

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

**AN ORDINANCE OF THE CITY OF GLENDALE, CALIFORNIA AMENDING  
PORTIONS OF TITLES 16 AND 30 OF THE GLENDALE MUNICIPAL CODE, 1995,  
REGARDING TREE-RELATED ZONING PROVISIONS**

**WHEREAS**, the City Council has directed staff to assess existing City ordinance and enhance tree protections; and

**WHEREAS**, the Sustainability Commission reviewed and recommended modifications to portions tree-related provisions of the Municipal Code at their February 3, 2022 meeting; and

**WHEREAS**, staff has followed the recommendations of the Sustainability Commission and now proposes significant updates and modifications for Chapters 12.40 and 12.44 of the Glendale Municipal Code, 1995 ("GMC"); and

**WHEREAS**, simultaneous, minor cleanup to zoning- and subdivision-related provisions in Titles 16 and 30 are necessary to effectuate the proposed tree protections; and

**WHEREAS**, the proposed amendments align Titles 16 and 30 with existing City ordinance, policy, and practices; and

**WHEREAS**, the Planning Commission considered, and recommended approval of, these amendments to portions of Titles 16 and 30 at their February 1, 2023 meeting; and

**WHEREAS**, the City Council has considered the report dated March 28, 2023 detailing the scope and rationale for the proposed changes.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE:**

**SECTION 1.** The above recitals are true and correct.

**SECTION 2.** Section 16.12.050 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**16.12.050 Additional required information.**

The following items shall be submitted with the tentative tract map or tentative parcel map:

- A. A statement of the general character of the improvements proposed for the streets in the proposed subdivision shall be filed with the tentative map. This statement of intent shall include such items as street trees, lighting system, sidewalk, curb, gutter, paving, conduits, storm drains and sewers, and all public utilities, mains and services;
- B. A statement of the proposed restrictions shall be furnished with the tentative map if the proposed subdivision includes private streets or common open space or is proposed to be a condominium or other joint or co-ownership type of development;
- C. A statement that the applicant is the owner or is legally empowered to act for the owner of the property for which the application is filed, including property which will provide access to the proposed subdivision, and showing the names of all persons, firms or corporations whose consent is necessary to pass title to all street and other easements shown on such map;
- D. A soil report shall be prepared and filed for every subdivision and shall mean a report prepared by a registered civil engineer specializing in soil mechanics and shall be based upon accepted engineering principles and adequate test borings as determined suitable by the city engineer. Soil report shall set forth sufficient engineering data to explain the proposed solution to any geological hazards that may be created by the proposed grading and any structural defects which may occur due to the presence of critically expansive soils or other soil problems. Where such soil problems are found to exist, the city engineer may require a soils investigation of each lot in the subdivision. The soil report may be waived if the city engineer determines that knowledge exists of the soil qualities of the subdivision;
- E. A plan for drainage and for handling stormwater;
- F. A vicinity map showing all adjacent property and streets together with the zoning designations for such properties;
- G. A proposed street tree planting plan;
- H. A preliminary grading plan of sufficient detail to show the height, length and width of cut and fill slopes; adequate cross-sections to indicate the character of grading; street slopes; pad slopes; areas subject to protection by this code or the general plan; and a remedial plan to show how potential problem areas or slope failures could be corrected in areas proposed for cut slopes steeper than one and one-half (1½) horizontal to one (1) vertical should the need arise. Said preliminary grading plan shall be an accurate representation of a project which is capable of being implemented without substantial change subsequent to tentative tract or tentative parcel map approval;
- I. A preliminary seismic study which shall include, but not be limited to, the identification of seismic hazards, conclusions and recommendations regarding the

effect of seismic conditions on the proposed development, opinions and recommendation covering the adequacy of the site to be developed in light of seismic conditions, and design criteria to mitigate any identified seismic hazards. This report shall be completed by a professional geologist registered with the state of California and experienced in the science of seismicity and seismic investigation;

- J. A preliminary hydrology report which shall estimate the quality of all runoff and debris from on-site sources and from off-site uphill watershed tributary to the project site, and which shall consider each lot or dwelling unit site in the proposed subdivision. Los Angeles County flood control district criteria shall be utilized to compute runoff and debris amounts. This report shall be completed by a registered civil engineer experienced in the science of hydrology and hydrologic investigation;
- K. A preliminary landscape plan which shall show the location of all existing trees with trunks over ~~eight (8)~~ six (6) inches in diameter located on the site and within twenty (20) feet of the site, with protected indigenous trees depicted as required per Section 12.44. The plan shall indicate which trees are to be retained or removed, and shall indicate the generalized type and extent of proposed landscaping, including a description of the provisions for ongoing maintenance and irrigation thereof. Such plan shall be prepared by a licensed landscape architect and shall be certified by the tract geologist that the proposed landscaping is compatible with the proposed grading plan and with the soil conditions of the site;
- L. A "preliminary schematic plan" showing the architecture, location of building envelopes, and grading necessary for all proposed buildings within the proposed subdivision if the subdivision is located in the RIR or ROS zone;
- M. Three-dimensional scale models showing existing topography and proposed development; after review of the models, the director of community development may require a computer model of the project site prepared according to his/her specifications;
- N. Certified public notice mailing labels for all owners of real property shown on the last equalized assessment roll as owning real property located within a radius of three hundred (300) feet of the exterior boundaries of the property which is the subject of the proposed tentative map and to provide a property ownership map keyed to the mailing labels.

**SECTION 3.** Section 16.24.050 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**16.24.050 Tentative tract map requirements.**

- A. Each tentative map shall have a minimum dimension of not less than eighteen (18) inches by twenty-six (26) inches. The scale of the map shall be large enough to show clearly all details thereof, but in no case is to be smaller than one (1) inch equals one hundred (100) feet.
- B. The tentative map shall show the following matters:
1. The tract number as secured from the county engineer;
  2. The approximate boundaries of the property subdivided and its relation to other recorded subdivisions or recognized property lines;
  3. Names and addresses of record owner and owners of property immediately abutting;
  4. Name and address of the subdivider;
  5. Name and address and registration number, certificate, or other acceptable evidence of professional certification;
  6. Location, size and character of all existing public utility facilities in the proposed subdivision or adjacent thereto;
  7. The locations, existing or recommended names, and widths of all existing or proposed streets and freeways in or adjacent to the subdivision and their approximate grades;
  8. The approximate width and location of all existing and proposed easements, whether public or private, for streets, drainage, sewerage and public utilities;
  9. Approximate radius of each curve;
  10. Approximate lot layout and lot numbering, and approximate dimensions for each lot;
  11. Area of each lot in the tract and total area of the subdivision;
  12. Approximate boundaries of areas subject to inundation, stormwater overflow, and the location, width, and direction of flow of all water sources;
  13. Existing use or uses of property and to scale, outline of any existing buildings not to be moved in the development of the subdivision and their relation to existing or proposed streets and lot lines;
  14. Statement of present use zone and proposed use or uses of property;

15. Proposed public areas to be dedicated;

16. Location of all trees or stands or trees over ~~eight (8)~~ six (6) inches in diameter in the area proposed for subdivision, with protected indigenous trees depicted as required per Section 12.44;

17. Reserve strips, walls or other devices for controlling access to adjacent property;

18. Date, north arrow and scale;

19. The location of any areas designated for parks, schools or other public use.

**SECTION 4.** Section 16.24.060 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**16.24.060 Additional required information.**

The following items shall be submitted with the tentative tract map or tentative parcel map:

- A. A statement of the general character of the improvements proposed for the streets in the proposed subdivision shall be filed with the tentative map. This statement of intent shall include such items as street trees, lighting system, sidewalk, curb, gutter, paving, conduits, storm drains and sewers, and all public utilities, mains and services;

A statement of the proposed restrictions shall be furnished with the tentative map if the proposed subdivision includes private streets or common open space or is proposed to be a condominium or other joint or co-ownership type of development;

- B. A statement that the applicant is the owner or is legally empowered to act for the owner of the property for which the application is filed, including property which will provide access to the proposed subdivision, and showing the names of all persons, firms or corporations whose consent is necessary to pass title to all street and other easements shown on such map;
- C. A soil report shall be prepared and filed for every subdivision and shall mean a report prepared by a registered civil engineer specializing in soil mechanics and shall be based upon accepted engineering principles and adequate test borings as determined suitable by the city engineer. The soil report shall set forth sufficient engineering data to explain the proposed solution to any geological hazards that may be created by the proposed grading and any structural defects which may occur due to the presence of critically expansive soils or other soil problems. Where such soil problems are found to exist, the city engineer may require a soils investigation of

each lot in the subdivision. The soil report may be waived if the city engineer determines that knowledge exists of the soil qualities of the subdivision;

- D. A plan for drainage and for handling stormwater;
- E. A vicinity map showing all adjacent property and streets together with the zoning designations for such properties;
- F. A proposed street tree planting plan;
- G. A preliminary grading plan of sufficient detail to show the height, length and width of cut and fill slopes; adequate cross-sections to indicate the character of grading; street slopes; pad slopes; and areas subject to protection by this code or the general plan. Said preliminary grading plan shall be an accurate representation of a project which is capable of being implemented without substantial change subsequent to tentative tract or tentative parcel map approval;
- H. A preliminary seismic study which shall include, but not be limited to, the identification of seismic hazards, conclusions and recommendations regarding the effect of seismic conditions on the proposed development, opinions and recommendation covering the adequacy of the site to be developed in light of seismic conditions, and design criteria to mitigate any identified seismic hazards. This report shall be completed by a professional geologist registered with the State of California and experienced in the science of seismicity and seismic investigation;
- I. A preliminary hydrology report which shall estimate the quality of all runoff and debris from on-site sources and from off-site uphill watershed tributary to the project site, and which shall consider each lot or dwelling unit site in the proposed subdivision. Los Angeles County flood control district criteria shall be utilized to compute runoff and debris amounts. This report shall be completed by a registered civil engineer experienced in the science of hydrology and hydrologic investigation;
- J. A preliminary landscape plan which shall show the location of all existing trees with trunks over ~~eight(8)~~ six(6) inches in diameter located on the site and within twenty (20) feet of the site, with protected indigenous trees depicted as required per Section 12.44. The plan shall indicate which trees are to be retained or removed, and shall indicate the generalized type and extent of proposed landscaping, including a description of the provisions for ongoing maintenance and irrigation thereof. Such plan shall be prepared by a licensed landscape architect and shall be certified by the tract geologist that the proposed landscaping is compatible with the proposed grading plan and with the soil conditions of the site;
- K. A "preliminary schematic plan" showing the architecture, location of building envelopes, and grading necessary for all proposed buildings within the proposed subdivision if the subdivision is located in the R1R or ROS zone;

- L. Three-dimensional scale models showing existing topography and proposed development; after review of the models, the director of community development may require a computer model of the project site prepared according to his/her specifications;
- M. Certified public notice mailing labels for all owners of real property shown on the last equalized assessment roll as owning real property located within a radius of five hundred (500) feet of the exterior boundaries of the property which is the subject of the proposed tentative map, and for all occupants of such properties, and to provide a property ownership and occupant map keyed to the mailing labels.

**SECTION 5.** Section 30.26.080 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**30.26.080 Tree trimming.**

Trees within the public rights-of-way and private property shall not be removed if required as part of any discretionary approval, and shall not be unnecessarily pruned or over pruned to allow better visibility of the signs allowed by the ASOZ. No pruning shall occur to City trees without the approval of the director of public works.

**SECTION 6.** Section 30.32.160 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**30.32.160 Landscaping of parking and loading areas.**

All parking and loading areas except temporary parking areas used according to the standards of Section 30.32.140 of this code shall be landscaped as follows:

**A. Landscaping Adjoining Street Right-of-Way.** Whenever any parking or loading area adjoins a street right-of-way, a planting strip a minimum of five (5) feet wide, exclusive of the curb, shall be established and continuously maintained and landscaped between the right-of-way and such area. Where a parking area consists of an outdoor vehicle storage or sales display area for vehicle sales, leasing and rental agencies in the CA zone, the planting strip shall only be required to be a minimum of thirty (30) inches wide. This requirement shall not apply to enclosed parking areas having no building openings directly facing a street and having a finished floor elevation above the parking area which is two (2) feet or less above grade. Any planting within the required planting strip that is within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches. Artificial turf shall not be permitted.

**B. Interior parking Lot Landscaping.**

1. **Landscape area.** Not less than five (5) percent of the interior parking lot area shall be landscaped, except for parking areas located in enclosed structures. Planting along the exterior perimeter of a parking lot shall not be considered as part of the required interior landscaping. The reviewing authority may allow up to two-fifths (2/5) of the required interior landscaping to be decorative walkways which provide pedestrian paths through the parking lot. Such paths shall be constructed of permeable materials and shall be lined with trees to the satisfaction of the reviewing authority and shall be integrated into the overall design for the lot. Artificial turf shall not be permitted.
2. **Trees.** At least one (1) 24-inch box tree for every six (6) spaces or major fraction thereof shall be included in the development of the landscape program, unless the parking area is used solely for vehicle display and storage of vehicle inventory. At least one (1) 24-inch box tree for every twelve (12) spaces or major fraction thereof shall be included for parking areas used solely for vehicle display and storage of vehicle inventory. Trees are not required in parking areas less than ten thousand (10,000) square feet in area used solely for vehicle display and storage of vehicle inventory. Trees must be dispersed throughout the parking lot unless the parking area is used solely for vehicle display and storage of vehicle inventory. Trees required for parking areas used solely for vehicle display and storage of vehicle inventory may be planted in any location on the subject lot. Trees should not be planted in the middle of the width of parking spaces. The use of species of trees to match street trees on adjacent streets should be considered. A mix of species within parking lots is encouraged. Uplighting of trees is permitted. Planters for canopy trees as listed in Table 30.32 D must have a minimum dimension of five (5) feet interior dimension, up to two (2) feet of which dimension may be overhang beyond a wheel stop of a parking space. The overhang beyond the wheelstop may not be included in calculating required area of landscaping; however, planters for all trees with a spread at maturity of less than 25 feet may must have a minimum dimension of three (3) feet, and wheelstops must be placed so that cars do not overhang into these planters.
3. **Tree species.** ~~At least seventy five (75) percent of the~~ The trees used shall be ~~trees with a spread at maturity of at least twenty-five (25) feet, and any tree species of combination of tree species designated in the department of public works community forest management plan master designated street tree list. Of those species with the mandated planter size listed in Table 30.32D, below.~~ Alternative canopy trees may be used, subject to approval of the species and the planter size by the director of public works urban forester. All trees required for parking areas used solely for vehicle display and storage of vehicle inventory may be any species that grows to a height of at least ten (10) feet at maturity.
4. **Unused areas.** All areas in a parking lot not used for driveways, maneuvering areas, parking stalls and walks, shall be permanently landscaped with suitable materials and maintained. Parking lot landscaping must be distributed throughout parking areas and may not be concentrated in one (1) area only.



**Table 30.32-D**

**Specie Palette City of Glendale**

<b>Minimum Planter Dimension</b>	<b>Botanical Name</b>	<b>Common Name</b>	<b>Height</b>	<b>Spread</b>	<b>Type</b>
5 feet	<i>Cercis canadensis</i>	<b>Eastern Redbud</b>	35	30	deciduous
5 feet	<i>Chitalpa tashkentensis</i>	<b>Chitalpa</b>	25	25	deciduous
5 feet	<i>Pyrus c. 'Aristocrat'</i>	<b>Aristocrat Pear</b>	30	40	deciduous
5 feet	<i>Pyrus c. 'Redspire'</i>	<b>Redspire Pear</b>	35	25	deciduous
5 feet	<i>Agonis flexuosa</i>	<b>Peppermint Tree</b>	35	35	evergreen
5 feet	<i>Albizia julibrissen</i>	<b>Silk Tree</b>	40	40	deciduous
5 feet	<i>Brachychiton acerfolia</i>	<b>Flame Tree</b>	40	30	evergreen
5 feet	<i>Brachychiton populenum</i>	<b>Bottle tree</b>	50	40	evergreen
5 feet	<i>Calocedrus decurens</i>	<b>Incensee Cedar</b>	30	60	evergreen
5 feet	<i>Calodendron capense</i>	<b>Cape Chestnut</b>	40	40	semi
5 feet	<i>Geijera parvifolia</i>	<b>Australian Willow</b>	40	25	evergreen
5 feet	<i>Ginkgo biloba</i>	<b>Maidenhair Tree</b>	60	40	deciduous
5 feet	<i>Jacaranda mimosifolia</i>	<b>Jacaranda</b>	40	50	semi
5 feet	<i>Koelreuteria elegans</i>	<b>Flamegold</b>	30	30	deciduous
5 feet	<i>Koelreuteria paniculata</i>	<b>Goldenrain Tree</b>	25	25	deciduous
5 feet	<i>Liriodendron tulipifera</i>	<b>Tulip Tree</b>	80	40	deciduous
5 feet	<i>Magnolia g. 'Samuel Sommer',</i>	<b>Samuel Sommer Magnolia</b>	40	30	evergreen
5 feet	<i>Magnolia g. 'St. Mary, 'San Marino', 'Little Gen'</i>	<b>St. Mary Magnolia, San Marino Magnolia, Little Gem Magnolia</b>	15	20	evergreen
5 feet	<i>Melaleuca linarifolia</i>	<b>Flaxleaf Paperbark</b>	30	30	evergreen
5 feet	<i>Metrosederos excelsus</i>	<b>New Zealand Christmas Tree</b>	40	40	evergreen
5 feet	<i>Pinus eldarica</i>	<b>Afghan Pine</b>	60	50	evergreen
5 feet	<i>Pistachia chinensis</i>	<b>Chinese Pistache</b>	40	40	deciduous
5 feet	<i>Quercus ilex</i>	<b>Holly Oak</b>	50	50	evergreen
5 feet	<i>Sapium sebiferum</i>	<b>Chinese Tallow Tree</b>	40	35	deciduous
5 feet	<i>Tabebuia avellanedae</i>	<b>Pink Trumpet Tree</b>	30	30	deciduous
5 feet	<i>Ulmus p. 'Drake'</i>	<b>Drake Elm</b>	60	70	semi
5 feet	<i>Ulmus p. 'True Green'</i>	<b>True Green Elm</b>	60	70	semi
8 feet	<i>Koelreuteria bipinnata</i>	<b>Chinese Flame Tree</b>	50	50	deciduous
8 feet	<i>Liquidambar s. 'Burgundy'</i>	<b>Burgundy Sweetgum</b>	60	35	deciduous

8 feet	<i>Liquidambar s. 'Festival'</i>	<b>Festival Sweetgum</b>	60	35	deciduous
8 feet	<i>Liquidambar s. 'Palo Alto'</i>	<b>Palo Alto Sweetgum</b>	60	35	deciduous
8 feet	<i>Liquidambar s. 'Rotundiloba'</i>	<b>Round-Leafed Sweetgum</b>	60	35	deciduous
8 feet	<i>Liquidambar styraciflua</i>	<b>American Sweetgum</b>	60	35	deciduous
8 feet	<i>Lophostemon confertus</i>	<b>Brisbane Box</b>	60	40	evergreen
8 feet	<i>Platanus acerifolia</i>	<b>London Plane Tree</b>	60	40	deciduous
8 feet	<i>Platanus racemosa</i>	<b>California Sycamore</b>	50	100	deciduous
8 feet	<i>Podocarpus gracilior</i>	<b>Fern Pine</b>	60	60	evergreen
8 feet	<i>Quercus agrifolia</i>	<b>Coast Live Oak</b>	70	80	evergreen
8 feet	<i>Quercus engelmannii</i>	<b>Mesa Oak</b>	60	80	evergreen
8 feet	<i>Quercus rubra</i>	<b>Northern Red Oak</b>	60	90	deciduous
8 feet	<i>Quercus virginiana</i>	<b>Southern Live Oak</b>	60	100	evergreen
8 feet	<i>Ulmus americana</i>	<b>American Elm</b>	80	80	deciduous
8 feet	<i>Zelkova serrata</i>	<b>Sawleaf Zelkova</b>	40	40	deciduous

- C. Concrete Curb.** All landscaped areas along the perimeter of a parking lot or structure and within the interior of parking lots shall be bordered by a concrete curb a minimum of five (5) inches high adjacent to the parking surface and the property line where there is no building or wall. Such concrete curb shall not be counted as part of any landscaped areas. All required landscape planter beds in interior parking areas shall be not less than three (3) feet wide. Continuous curbing must be provided, except for the minimum number of breaks in the curbing to accommodate storm water runoff, to the satisfaction of the director of public works.
- D. Irrigation System.** A permanent and automatic irrigation system shall be installed and maintained in all landscaped areas to insure proper maintenance of plant materials.
- E. Materials.** Landscaping shall include shrubs, trees, vines, ground cover, hedges, flowers, bark, chips, decorating cinders, gravel, or similar material which will improve the appearance of parking areas.
- F. Maintenance.** All landscaping shall be installed and maintained in such a manner as to not interfere with maintenance or repair of any utility, not restrict pedestrian or vehicular access, and not constitute a traffic hazard due to reduced visibility.
- G. Landscaping adjacent Residential Zones.** See Section 30.31.030 for requirements of landscaping when commercial or industrial zones are adjacent residential zones.

**H. Additional Regulations in the PS Overlay Zone.** See Section 30.31.020 for additional requirements for the PS overlay zone.

**SECTION 7.** Section 30.47.040 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

**30.47.040 Standards**

In consideration of applications for design review, the review authority shall be guided by the intent and purpose of Section 30.47.010 and the standards set forth in this section. The design review board shall adopt written guidelines consistent with such intent, purposes, and standards, as it may deem necessary to properly exercise its powers and duties. Such guidelines shall be approved by the city council and shall be kept on file in the office of the director of community development, and a copy thereof shall be furnished to any person upon request. Within the DSP zone, all design review shall be subject to the guidelines and standards established by the downtown specific plan.

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.

- A. The review authority shall ensure that all projects are consistent with adopted community plans.
- B. The following standards and criteria may be utilized by the review authority which may require changes in materials, color, general design and layout, projections in the vertical or horizontal plane or such other design changes as may be necessary.
  - 1. In addition to the height and minimum setback requirements set forth for the zone in which the property is located, changes in material, height, projections in the vertical or horizontal plane or similar façade changes should be encouraged on visible exterior building walls. Primary attention shall be given to those sides visible from the public right-of-way.
  - 2. The appropriateness of a new or remodeled building to the zoning and area within which it is located, surrounding architectural design, scale and streetscape appearance should be considered provided they are in keeping with the intent and purpose of this chapter. Integrated and harmonious design themes are encouraged, including the use of consistent materials, colors, textures and signs on exposed building walls. New development or remodeling should be designed in such a way as to upgrade the appearance and quality of the area and be harmonious with existing improvements.

3. Conflicting relationships to adjacent buildings, structures, improvements and uses should be avoided as appropriate to the zone and area. For buildings in the R1, R1R or ROS zones, new development or remodeling that includes more than one (1) story in height shall continue to allow reasonable access to natural light for buildings in the R1, R1R and ROS zones, and shall not unreasonably impact the privacy of buildings and outdoor spaces in the R1, R1R and ROS zones. Privacy shall be judged by the view from the living room, den, study, family room, great room, library, dining room or balconies (greater than twenty-five (25) square feet) of the new development into the buildings and backyard outdoor space of existing buildings. For new development and remodeling in the R 1, R1R and ROS zones, consideration shall be given to the placement of windows in the new development vis-à-vis the placement of windows in adjacent residential buildings.
4. Boundary and other walls should generally be of decorative masonry and/or wrought iron which is complementary in color, texture and material to the development as a whole, although it is recognized that these materials may not be appropriate in all situations (i.e., wood fencing in residential zones and chain link fencing in industrial zones).
5. Landscaping shall be integrated into the architectural scheme so as to accent and enhance the appearance of the development. Existing mature trees (including those regulated in Chapter 12.44 of this code pertaining to preservation and protection of indigenous trees) over ~~eight (8)~~ six (6) inches in diameter on the site and any tree within the parkway (as regulated in Chapter 12.40 of this code) as well as trees on adjacent property within twenty (20) feet of the common property line ~~should~~shall be considered for preservation in the site planning.
6. Subject to any applicable height limits, rooftop equipment shall be incorporated into the design of the project in such a manner that it is completely enclosed on all sides or concealed from view by screening, roofing or parapets at least six (6) inches higher than the height of the uppermost part of such equipment.
7. Any dish antenna that is ground-mounted but attached to a building or structure, and any roof-mounted dish antenna, shall be designed in accord with the criteria in Section 30.34.050.

In evaluating any proposed ground-mounted dish antenna that is attached to a building or structure, any roof-mounted dish antenna, or any ground-mounted dish antenna not qualifying for exemption under the criteria of Section 30.47.020 of this chapter, the review authority shall determine whether the color would be unobtrusive, whether the dish antenna can be installed in a location and in a manner which would minimize visual intrusion while maintaining

practical operation, and whether the dish can be screened so that it is suitably concealed from view, in order to promote aesthetic objectives, including, but not limited to, compatibility of neighborhood properties, the preservation of views and vistas, and the overall harmonious development of property. The criteria set forth herein shall apply only insofar as such criteria do not prevent the reception of satellite delivered signals or do not impose costs on the users of such antennas that are excessive in light of the purchase and installation costs and intended use of the dish antenna.

8. Any wireless telecommunications facility shall be designed in accord with the criteria specified in Chapter 30.48 of this title. The standards outlined elsewhere in this Section 30.47.040 notwithstanding, all wireless telecommunications facilities shall be designed in accordance with Chapter 30.48 of this title.
  9. In addition to paragraphs 1 through 8 of this subsection, within designated “HD” historic district overlay zones, design review standards shall be as adopted by the city council in the citywide historic district design guidelines, as may be supplemented by the city council for each district, or any guidelines for non-residential buildings for each district as adopted by the city council at the time of designation of that district. In the event of a conflict between paragraphs 1 through 8 of this subsection A, and the citywide historic district design guidelines, and as may be supplemented by the city council for each district at the time of designation of that district, or any guidelines for non-residential buildings for each district, as adopted by the city council at the time of designation of that district, the citywide historic district design guidelines and applicable supplements thereto, and any guidelines for non-residential buildings as may be adopted by the city council for that district, shall take precedence, with the final determination of whether there is a conflict to be made by the director of community development.
- C. The review authority shall ensure the compatible design of all multi-unit projects that abut a single-family zone. To accomplish this goal, the review authority shall have the authority to impose more restrictive development standards than the provisions of the zone in which the project is located. The review authority shall review each multi-unit project in terms of its impact on the single-family residential neighborhood, including, but not limited to, such design elements as window location, balconies, location of recreational facilities, entryways, and garage location. Although street setbacks are not required in the IMU, IMU-R and SFMU zones, the review authority may add conditions to ensure pedestrian activity at the street edge including the location of building entrances and surface parking lots and the use of setback areas as plazas, open space, or other active uses. In the IMU, IMU-R and SFMU zones, façades on the corner cutoff areas at intersections should incorporate significant architectural design features (e.g., a tower). The review authority may require transitional height increases in order to promote a visual transition between the single-family neighborhood and multiple-family zone and to ensure that adequate landscape buffering is provided and permanently maintained. The review authority

shall also consider the multiple dwelling building façades, roof designs, and use of materials and colors to ensure compatibility with the architectural design elements generally found in the neighboring single-family zone.

- D. The review authority shall ensure single-family design that is compatible with the character inherent within the surrounding neighborhood. Primary emphasis on what constitutes a neighborhood should generally be given to the existing development pattern within three hundred (300) feet of the subject property. Special attention should also be placed on ensuring a positive design relationship with the adjacent developments and developments on the block on which the proposed project is located. The director of community development shall have the discretion to consider an alternate area to be the neighborhood of primary emphasis. To accomplish compatibility, the review authority shall review each single-family residential project in terms of its specific impact on the surrounding single-family neighborhood, including, but not limited to, such design elements as massing, scale, height, setback, landscaping, impacts from average current slopes exceeding fifty (50) percent and grading of more than one thousand five hundred (1,500) cubic yards and window location. The review authority shall consider the setbacks of buildings and structures on adjacent properties and ensure that a project's proposed height and setback promote a visual transition between the project and neighboring buildings. The review authority shall also consider garage location and design to promote compatibility with neighborhood patterns. The review authority shall also consider the single-family building façades, roof designs, and use of material and colors to ensure compatibility with the architectural design elements generally found in the surrounding single-family zone.
- E. Decisions related to development in the ROS and R1R zones shall consider the hillside development review policy contained in Section 30.11.040(A).
- F. The review authority shall ensure that sign programs are consistent with the following standards:
  - 1. Signs shall be compatible with the project architecture and the surroundings including significant landscape features.
  - 2. Signs shall not unduly compete with or obstruct other business signs, obstruct traffic signals, detract from the architectural features of the neighborhood, or create visual clutter.
  - 3. The sign program shall exhibit a harmonious design, mounting and illumination theme for the entire lot or site.
  - 4. The sign program shall be consistent with any applicable plans or guidelines.
- G. The review authority shall ensure that murals are consistent with the following standards:

1. Murals shall not constitute any form of commercial advertisement.
2. Murals shall not contain any obscenity.
3. Murals shall not cause the removal of required landscaping.
4. Murals must be durable and capable of being well maintained.
5. Murals shall be located on existing walls.

H. The review authority shall ensure that creative signs are consistent with the following design criteria:

**1. Design quality.** The sign shall:

- a. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;
- b. Be of unique design, and exhibit a high degree of creativity, thoughtfulness, imagination, inventiveness, and spirit; and
- c. Provide strong graphic and artistic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
- d. Inventive representation of the use, name, or logo of the structure or business.

**2. Contextual criteria.** The sign shall contain at least one (1) of the following elements:

- a. Symbols or imagery relating to the entertainment, creative, or design industries;
- b. Creative image reflecting current or historic character of the city or neighborhood;
- c. Classic historic design style.

**3. Architectural criteria.** The sign shall:

- a. Utilize or enhance the architectural elements of the building; and
- b. Be placed in a logical and proportional location in relation to the overall composition of the building's façade and not cover any key architectural features and details.

**SECTION 8.** Compliance with California Environmental Quality Act.

The City Council finds and determines that this ordinance is not subject to the California Environmental Quality Act ("CEQA") because no possibility exists that the activity in question may have a significant effect on the environment (Section 15061(b)(3)), and because it falls under the categorical exemptions for Inspections (Section 15309) and Enforcement Actions by Regulatory Agencies (Section 15321).

**SECTION 9.** 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 the Ordinance without the invalid or unconstitutional provision.

**SECTION 10.** Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage.



Adopted by the Council of the City of Glendale on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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Mayor

ATTEST:

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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, hereby certify that the foregoing Ordinance was adopted by the Council of the City of Glendale, California, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, and that the same was adopted by the following vote:

Ayes:

Noes:

Absent:

Abstain:

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City Clerk