

ORDINANCE NO. 5939

**AN URGENCY ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE,  
CALIFORNIA ESTABLISHING INTERIM STANDARDS AND MINISTERIAL  
PROCESSES FOR REVIEWING AND APPROVING ACCESSORY DWELLING UNITS  
AND JUNIOR ACCESSORY DWELLING UNITS.**

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

**WHEREAS**, the City of Glendale regulates accessory dwelling units under Title 30 of the Glendale Municipal Code, 1995 ("GMC"), including Chapter 30.34 thereof, as well as the Glendale Building and Safety Code;

**WHEREAS**, Government Code Section 65852.2 permits local governments to establish standards for ministerial review of accessory dwelling units and directs that accessory dwelling units be approved subject to minimal state standards when existing local standards or process for accessory dwellings conflict with state standards;

**WHEREAS**, Government Code Sections 65852.2 and 65852.22 were amended by AB 881 and AB 68, respectively, to revise the requirements for the development of "accessory dwelling units" and "junior accessory dwelling units," effective January 1, 2020;

**WHEREAS**, Government Code Section 65852(a)(4) as amended by AB 881 will deem null and void any existing ordinance that is inconsistent with the standards set forth in Government Code Section 65852(a) or fails to provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units;

**WHEREAS**, there is an urgent need for Glendale to adopt an ordinance to establish interim standards, criteria and procedures for ministerial approval of accessory dwelling units and junior accessory dwelling units prior to the effective date of AB 881 which may otherwise have the effect of voiding some of the City's existing regulatory scheme;

**WHEREAS**, the City of Glendale adopted Housing Element 2014-2021 of the General Plan on January 28, 2014 and this Element was certified by the State Department of Housing and Community Development on February 24, 2014;

**WHEREAS**, Government Code Section 65852.2 declares that accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential uses do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot;

**WHEREAS**, the development of accessory dwelling units will further local, regional and state goals for meeting the RHNA requirement expressed in Housing

Element 2014-2021 provided the City has a mechanism to allow tracking of accessory dwelling units;

**WHEREAS**, Housing Element 2014-2021, contains Policy 1.9 “Encourage flexibility in the Zoning Ordinance to promote a wide range of housing types”; Policy 1.2 “Assure that affordable housing is dispersed throughout the City while recognizing the potential for the integration of market-rate and affordable units within individual projects”; Policy 2.10 “Respect scale, historic continuity, and a sense of community in new residential development”; and, Policy 6.10 “Encourage the use of sustainable building practices in residential developments” and permitting accessory dwelling units implements these policies;

**WHEREAS**, the Greener Glendale Plan for Community Activities was adopted by the City Council of the City of Glendale on March 12, 2012 for the purposes of promoting sustainable practices and establishing greenhouse gas reduction strategies in accordance with AB 32 (2006) and SB 375 (2008);

**WHEREAS**, the Greener Glendale Plan for Community Activities Objective UD4 directs Glendale to continue to promote infill development to increase sustainability and livable environment and permitting accessory dwelling units is consistent with that objective; and

**WHEREAS**, Government Code Section 65852.2 requires cities to permit accessory dwelling units in areas zoned for single family and multifamily dwelling residential use, but allows cities to designate areas where accessory dwelling units may be permitted based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety;

**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.** The City Council of the City of Glendale finds and declares that this Ordinance establishing reasonable interim standards for permitting accessory dwelling units and junior accessory dwelling units ministerially is consistent with the City’s Housing Element 2014-2021, with state housing policy, and with Glendale’s adopted greenhouse gas reduction strategies.

**SECTION 3.** In accordance with Government Code Section 65858(a) and Glendale City Charter, Article VI, Section 7, and pursuant to the findings stated herein, the City Council hereby finds that there exists a current and immediate threat to the public health, safety, and welfare requiring this interim urgency Ordinance; (3) finds that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety as set forth herein; and (4) declares and imposes interim regulations for the

immediate preservation of the public health, safety, and welfare as set forth below.

This Ordinance shall expire, and its standards and requirements shall terminate 45 days after the date of adoption of this Ordinance, unless extended by the City Council at a regularly noticed public hearing, pursuant to Government Code Section 65858.

**SECTION 4.** The City Council of the City of Glendale declares that an interim ordinance for reviewing and approving accessory dwelling units and junior accessory dwelling units is necessary for the following purpose:

This Ordinance is intended to provide for the creation of accessory dwelling units and junior accessory dwelling units in all area zoned to allow single-family or multifamily residential uses in a manner that is ministerial and nondiscretionary consistent with state law. This Ordinance shall apply to all single-family, multifamily, commercial, or mixed-use zones on lots developed with residential dwellings.

“Accessory dwelling unit” means an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence or multifamily building. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. Such units may not be sold separately from the primary residence.

“Junior accessory dwelling unit” means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence, or within an existing accessory structure as set forth in Government Code Section 65852.2(e)(1)(A)(i). A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. Such units may not be sold separately from the primary residence. A junior accessory dwelling unit shall require owner-occupancy at outlined in Section 10, Paragraph C.

**SECTION 5.** The City Council of the City of Glendale makes the following findings that establishment of interim standards for ministerial approval of accessory dwelling units and junior accessory dwelling units is compliant with the intent of state housing law:

- A. Accessory dwelling units and junior accessory dwelling units are located on lots developed or proposed with dwelling units in areas zoned for single-family and multifamily residential (including mixed-use residential) and can provide an important source of affordable housing. For purposes of this Ordinance, the existing one residential dwelling on property zoned single family residential or property with an existing single family dwelling on it shall also be known as the primary dwelling.
- B. Establishing reasonable interim regulations for accessory dwelling units and junior accessory dwelling units is an appropriate mechanism to properly balance the needs of additional affordable housing and complying with State law with the need to

maintain existing architectural character, community character and neighborhood quality of life.

- C. Accessory dwelling units and junior accessory dwelling units are not considered for purposes of General Plan density calculation.
- D. This Ordinance is necessary to ensure review and compliance with applicable zoning and safety standards.
- E. Accessory dwelling units and junior accessory dwelling units are subject to zoning standards for setback, floor area ratio, lot coverage, height, parking, and landscaping as the primary residential dwelling, or dwellings, except as otherwise set forth in this Ordinance.

**SECTION 6.** The City Council of the City of Glendale establishes the following interim process for reviewing accessory dwelling units and junior accessory dwelling units:

- A. Application. An application for an accessory dwelling unit permit and junior accessory dwelling permit shall be required and the property owner shall sign the application. The following items are necessary to allow review of an accessory dwelling unit and junior accessory dwelling unit:
  - 1. Site Plan – The scale of the site plan shall be large enough to show clearly all details thereof, and shall show:
    - A. Site address, zone, lot size, location of the existing residential dwelling, garage, accessory buildings and structures and the location of the proposed accessory dwelling unit(s) and junior accessory dwelling unit.
    - B. Square footage of all existing and proposed buildings and structures.
    - C. Dimensions of existing and proposed setbacks, lot coverage, landscaping, walls, driveways, and building and wall heights.
    - D. Location, size and number of parking spaces.
    - E. Property owner name and signed affidavit that the property owner resides at the site address.
  - 2. Architectural drawing showing existing and proposed buildings and modifications, location of entrances, required parking, driveways, windows, setbacks, landscaping.
  - 3. Site photos showing the residential dwelling, garage, accessory buildings and structures, existing parking, and the area where the accessory dwelling unit(s) is proposed.
  - 4. If onsite parking reductions that are not allowed by right, are requested, the applicant shall provide evidence that the project meets required criteria.

- B. The applicant may apply for plan check for the accessory dwelling unit(s) and junior accessory dwelling unit concurrently.
- C. A case planner will review the application for compliance with this Ordinance and applicable Zoning Code standards. In the event of a conflict between this Ordinance and a development standard in the Zoning Code, this Ordinance shall control.
- D. When the accessory dwelling unit(s), junior accessory dwelling unit and the residential dwelling comply with all the criteria established for the accessory dwelling unit(s), junior accessory dwelling unit, and other zoning code requirements, the planner will stamp the plans approved for the accessory dwelling unit(s) and junior accessory dwelling unit.
- E. When an accessory dwelling unit and/or junior accessory dwelling unit permit is ready to approve, the property owner shall record the covenant and agreement. The applicable covenant and agreement for the accessory dwelling unit(s) and/or junior accessory dwelling unit permit shall be recorded prior to issuance of a building permit.
- F. Provided that an application for an accessory dwelling unit and/or junior accessory dwelling unit complies with State law, including Government Code section 65852.2, applicable sections of the Zoning Code, the Glendale Building & Safety Code, and this Ordinance, the City shall approve said application within 60 days of the City deeming the application to be complete if there is an existing single-family or multi-family dwelling unit on the lot. If the permit application to build an accessory dwelling unit and/or junior accessory dwelling unit is submitted with an application to build a new single family dwelling on a lot, the City may withhold acting on the application(s) for the accessory dwelling unit and/or junior accessory dwelling unit until it acts on the permit for the single family dwelling including the design review process, provided that it reviews the accessory dwelling unit.

**SECTION 7.** The City Council of the City of Glendale establishes the following interim criteria to approve an accessory dwelling unit and junior accessory dwelling unit:

**Criteria to Approve an Accessory Dwelling Unit and Junior Accessory Dwelling Unit**

Accessory dwelling units and junior accessory dwelling units that meet all of the following criteria shall be approved. Proposed accessory dwelling units and junior accessory dwelling units that do not meet all the following criteria shall be denied.

- A. Accessory dwelling units shall be permitted in any zone that allows residential uses and is developed with residential uses or, in the case of single family zones only, is proposed to be developed with residential uses. Where two (2) or more contiguous lots in the same ownership are developed as one (1) building site with residential dwellings and where an accessory dwelling unit is proposed, a lot line adjustment or

parcel map shall be required to create one lot by relocating or eliminating existing lot lines.

- B. Junior accessory dwelling units shall be permitted on lots zoned for single family residential and developed with one residential dwelling or proposed to be developed with one residential dwelling. Where two (2) or more contiguous lots in the same ownership are developed as one (1) building site with residential dwellings and where a junior accessory dwelling unit is proposed, a lot line adjustment or parcel map shall be required to create one lot by relocating or eliminating existing lot lines.
- C. Except as otherwise permitted in this Ordinance, accessory dwelling units and junior accessory dwelling units shall comply with all of the development standards (e.g., setbacks, height, floor area ratio, lot coverage, parking, open space, landscaping, etc.) set forth in Title 30 of the GMC that apply to residential dwellings.
- D. In no case shall new construction of a detached accessory dwelling unit be located between the primary residential dwelling and the street front and street side setback line.
- E. A lot with an existing accessory dwelling unit or junior accessory dwelling unit is not entitled to build an accessory living quarters or accessory buildings, with the exception of residential garages.
- F. Short-term rentals less than thirty (30) days are prohibited for the residential dwelling and accessory dwelling units or junior accessory dwelling units.
- G. The accessory dwelling unit and/or the junior accessory dwelling unit cannot be sold separately from the residential dwelling.
- H. Accessory dwelling units shall have a maximum square footage as follows:
  - 1. 850 square feet; or
  - 2. 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.
- I. Notwithstanding the development standards for floor area ratio, lot coverage, and open space (when not required for minimum landscaping requirements) set forth in Title 30 of the GMC, an applicant shall be entitled to develop an accessory dwelling unit that is 800 square feet or less in size provided the accessory dwelling unit provides 4 foot minimum interior setbacks and does not exceed 16 feet in height.
- J. Junior accessory dwelling units shall have a maximum square footage of 500 square feet.
- K. Notwithstanding the development standards set forth in the Zoning Code and other provisions of this Ordinance, an applicant is entitled to develop an accessory

dwelling unit or junior accessory dwelling unit (or as applicable, an accessory dwelling unit and a junior accessory dwelling unit) consistent with this paragraph if it is on a lot zoned for residential use (including residential mixed use) where only one residential dwelling unit exists or is proposed to be built on the lot, provided the applicant builds under either subparagraph (1) or (2) below, but not both:

1. One accessory dwelling unit or junior accessory dwelling unit shall be allowed when all of the following apply:
  - a. An accessory dwelling unit or junior accessory dwelling unit shall be located within the proposed or existing space of a single family dwelling or existing space of an accessory building and may include an expansion of an accessory building not to exceed 150 square feet beyond the same physical dimensions as the existing accessory building. An expansion beyond the physical dimensions of the existing accessory building shall be limited to accommodating ingress and egress;
  - b. The space has exterior access from the proposed or existing single-family dwelling;
  - c. For fire safety purposes, at least one of the existing interior setbacks has minimum of 3 feet; and
  - d. The junior accessory dwelling unit complies with all other junior accessory dwelling unit requirements outlined in this Ordinance.
  
2. One detached, new construction, accessory dwelling unit shall be allowed where all of the following apply. This provision may be combined to allow a junior accessory dwelling unit in the manner described in subparagraph (1) above only where one residential dwelling unit exists, or is proposed to be constructed at the same time as the accessory dwelling unit and junior accessory dwelling unit and subject to:
  - a. A minimum 4 foot interior setback;
  - b. A maximum square footage of 800 square feet; and
  - c. A height limit of 16 feet.

L. Notwithstanding the development standards set forth in the Zoning Code and other provisions of this Ordinance, an applicant is entitled to build accessory dwelling units on lots zoned for residential (including residential mixed use) and developed with existing multiple residential dwelling units as follows, provided the accessory dwelling units do not exceed 800 square feet in size and the applicant builds under either subparagraph (1) or (2) below, but not both:

1. At least one accessory dwelling unit and up to 25 percent of the existing multifamily dwelling units shall be allowed for multiple accessory dwelling units within portions of existing multifamily dwelling structures (not within existing dwelling units) that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings; or

2. No more than 2 detached accessory dwelling units with a height limit of 16 feet and minimum 4 foot interior setbacks.
- M. Alterations or additions to any existing building which propose an increase in floor area up to the square footage limits described above and do not propose an additional story and/or change to a façade, including addition of a door, directly facing a street may be permitted to accommodate an accessory dwelling unit or junior accessory dwelling unit.
- N. No additional setback shall be required for an existing living area or accessory building or a building constructed in the same location and to the same dimensions as an existing building that is converted to an accessory dwelling unit, and a setback of no more than four feet from an interior lot line shall be required for an accessory dwelling unit that is not converted from an existing building constructed in the same locations and to the same dimensions as an existing building.
- O. Additions of an accessory dwelling unit above of an existing detached accessory garage is permitted provided the height does not exceed 25 feet (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12), that new construction has at least a 4-foot interior setback and has a maximum square footage of 500 square feet. Any accessory dwelling unit located above a detached garage shall be supported solely by the primary walls of the existing garage building.
- P. An accessory dwelling unit shall include:
1. A bathroom.
  2. A kitchen.
  3. Independent access.
  4. Comply with building codes, including sufficient setbacks for fire.
  5. May not be smaller than identified in Section 17958.1 of the California Health & Safety Code.
  6. Must be served by utilities, including sewer, water and electric.
- Q. A junior accessory dwelling unit shall include:
1. An efficiency kitchen, which shall include a sink and a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
  2. Independent access.
  3. Comply with building codes, including sufficient setbacks for fire.
  4. May not be smaller than identified in Section 17958.1 of the California Health & Safety Code.
  5. Must be served by utilities, including sewer, water and electric.
- R. A junior accessory dwelling unit may include separate sanitation, or may share sanitation facilities with the existing structure.

- S. Fire sprinklers shall be required for the accessory dwelling unit or junior accessory dwelling unit if fire sprinklers are required for the residential dwelling.
- T. For properties listed on the California Register of Historic Places, the Glendale Register of Historic Properties, any property in an adopted or nominated historic district overlay zone, or any property identified as significant or potentially significant on a historic survey meeting the requirements of Public Resources Code Section 5024.1(g), any exterior changes to an existing property to create accessory dwelling units shall not be visible from the public street or sidewalk right-of-way immediately adjacent to the property and shall not alter any defining historical characteristic. This paragraph (T) shall not apply to any accessory dwelling unit or junior accessory dwelling unit that qualifies for and seeks approval under paragraph K or L of Section 7.
- U. The property owner shall pay all sewer, water, school district, and other applicable fees.
- V. Notwithstanding Chapter 4.10 and any development impact fee resolutions adopted thereunder:
  - 1. Any accessory dwelling unit under 750 square feet shall be exempt from any Development Impact Fee, including the Parks and Libraries Development Impact Fee; and
  - 2. Any accessory dwelling unit of 750 square feet or greater on lots developed where only one residential dwelling unit exists, or is proposed, on a lot shall be charged a Parks and Library Development Impact Fee in an amount proportionally related to the square footage of the primary dwelling unit, not to exceed \$4,700.00.
  - 3. On lots developed with existing multiple residential dwelling units an accessory dwelling unit shall pay a Parks and Library Development Impact Fee of \$4,700.00.
- W. The property owner may install new or separate utility connections between the accessory dwelling unit(s) or junior accessory dwelling unit and the utility, and pay all applicable connection fees or capacity charges, except if the accessory dwelling unit or junior accessory dwelling unit is located within the existing space of the residential dwelling and has independent access or is located within an existing, permitted accessory building.
- X. An accessory dwelling unit or junior accessory unit shall not be considered a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer, unless the accessory dwelling unit or junior accessory dwelling unit is constructed with a new single-family dwelling.
- Y. When an accessory dwelling unit or junior accessory dwelling unit qualifies under paragraph K or L of Section 7, installation of new or separate utility connections, including related connection fees or capacity charges, directly between the accessory dwelling unit or junior accessory dwelling unit shall not be required unless

the accessory dwelling unit or junior accessory dwelling unit was constructed with a new single-family dwelling.

- Z. When an accessory dwelling unit or junior accessory dwelling unit qualifies under paragraph K or L of Section 7, the property owner may require a new or separate utility connection directly between the accessory dwelling unit and the utility. Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit or junior accessory dwelling unit, based upon either its square footage or the number of its drainage fixture units values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing service.

**SECTION 8.** The City Council of the City of Glendale establishes the following interim criteria for architectural compatibility to approve an accessory dwelling unit:

**Additional Standards to Approve an Accessory Dwelling Unit and Junior Accessory Dwelling Unit**

- A. Exterior modifications to an existing primary residence or accessory building that increases floor area shall be architecturally compatible with the existing primary residence including use of matching paint, matching or complementary building materials, consistent rooflines, and other compatibility standards in Chapter 30.47, unless compliance with this Section precludes the development of an accessory dwelling unit or junior accessory dwelling unit that qualifies under Paragraph K and L of Section 7.
- B. A detached accessory dwelling unit in a newly constructed building shall not be between the primary residential dwelling and the street-front or street side setback line.
- C. A detached accessory dwelling unit shall not exceed 16 feet in height except that a conversion of a detached accessory garage may add a second story which shall not exceed 25 feet (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12 feet).
- D. No passageway shall be required between an entrance of the accessory dwelling unit and the street right-of-way as defined in State law.

**SECTION 9.** The City Council of the City of Glendale establishes the following interim parking criteria to approve an accessory dwelling unit:

**Parking Criteria to Approve an Accessory Dwelling Unit**

- A. Off-street parking for an accessory dwelling unit shall comply with the following standards:
  - 1. A maximum of one off-street parking space shall be provided per accessory dwelling unit or per bedroom, whichever is less, except as otherwise provided in this Ordinance.
  - 2. Any uncovered parking space shall have a minimum width of 8 feet and a length of 18 feet.
  - 3. Parking may be located in any configuration on the same lot as the accessory dwelling unit, including covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.
  - 4. If a mechanical automobile parking lift is used, it shall be enclosed and may not be located within any setback area.
  - 5. An uncovered parking space may be located within setback areas on an existing driveway and shall not encroach on the public right-of-way.
  - 6. A covered or enclosed parking space shall comply with zoning standards.
  
- B. An accessory dwelling unit shall share the driveway with the existing primary residential dwelling. The driveway to the primary residential dwelling may be modified to accommodate onsite parking and shall comply with Section 30.32.130. A separate driveway for the accessory dwelling unit shall not be provided, except where the lot is adjacent to an alley, in which case a driveway to the alley may be added to serve the accessory dwelling unit.
  
- C. On shared driveways that provide access for multiple lots, such as flag lots, parking shall not be permitted on portions of the driveway that are used to provide access to more than one lot.
  
- D. No onsite parking is required for an accessory dwelling unit when one or more of the following is applicable:
  - 1. The property is located within one-half mile walking distance of a public transit stop.
  - 2. The property is listed on the California Register of Historic Places, Glendale Register of Historic Properties, or any property in an adopted historic district overlay zone with a building identified as a contributing building or structure in an adopted historic resources survey.
  - 3. When the accessory dwelling unit is located within the existing primary residence or accessory living quarters.
  - 4. When on-street parking permits are required but not offered to the occupant of an accessory dwelling unit.

5. When there is a car share vehicle lot, such as ZIP car, located within one block of the accessory dwelling unit.
6. When it is a junior accessory dwelling unit.
7. When an accessory dwelling unit qualifies for approval under Paragraph K and L of Section 7.

**SECTION 10.** The City Council of the City of Glendale establishes the following interim requirement that a covenant and agreement be recorded for an accessory dwelling unit and/or junior accessory dwelling unit prior to issuance of a building permit:

A covenant and agreement shall be executed by the property owner and shall contain the following:

- A. The accessory dwelling unit and junior accessory dwelling unit shall not be sold separately from the primary residential dwelling.
- B. All required onsite parking for the lot identified in the accessory dwelling unit permit shall remain available for the primary residential dwelling and accessory dwelling unit and shall not be rented separately to non-residents.
- C. For properties with junior accessory dwelling units, at all times, the property owner shall comply with one of the following requirements: (i) the property owner must be an owner-occupant and reside in either the residential dwelling or in the junior accessory dwelling unit, or; (ii) if the property owner does not reside in either the residential dwelling or the junior accessory dwelling unit, then the property owner shall only rent or lease the property as a single rental property and shall not rent or lease the residential dwelling and junior accessory dwelling unit separately from each other.
- D. Short-term rentals less than thirty (30) days are prohibited for the primary residential dwelling, accessory dwelling unit, and junior accessory dwelling unit.
- E. The accessory dwelling unit and junior accessory dwelling unit permit shall run with the land and the accessory dwelling unit and junior accessory dwelling permit is binding and enforceable on future property owners.
- F. The accessory dwelling unit and junior accessory dwelling unit shall be removed at the expense of the property owner if the accessory dwelling unit permit or junior accessory dwelling unit is terminated or upon violation of this Ordinance or upon cessation of the primary land use as a single-family residential dwelling or multifamily residential dwellings.

## **SECTION 11: Pipeline Projects**

Accessory dwelling unit permit applications which have been 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.

**SECTION 12: Compliance with California Environmental Quality Act.**

The City Council hereby finds that this interim zoning ordinance implements the provisions of Government Code Section 65852.2 and is therefore exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17 and California Code of Regulations, Title 14, Chapter 3, Section 15282(h).

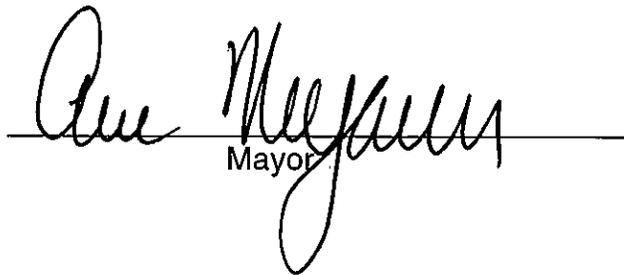
**SECTION 13. Severability.**

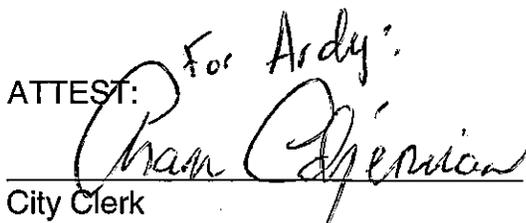
This Ordinance's provisions are severable. If any portion of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional, that decision does not affect the validity of the Ordinance's remaining portions and the Ordinance's application to other persons and circumstances. The City Council declares that it would have passed the remainder of this Ordinance without the invalid or unconstitutional provision.

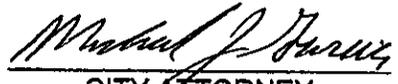
**SECTION 14. Urgency Measure.**

By making the findings of the hereinbefore findings of fact, which facts are hereby declared to constitute an urgency, for the immediate preservation of the public health, safety or welfare, this Ordinance is hereby declared to be an urgency measure and shall become effective on January 1, 2020.

Adopted by the Council of the City of Glendale on the 10th day of December, 2019.

  
\_\_\_\_\_  
Mayor

ATTEST: *For Ardy:*  
  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM  
  
\_\_\_\_\_  
CITY ATTORNEY  
DATE 12/5/19

STATE OF CALIFORNIA)

SS.)

COUNTY OF LOS ANGELES)

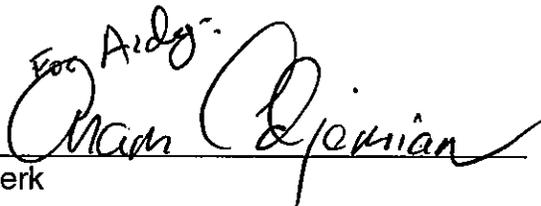
I, Ardashes Kassakhian, City Clerk of the City of Glendale, certify that the foregoing Ordinance No. 5939 was passed by the Council of the City of Glendale, California, by a vote of four-fifths (4/5ths) of the members thereof, at a regular meeting held on the 10th day of December, 2019, by the following vote:

Ayes: Agajanian, Devine, Gharpetian, Quintero, Najarian

Noes: None

Abstain: None

Absent: None

*Exc. Adg.*  
  
\_\_\_\_\_  
City Clerk