

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF GLENDALE, CALIFORNIA
AMENDING SECTIONS 30.14.060 AND 30.32.090 OF TITLE 30 OF THE
GLENDALE MUNICIPAL CODE, 1995,
RELATING TO DSP SETBACK REQUIREMENTS AND EXCEPTIONS AND
DRIVE-THROUGH USES IN THE DSP.
(Case No. PZC 2205401)**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE:

SECTION 1. Section 30.14.060 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.14.060 DSP setback requirements and exceptions.

A. Street Front and Street Side Setback. In the DSP zone, no person shall construct, locate or maintain within the space between a street property line and a setback line established by ordinance or by this title, any building, wall, fence or other improvement or structure with the following exceptions.

1. Street frontages. All new projects in the DSP shall provide setbacks measured from the face of the curb in compliance with the Downtown Specific Plan Section 4.1.3 Building Setbacks and specified in Table 4-B. No building, wall, fence or structure shall be constructed, located or maintained within the required setback except:

- a. All those uses, structures, and appurtenant equipment permitted in Section 4.2.7.A of the Downtown Specific Plan;
- b. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area;
- c. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches;
- d. Footings and public utility vaults if fully subterranean;
- e. Landscape accent lighting not to exceed eighteen (18) inches in height;
- f. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction;

g. Subterranean parking garages may extend to the street property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the street

2. Storage of material prohibited. No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this chapter, except temporarily during construction on the same premises temporarily during construction on the same premises.

B. Interior Setback. In the DSP zone, no person shall construct, locate or maintain within the space between a property line and an interior setback line established by ordinance or by this title, any building, wall, fence or other improvement or structure except:

1. General exceptions.

a. Boundary line walls.

b. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches, provided they do not project closer than thirty (30) inches to an interior property line.

c. Footings and public utility vaults if fully subterranean.

d. Driveways, walks and parking areas including lighting pursuant to the provisions of Chapter 30.32.

e. Railings adjacent to stairways.

f. Subterranean and semi-subterranean parking garages may extend to the interior property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the interior property line.

g. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area four (4) feet for a length of fourteen (14) feet measured parallel to the building.

2. Storage prohibited. No required interior setback area shall be used to store any motor vehicle, trailer, camper, boat or parts thereof, equipment or any type of antenna except as provided for in this title. (Ord. 5836 § 8, 2014; Ord. 5541 § 14, 2006)

SECTION 2. Section 30.32.090 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.32.090 Parking area design and layout standards.

A. Enclosed Parking. Required parking for residential uses, except guest parking and parking for domestic violence shelters, must be fully enclosed, except for entryways to subterranean and semi-subterranean garage and necessary ventilation for parking structures in the R-3050, R-2250, R-1650, R-1250 zones. This shall only apply in all mixed use zones where more than one (1) dwelling unit exists on a lot, and in all residential zones.

B. Width, Length and Aisle Width. Each parking space shall have a width, length and aisle width in accordance with Section 30.32.180 charts I, II, and III; provided, however, that parking spaces in excess of the number required herein or as regulated by Section 30.32.040B. (location of parking) may be tandem or vertically stacked parking spaces. Parking spaces used solely for vehicle display and storage of vehicle inventory need not follow minimum space size requirements.

Encroachment onto a required residential (R) zone parking space may be permitted to accommodate structural reinforcement, installation of pipes, vents or other similar improvements for six (6) inches of the length. This subsection shall apply only to retrofitting of existing construction. The encroachment shall not impair the overall usefulness of the parking space or parking area for its intended purpose as a parking space or area.

C. Turning Radius. The outer radius of any turning area to a required parking space into any 1 or 2 car garage shall be a minimum of twenty-five (25) feet. See Section 30.32.180 chart VII.

D. Turning Area. Turning and approach areas for more than two (2) parking spaces shall have a minimum clear dimension illustrated by the letter "D" on Section 30.32.180 charts II and III which is set out at the end of this chapter and by this reference made a part hereof, from the nearest end of a parking space to any property line, structure, obstruction or other parking space, except where such turning space abuts an alley in which case the turning space dimension may include the width of the alley.

E. Vertical Clearance. All parking spaces shall have a minimum seven (7) foot vertical clearance. The front three (3) feet of a parking space in an enclosed garage in a residential zone, however, may have a vertical clearance of four (4) feet. See Section 30.32.180 chart VIII.

F. Slope. No parking space shall exceed a slope of five (5) percent.

G. Back-Up. Direct backing into or out of a parking area to the street shall not be permitted except for parking for three (3) or fewer residential dwelling units where backing onto a street designated as a local street in the circulation element of the Glendale General Plan may be permitted. Direct backing onto any street is permitted for

properties with only one (1) single family dwelling. Direct backing into or out a parking area onto an alley is permitted.

H. Drive-Through Waiting Lane. Any drive-up or drive-through bay for in-car service shall be provided with an on-site vehicular waiting lane for each drive-up or drive-through bay having a minimum width of nine (9) feet and a minimum length of one hundred (100) feet to two hundred (200) feet measured from the service window or area for restaurants (counter service with limited seating, fast food or full service), or a minimum length of sixty (60) feet to one hundred twenty (120) feet for uses other than restaurants (fast food or full service), as deemed appropriate by the reviewing authority. In no event shall there be less than sixty (60) feet from the start of the lane and any ordering device. Such drive-through lane shall be a separate lane from the circulation routes and aisles necessary for ingress to or egress from the property or access to any off-street parking spaces. See Section 30.32.180 chart IX.

Drive-through waiting lanes are not permitted in the Downtown Specific Plan (DSP).

I. Gates. Parking lot and parking garage gates shall not move in a direction that interferes with on-street or pedestrian circulation.

J. Landscaping. See Section 30.32.160 for landscaping requirements.

K. Parking Structure Standards in the IND, IMU, IMU-R and SFMU Zones. For parking structure standards in the IND, IMU, IMU-R and SFMU zones, see Section 30.34.120.

SECTION 3. Severability. This ordinance is adopted under the authority of the Charter of the City of Glendale and State law. If any section, subsection, clause or phrase is declared invalid or otherwise void by a court of competent jurisdiction, it shall not affect any remaining provision hereof. In this regard the City Council finds and declares that it would have adopted this measure notwithstanding any partial invalidity hereof.

SECTION 4. Development or tentative tract map applications which have been deemed complete, approved discretionary entitlements, or ministerial projects submitted to plan check prior to the adoption of this ordinance shall be reviewed under the zoning rules and regulations which were in effect on the day prior to adoption of this ordinance. The foregoing notwithstanding, any applicant may make a request in writing to the Director of Community Development that his or her application be reviewed under the zoning rules and regulations as amended by this ordinance.

Passed by the Council of the City of Glendale on the _____ day of _____, 2022.

Mayor

Attest

City Clerk

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS.

CITY OF GLENDALE)

I, Dr. Suzie Abajian, City Clerk of the City of Glendale, California, certify that the foregoing Ordinance No. _____ was passed by the Council of the City of Glendale, California, by a vote of four-fifths (4/5ths) of the members thereof, at a regular meeting held on the _____ day of _____, 2022 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

City Clerk