and

**WHEREAS**, on September 27, 2022, the City Council, by a fourth-fifths vote, adopted Interim Ordinance No. 5994 imposing a 45-day moratorium on the approval of any new or conversion of drive-through waiting lane development in the City; and

**WHEREAS**, on November 1, 2022, the City Council adopted Interim Ordinance No. 5996 extending the existing 45-day moratorium on the approval of any new or conversion of drive-through waiting lane development in the city by 10 months and 15 days; and

**WHEREAS**, on September 26, 2023, The City Council adopted Interim Ordinance No. 6010 extending the moratorium on the approval of any new or conversion of drive-through waiting lane development in the City until September 26, 2024; and

**WHEREAS**, the Planning Commission considered and recommended approval of these amendments to Sections of Title 30 at its meeting of July 17, 2024; and

**WHEREAS**, notice of the date, time and place of the public hearing for this Ordinance was given pursuant to Government Code Sections 65090, by publication in Glendale Independent on August 1, 2024, and by posting and making available the written report referenced herein, which notified the public the City would be considering an ordinance regarding new or conversion of existing drive-through waiting lane developments.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDALE DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council of the City of Glendale finds that the above recitals are true and correct and are hereby incorporated by reference.

**SECTION 2.** Section 30.12.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**30.12.020 Commercial district land uses and permit requirements.**

- A. Permitted Primary Uses and Structures.** No building, structure or land shall be used and no building, structure or use in the commercial zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.12-A.
- B. Conditional Uses and Structures.** The following uses and structures identified with a “C” in Table 30.12-A may be permitted in the commercial zoning districts subject to approval of a conditional use permit (Chapter 30.42). The development standards of this zone shall apply except as otherwise provided herein.
- C. Administrative Uses and Structures.** The following uses and structures identified with an “A” in Table 30.12-A may be permitted in the commercial zoning districts subject to approval of an administrative use permit (Chapter 30.49). The development standards of this zone shall apply except as otherwise provided herein.
- D. Temporary Uses.** Temporary uses (identified with a “T” in Table 30.12-A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.
- E. Permitted Accessory Uses and Structures.** Accessory uses, buildings and structures shall be permitted in zones identifies with a “P” in Table 30.12A.
- F. Wireless Telecommunications Facilities.** Wireless telecommunications facilities, identified with a “W” in Table 30.12-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this code.
- G. Standards for Specific Uses.** Where the last column in the following tables (“See Standards in Chapter or Section”) includes a Chapter or Section number, the regulations in the referenced chapter or section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.
- H. Uses Not Listed.** Land uses that are not listed on Table 30.12-A, or are not shown in a particular zoning district are not allowed, except for other uses which the director of community development determines to be similar in nature, function and operation to listed permitted primary uses within these zones.

Table 30.12-A

COMMERCIAL DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)(5)	PERMIT REQUIREMENT BY ZONE							See Standards in Chapter or Section
	C1	C2	C3	CR	CPD	CH	CA	
<b>Accessory Structures and Uses</b>								
Accessory dwelling unit (ADU), and/or junior accessory dwelling unit (JADU) on a lot developed with one residential dwelling unit	P	P	P	P	P	P	P	30.34.080
Accessory dwelling unit(s) (ADU) on a lot developed with more than one residential dwelling unit	P	P	P	P	P	P	P	30.34.080
Accessory uses	P	P	P	P	P	P	P	
Antennas (pole type) and flagpoles	P	P	P	P	P	P	P	
Carts (freestanding, non-motorized, portable type)	P	P	P	P		P	P	30.34.040
Dish antennas	P	P	P	P	P	P	P	30.34.050
<u>Drive-through establishment, non-restaurant</u>		<u>C</u>	<u>C</u>			<u>C</u>		
<u>Drive-through establishment, restaurant</u>		<u>C</u>	<u>C</u>			<u>C</u>		
Home occupations	P	P	P	P		P		30.45
Home-sharing	P	P	P	P	P	P	P	5.56
Reverse vending machines	P	P	P	P		P	P	30.12.040
Signs	P	P	P	P	P	P	P	30.33
Solar energy equipment	P	P	P	P	P	P	P	30.30.050
<b>Institutional Uses</b>								
Cultural arts centers			P	P		P		
Hospitals			P			P		
Museums		P		P			P	
Places of worship	P	P	P	C		P		
Schools, physical instruction	P	P	P	P		P		

LAND USE (1)(2)(5)	PERMIT REQUIREMENT BY ZONE							See Standards in Chapter or Section
	C1	C2	C3	CR	CPD	CH	CA	
Schools, private	C	C	C	C		C		
Schools, private specialized education and training	A	P	P	C		P		
<b>Light Industrial Uses</b>								
Backlots/outdoor facilities—Production			C			C		
Broadcasting studios and indoor support facilities—Production		P	P	P(3)		P		
Medical and dental laboratories		P	P	P(3)		P		
Soundstages—Production			P			P		
Utility and transmission facilities	C	C	C	C	C	C	C	
<b>Miscellaneous Uses</b>								
Non-emergency heliports			C			C		
Parking lots or structures	P	P	P	P	P	P	P	30.32 30.51.020
<b>Office Uses</b>								
Contractors office and/or storage, temporary	T	T	T	T	T	T	T	
Contractors office	P	P	P	P	P	P		
Medical and dental offices	P	P	P	P(3)	P	P	P	
Office	P	P	P	P(3)	P	P	P	
Office, consumer services			P			P	P	
Veterinary offices, including hospitalization services	P	P	P	P		P		
<b>Recreational Uses</b>								
Arcade establishment			C			C	C	
Billiard establishments		P	P			P	P	
Children’s indoor play areas		P	P	P		P		
Community gardens	P	P	P	P	P	P		30.34.045
Cyber-café establishments			P			P	A	
Gyms and health clubs		P	P	C		P	P	
Indoor recreation center	P	P	P	P		P		
Outdoor commercial recreation			C			C		
Private clubs and lodges	C	C	P	C		P		

LAND USE (1)(2)(5)	PERMIT REQUIREMENT BY ZONE							See Standards in Chapter or Section
	C1	C2	C3	CR	CPD	CH	CA	
Public dances	P	P	P	P		P	P	
Taverns	C	C	C	C		C	C	
Theaters		C	P	C		P		
<b>Residential Uses</b>								
Domestic violence shelters	P	P	P	P	P	P		
Emergency shelter		C	C			C		
Residential congregate living, limited subject to the provisions of one residential dwelling per lot in the R-1250 zone	P	P	P	P	P	P		
Residential congregate living, medical	A	P	P			P		
Residential congregate living, non-medical, subject to the provisions of the R-1250 zone and provided further that ground floor level is occupied with permitted commercial uses	P	P	P			P		
Residential congregate living, non-medical, at the ground floor level subject to the provisions of the R-1250 zone	A	A	A			A		
Multiple residential dwellings subject to the provisions of the R-1250 zone and provided further that the ground floor level is occupied with permitted commercial uses	P	P	P	P		P		
Multiple residential dwellings with dwelling units at the ground floor level subject to provisions of the R-1250 zone	C	C	C			C		
One residential dwelling per lot subject to the provisions of the R-1250 zone	P	P	P	P	P	P		
Senior housing subject to the provisions of the R-1250 zone and provided further that the ground floor level is occupied with permitted commercial uses	P	P	P	P		P		

LAND USE (1)(2)(5)	PERMIT REQUIREMENT BY ZONE							See Standards in Chapter or Section
	C1	C2	C3	CR	CPD	CH	CA	
Senior housing at the ground floor level subject to the provision of the R-1250 zone	C	C	C	C		C		
<b>Retail Uses</b>								
Alcoholic beverage sales	A(4)	A(4)	A(4)	A(4)		A(4)	A(4)	
Automobile supply store		P	P	P		P	P	
Banquet halls		C	C	C		C		
Christmas tree sales lots, when maintained between November 1st and January 9 <sup>th</sup>	T	T	T	T		T		5.36
Firearms, weapon sales		P	P	P		P		
Hardware stores	P	P	P	P		P	P	
Jewelry stores	P	P	P	P		P	P	
Liquor stores	A	A	A	A		A	A	
Nurseries and garden supplies	P	P	P	P		P		
Paint and wallpaper stores	P	P	P	P		P	P	
Pawnshops			P			P		
Pharmacy	P	P	P	P		P	P	
Pumpkin sales lots, when maintained between October 15 <sup>th</sup> and November 1 <sup>st</sup>	T	T	T	T		T		5.36
Restaurant, counter service with limited seating	P	P	P	P		P	P	
Restaurants, fast food	A	P	P	A		P	P	
Restaurants, full service	P	P	P	P		P	P	
Retail stores, general merchandise	P	P	P	P		P	P	
Spas and swimming pools, sales and service	P	P	P	P		P		
Supermarkets	P	P	P	P		P	P	
Vehicle sales, leasing and rental agencies			P			P	P	30.34.160
<b>Service Uses</b>								
Ambulance services	P	P	P	P		P	P	
Banks and financial institutions	P	P	P	P		P	P	

LAND USE (1)(2)(5)	PERMIT REQUIREMENT BY ZONE							See Standards in Chapter or Section
	C1	C2	C3	CR	CPD	CH	CA	
Business support services	P	P	P	P(3)		P	P	
Car washes, full or self service		P	P			P	P	30.34.030
Day care centers	P	P	P	P	P	P	P	
Gas station	C	P	P	C		P	P	30.34.020
Heating and air conditioning sales and service (HVAC)			P			P		30.34.070
Hotels and motels		P	P	P(3)		P		
Massage establishment	C	C	C	C		C	C	5.64
Mortuaries and funeral homes			P			P		
Personal services	P	P	P	P		P	P	
Pet grooming	P	P	P	P		P		
Repair and maintenance, consumer products	P	P	P	P		P	P	
Tire stores			P			P	P	30.34.140
Vehicle repair garage			P			P	P	30.34.150
Wireless telecommunications facilities	W	W	W	W	W	W	W	30.48

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Administrative use—Administrative use permit required	A	30.49
Conditional use—Conditional use permit required	C	30.42
Temporary use	T	
Wireless telecommunications facilities permit required	W	30.48
Use not allowed		

**Notes:**

(1) See Section 30.03.010 regarding uses not listed.

- (2) See Chapter 30.70 for definitions of the land uses.
- (3) Permitted above the first floor level only.
- (4) An Administrative Use Permit (AUP) is not required for supermarkets with 20,000 sq. ft. of floor area or greater.

(5) For an existing drive-through establishment, either in conjunction with a restaurant or non-restaurant use, see Section 30.60.030 regarding non-conforming uses.

**SECTION 3.** Section 30.13.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**30.13.020 Industrial district land uses and permit requirements.**

**A. Permitted Primary Use and Structures.** No building, structure or land shall be used and no building, structure or use in the industrial zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.13-A.

**B. Conditional Uses and Structures.** The following uses and structures identified with a “C” in Table 30.13-A may be permitted in the industrial zoning districts subject to approval of a conditional use permit (Chapter 30.42). The development standards of this zone shall apply except as otherwise provided herein.

**C. Administrative uses and structures.** The following uses and structures identified with an “A” in Table 30.13-A may be permitted in the commercial zoning districts subject to approval of a administrative use permit (Chapter 30.49). The development standards of this zone shall apply except as otherwise provided herein.

**D. Temporary Uses.** Temporary uses (identified with a “T” in Table 30.13-A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.

**E. Permitted Accessory Uses and Structures.** Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.13-A.

**F. Wireless Telecommunications Facilities.** Wireless telecommunications facilities, identified with a “W” in Table 30.13-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this code.

**G. Standards for Specific Uses.** Where the last column in the following tables (“See standards in Section”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.

**H. Uses not Listed.** Land uses that are not listed on Table 30.13-A, or are not shown in a particular zoning district are not allowed, except where other uses which the director of community development determines to be similar in nature, function and operation to listed permitted primary uses within these zones.

**Table 30.13-A**

**INDUSTRIAL ZONING DISTRICTS AND PERMIT REQUIREMENTS**

LAND USE (1)(2)(5)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	IND	T	
<b>Accessory Structures and Uses</b>			
Accessory uses	P		
Antennas (pole type) and flagpoles	P		
Carts (freestanding, non-motorized, portable type)	P		30.34.040
Dish antennas	P		30.34.050
Home occupations	P		30.45
Home-sharing	P		5.56
Outdoor storage, incidental	P		
Reverse vending machines	P		30.13.040
Signs	P		30.33
Solar energy equipment	P		30.30.050
<b>Industrial Mixed Use/Large Scale Projects</b>			
Industrial mixed use/large-scale project, including all primary, accessory and temporary uses and structures and all uses and structures conditionally permitted in the C3 zone. Uses specified in the C3 zone shall be subject to specific development standards as required in the C3 zone.	P		
<b>Education, Public Assembly, Recreation</b>			

LAND USE (1)(2)(5)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	IND	T	
Nightclubs	C		
Schools, physical instruction	A		
Schools, private	C		
Schools, private specialized education and training	A		
Taverns	C		
<b>Manufacturing and Processing</b>			
Backlots/outdoor facilities—Production	P		
Broadcasting studios and indoor support facilities—Production	P		
Heavy manufacturing	P		
Light manufacturing	P		
Printing, publishing, and lithographic services	P		
Recycling	C		
Research and development	P		
Soundstage—Production	P		
Warehousing	P		
Wholesaling, including wholesaling of alcoholic beverages	P		
<b>Residential and Institutional Uses</b>			
Conversion of a live/work unit to entirely residential or entirely business use	C		
Domestic violence shelters	P		
Emergency shelters	P		
Live/work	C		30.34.090
<b>Retail</b>			
Alcoholic beverage sales	A(3)		
Building materials, supplies, sales and service	P		
Christmas tree sales lots, when maintained between November 1st and January 9th	T		5.36
Hardware stores	P		
Jewelry stores	P		
Nurseries and garden supply sales	P		

LAND USE (1)(2)(5)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	IND	T	
Paint and wallpaper stores	P		
Pharmacy	P		
Pumpkin sales lots, when maintained between October 15th and November 1st	T		5.36
Spas and swimming pools, sales and service	P		
Vehicle sales, leasing and rental agencies	P		30.34.160
<b>Service Uses</b>			
Ambulance services	P		
Body shops and painting booths	P		30.34.150
Business support services	P		
Car washes (full or self service)	P		30.34.030
Day care centers	A		
Equipment rental yards	P		
Gas stations	P		30.34.020
Heating and air conditioning sales and service (HVAC)	P		30.34.040
Kennel, animal boarding and daycare	P(4)		
Laundries and dry cleaning plants	P		
Medical and dental laboratories	P		
Moving services	P		
Repair and maintenance, consumer products	P		
Restaurant, counter service with limited seating	P		
Restaurants—Fast food	P		
Restaurants—Full service	P		
Storage, personal facilities	P		
Storage, outdoor facility	P		
Tire stores	P		30.34.140
Towing services and impound yards	P		30.34.145
Vehicle repair garages	P		30.34.150
<b>Office Uses</b>			
Contractor's office and/or storage, temporary	T		
Medical and dental offices	P		
Office	P		

LAND USE (1)(2)(5)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	IND	T	
Office, consumer services	P		
Veterinary offices, including hospitalization services	P		
<b>Transportation and Communication Facilities</b>			
Nonemergency heliports	C		
Parking lots or structures	P	P	30.32 30.51.020
Utility and transmission facilities	P	P	
Wireless telecommunications facilities	W	W	Chapter 30.48

	Symbol	See Chapter
<b>Key to Permit Requirements</b>		
Permitted use	P	
Administrative use – Administrative use permit required	A	30.49
Conditional use—Conditional use permit required	C	30.42
Temporary use	T	
Wireless telecommunications facilities permit required	W	30.48
Use not allowed		

Notes:

- (1) See Section 30.03.010 regarding uses not listed.
- (2) See Chapter 30.70 for definitions of the land uses.
- (3) An Administrative Use Permit (AUP) is not required for supermarkets with 20,000sq. ft. of floor area or greater or for wholesaling.

(4) Not to be located nearer than two hundred (200) feet to the R1, R1R, ROS, R-3050, R-2250, R-1650 and R-1250 zones if use includes outdoor facilities.

(5) For an existing drive-through establishment, either in conjunction with a restaurant or non-restaurant use, see Section 30.60.030 regarding non-conforming uses.

**SECTION 4.** Section 30.14.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**30.14.020 Mixed use district land uses and permit requirements.**

**A. Permitted Primary Uses and Structures.** No building, structure or land shall be used and no building, structure or use in the mixed-use zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.14-A.

**B. Conditional Uses and Structures.** The following uses and structures identified with a “C” in Table 30.14-A may be permitted in the mixed-use zoning districts subject to approval of a conditional use permit (Chapter 30.42). The development standards of this zone shall apply except as otherwise provided herein.

**C. Administrative Uses and Structures.** The following uses and structures identified with an “A” in Table 30.14-A may be permitted in the commercial zoning districts subject to approval of an administrative use permit (Chapter 30.49). The development standards of this zone shall apply except as otherwise provided herein.

**D. Temporary Uses.** Temporary uses (identified with a “T” in Table 30.14-A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.

**E. Permitted Accessory Uses and Structures.** Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.14-A.

**F. Wireless Telecommunications Facilities.** Wireless telecommunications facilities, identified with a “W” in Table 30.14-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this code.

**G. Standards for Specific Uses.** Where the last column in the following tables (“See Standards in Section or Chapter”) includes a section number, the regulations in the referenced

section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.

**Table 30.14-A**

**MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS**

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
<b>Accessory Buildings, Structures and Uses</b>				
Accessory dwelling unit (ADU), and/or junior accessory dwelling unit (JADU) on a lot developed with one residential dwelling unit		P	P	30.34.080
Accessory dwelling unit(s) (ADU) on a lot developed with more than one residential dwelling unit		P	P	30.34.080
Accessory buildings and structures		P	P	
Accessory uses	P	P	P	
Antennas (pole type)	P	P	P	
Carts (freestanding, non-motorized, portable type)	P	P	P	30.34.040
Dish antennas	P	P	P	30.34.050
Home occupation		P	P	30.45
Home-sharing	P	P	P	5.110
Reverse vending machines	P	P	P	30.14.040
Signs	P	P	P	30.33
Solar energy equipment	P	P	P	30.30.050
<b>Institutional Uses</b>				
Places of worship	C	C	C	
Schools, physical instruction	P	P	P	
Schools, private	C	C	C	
Schools, private specialized education and training	P	P	P	
<b>Recreation</b>				
Community gardens	P	P	P	30.34.045
Gyms and health clubs	C	C	C	

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
Indoor recreation centers	C	C	C	
Nightclubs	C			
Outdoor commercial recreation	C	C	C	
Private clubs and lodges	C	C	C	
Public dances	P	P	P	
Taverns	C	C	C	
Theaters	C	C	C	
<b>Manufacturing and Processing</b>				
Backlots/outdoor facilities—Production	P	C	C	
Broadcasting studios and indoor support facilities—Production	P	P	P	
Heavy manufacturing	P	P		
Laundries and dry-cleaning plants	P	P(4)		
Light manufacturing	P	P	P(3)(4)	
Printing, publishing, and lithographic services	P	P(4)	P(3)(4)	
Research and development	P	P	P(4)	
Soundstages—Production	P	P	C	
Warehousing	P	P	P(4)	
Wholesaling, including wholesaling of alcoholic beverages	P	P	P(4)	
<b>Residential Uses</b>				
Domestic violence shelter	P	P	P	
Conversion of a live/work unit to entirely residential or entirely business use	C	C	C	
Emergency shelter	P			
Multiple residential dwelling units		A	P(5)	
Residential congregate living, limited			P	
Residential congregate living, medical		A	A	
Residential congregate living, non-medical		A	A	
Senior housing		C	P(5)	
<b>Mixed-Use Developments</b>				
Live/work units	A	A	P(6)	30.34.090
Live/work units with conditionally permitted uses	C	C	C(6)	30.34.090

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
Mixed-use development provided that all uses are permitted in zone which the project is located			P(6)	30.34.100
Mixed-use development where at least one use is conditionally permitted	C(8)	C	C	30.34.100
<b>Retail Trade Uses</b>				
Alcoholic beverage sales	A(9)	A(9)	A(9)	
Automobile supply stores	P	P		
Banquet halls	C	C		
Building materials, supplies, sales and service	P	P		
Christmas tree sales lots, when maintained between November 1st and January 9th	T	T		5.36
Firearms, weapon sales	P	P		
Hardware stores	P	P		
Jewelry stores	P	P	P	
Liquor stores	A	A	A	
Nurseries and garden supplies	P	P	P	
Paint and wallpaper stores	P	P		
Pharmacy	P	P	P	
Pumpkin sales lots, when maintained between October 15th and November 1st	T	T		5.36
Restaurant, counter service with limited seating	P(7)	P(7)	P(7)	
Restaurants, fast food	P(7)	P(7)	P(7)	
Restaurants, full service	P(7)	P(7)	P(7)	
Retail stores, general merchandise	P	P	P	
Spas and swimming pools, sales and service	P	P		
Supermarkets	P	P	P	
Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats	P	P		30.34.160

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to September 12, 2006, including a one-time expansion on the same lot of up to 20% of floor area			P	30.34.160
Expansion of vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to September 12, 2006, when proposed expansion is on the same lot as the existing facility and is greater than 20% of the floor area existing prior to September 12, 2006, or for any new facilities on separate or non-contiguous lots			C	30.34.160
<b>Service Uses</b>				
Ambulance services	P	P		
Banks and financial institutions	P	P	P	
Body shops and painting booths	P	P(4)		30.34.150
Business support services	P	P	P	
Car washes (full or self service)	P	P		30.34.030
Day care centers	P	P	A	
Equipment rental yards	P	P		
Gas stations	P	P	C	30.34.020
Heating and air conditioning sales and service (HVAC)	P	P		30.34.070
Hotel and motels	C	C	C	
Kennel, animal boarding and daycare	P(10)	P(10)		
Massage establishment	C	C	C	5.64
Medical and dental laboratories	P	P	P	
	A	A		
Mortuaries and funeral homes				
Moving and storage services	P	P		

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
Pawnshops	P	P	P	
Personal services	P	P	P	
Pet grooming	P	P		
Repair and maintenance, consumer products	P	P(4)	P(3)(4)(11)	
Storage, personal facility	P			
Storage, outdoor facility	P			
Tire stores	P	P		30.34.140
Towing services and impound yards	C	C		30.34.145
Vehicle repair garages	P	P(4)		30.34.150
<b>Office Uses</b>				
Contractor's office and/or storage, temporary	T	T		
Medical and dental offices	P	P	P	
Offices	P	P	P	
Office, consumer services	P	P	C	
Veterinary offices, including hospitalization services	P	P		
<b>Transportation and Communications Uses</b>				
Parking lot/structure facilities	P	P	C	30.32, 30.51.020
Utility and transmission facilities	C	C	C	
Wireless telecommunications facilities	W	W	W	30.48

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Administrative use—Administrative use permit required	A	30.49
Conditional use—Conditional use permit required	C	30.42
Temporary use	T	
Wireless telecommunications facilities permit required	W	30.48
Use not allowed		

**Notes:**

- (1) See Section 30.03.010 regarding uses not listed.
- (2) See Chapter 30.70 for definitions of the land uses.
- (3) If gross floor area of the building is 10,000 sq. ft. or less and use is indoors; if greater than 10,000 sq. ft. and/or use is outdoors, a conditional use permit is required.
- (4) Requires a conditional use permit when combined in a mixed-use development which includes residential.
- (5) When fronting San Fernando Road, Broadway, or Colorado Street, only allowed as mixed-use projects with commercial uses located along the street frontage as required in Section 30.34.100.
- (6) For lots having frontage along San Fernando Road, Broadway, and Colorado Street, manufacturing and processing uses shall not be on the ground floor fronting these streets.
- (7) For an existing drive-through establishment, either in conjunction with a restaurant or non-restaurant use, see Section 30.60.030 regarding non-conforming uses. New drive-through facilities are not permitted. No drive-thru facilities permitted.
- (8) The only dwelling units permitted are live/work units.
- (9) Supermarkets only require an Administrative Use Permit for on-site consumption of alcoholic beverages. An Administrative Use Permit is not required for wholesaling.
- (10) Not to be located nearer than 200 feet to the R1, R1R, ROS, R-3050, R-2250, R16-50 and R-1250 zones if use includes outdoor facilities.
- (11) For upholstery services it shall include furniture only, no vehicles.

**SECTION 5.** Section 30.16.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**30.16.020 TOD district land uses and permit requirements.**

**A. Permitted Primary Uses and Structures.** No building, structure or land shall be used and no building, structure or use in the transit oriented development districts shall be erected, structurally altered, enlarged, or established except the following permitted uses, buildings and

structures identified with a "P" in Table 30.16.020-A.

**B. Conditional Uses and Structures.** The following uses and structures identified with a "C" in Table 30.16.020-A may be permitted in the transit oriented development districts subject to approval of a conditional use permit (Chapter 30.42). The development standards of this zone shall apply except as otherwise provided herein.

**C. Administrative Uses and Structures.** The following uses and structures identified with an "A" in Table 30.16.020-A may be permitted in the transit oriented development districts subject to approval of an administrative use permit (Chapter 30.49). The development standards of this zone shall apply except as otherwise provided herein.

**D. Temporary Uses.** Temporary uses (identified with a "T" in Table 30.16.020-A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.

**E. Permitted Accessory Uses and Structures.** Accessory uses, buildings and structures shall be permitted in zones identified with a "P" in Table 30.16.020-A.

**F. Wireless Telecommunications Facilities.** Wireless telecommunications facilities, identified with a "W" in Table 30.16-A, may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this code.

**G. Standards for Specific Uses.** Where the last column in the following tables ("See Standards in Section or Chapter") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.

**Table 30.16.020-A**

**TRANSIT ORIENTED DEVELOPMENT DISTRICTS AND PERMIT REQUIREMENTS**

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	TOD I	TOD II	
<b>Accessory Buildings, Structures and Uses</b>			

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	TOD I	TOD II	
Accessory dwelling unit (ADU), and/or junior accessory dwelling unit (JADU) on a lot developed with one residential dwelling unit	P	P	30.34.080
Accessory dwelling unit (ADU), on a lot developed with one residential dwelling unit	P	P	30.34.080
Accessory uses	P	P	
Accessory buildings and structures	P	P	
Antennas (pole type) and flagpoles	P	P	
Carts (freestanding, non-motorized, portable type)	P	P	30.34.040
Dish antennas	P	P	30.34.050
Home occupation	P	P	30.45
Home-sharing	P	P	5.110
Reverse vending machines	P	P	30.12.040
Signs	P	P	30.33
Solar energy equipment	P	P	30.30.050
<b>Institutional Uses</b>			
Hospitals		P	
Places of worship	C		
Schools, physical instruction	P	C	
Schools, private	C		
Schools, private specialized education, and training	P	C	
<b>Recreation</b>			
Arcade establishment	P	P	
Billiard establishments	P		
Community gardens	P		30.34.045
Gyms and health clubs	P		

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	TOD I	TOD II	
Indoor recreation center	C		
Outdoor commercial recreation	C		
Private clubs and lodges	C		
Public dances	P		
Taverns	C		
Theaters	P	P	
<b>Manufacturing and Processing</b>			
Backlots/outdoor facilities – production	C		
Broadcasting studios and indoor support facilities – production	P		
Heavy manufacturing, if existing prior to October 10, 2023	P	P	
Laundries and dry cleaning plants, if existing prior to October 10, 2023	P	P	
Light manufacturing	P(3)(4)		
Medical and dental laboratories	P	P	
Printing, publishing, and lithographic services	P(3)(4)		
Research and development	P(4)		
Soundstages – production	P		
Warehousing	P		
Wholesaling, including wholesaling of alcoholic beverages	P		
<b>Residential Uses</b>			
Domestic violence shelters	P	P	
Conversion of a live/work unit to entirely residential or entirely business use	A		
Emergency shelter	C		
Multiple residential dwelling units	P(5)	P(5)	

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	TOD I	TOD II	
Residential congregate living, Limited (subject to the provisions of one residential dwelling per lot)	P	P	
Residential congregate living, Medical	P	P	
Residential congregate living, Non-medical	P(5)	P(5)	
One residential dwelling per lot subject to the provisions of the R-1250 zone	P		
Senior housing	P(5)	P(5)	
<b>Mixed-Use Developments</b>			
Live/work units	P(6)		30.34.090
Live/work units with conditionally permitted uses	C		30.34.090
Mixed-use development provided that all uses are permitted in zone which the project is located	P	P	
Mixed-use development where at least one use is conditionally permitted	C	C	
<b>Retail Trade Uses</b>			
Alcoholic beverage sales	A(8)	A(8)	
Automobile supply store	P		
Banquet halls	C		
Building materials, supplies, sales and service	P		
Christmas tree sales lots, when maintained between November 1 <sup>st</sup> and January 9 <sup>th</sup>	T	T	5.36
Jewelry stores	P		
Liquor stores	A		
Nurseries and garden supplies	P		
Paint and wallpaper stores	P		

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	TOD I	TOD II	
Pawnshops, if existing prior to October 10, 2023	P		
Pharmacy	P	P	
Pumpkin sales lots, when maintained between October 15 <sup>th</sup> and November 1 <sup>st</sup>	T	T	5.36
Restaurant, counter service with limited seating	P(7)	P(7)	
Restaurants, fast food	P(7)	P(7)	
Restaurants, full service	P(7)	P(7)	
Retail stores, general merchandise	P	P	
Supermarkets	P	P	
Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to October 10, 2023, including a one-time expansion on the same lot of up to 20 percent of floor area.	P		30.34.160
Expansion of vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to September 12, 2006, when proposed expansion is on the same lot as the existing facility and is greater than 20 percent of the floor area existing prior to September 12, 2006, or for any new facilities on separate or non-contiguous lots.	C		30.34.160
<b>Service Uses</b>			
Banks and financial institutions	P		
Body shops and painting booths, if existing prior to October 10, 2023			30.34.150
Business support services	P		

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	TOD I	TOD II	
Day care centers	A	A	
Equipment rental yards, if existing prior to October 10, 2023	P		
Gas station	P		30.34.020
Heating and air conditioning sales and service (HVAC), if existing prior to October 10, 2023	P		30.34.070
Hotels and motels	P		
Kennel, animal boarding and daycare	P(9)		
Massage establishment	C		5.64
Medical and dental laboratories	P	P	
Mortuaries and funeral homes	A		
Moving and storage services, if existing prior to October 10, 2023	P		
Personal Services	P	P	
Pet grooming	P		
Repair and maintenance, consumer products	P(4)		
Tire stores, if existing prior to October 10, 2023			30.34.140
Vehicle repair garage, if existing prior to October 10, 2023	P		30.34.150
<b>Office Uses</b>			
Contractors office and/or storage, temporary	T	T	
Medical and dental offices	P	P	
Office	P	P	
Office, consumer services	C		
Veterinary offices, including hospitalization services	P		
<b>Transportation and Communications Uses</b>			

LAND USE (1)(2)(7)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	TOD I	TOD II	
Parking lot/structure facilities	C	P	30.32, 30.51.020
Utility and transmission facilities	C	C	
Wireless telecommunications facilities	W	W	30.48

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Administrative use—Administrative use permit required	A	30.49
Conditional use—Conditional use permit required	C	30.42
Temporary use	T	
Wireless telecommunications facilities permit required	W	30.48
Use not allowed		

**Notes:**

- (1) See Section 30.03.010 regarding uses not listed.
- (2) See Chapter 30.70 for definitions of the land uses.
- (3) If gross floor area of the building is 10,000 sq. ft. or less and use is indoors; if greater than 10,000 sq. ft. and/or use is outdoors, a conditional use permit is required.
- (4) Requires a conditional use permit when combined in a mixed-use development which includes residential.
- (5) When fronting San Fernando Road, Central Avenue, or Los Feliz Road, only allowed as mixed-use projects with commercial uses located along the street frontage as required in Section 30.34.100.

(6) For lots having frontage along San Fernando Road, Central Avenue, or Los Feliz Road, manufacturing and processing uses shall not be on the ground floor fronting these streets.

(7) For an existing drive-through establishment, either in conjunction with a restaurant or non-restaurant use, see Section 30.60.030 regarding non-conforming uses. New drive-through facilities are not permitted. No drive-thru facilities permitted.

(8) Supermarkets only require an AUP-Administrative Use Permit for on-site consumption of alcoholic beverages. ~~Administrative Use Permit for on-site consumption of alcoholic beverages.~~ An Administrative Use Permit is CUP not required for wholesaling.

(9) Not to be located nearer than 200 feet to the R1, R1R, ROS, R-3050, R-2250, R16-50 and R-1250 zones if use includes outdoor facilities.

**SECTION 6.** Section 30.40.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**30.40.020 Application filing.**

A. Requests for variances, administrative exceptions, conditional use permits, administrative use permits, density bonus housing plan/agreement, inclusionary housing plan/agreement, parking exceptions, wireless telecommunications facilities permits, design review, development projects in the SR special recreation zone, parking reduction permits, and parking use permits shall be made on forms prescribed by the director of community development, except for design review for murals. Design review applications for murals shall be made on forms prescribed by the director of library, arts and culture. Requests for setback ordinances or amendments to the General Plan, zoning map or the text of the zoning ordinance shall be filed with the community development department. Applications for approval of a precise plan of design and a precise plan of design overlay zone designation shall indicate the proposed use of the buildings; identify all materials required for final design review as specified in subsection G of this section; include an explicit inventory of all ways in which the proposed project plans and proposed uses deviate from the standards and restrictions of the underlying zone; and shall provide all other architectural and engineering data as may be required to ascertain compliance with the provisions of this title. Applications and accompanying materials for variances, administrative exceptions, administrative use permits, parking exceptions, conditional use permits, wireless telecommunications facilities permits, design review, development projects in the SR special recreation zone, parking reduction permits, and parking use permits shall also be filed with the director of community development, except for design review for murals. Design review applications for murals shall be submitted to the

director of library, arts and culture. Requests shall contain all information necessary to evaluate the proposal including but not limited to maps, drawings to scale of land and existing and/or planned buildings, dimensions, descriptions and data. No request shall be accepted unless such sufficient information is provided.

B. Requests shall also contain:

1. For variances and administrative exceptions, a statement containing any facts, arguments or ground in support of the variance or exception which the applicant wishes to make.
2. For conditional use permits, administrative use permits and wireless telecommunications facilities permits, all information necessary to demonstrate that all the required findings of fact exist with respect to the proposed conditional use permit, administrative use permit or wireless telecommunications facilities permit. For conditional use permits for drive-through establishments, restaurant and drive-through establishments, non-restaurant, applications shall include a trip generation and queuing analysis study, in form and methodology approved by the Director of Public Works.
3. For density bonus housing plans/agreements, any information necessary to determine the type and amount of affordable or other types of housing units proposed, whether the applicant can satisfy the replacement obligation set forth in Section 30.36.100, and whether and in what amounts the applicant qualifies for any requested density bonus and/or any concessions or waivers.
4. For inclusionary housing plans/agreements, information required pursuant to the Implementation Policies related to inclusionary housing in effect at the time.
5. For parking reduction permits, parking exceptions and parking use permits, a statement containing any facts, arguments or grounds in support of the parking reduction permit, parking exception or parking use permit which the applicant wishes to make.
6. For General Plan amendments, all information necessary to demonstrate that the proposed General Plan amendment is in the public interest of the city.
7. For a change of zone or amendment to the zoning ordinance text, all information necessary to demonstrate that the proposed change of zone or amendment is in general conformance with the General Plan. Where a proposed zone change is not in

conformance with the General Plan, a concurrent application for a General Plan amendment shall also be made.

C. All applications shall be deemed filed after thirty (30) days unless the director of community development rejects such application, in writing, within thirty (30) days after submission, specifying why the application is incomplete.

D. For conditional use permits, administrative use permits, variances, change of zone, or amendment to the zoning ordinance text or to the General Plan, development plans in the SR special recreation zone, parking reduction permits, or parking use permits, or when a public hearing is required for a wireless telecommunications facilities permit, applicants shall also submit certified public notice mailing labels for all owners of real property as shown on the latest equalized assessment roll within a five hundred (500) foot radius of the exterior boundaries of the real property that is the subject of the hearing, or in the case of an administrative use permit, a written decision, except that if such property is owned by the same person or entity, the owners of contiguous real property to that owned by the applicant shall also be included, property ownership map keyed to the mailing labels. If additional mailed notice is required, it shall be the responsibility of the applicant to provide certified public notice mailing labels for all owners of real property as shown on the latest equalized assessment roll within an area determined by the director of community development to be directly affected by the request and to provide a property ownership map keyed to the mailing labels.

E. Special setback ordinance requests shall also contain certified public notice mailing labels for all owners of real property as shown on the latest equalized assessment roll within the boundaries of the area proposed for special setbacks and a property ownership map keyed to the mailing labels.

F. Applications for design review shall be made on forms prescribed by the director of community development and contain all information required therefor, except for design review for murals, which shall be made on forms prescribed by the director of library, arts and culture. For all projects, except for murals, the director of community development shall determine whether the applications and materials are complete prior to review by the review authority. The director of library, arts and culture shall determine whether the applications and materials for mural projects are complete prior to review by the arts and culture commission. Only applications that are deemed complete by the city will be considered for review. For the purposes of this section the term "review authority" shall mean the design review board, the city council, the director of community development, the historic preservation commission, or the arts and culture commission, as applicable.

**1. Preliminary design review for projects outside of the DSP zone.** Information to be supplied for preliminary review need not show finished details but shall include: project data and calculations; site plan studies; proposed site plan; general location of proposed improvements; location of adjoining development including, for projects in the R1, R1R and ROS zones, the location of windows; precise location, type, and size of existing trees on the site and within twenty (20) feet of the site on adjacent property; photographs of the site and surrounding properties; all building elevation views, which may be colored; reduced-size building elevation views, which may be colored; identification of the architectural style of proposed building or structure; a general description of the materials and colors to be used; certified public notice mailing information for all owners and occupants pursuant to Chapter 30.61; a property ownership map keyed to the mailing labels; a general description or statement concerning proposed landscaping; a general description or statement of consistency with applicable city design guidelines; a general description of compliance with National Pollution Discharge Elimination System (NPDES) requirements; and other information as necessary to demonstrate the extent to which the proposed development is in keeping with the intent, purpose, and standards of design review.

**2. Final design review for projects outside the DSP zone.** In addition to requirements for preliminary design review, the final design review submittals shall include the following: dimensioned site plan; building floor plans; rendered perspective; sight-line studies for hillside development, complete colored building elevation views; reduced-size colored building elevation views; samples of primary building materials to be used; certified public notice mailing labels for all owners and occupants within a five hundred (500) foot radius of the project in compliance with Chapter 30.61; a property ownership map keyed to the mailing labels; a landscape plan indicating the type, size (both size at planting and anticipated size at maturity for new plantings), number, and location of proposed and existing plants; the materials and texture of all walls, windows, doors, roofing, hardscape and other features; and other information as necessary to demonstrate the extent to which the proposed development is in keeping with the intent, purpose, and standards of design review.

**3. Stage I preliminary design review submittals in the DSP zone.** In addition to the items specified in G.1., applications for Stage I preliminary or conceptual review for projects in the DSP zone shall also include: perspective drawings with at least one showing a street level viewpoint; project sections; conceptual lighting plan and nighttime rendering(s); conceptual landscape plan; and conceptual public art, if applicable.

**4. Stage II final design review submittals in the DSP zone.** In addition to the above items specified for Stage I, applications for Stage II final design review shall also provide: interior elevations of major public interior spaces, if applicable; additional perspective drawings, including both daytime and nighttime renderings, as well as perspective drawings of all publicly accessible open spaces; and public art, if applicable.

**5. Design review for new dwelling units in ROS or R1R zones.** Applications for design review involving new dwelling unit construction in the ROS or R1R zones are required to provide a temporary frame. The director of community development shall have the discretion to require applications for design review involving all other projects in the ROS and R 1R zones and construction of enclosed space above the first floor level of existing dwelling units in the R1 zone to also provide a temporary frame. Projects for which a temporary frame is required by this section shall be deemed incomplete until a temporary frame is constructed.

**a. Temporary frame specifications.** The temporary frame shall, at a minimum, consist of wood posts or other sturdy and rigid material located at all corners of the structure(s) and at either end of all proposed ridgelines, with a taut rope of minimum one-twenty-third (1/23) inch diameter marked with triangular flagging connecting the posts. All temporary framing shall be constructed to the satisfaction of the director of community development. Temporary frames must remain in place until the end of the appeal period for a design review, or variance decision, or, when an appeal has been filed, until the appeal body has made a design review, conditional use permit, or variance decision, plus any appeal period for that decision. Temporary frames must be removed within twenty-two (22) days of an approval, approval with conditions, or denial decision of a design review case unless an appeal is filed, or within sixty (60) days of a return for redesign decision, unless a new application based on a return for redesign decision is filed within sixty (60) days. Temporary frames must be removed within twenty-two (22) days of a decision on a conditional use permit or variance case, unless an appeal is filed, or within sixty (60) days of a final decision on a variance case, unless a design review application or variance case is filed within sixty (60) days. The director of community development may, upon showing of good cause, approve an alternative method other than the construction of a temporary frame which aids envisioning the project proposal.

G. Requests for wireless telecommunications facilities permits shall be made on forms prescribed by the director of community development and submitted to the community development department. The director of community development shall amend application requirements from time to time as necessary to comply with applicable laws and regulations, or

to otherwise ensure the provision of information necessary and useful to the evaluation of wireless telecommunications facility permit applications. In addition to the application submittal requirements for permits set forth in subsection A of this section, the information listed below is supplemental and required at the time a wireless telecommunications facility permit application is submitted to the community development department.

**1. All proposed locations.**

- a. An accurate map, compatible with the city's latest version of GIS mapping software, indicating the proposed site and detailing existing wireless telecommunications facility locations owned and operated by the applicant within the city on the date of application submittal.
- b. An engineering certification demonstrating planned compliance with all existing federal radio frequency emissions standards, and providing technical data sufficient to justify the proposed height of the proposed wireless communication facility.
- c. An alternative configuration analysis, assessing the feasibility of alternative wireless telecommunications facility construction configurations—both at the proposed site and in the surrounding vicinity—which would result in a more visually compatible antenna(s), as deemed necessary by the director of community development. This analysis shall include an explanation of why other wireless telecommunications facility construction configurations were not selected.
- d. A projection of the applicant's anticipated future wireless telecommunications facility siting needs within the city, which information may be used by the city as part of a master planning effort designed to ensure a more planned, integrated and organized approach to wireless telecommunications facility siting.
- e. An identification of the geographic service area for the subject installation, including a map showing all of the applicant's existing sites in the local service network associated with the coverage gap the wireless telecommunications facility is meant to close, and describing how the coverage gap will be filled by the proposed installation.
- f. An accurate visual impact analysis showing the maximum silhouette, view shed analysis, color and finish palette and proposed screening for the wireless telecommunications facility. The analysis shall include photo simulations and other information as necessary to determine the visual impact of the wireless

telecommunications facility. A map depicting where the photos were taken shall be included. The analysis shall include a written description of efforts to blend the wireless telecommunications facility with the surrounding area.

g. The height and diameter of the facility, together with evidence that demonstrates that the proposed wireless telecommunications facility has been designed to the minimum height and diameter required from a technological standpoint for the proposed site. If the facility will exceed the maximum permitted height limit, a discussion of the physical constraints (topographical features, etc.) making the additional height necessary shall be provided.

h. A description of the maintenance and monitoring program for the wireless telecommunications facility and associated landscaping.

i. A written statement of the applicant's willingness to allow other carriers to co-locate on the proposed wireless telecommunications facility wherever technically and economically feasible and aesthetically desirable.

j. A written description of any good faith efforts to co-locate the proposed wireless telecommunications facility on another site or building, including a GIS compatible map of the sites and engineering information or letters from the owners of the site describing why co-location would not be feasible.

k. A written description of all accessory wireless equipment for the wireless telecommunications facility. Describe the function of this ancillary equipment and the need to locate same on or near the wireless telecommunications facility.

l. A written description of any requested exceptions to the standards set forth in Chapter 30.48 and the reasons therefor.

m. For applications requiring planning commission review: certified public notice mailing labels for all owners of real property as shown on the latest equalized assessment roll within a five hundred (500) foot radius of the exterior boundaries of the real property that is the subject of the hearing except that if such property is owned by the same person or entity, the owners of contiguous real property to that owned by the applicant shall also be included, property ownership map keyed to the mailing labels. If additional mailed notice is required, it shall be the responsibility of the applicant to provide certified public notice mailing labels for all owners of real property as shown on the latest equalized assessment roll within an area determined

by the director of community development to be directly affected by the request and to provide a property ownership map keyed to the mailing labels.

n. An alternative site analysis, assessing the feasibility of alternative sites, including the potential for co-location, in the vicinity of the proposed site, as deemed necessary by the director of community development. Said alternative site analysis shall specifically include an evaluation of the availability and feasibility of potential alternative sites located outside a ROS, R1R, R1, R-3050, R-2250, R-1650 and R-1250 zone. Said alternative site analysis shall include a map that shows other potential stand-alone locations for the proposed wireless telecommunications facility that have been explored, and shall describe why the proposed location is superior to other potential locations. Factors that must be considered in the alternative site analysis include, but are not limited to, cost, visual benefits and detriments of alternative sites and proximity to single-family dwellings.

o. Noise/acoustical information derived from the manufacturer's specifications for all equipment such as air conditioning units and back-up generators, and a depiction of the equipment location in relation to adjoining properties.

p. A conceptual landscape plan as determined necessary by the director of community development. Said plan shall show all existing trees and all proposed landscaping, concealment, screening and proposed irrigation with a discussion of how the chosen material at maturity will screen the site as determined by the director of community development.

q. The director of community development may require additional information related to topography, including slopes, contours and proposed grading.

r. All other information as determined necessary by the director of community development may be required by the city's wireless telecommunications facility permit supplemental application form.

**2. Expert review.** In the event that the director of community development in his or her discretion determines the need to hire an independent, qualified consultant to evaluate technical and other aspects of the application, the applicant shall provide the city with written authorization for the city to do so. Such authorization shall include a written agreement by the applicant to advance the city for all reasonable costs associated with such consultation. The city may require the applicant to submit a cash deposit for the estimated cost of such consultation, and to replenish said deposit if consumed by

reasonable costs associated with such consultation. Such consultation is intended to be a site-specific review of technical aspects of the proposed wireless telecommunications facility and shall address all of the following:

- a. Compliance with applicable radio frequency emission standards;
- b. The appropriateness of granting any requested exceptions;
- c. The accuracy and completeness of submissions;
- d. The applicability of analysis techniques and methodologies;
- e. The validity of conclusions reached; and
- f. Any specific technical issues designated by the city.

3. If a permittee proposes any modifications to any wireless telecommunications facility permit after said permit is granted, the permittee shall submit an application to the community development department for consideration by the approval body specified in Section 30.48.020; provided, however; that the city and the approval body need not accept and/or process said application unless and until the permittee: (a) demonstrates the existing wireless telecommunications facility's compliance with all applicable local requirements; and (b) certifies that the existing wireless telecommunications facility complies with all applicable state and federal requirements. In the case of co-locations, minor structural modifications may be permitted if necessary to accommodate said co-located facility.

**SECTION 7.** Section 30.42.030 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**30.42.030 Findings of Fact.**

A conditional use permit shall be granted only if the review authority first finds that each of the following exists:

- A. That the proposed use will be consistent with the various elements and objectives of the general plan.
- B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.

C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.

E. For applications involving the sale, serving or consumption of alcoholic beverages, the following criteria shall be considered in making the findings in subsections A through D:

1. That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or that where an existing or proposed off-site use is located in a census tract with more than the recommended maximum concentration of offsite uses, both as recommended by the California Department of Alcoholic Beverage Control, such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration;
2. That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds 20% of the city average for Part I crimes, as reported by the Glendale police department, such use does not or will not tend to encourage or intensify crime within the district;
3. That the existing or proposed use does not or will not adversely impact any church, public or private school or college, day care facility, public park, library, hospital or residential use within the surrounding area;
4. That adequate parking and loading facilities are or will be provided for the existing or proposed use, or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use; and
5. That, notwithstanding consideration of the criteria in subsections (E)(1) through (4), the existing or proposed use does or will serve a public necessity or public convenience purpose for the area.

F. Applications for new multi-family residential uses proposed to be located within the IMU-R zone shall consider the following criteria in making the findings in addition to subsections A through D:

1. That the proposed multi-family housing development is allowed within the respective zoning district with the approval of a conditional use permit and complies with all other applicable provisions and performance standards identified in this zoning ordinance and the municipal code.

2. That the proposed multi-family housing development would not result in the displacement of existing, or limit future, employment on the subject site or on surrounding sites.
3. That the subject site is physically suitable for the type and density/intensity of the proposed multifamily housing development.
4. That the proposed multi-family housing development will be compatible with the surrounding existing and future land uses allowed in the IMU-R zoning district.

G. Applications for live/work units to be located in the IND, IMU, IMU-R, and SFMU zones shall consider the following criteria in making the findings in addition to subsections A through D:

1. The establishment of live/work units will not conflict with nor inhibit commercial or industrial uses in the area where the project is proposed;
2. The structure containing live/work units and each live/work unit within the structure has been designed to ensure that they will function predominantly as work spaces with incidental residential accommodations meeting basic habitability requirements in compliance with applicable regulations; and
3. Any changes proposed to the exterior appearance of an existing structure will be compatible with adjacent commercial or industrial uses where all adjacent land is zoned for commercial or industrial uses.

H. Applications for nightclubs shall consider the following criteria in making findings in addition to subsections A through D and ~~FE~~:

1. The proposed nightclub is designed to ensure the reduction of noise impacts by using techniques such as double doors; and
2. An area for outdoor smoking be designed and located in an area to not impact surrounding uses.

I. Decisions related to development in the ROS and R1R zones shall consider the hillside development review policy contained in Section 30.11.040(A).

J. Applications for a drive-through establishment in conjunction with the operation of a restaurant shall consider the follow criteria in making findings in addition to subsections A through D:

1. That the proposed drive-through establishment has adequate vehicle queuing distance, including due consideration for menu board location(s), clear of any adjacent public right-of-way, and shall not create any vehicular or pedestrian travel hazards as

demonstrated in a traffic study prepared to the satisfaction of the Director of Public Works.

2. That the proposed location of the drive-through establishment will not result in adverse impacts on the surrounding neighborhood after considering a litter clean-up plan and the hours of operation, site plan, and includes buffering sufficient to control any spillover impacts, including but not limited to noise, light, and debris.

3. That the location and design of the facility is compatible with the existing surrounding uses, includes a prominent main entrance at street or lot frontage, attractive landscaping, and includes sufficient pedestrian amenities in the street lot frontage, and interior floor area.

**SECTION 8.** Section 30.60.030 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**30.60.030 Nonconforming uses.**

The following provisions shall be applicable to all nonconforming uses:

- A. A nonconforming use may be continued as-is provided there is no expansion of use or enlargement of floor area except as provided below:
- B. Nonconforming licensed day care centers located in the ROS, R1R, or R1 zone or in the SR zone may be continued, altered or enlarged on the same site in any manner consistent with current state licensing regulations and municipal code site design criteria as if no nonconformity existed.
- C. A nonconforming use shall be allowed to change within its own major land use type. For example, a nonconforming manufacturing/warehouse use may be interchanged with another manufacturing/warehouse use; a retail, office or service use may be interchanged with another retail, office or service use; or, a full service restaurant may be interchanged with a fast food restaurant; except that a nonconforming commercial or industrial use in a residential zone or a nonconforming industrial use in the C1 or C2 zone shall not be allowed to change to any other type of nonconforming use.
- D. A nonconforming use, or portion thereof, shall be terminated if such use is discontinued for one year or if the building or structure where the use is located loses its nonconforming status due to damage or voluntary reconstruction as provided for in Section 30.60.040.
- E. The addition of alcoholic beverage sales to existing automobile service stations shall not be permitted.

F. All nonconforming outdoor storage areas shall be required to conform to the applicable provisions for screening and/or enclosure on or before October 29, 1986.

G. Any arcade establishment not located in the CBD zone and any billiard establishment for which a conditional use permit has not already been granted shall obtain a conditional use permit on or before October 6, 1996. Any arcade establishment which was lawfully in operation in the CBD zone prior to October 6, 1994 and any arcade establishment or billiard establishment for which no conditional use permit has been granted shall be discontinued on or before October 6, 1999.

H. All nonconforming arcade establishments and billiard establishments existing on October 6, 1994 shall be discontinued on or before October 6, 1999, unless said period has been extended as follows:

1. If an arcade establishment or billiard establishment is subject to a written lease, entered into prior to May 1, 1994 with a termination date extending beyond January 1, 1999, the arcade establishment or billiard establishment may continue until the expiration of the present term of the lease, but in any event no later than January 1, 2002, provided the arcade establishment or billiard establishment is otherwise in compliance with all provisions of law, including, but not limited to, Chapter 30.42, [Chapter 5.04 and Sections 5.24.0105.16.010 through 5.24.1505.16.080 and Sections 5.20.010 through 5.20.070](#) of the Glendale Municipal Code.

2. If, on May 1, 1994, the arcade establishment or billiard establishment was owned by the property owner, the arcade or billiard establishment may continue until January 1, 2002; provided, the arcade establishment or billiard establishment is otherwise in compliance with all provisions of law; including, but not limited to, Chapter 30.42, [Chapter 5.04 and Sections 5.24.0105.16.010 through 5.24.1505.16.080 and Sections 5.20.010 through 5.20.070](#) of the Glendale Municipal Code.

I. A conditional use permit for an arcade establishment existing in the CBD zone on May 1, 1996 may be extended by filing an application for a new conditional use permit, but in no case may such new conditional use permit be granted to extend beyond May 1, 1999 or January 1, 2002, provided the arcade establishment or billiard establishment is otherwise in compliance with all provisions of law and said application meets the standards to justify a favorable decision on the conditional use permit as set forth in Title 30 of this code.

J. If on April 25, 2002, a liquor store, market, banquet hall or tavern is in operation in conformance with zoning regulations, including parking, such establishment may continue as a nonconforming use provided that there is no increase in the floor area of the establishment or increase in the bar service area within the existing establishment. Any existing liquor store, market, banquet hall or tavern with a valid conditional use permit on April 25, 2002, may apply

for and may be granted a new conditional use permit. Notwithstanding Section 30.60.030, should an existing use with a valid conditional use permit on April 25, 2002, fail to obtain a new conditional use permit prior to its expiration, or if an alcoholic beverage control (ABC) license is revoked or suspended, the use shall lose its nonconforming status. In the case of revocation or suspension of an ABC license an administrative hearing conducted in a manner consistent with Section 30.64.020 shall be held to determine if the subject use failed to operate under the criteria set forth under the Business and Professions Code 23790.

K. A nonconforming use may only be expanded in the IND, IMU, IMU-R and SFMU zones in compliance with the following provisions:

1. The total expansion shall not exceed 20% of the existing gross lot area;
2. The expansion is limited to one time for the full life of the use;
3. Off-street parking for the entire area of the expansion shall be provided in full compliance with Chapter 30.32 (Parking and Loading) without diminishing the existing off-street parking provided for the existing use; and
4. The parking lot or parking structure area required to provide the required parking shall not be included within the 20% limitation of the expansion area identified in paragraph 1, above.

For illustrative purposes only, the following example would comply with the expansion provisions of this subsection:

Existing lot: ~~Ten thousand~~10,000 square feet

Maximum permitted use expansion: ~~Two thousand~~2,000 square feet

Minimum number of additional off-street parking spaces required within the IND zoning district (to be provided at a ratio of one parking space for each 500 square feet of gross floor area):

~~Four~~4 spaces

L. All nonconforming businesses that provide shopping carts for use by their patrons shall comply with all provisions related to containment and control of shopping carts within the boundaries of store premises, as set forth in Title 30 of this code on or before (12 months after the effective date of the ordinance codified herein).

M. A massage establishment lawfully in existence on or before March 3, 2016 (a legal nonconforming massage establishment) for which a conditional use permit has not already been granted must comply with the following requirements:

1. On or before March 3, 2016, a legal nonconforming massage establishment must fully comply with all applicable requirements in Chapter 5.64 of this code for which a building permit is not required.

2. On or before March 1, 2017, a legal nonconforming massage establishment must submit an application under Chapter 30.42 of this code for a conditional use permit.
3. On or before March 1, 2018, a legal nonconforming massage establishment must fully comply with all applicable requirements in Title 30 of this code.
4. If a legal nonconforming massage establishment has been granted a conditional use permit, any improvement or alteration to the building or structure of that massage establishment for which a building permit is required, and which is required by either the conditional use permit, Title 30 of this code, Chapter 5.64 of this code, or the Glendale Building and Safety Code, must be completed with a final inspection on or before the 180th consecutive calendar day after the date on which the conditional use permit was granted. Any one or more extensions to complete the work contemplated under the building permit that are granted by the Building Official shall extend this deadline accordingly, for as long as the permit remains current and valid.
5. Notwithstanding paragraphs 1 through 4 above, a legal nonconforming massage establishment must cease all business operations if any one or more of the following events or circumstances occur:
  - a. The massage establishment use is discontinued for a period of 90 consecutive calendar days;
  - b. The massage establishment fails to submit an application for a conditional use permit on or before March 1, 2017;
  - c. The massage establishment fails to obtain a conditional use permit on or before March 1, 2018;
  - d. The massage establishment's application for a conditional use permit is denied, including through exhaustion of city administrative appeals as provided in Title 30 of this code and Chapter 2.88 of this code, and judicial remedies under California Code of Civil Procedure Section 1094.6;
  - e. The massage establishment fails to comply with the requirements in Title 30 of this code; or
  - f. The massage establishment fails to comply with the requirements in Chapter 5.64 of this code.
6. A legal nonconforming massage establishment must cease all business operations on or before March 1, 2018. All signs, advertising and displays relating to that business must be removed completely on or before March 31, 2018.

N. On or before March 3, 2016, a legal nonconforming massage establishment must fully comply with all applicable requirements in Chapter 5.64 of this code for which a building permit is not required.

O. On or before May 31, 2020, all existing home-sharing uses shall obtain a home-sharing license as required in Chapter 5.110.

P. On or before May 31, 2020, all vacation rental uses shall terminate.

Q. A drive-through establishment, either in conjunction with a restaurant or non-restaurant use lawfully in existence on or before August 20, 2024 (a legal nonconforming drive-through establishment) must comply with the following requirement: On or before September 27, 2029, all existing drive-throughs, either in conjunction with a restaurant or non-restaurant use must submit an application under Chapter 30.42 of this code for a conditional use permit.

**SECTION 9.** Section 30.70.050 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**30.70.050 Definitions, “D”.**

The following definitions are in alphabetical order:

**Day care center** “Day care center” means a facility operated by a person, corporation, or association in which less than 24-hour per day non-medical care and supervision is provided outside the home for minor children or elderly persons, provided such facility is licensed by the State of California as a day care center, and provided further that a copy or evidence of the license issued by the State of California is on file with the city clerk prior to occupancy as such a facility. This definition does not include facilities for the care of up to 14 persons in small and large family day care as defined by the California Health and Safety Code.

**Director** “Director” means the director of community development or his/her designee.

**Detached** “Detached” means any building or structure separated by at least five feet in horizontal distance (measured from eave to eave).

**Disability** “Disability” means a disability or handicap as defined by the Federal Fair Housing Act (FFHA). Federal laws define any person with a disability as “Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment.

**Dish antenna** “Dish antenna” means any device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, cone, horn, cornucopia or flat plate, and has a diameter in excess of three feet; which device is used to receive or transmit radio or electromagnetic waves between terrestrially and/or orbitally based units. This definition shall include, but not be limited to, what is commonly referred to as satellite earth

stations, satellite receivers, satellite discs, direct broadcast systems (DBS's), television reception only systems (TVROs) and satellite microwave antennas.

**Down slope wall** "Down slope wall" means the walled side(s) of any building or structure facing down hill.

**Domestic violence shelter** "Domestic violence shelter" means a residential facility which provides temporary accommodations to persons or families who have been the victims of domestic violence. Such a facility may also provide meals, counseling, and other services, as well as common areas for the residents of the facility.

**Drive-through establishment, non-restaurant.** "Drive-through establishment, non-restaurant" means an establishment that serves to occupants in vehicles in conjunction with the operation of a bank or financial institution, pharmacy, personal service use, retail store, or a supermarket.

**Drive-through establishment, restaurant.** "Drive-through establishment, restaurant" means an establishment that operates in conjunction with a restaurant, counter service with limited seating; restaurant, fast food; or restaurant, full service or similar establishment which is engaged in the business of preparing and purveying food where provisions are made for serving of food to patrons in vehicles for consumption at a separate location either on or off the premises.

**Dwelling** "Dwelling" means a building or any portion thereof designed exclusively for residential purposes, including single and multiple residential dwellings but not including hotels, motels and other places without individual kitchen facilities.

**Dwelling unit** "Dwelling unit" means a single unit providing complete, independent living facilities for one person or household, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**Dwelling, multiple residential** "Dwelling, multiple residential" means a building or portion thereof designed for occupancy by two or more persons or households living independently of each other in separate units. Includes apartments, townhouses or similar buildings. On-site support services personnel and equipment to maintain independent living is limited to residents of the dwelling.

**Dwelling, one residential** "Dwelling, one residential" means a detached building designed exclusively for occupancy by one household. On-site support services personnel and equipment to maintain independent living is limited to residents of the dwelling.

**SECTION 10.** Section 30.70.190 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

### **30.70.190 Definitions, “R”.**

The following definitions are in alphabetical order:

**Radio frequency.** “Radio frequency” means with regard to wireless telecommunications antennas pursuant to Chapter 30.48 of this code, radio frequency radiation in the portion of the spectrum from 300 kHz (kilohertz) to 300 GHz (gigahertz).

**Recreational camps.** “Recreational camps” means facilities offering short-term recreational or educational opportunities, which may include overnight camping, including enclosed group quarters or area for tents, trailers or recreational vehicles. Recreational camps do not include schools of any kind.

**Recycling.** “Recycling” means a center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor is certified by the California Department of Conservation as meeting the requirements of state law (California Beverage Container Recycling and Litter Reduction Act of 1986). A recycling facility does not include storage containers located on a residential, commercial or industrial designated parcel used solely for the recycling of material generated on the parcel.

**Repair.** “Repair” means the reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

**Repair and maintenance, consumer products.** “Repair and maintenance, consumer products” means service establishments where repair of consumer products is the principal business activity, including, but not limited to: electrical repair shops; television and radio and other appliance repair; tool sharpening and repair; watch; clock and jewelry repair; re-upholstery, refinishing and furniture repair (no manufacturing). This use does not include shoe repair (see personal services).

**Research and development.** “Research and development” means facilities including, but not limited to: scientific research, and the design, development and testing of computer software, and electrical, electronic, magnetic, optical and mechanical components of product manufacturing. Research and development also includes chemical and biotechnology research and development and does not include medical laboratories, which are included under “Medical and dental laboratories.”

**Residential congregate care living, limited.** “Residential congregate living, limited” means a dwelling including a common eating area, with or without on-site assistance with activities of

daily living, limited to six or fewer individuals or one household. Residential congregate living, limited includes assisted living centers; boarding or lodging houses; residential congregate care facilities, limited; retirement and rest homes; supportive housing; and transitional housing.

**Residential congregate living, medical.** “Residential congregate living, medical” means a residential use with or without private kitchens and including a common eating area, with or without on-site assistance with activities of daily living and on-site assistance with counseling or medical care, and with seven or more beds. Residential congregate living, medical includes convalescent homes, extended care, and skilled nursing facilities. This use does not include hotels or motels which are defined separately.

**Residential congregate living, non-medical.** “Residential congregate living, non-medical” means a residential use with or without private kitchens and including a common eating area, with or without on-site assistance with activities of daily living, and with seven or more individuals. Residential congregate living, non-medical includes assisted living centers; dormitories; fraternities or sororities; residential congregate care facilities, retirement and rest homes; supportive housing and transitional housing. This use does not include hotels and motels which are defined separately.

**Restaurant, counter service with limited seating.** “Restaurant, counter service with limited seating” means an establishment which serves prepared food, of which there is no on-site consumption, or on-site consumption of food is limited to an area containing a maximum of eight seats.

**Restaurant, fast food.** “Restaurant, fast food” means an establishment which is engaged primarily in the business of preparing food and purveying it on a self serve or semi-self serve basis, and with more than eight seats. Customer orders and/or service may be by means of a walk-up counter or window ~~designed to accommodate automobile traffic~~. Consumption may be either on or off the premises. This definition does not include a drive-through establishment, which is defined separately.

**Restaurant, full service.** “Restaurant, full service” means an establishment that is engaged primarily in the business of preparing and serving meals for consumption on the premises. Such restaurants employ help to fully accommodate customer orders at the table and primarily serve the general public. Such restaurants shall have less than 30% of the serving area available for private party rental where access by the general public is restricted. A restaurant, full service is not a banquet hall.

**Retail stores, general merchandise.** “Retail stores, general merchandise” means stores selling new or used merchandise including but not limited to:

Antique stores;  
Art stores or galleries;  
Bicycle, sales and service;  
Book stores;  
Camera stores;  
Carpet and floor covering stores;  
China and glassware stores;  
Clothing and apparel stores;  
Department stores;  
Drapery stores;  
Drugstores;  
Food stores and markets (under 20,000 square feet);  
Florist and plant shops;  
Furniture stores;  
Gift shops;  
Hobby shops;  
Lighting stores;  
Mail order houses, retail and catalogue;  
Music stores;  
Pet shops;  
Portrait studios;  
Radio, television and similar electronic component stores;  
Shoe stores;  
Sporting goods store;  
Stamp and coin shops;  
Stationary stores;  
Telephone and communication services;  
Tobacco shops; and  
Toy stores

**Retirement or rest home.** “Retirement or rest home” means a residence where ambulatory persons, or ill persons are provided limited dietary, and other limited personal services, but excluding cases of contagious or communicable diseases and excluding surgery or primary

treatments as are customary in sanitariums and hospitals. No services are provided to nonresidents.

**Reverse vending machine.** “Reverse vending machine” means an automated mechanical device, which accepts at least one or more types of empty beverage containers, including but not limited to, aluminum cans, glass and plastic bottles; and issues a cash refund or a redeemable credit slip, with a value not less than the container’s redemption value, as determined by the state. A “reverse vending machine” may sort and process containers mechanically, provided that the entire process is enclosed within the machine.

**Riding academies or stables.** “Riding academies or stables” means a facility that offers instruction in horseback riding and related equine education, and also includes related stables. This use is not to be located nearer than 1/2 mile to the R1, R1R, ROS, R-3050, R-2250, R-1650 and R-1250 zones, on which there is no H (Horse) overlay zone.

**Roof.** “Roof” means a part of a building completely covering any portion of such building and permanently attached but excluding chimneys, antennas, vents and mechanical equipment.

**Roof mounted antenna.** “Roof mounted antenna” means an antenna with its support structure placed directly on the roof of any building or structure.

**Room.** “Room” means an unsubdivided portion of the interior of a dwelling, excluding bathrooms, closets, hallways and service porches.

**SECTION 11.** Pursuant to the California Environmental Quality Act (CEQA) the City Council hereby finds that the proposed amendments to the Zoning Code are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15061(b)(3) and 15305 because the project involves minor changes to land use regulations which do not result in any changes in land use or density, and because there is no possibility that the project may have a significant effect on the environment. The project adds a new requirement for review and approval of drive-through facilities through a conditional use permit (CUP) application. The review will include a study of queuing lines and trip generation, with the aim of ensuring faster service when using drive-through facilities. Requiring existing drive-through facilities to apply for a CUP would not result in new impacts since vehicle trips are already occurring. Any new drive-through facility would be reviewed under CEQA once a new application is submitted to the Community Development Department for review.

**SECTION 12. Severability.** This Ordinance’s provisions are severable. If any portion of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional, that

decision does not affect the validity of the Ordinance’s remaining portions and the Ordinance’s application to other persons and circumstances. The City Council declares that it would have passed the remainder of this Ordinance without the invalid or unconstitutional provision.

Adopted by the Council of the City of Glendale on the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    )     SS.  
CITY OF GLENDALE            )

I, Suzie Abajian, Ph.D., City Clerk of the City of Glendale, certify that the foregoing Ordinance No. \_\_\_\_\_ was adopted by a 4/5<sup>ths</sup> vote of the Council of the City of Glendale, California, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2024, and that the same was adopted by the following vote:

Ayes:

Noes:

Absent:

Abstain:

\_\_\_\_\_  
City Clerk