



**CITY OF GLENDALE, CALIFORNIA
REPORT TO THE:**

Joint City Council Housing Authority Successor Agency Oversight Board

December 10, 2019

AGENDA ITEM

Report: Adoption of Introduced Ordinances amending Titles 4, 5 and 30 of the Glendale Municipal Code, 1995, and General Plan Amendment to the Downtown Specific Plan (DSP) to prohibit vacation rentals, and permit and regulate home-sharing (Zoning Code Amendment Case No. PZC 1911458 and General Plan Amendment Case No. PGPA 1911459); and report regarding stakeholder feedback

- 1) Ordinance for Adoption amending Titles 4 and 5;
- 2) Ordinance for Adoption amending Title 30;
- 3) Ordinance for Adoption amending the Downtown Specific Plan (DSP);
- 4) Resolution Amending 2019-20 Citywide Fee Schedule by Establishing Home-Sharing License Fee;
- 5) Resolution Amending 2019-20 Citywide Fee Schedule Re: Administrative Citation Fine Amounts;
- 6) Motion Directing Staff Regarding Future Amendments and Enforcement Policy.

COUNCIL ACTION

Public Hearing Ordinance Consent Calendar Action Item Report Only

Approved for December 10, 2019 calendar

ADMINISTRATIVE ACTION

Submitted by:
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Signature

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RECOMMENDATION

Community Development Department staff recommends that the City Council consider the feedback gathered from various stakeholders since the September 10, 2019 City Council meeting regarding regulation of home-sharing and banning vacation rentals and either adopt the Ordinances amending Titles 4, 5 and 30 of the Glendale Municipal Code, 1995, and General Plan Amendment to the Downtown Specific Plan (DSP) to prohibit vacation rentals, and permit and regulate home-sharing (Zoning Code Amendment Case No. PZC 1911458 and General Plan Amendment Case No. PGPA 1911459), and pass the accompanying resolutions as introduced at the September 10 meeting, or, alternatively, not adopt the Ordinances as introduced and direct staff to draft new modified ordinances regarding short-term rentals per Council's desired policy direction and return to Council at a later date with a new ordinance, following a new recommendation from the Planning Commission.

BACKGROUND/ANALYSIS

At a regular City Council meeting on September 10, 2019, the Council considered and introduced three ordinances to prohibit vacation rentals, and permit and regulate home-sharing:

- Ordinance for introduction amending Titles 4 and 5;
- Ordinance for introduction amending Title 30; and
- Ordinance for introduction amending the Downtown Specific Plan (DSP).

The final versions of these ordinances, with the change made by Council to the ordinance amending Titles 4 and 5 to eliminate the 180-day cap on home-sharing, are included with this item, as well as the two resolutions:

- Resolution Amending 2019-20 Citywide Fee Schedule by Establishing Home-Sharing License Fee; and
- Resolution Amending 2019-20 Citywide Fee Schedule Re: Administrative Citation Fine Amounts.

The original ordinance for Title 30 included an amortization period of approximately 5 months from the adoption date (proposed March 31, 2020) to require any existing vacation rental to terminate and any existing home-sharing use to obtain the required license. Because of the additional time to gather feedback, this original date has been extended to May 31, 2020 to give the same 5 month period to comply.

Though Council introduced the ordinances described above at the September 10, 2019 City Council meeting, it also directed staff to conduct outreach with Airbnb representatives and various hosts within Glendale (who spoke at the September public hearing). Staff has concluded its meetings and the summary of the feedback received following these meetings is summarized in this report.

Feedback Received from Airbnb Representatives Following Outreach in October 2019

Community Development Department and City Attorney's Office staff had a telephone conference call with Airbnb representatives on October 2, 2019, and followed up with a face-to-face meeting on October 8, 2019.

During the call and the sit-down meeting, the following feedback was received from the Airbnb representatives regarding the City's proposed regulations:

- Airbnb representatives stated they do not believe the proposed ordinances and ordinances like these achieve the intended goal of preserving the housing stock and the quality of life for residents;
- Airbnb representatives expressed doubts that the City could effectively enforce the proposed ordinances;
- Airbnb representatives proposed that a better way to regulate short-term rentals would be to provide a "pathway to legalization" of home-sharing and vacation rentals and that this would allow the City to have more enforcement authority and control over registered or licensed properties;
- Airbnb representatives offered to work with the City to remove unregistered/unlicensed listings on its hosting platform if the City passed ordinances to legalize home-sharing and vacation rentals with registration/license requirements;
- Airbnb representatives offered to consider entering into a transient occupancy tax collection agreement on behalf of the City if the City legalized home-sharing and vacation rentals;
- Airbnb representatives offered to work with the City to develop ordinances to legalize home-sharing and vacation rentals with registration/license requirements and offered some suggestions to achieve the City's goal of preserving the long-term rental housing stock and maintaining the quality of life for residents, including:
 - Limiting the overall number of vacation rental/home-sharing licenses available annually to cap the number of short-term rentals in the City;
 - Allowing vacation rentals but capping the number of units in a multi-family dwelling that can be rented on a short term basis to 4 units or 25% of the total number of units, whichever is less;
 - Requiring hosts to list vacation rentals with two-night minimums to minimize "party-house" rentals;
 - Requiring hosts to monitor vacations rentals through technology (i.e., cameras and sound equipment).
- Finally, Airbnb offered to work with code enforcement staff to identify problem/nuisance properties throughout the City on an ongoing basis.

Staff requested Airbnb representatives to provide data regarding the number of listings on their hosting platform broken down by those that are home-sharing and those that are vacation rentals. Airbnb reported approximately 360 hosts in the City of Glendale with approximately 550 listings, but it was unable to determine what number of these listings are vacation rentals versus home-sharing since the data on the platform is often missing or inaccurate (self-reported). Airbnb stated that generally, it could say confidently that the “majority” of the listings are “hosted stays” (meaning home-sharing). Airbnb also could not identify which listings were single-family versus multi-family dwellings.

Airbnb’s numbers are consistent with those received from Host Compliance, a company staff reached out to in late September 2019 that specializes in assisting cities with enforcement and administration of short-term rental regulations. Host Compliance identified 679 listings, representing 554 unique rental units as of September 2019 in the City of Glendale across all platforms, including Airbnb, VRBO and others. The number of short-term rental listings has grown 33% in Glendale over the last year (from 510 to 679 listings). Counting only unique rental units, Glendale has seen 31% growth since last year (from 424 to 554). Host Compliance could not accurately determine how many of these listings/units were hosted or un-hosted, and similarly could not accurately determine how many were single-family or multi-family dwellings. Host Compliance estimates that the median nightly rate in the City for a short-term rental is \$210. Host Compliance also shared that the vast majority of Glendale’s listings are on Airbnb (approximately 75% of them).¹

To identify the number of units removed from the potential rental market would require a more in depth study that would consider each of the listings available across all platforms for home sharing. Staff can make a reasonable assumption regarding the impact of potential multi-family units that could have been available for rent by considering the number of different hosts and the total number of listings available. As identified above, there are a total of 550 listings on AirBnB by a total of 360 hosts. It could reasonably be assumed that those with multiple listings would most likely be multi-family properties. As such staff is estimating that approximately a minimum of 190 of the listings of the 550 could likely be multi-family units.

This is important to note, because as acknowledged previously, multi-family units listed as part of home sharing are additional units not available for potential tenants to rent. Several studies have been conducted that have acknowledged the impact this has on

¹ Staff also participated in a call with LodgingRevs, a competitor company of Host Compliance. LodgingRevs estimates that as of September 24, 2019, the City of Glendale had a total of 713 short-term vacation rental ad listings on the top four ad platforms. To determine the number of listings, LodgingRevs conducted an initial sweep of Airbnb, the HomeAway sites (including VRBO), Flipkey, and Craigslist. This number includes all listings, and does not account for duplicate listings (the same listing on multiple hosting platforms). LodgingRevs’ data indicates that the average daily rate for a listing in Glendale is \$232 a night. Because of issues similar to those cited by Airbnb and Host Compliance, LodgingRevs could not provide staff with a breakdown of how many listings were hosted versus those that were un-hosted (for entire homes).

the availability of units for rent and housing affordability. A recent study by the University of Massachusetts found a 0.4 percent increase in rents for every 12 home sharing listings within the city.

While not feedback from meeting with Airbnb representatives, Airbnb announced in early November their plans to immediately ban “party houses” after an incident during a Halloween party at an Airbnb rental in Orinda, California. They announced their plans to expand manual screenings of high-risk reservations flagged by their risk detection technology as a tool to combat unauthorized parties and get rid of abusive hosts and guest conduct. It is too early to know if these measures will be effective.

Feedback Received From the Glendale Homeowner’s Coordinating Council Following Planning Staff’s Attendance and Presentation at Their November 4, 2019 Meeting

Community Development Department staff attended the Glendale Homeowner’s Coordinating Council’s meeting on November 4, 2019. At the meeting, Planning staff presented a summary of the proposed rules and asked for any additional feedback. Generally, various members in attendance asked a handful of questions regarding the proposed ordinances and reiterated their original support for the ordinances.

Feedback Received From Glendale Hosts Following Outreach in November 2019

Community Development Department and City Attorney’s Office staff conducted a face-to-face meeting with 10 hosts of short-term rentals on November 18, 2019 from 5 to 7 p.m. Prior to the meeting, Planning staff contacted all hosts that attended the September 10, 2019 City Council meeting and hearing, who provided their contact information, and expressed an interest in attending any follow-up outreach meetings, to invite them to a meeting at the City regarding the proposed ordinances being considered for adoption. It is believed that some of the hosts also invited additional people not initially contacted to attend the meeting, so the outreach was broader than just the hosts that appeared at the September hearing.

During the meeting, the following feedback was received from the various hosts regarding the City’s proposed regulations:

- The hosts were generally in agreement that they oppose banning vacation rentals and do not support requiring a license or registration of either home-sharing or vacation rentals;
- Some of the hosts expressed support for a licensing scheme for both home-sharing and vacation rentals, with steep fines and a revocation process for violators;
- At least one host suggested allowing vacation rentals but capping those at 180 days per year;
- Other hosts suggested requiring hosts to install cameras or sound-monitoring equipment for all vacation rentals;

- The hosts generally supported requiring hosts to abide by rules and regulations related to noise, trash, parking, and other quality-of-life impacts;
- One host in particular took great issue with the data and studies that seem to indicate that short-term rentals have a negative effect on affordable housing, suggesting that the income he derives from short-term rental of units in his multi-family dwelling allows him to make necessary repairs and keep rents low and affordable overall;
- The hosts generally emphasized the positive effects of allowing short-term rentals, such as the income the host derives from the rentals, and cited to anecdotal instances of hosts (including those present) who would be unable to afford their mortgage without such income;
- The hosts also emphasized the need for additional data and studies to better understand the positive and negative effects of short-term rentals so that a more targeted ordinance can be crafted to address the actual, as opposed to what the hosts believe are only the perceived, problems; as such the hosts suggested that the City Council should not adopt the ordinances as proposed and instead direct staff to conduct additional studies or, alternatively, to enact a pilot program allowing all short-term rentals with some regulations and revisit the effects upon the expiration of the program;
- The following are additional suggestions received from hosts from emails and other communications received since the meeting:
 - Home-sharing and vacations rentals provide culturally enriching experiences for both hosts and guests;
 - The City should allow property owners to rent out their primary residence (or a part thereof) for short-term rentals without limit, provided they live on the premises and obtain a permit to do so that is not cost prohibitive; enforcement of violations of “bad hosting” (repeated visits by police, noise complaints, etc.) would result in fines and repeat offenders could result in revocation of the permit.
 - The City should allow owners of multi-family units to live in one dwelling unit and rent the remaining as a short-term rental, with some limits such as:
 - If the property is a triplex, allow the owner to live in one unit and short-term rent out one of the other units, but not both of the other units (provided permits are obtained);
 - If the property is a quadplex, allow the owner to live in one unit, and short-term rent out 2 of the 3 other units (50% provided permits are obtained);
 - Allow up to 120/180 days short-term rental of a primary residence if the owner is absent but has a manager or co-host to handle the rentals while the owner is away.

- For non-primary residences (additional/vacation houses and multi-units without one being the primary residence):
 - Only allow one vacation/secondary home to be rented out short-term provided the owner has a primary residence in Glendale and a permit is obtained. All additional homes owned by the same person or corporation must be rented out long-term.
 - For complexes with between 5 and 10 units only allow 20% of units to be rented out short-term (with permits).
 - Only allow 10% of units in a multi-unit apartment complex (over 10 units) to be devoted to short-term rentals (with permits).

ENVIRONMENTAL REVIEW

The adoption of these ordinances: (1) are exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations ("CEQA Guidelines") Section 15305 (minor alterations to land use limitations), Class 5 Exemption, as the ordinances prohibit vacation rentals and allow home-sharing residential uses in existing residential units as accessory uses with negligible expansion, if any, of the uses, but the ordinances do not allow for or encourage any development than is already allowed under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment; (2) are exempt from further environmental review under CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the ordinances will allow home-sharing as an accessory use of existing residential uses, but the ordinances do not allow for or encourage any more development than is already allowed under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment, and the ordinances will impose regulations that limit the environmental impacts of residential uses of property compared to those currently in place and that of owners and long-term renters, and therefore, it can be seen with certainty that there is no possibility that the ordinances will have a significant effect on the environment; and (3) is not a project under CEQA Guidelines Section 15060(c)(3) and 15378(b)(4) because, in part, it constitutes a governmental fiscal activity that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. Each of the foregoing provides a separate and independent basis for CEQA compliance and, when viewed collectively, provides an overall basis for CEQA compliance.

FISCAL IMPACT

As outlined in the September 10, 2019 report, assuming the Council adopts the ordinances as introduced, and depending on future policy direction regarding enforcement options, which staff can return to receive from Council at a later date if Council chooses, there may be the need to expend resources dedicated to enforcement. If Council wishes to actively and proactively enforce the prohibition on vacation rentals, and/or if Council wishes to hire a third-party contractor to actively identify illegal vacation rentals and monitor home-sharing uses, the proposed ordinances banning vacation rentals and requiring a permitting scheme for home-

sharing will require either hiring additional code enforcement staff or paying a contractor to monitor illegal rentals, or both. Examples of services offered by third-party contractors include:

- 1) assistance with registration, permitting and tax collection through online tools that streamline these registration and tax collection processes and guide applicants through what can otherwise be complex permitting workflows;
- 2) assistance with identifying violators through addresses across multiple hosting platforms through sophisticated software tools and algorithms that are deployed continuously across the world's 54 largest vacation rental websites ensuring up-to-date and comprehensive data;
- 3) assistance with enforcement, from monitoring violators to sending notices or citations;
- 4) assistance with auditing or requesting data from hosts who under-report lodging taxes; and
- 5) establishing and staffing a 24/7 short-term rental hotline or online complaint site to allow residents to communicate complaints easily.

Also, since the ordinance clarifies and solidifies the requirement to pay TOTs on any home-sharing revenues, it may result in additional TOT revenues. Once the ordinances are in effect, City Attorney staff will reach out to other cities that have been successful in negotiation TOT collection agreements with Airbnb, and subsequently to Airbnb itself, to explore the possibility of negotiating such an agreement for the City. It is unknown if Airbnb would be willing to negotiate a TOT collection agreement with the City if it adopts a ban on vacation rentals. Airbnb representatives informed staff that if the City did not ban vacation rentals, Airbnb would be *willing to consider* such an agreement but *did not* explicitly state that if the City bans vacation rentals that Airbnb would be unwilling to enter into such an agreement.

ALTERNATIVES

Alternative 1: The City Council may adopt the ordinances as introduced, along with the fee resolutions;

Alternative 2: The City Council may decide to not adopt the ordinances, direct staff to conduct additional studies and return at a later date with a new ordinance consistent with Council direction;

Alternative 3: The City Council may consider any other alternative not proposed by staff.

CAMPAIGN DISCLOSURE

Not applicable to this agenda item.

EXHIBITS

Exhibit 1: Miscellaneous correspondence related to home-sharing and vacation rentals

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GLENDALE, CALIFORNIA AMENDING SECTIONS 4.32.020, 4.32.060 AND 5.100.020 AND ADDING CHAPTER 5.110 TO THE GLENDALE MUNICIPAL CODE, 1995, RELATING TO TRANSIENT OCCUPANCY TAX, BUSINESS REGISTRATION, REGULATION OF HOME-SHARING AND PROHIBITION OF VACATION RENTALS

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

SECTION 1. Section 4.32.020 of the Glendale Municipal Code, 1995, is hereby amended to read as follows:

4.32.020 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings ascribed to them unless otherwise noted:

"Hotel" means any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, any dwelling used for home-sharing as defined in Section 5.110.030, motel, studio hotel, boarding house, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location or other similar structure or portion thereof.

"Occupancy" means the use or possession, or the right to the use or possession of any room or rooms or portions thereof, in any hotel for dwelling, lodging or sleeping purposes.

"Operator" means the person who is proprietor of the hotel, whether in a capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other capacity. Where the operator performs his or her functions through a managing agent of any type or character other than an employee, the managing agent shall also be deemed an operator for the purposes of this chapter and shall have the same duties and liabilities as his or her principal. Compliance with the provisions of this chapter by either the principal or the managing agent shall, however, be considered to be compliance by both.

"Person" means any individual, firm, partnership, joint venture, association, social club, fraternal organization, joint stock company, corporation, estate, trust, business trust, receiver, trustee, syndicate or any other group or combination acting as a unit.

"Qualified rental agreement" means and is limited to a written contract signed by both the landlord and the tenant, legally enforceable by either party, for a rental period of not less than thirty-one (31) consecutive days. "Qualified rental agreement" shall expressly exclude: (1) any agreement regardless of length of the rental term which is terminated for any reason by either party or by mutual consent prior to the thirty-first (31st) consecutive day of the tenancy; or (2) any agreement regardless of the length of the rental term which is for occupancy of space in an establishment which is authorized

as a hotel as defined herein; or (3) any agreement regardless of the length of the rental term for occupancy of space by any recreational vehicle as defined by Section 799.24 of the Civil Code of the state of California or any successor provision thereto; or (4) any agreement which would be unlawful or constitute a violation of law.

“Rent” means the consideration charged, whether or not received, for the occupancy of space in a hotel valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash, credits and property and services of any kind or nature, without any deduction therefrom whatsoever.

“Tax administrator” means the director of administrative services of the city of Glendale, or his or her authorized representative.

“Transient” means any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days. Any such person shall be deemed to be a transient until the thirty-first (31st) consecutive day of such occupancy and the tax shall be due upon all rent collected or accruing prior to said thirty-first (31st) consecutive day unless the occupancy is pursuant to a qualified rental agreement. In determining whether a person is a transient, uninterrupted periods of time extending both prior and subsequent to the effective date of the ordinance codified in this chapter may be considered.

SECTION 2. Section 4.32.060 of the Glendale Municipal Code, 1995, is amended to read as follows:

4.32.060 Hotel registration and certificate.

Within thirty (30) days after the effective date of the ordinance codified in this chapter, or within thirty days after commencing business, whichever is later, each operator of any hotel renting occupancy to transients shall register such hotel with the tax administrator and obtain from the tax administrator a “transient occupancy registration certificate” to be at all times posted in a conspicuous place on the premises. This section shall be applicable to home-sharing upon the effective date of Chapter 5.110. Such certificate shall, among other things, have the following:

- A. The name of the operator;
- B. The address of the hotel;
- C. The date upon which the certificate was issued; and
- D. A statement to read:

This Transient Occupancy Registration Certificate signifies that the person named on the face hereof has fulfilled the requirements of the Uniform Transient Occupancy Tax Ordinance by registering with the tax administrator for the purpose of collecting from transients the Transient Occupancy Tax and remitting said tax to the City. This certificate does not authorize any person to conduct any unlawful business or to conduct any lawful business in an unlawful manner, nor to operate a hotel without strictly complying with all local applicable laws, including but not limited to those requiring a permit from any board, commission, department or office of this city. This certificate does not constitute a permit.

SECTION 3. Section 5.100.020 of the Glendale Municipal Code, 1995, is amended to read as follows:

5.100.020 Business registration certificate required.

A. No person, firm, corporation or other entity shall conduct any business including, but not limited to non-profit institutions, private schools and churches, within the city without having first obtained a valid business registration certificate from the director of community development, or any designee thereof. Said business registration certificate shall be renewed annually one (1) year after date of issuance.

B. A business registration certificate shall not be required for businesses operated pursuant to chapter 30.45 of this code for home occupation permits. Additionally, the following land uses shall not be required to obtain a business registration certificate: domestic violence shelter; emergency shelter; home-sharing as defined in Section 5.110.030; multiple residential dwellings; residential congregate living, limited; residential congregate living, medical; residential congregate living, non-medical; and senior housing.

C. Every person having a business registration certificate under provisions of this chapter and carrying on a trade, occupation or activity at a fixed place of business shall keep such certificate posted and exhibited while in force in some conspicuous part of his or her place of business. Every person having a certificate issued under the provisions of this chapter shall produce and exhibit the same when applying for a renewal thereof, and whenever requested to do so by any police officer or by any officer or city representative authorized to issue, inspect, regulate or collect license and permits.

SECTION 4. Chapter 5.110 is added to the Glendale Municipal Code, 1995, to read as follows:

CHAPTER 5.110 – HOME-SHARING REGULATIONS AND PROHIBITION OF VACATION RENTALS

5.110.010 Purpose and Intent

The purpose of this Chapter is to establish regulations governing the rental of residential property for thirty (30) consecutive days or less within the city of Glendale. The intent of this Chapter is to allow limited home-sharing and prohibit vacation rentals, as defined. The establishment of these regulations will help maintain adequate and affordable housing stock for residents in accordance with the City's Housing Element of the General Plan, and ensure that home-sharing does not become a nuisance or threaten the public health safety or welfare due to excessive noise, disorderly conduct, overcrowding, traffic congestion, illegal parking, the accumulation of refuse, and other impacts related to home-sharing and vacation rentals.

5.110.020 Applicability

- A. Dwellings Eligible for Home-sharing. Home-sharing is allowed in single-family dwellings, condominiums, and multiple residential dwellings, except where prohibited by law or agreement, including, but not limited to: affordable housing covenants; leases or rental agreements; or, covenants, conditions and restrictions. As set forth in Section 30.34.080, home-sharing is not allowed on any property with an accessory dwelling unit (in either the primary residential dwelling or the accessory dwelling unit).
- B. Vacation Rentals Prohibited. Vacation rentals, as defined in this Chapter, are a prohibited use in all zones throughout the City. Subject to amortization set forth in Section 30.60.030(O), no person shall operate a vacation rental in the City.

5.110.030 Definitions

For the purposes of this Chapter, the following words and phrases shall have the meanings ascribed to them unless otherwise noted:

- A. **“Dwelling”** shall mean the definition contained in Section 30.070.050.
- B. **“Guest”** means a person who pays to occupy a dwelling for thirty (30) consecutive days or less, or an invitee of such person.
- C. **“Home-sharing”** means an accessory use of a dwelling for the purpose of providing temporary lodging, for compensation, for periods of thirty (30) consecutive days or less, where at least one host lives on site throughout the guest’s stay.
- D. **“Host”** means a person who is a lawful occupier of a dwelling who has occupied the dwelling for at least sixty (60) consecutive days with intent to establish that dwelling as his or her residence. A host may be an owner or lessee.
- E. **“Hosting platform”** means a marketplace in whatever form or format which facilitates home-sharing, through advertising, matching, or any other means, using any medium of facilitation, and from which the operator of the hosting platform derives revenues, including booking fees or advertising revenues, from providing or maintaining the marketplace.
- F. **“Lives on site”** means being physically present in the dwelling where home-sharing is conducted and engaging in activities of daily living, which include, but are not limited to, sleeping overnight, preparing or eating meals, bathing, washing, and dressing.
- G. **“Person”** means any individual, corporation, company, firm, association, partnership, co-partnership, joint venture, joint stock company, receiver, syndicate,

club, estate, business trust, organization or any other legal entity or the authorized representative thereof.

- H. **“Vacation rental(s)”** means an accessory use of a dwelling for the purpose of providing temporary lodging, for compensation, for periods of thirty (30) consecutive days or less, whereby no host lives on site throughout the guest’s stay.

5.110.040 HOME-SHARING LICENSE APPLICATION

Home-sharing License. Any person wishing to engage in home-sharing shall first obtain a home-sharing license from the City, pursuant to the provisions of this Section, regardless of the number of dwelling units on a lot. Each dwelling unit on a property that contains more than one dwelling unit must file a separate home-sharing license application.

- A. Application. Any person wishing to engage in home-sharing shall file an application with the Community Development Department – Licensing Division on a form provided by the City of Glendale. An application fee, as established by resolution of the City Council, shall be paid. Any change in owner(s) or host(s) requires a new application.
- B. Application Requirements. The following items must be submitted concurrently with the application for a home-sharing license:
1. Each host shall complete a Transient Occupancy Registration Certificate.
 2. Each host shall provide proof of residency to the satisfaction of the Community Development Director.
 3. The host(s) shall designate a local responsible contact person or a property management company that will be available 24 hours per day to respond to any emergencies, complaints, or violations of this Chapter.
 4. The host(s) shall sign an affidavit that the host has been provided with and agrees to abide by all regulations applicable to home-sharing.
 5. If a dwelling is located within a common interest development subject to the rules/covenants, conditions and restrictions of a homeowners' association, the host(s) shall provide written documentation to the City that the homeowners' association approves of the home-sharing. Any home-sharing license issued by the City shall not be inferred to grant any permission that invalidates or supersedes provisions contained in any rules/covenants, conditions and restrictions of a homeowners' association, whether those provisions existed at the time the license was issued or adopted subsequently.

6. The owner of the subject real property and host(s), if different, shall sign an indemnification and hold harmless agreement in a form approved by the City Attorney, agreeing to indemnify, save, protect, hold harmless, and defend the City of Glendale, the City Council of the City of Glendale, individually and collectively, and the City of Glendale representatives, officers, officials, employees, agents, and volunteers from any and all claims, demands, damages, fines, obligations, suits, judgments, penalties, causes of action, losses, liabilities, or costs at any time received, incurred, or accrued as a result of, or arising out of owners' or hosts' actions or inactions in the operation, occupancy, use, and/or maintenance of the property.
- C. Expiration. A home-sharing license is valid for one (1) year from the date of issuance. It may not be transferred, does not run with the land, and is valid only at the subject real property. The home-sharing license expires automatically with any change in host or property ownership. Upon expiration of a home-sharing license, a new application shall be filed.
 - D. Denial, nonrenewal, suspension, restriction or revocation. The Community Development Director or his or her designee may consider any one (1) or more of the following criteria, factors, or circumstances in denying an application for a home-sharing license, or in declining to renew, suspending, revoking, restricting, or imposing new or additional conditions on a home-sharing license:
 1. An application contains false, misleading, or fraudulent information, or is incomplete, or omits required information or a required document.
 2. An applicant or a license holder violates, or does not comply with, one (1) or more of the following:
 - a. One or more conditions of a home-sharing license issued under this Chapter;
 - b. Provisions or conditions of Titles 8 and 30 of this Code;
 - c. Provisions of this Chapter; or
 - d. Applicable (city, county, state, or federal) laws, rules, or regulations.
 3. An applicant or a license holder is a corporation, partnership, limited partnership, limited liability company, or another business entity that cannot lawfully transact business in California, or is not lawfully licensed or registered to do business in California; or has one (1) or more officers or directors, partners or limited partners, or members or managers who are ineligible to receive a license for any reason that makes an individual applicant ineligible to operate home-sharing under this Chapter.
 4. An applicant or a license holder procures a license under this chapter by fraud, misrepresentation, deception, or mistake.

5. An applicant or a license holder transfers or assigns, or attempts to transfer or assign, a license issued under this Chapter.
 6. A host(s) receives one or more violations.
 7. The home-sharing use creates or constitutes a public nuisance, or is injurious to the public's health, safety, welfare, or peace.
- E. Notice, hearing and appeal. When the Community Development Director or his or her designee concludes that one (1) or more grounds exist for denying, not renewing, suspending, restricting, revoking, or imposing new or additional conditions on a home-sharing license, he or she shall:
1. Notify the applicant or the license holder in writing of his or her intent to deny, not renew, suspend, restrict, revoke, or impose new or additional conditions on the home-sharing license, via mail to the most current address provided by the applicant or the license holder, by certified mail, postage prepaid, or by personal delivery.
 2. State in the notice to the license holder:
 - a. The notice's issuance date;
 - b. The reason or reasons for the proposed action;
 - c. The date on which the proposed action will go into effect and will become a final action unless appealed;
 - d. The license holder's right, within ten (10) days after the notice's issuance date, to request an appeal hearing before the Community Development Director or a person whom the Community Development Director designates.
 3. Appeal procedure. An applicant or a license holder may appeal any proposed action on the license under this Section by requesting a hearing, in writing, within ten (10) days after the issuance date listed in the city's written notice to the applicant or the license holder of the proposed action on the license and pay an appeal fee as established by resolution of the City Council. Within fifteen (15) days after the hearing date, the Community Development Director or his or her designee shall render a written decision whether to uphold and impose the proposed denial, non-renewal, suspension, restriction, revocation, or imposition of new or additional conditions on the home-sharing license. The Community Development Director or his or her designee shall give the applicant or the license holder written notice of the final decision by certified mail, postage prepaid, or by personal delivery.
 4. In addition to any action available under this Section, the Community Development Director or his or her designee, at any time and without advance notice or a hearing, may suspend a license issued under this Chapter for a period not exceeding thirty (30) days, when necessary or appropriate to

immediately protect the public's health, safety, welfare, or peace. Community Development shall give the license holder written notice of the suspension under this subsection by certified mail, postage prepaid, or by personal delivery.

5. An applicant or a license holder aggrieved by any action under this Section may obtain judicial review of that action, decision or order by filing a petition for review with the Los Angeles County Superior Court in accordance with the timelines and provisions set forth in California Code of Civil Procedure Section 1094.6.

5.110.050 Home-sharing Operating Prohibitions and Regulations

- A. Home-sharing shall not adversely generate noise, vibration, glare, odors, or other effects that unreasonably interfere with any person's reasonable enjoyment of his or her dwelling.
- B. Home-sharing shall be subject to the prohibitions against large or loud parties, as defined in Section 9.22.030 of the Glendale Municipal Code. All provisions, including fines and enforcement contained in Section 9.22, shall apply to home-sharing.
- C. No person engaged in home-sharing shall advertise, undertake, maintain, authorize, book, or facilitate any renting to guests in a manner that does not comply with this Chapter.
- D. No person engaged in home-sharing shall advertise any home-sharing without a license number depicted in a visible location on the advertisement, including any listing on a hosting platform.
- E. No person engaged in home-sharing shall allow, permit, or carry on commercial events, commercial parties, or commercial group gatherings, including, but not limited to, weddings, banquets, and corporate events. The dwelling shall not be used for home-sharing for the purpose of accommodating such activities.
- F. No person engaged in home-sharing shall post signs on the exterior of the dwelling advertising the presence of home-sharing.
- G. No person engaged in home-sharing shall offer, allow, permit, or carry on in home-sharing on any part of the property not approved for residential use, including but not limited to, a vehicle or recreational vehicle parked on the property, a storage shed, a camper, a trailer, a garage, or any temporary structure such as a tent.
- H. All persons engaged in home-sharing shall jointly and severally be responsible for any nuisance violations arising at the dwelling.
- I. The property owner or host engaged in home-sharing shall keep and preserve, for a period of three years, all records as may be necessary to determine the amount of such tax as he/she may have been liable for the collection of and payment to the

City, including the number and length of each home-sharing stay, and the price paid for each stay. The Finance Department shall have the right to inspect these records at all reasonable times.

- J. The property owner and host engaged in home-sharing shall comply with all of the requirements contained in Chapter 4.32 (Transient Occupancy Tax) and any successor sections.
- K. Any dwelling used for home-sharing shall contain functional smoke detectors, carbon monoxide detectors, fire extinguishers and information related to emergency exit routes, and emergency contact information.
- L. All persons engaged in home-sharing shall provide to the guests a code of conduct.

5.110.060 Enforcement

- A. Enforcement of this Chapter shall be subject to the processes and procedures in Chapter 1.20 of the Glendale Municipal Code.
- B. Any person who fails to comply with any provision of this Chapter shall be deemed guilty of a violation of the Glendale Municipal Code, which may be punishable as outlined in Chapter 1.20 of the Glendale Municipal Code, and may be subject to any other penalty or enforcement mechanism available to the City.
- C. Any person convicted of violating any provision of this Chapter in a criminal case or found to be in violation of this Chapter in a civil case brought by the City Attorney shall be ordered to reimburse the City and other participating law enforcement agencies their full investigative costs, pay all back Transient Occupancy Taxes, and remit all illegally obtained rental revenue to the City.
- D. Any person who violates any provision of this Chapter shall be subject to administrative fines and administrative penalties pursuant to Chapter 1.24.
- E. The remedies provided in this Section are not exclusive, and nothing in this Section shall preclude the use or application of any other remedies, penalties, or procedures established by law.

SECTION 5. 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 6. CEQA Determination. The adoption of these ordinances: (1) are exempt from further environmental review under the California Environmental Quality Act

("CEQA") pursuant to Title 14 of the California Code of Regulations ("CEQA Guidelines") Section 15305 (minor alterations to land use limitations), Class 5 Exemption, as the ordinances prohibit vacation rentals and allow home-sharing residential uses in existing residential units as accessory uses with negligible expansion, if any, of the uses, but the ordinances do not allow for or encourage any development than is already allowed under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment; (2) are exempt from further environmental review under CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the ordinance will allow home-sharing as an accessory use of existing residential uses, but the ordinances do not allow for or encourage any more development than is already allowed under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment, and therefore, it can be seen with certainty that there is no possibility that the ordinances will have a significant effect on the environment; and (3) is not a project under CEQA Guidelines Section 15060(c)(3) and 15378(b)(4) because, in part, it constitutes a governmental fiscal activity that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. Each of the foregoing provides a separate and independent basis for CEQA compliance and, when viewed collectively, provides an overall basis for CEQA compliance.

SECTION 7. Effective Date. This ordinance becomes effective on the thirtieth (30th) day after its passage.

Passed by the Council of the City of Glendale on the _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

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

I, Ardashes Kassakhian, City Clerk of the City of Glendale, certify that the foregoing Ordinance No. _____ was passed by a majority vote of the Council of the City of Glendale, California, at a regular meeting held on the _____ day of _____, 2019, and that the same was passed by the following vote:

Ayes:

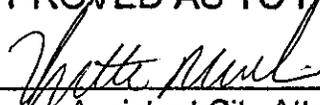
Noes:

Absent:

Abstain:

City Clerk

APPROVED AS TO FORM



Senior Assistant City Attorney

DATE 12/5/19

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF GLENDALE, CALIFORNIA AMENDING
SECTIONS 30.10.070, 30.11.020, 30.12.020, 30.13.020, 30.14.020, 30.15.020,
30.60.030, 30.70.090, AND 30.70.230 OF TITLE 30 OF THE GLENDALE MUNICIPAL
CODE, 1995, RELATING TO REGULATION OF HOME-SHARING AND
PROHIBITION OF VACATION RENTALS
(CASE NO. PZC 1911458)**

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

SECTION 1. Section 30.10.070 of the Glendale Municipal Code, 1995, is hereby amended to read as follows:

30.10.070 – Zoning Districts – Regulations

A. Permitted Primary Uses and Structures.

The purpose of the sectional listing of permitted primary uses and structures contained within each zone regulations is to identify all principal uses and structures that are allowable on a lot within that zone as a matter of right. Subject to the provisions of the zone, except as otherwise provided, no building, structure or land shall be used and no building, structure or use shall be established except the listed permitted primary uses and structures.

B. Permitted Accessory Uses and Structures.

The purpose of the sectional listing of permitted accessory uses and structures contained within each zone regulations is to identify uses and structures that are allowable when they are integrated with and clearly incidental to a primary use on the same lot. All buildings and structures shall conform to the development standards of the zone.

C. Temporary Uses and Structures.

The purpose of the sectional listing of temporary uses and structures is to identify those uses that may be allowable within a given zone for a limited amount of time and under certain specified conditions.

D. Conditional Uses and Structures.

The purpose of the sectional listing of conditional uses and structures is to identify those uses and structures which must first obtain permission for their establishment within the zone by a conditional use permit. The specific conditional uses and structures which are listed are considered to be typical of uses which require

individual review as to their particular characteristics and location, and ones that may require special conditions to their establishment in order to protect the health, safety and general welfare.

E. Compliance with Laws.

Notwithstanding any provision in this code to the contrary, any establishment that engages in or carries out any activity contrary to federal, state or local laws shall be prohibited.

F. Development Standards-General.

The development standards contained within this title and the various zones have been established in order to assure adequate levels of light, air and density of development, to maintain and enhance locally-recognized values of community appearance and to promote the safe and efficient circulation of pedestrian and vehicular traffic. The standards are in furtherance of the goals and objectives of the comprehensive general plan and are found to be necessary for the preservation of the community, health, safety and general welfare.

G. Site Requirements-General.

The area and dimensions of all building sites shall be sufficient to accommodate the anticipated density of development, open spaces, setbacks and parking spaces.

H. Density.

The density of development has been established for each zone in accordance with the comprehensive general plan in order to promote the orderly, efficient and most appropriate growth within the city, consistent with the planned capability of services and infrastructures. Density shall be calculated from the area of the lot before any public right-of-way dedications are made. An accessory dwelling unit on a lot developed with one dwelling unit is deemed a residential use consistent with the existing general plan and zoning designation for the lot, as provided for in the Government Code of the State of California, Section 65852.2.

I. Lot Size.

Where minimum lot sizes or dimensions required within the zone standards, they have been established in order to promote the type and scale of development envisioned in the comprehensive general plan. Where existing lots with lesser size and dimensions are existing in a zone, an exception has been made in some zones for such lots when their development would not be harmful to the achievement of the overall goals and objectives of the plan.

J. Coverage.

Maximum coverage requirements contained within certain zone standards have been established to provide minimum open spaces for light, air and ventilation and to reserve adequate area for open spaces, setbacks and other amenities. Coverage shall be calculated from the area of the lot after any public right-of-way dedications are made.

K. Height.

Height standards are reflective of intensity and scale of development. In order to maintain a sound plan and compatibility with surrounding uses, the structural height of buildings must be regulated and intensities directed to their most appropriate location. Factors taken into consideration in the establishment of height criteria are shade/shadow effects; light, air and ventilation; scenic vistas; and intensity of development and ability to serve.

L. Unit Size.

Minimum unit sizes as may be established in the various zones are for the purpose of assuring acceptable living areas, the control of overcrowding and the provision of conditions conducive to a decent, safe and sanitary environment.

M. Setbacks, Open Space and Landscaping Requirements.

The purpose of setbacks, open space and landscaping requirements is to assure that an effective separation is provided between properties and uses to foster compatibility, identity, privacy, light, air and ventilation and provide for landscaped areas in the living and working environments for visual relief and recreation. Setbacks and required landscaping shall be calculated from the property lines or area of the lot after any public right-of-way dedications are made.

N. Medical Marijuana Dispensary, marijuana dispensary, marijuana cultivation, marijuana processing, and delivery or distribution of marijuana or medical cannabis products as prohibited uses.

Notwithstanding any other provision of this code, a medical marijuana dispensary, marijuana dispensary, marijuana cultivation, marijuana processing, and delivery or distribution of marijuana or medical cannabis products, as these terms are defined in section 9.10.010, are prohibited in all zones, including all specific plan areas, except where the city is preempted by federal or state law from enacting a prohibition of any such prohibited uses, or is preempted by federal or state law from enforcing any of these prohibitions.

O. Home-Sharing Activities and Vacation Rentals

Home-sharing, as defined in Section 5.110.030, is permitted subject to the restrictions in Chapter 5.110. Vacation rentals, as defined in Section 5.110.030, are prohibited in all zones.

SECTION 2. Section 30.11.020 of the Glendale Municipal Code, 1995, is hereby amended to read as follows:

30.11.020 – Residential 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 residential zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.11 – A.

B. Conditional Uses and Structures. The following uses and structures identified with a “C” in Table 30.11 – A may be permitted in the residential zoning districts subject to approval of a conditional use permit (Section 30.42). The development standards of this zone shall apply except as otherwise provided herein.

C. Temporary Uses. Temporary uses (identified with a “T” in Table 30.11 – A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.

D. Permitted Accessory Uses and Structures. Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.11 – A.

E. Wireless Telecommunications Facilities. Wireless telecommunications facilities, identified with a “W” in Table 30.11-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this Code.

F. 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.

G. Historic Resources. Uses listed as permitted or conditionally permitted within a historic resource included on the Glendale Historic Register only (identified in Table 30.11 – A) are permitted or conditionally permitted only within a designated historic resource on the Glendale Register of Historic Resources.

**Table 30.11 – A
RESIDENTIAL DISTRICTS AND PERMIT REQUIREMENTS**

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | | | | | | See Standards in Section |
|--|----------------------------|-----|----|-------|-------|-------|-------|-----------|--------------------------|
| | ROS | R1R | R1 | R3050 | R2250 | R1650 | R1250 | | |
| Domestic Violence Shelter | P | P | P | P | P | P | P | | |
| Multiple residential dwellings | | | | P | P | P | P | 30.11.050 | |
| One (1) residential dwelling per lot | P | P | P | P | P | P | P | | |
| Residential congregate living, Limited | P | P | P | P | P | P | P | | |
| Residential congregate living, Medical | | | | | C | C | C | | |
| Residential congregate living, Non-medical | | | | C | C | C | C | | |
| Senior housing | | | | P | P | P | P | | |

Education, Public Assembly, Recreation

| | | | | | | | | |
|--|---|---|---|---|---|---|---|-----------|
| Community gardens | P | P | P | P | P | P | P | 30.34.045 |
| Day care center, only where operated at a church, synagogue, temple, or other house of worship, religiously affiliated or nonsectarian preschool. In determining whether to grant or deny a conditional use permit for a day care center hereunder, the content of any curriculum and every aspect of an organization's operations which are religious in nature shall not be considered | | | | C | C | C | C | |
| Parks and playgrounds, operated by a homeowners' association and approved in connection with a subdivision | P | P | P | P | P | P | P | |
| Parks and playgrounds, private | C | C | C | C | C | C | C | |
| Parks and playgrounds, public | P | P | P | P | P | P | P | |
| Places of worship | C | C | C | C | C | C | C | |
| Schools, private | | | | | C | C | C | |

| Key to Permit Requirements | Symbol | See Chapter |
|--|--------|-------------|
| Permitted use | P | |
| Conditional use – Conditional Use Permit required. | C | 30.42 |
| Temporary Use | T | |
| Use not allowed | | |

- Notes: (1) See 30.03.010 regarding uses not listed
(2) See 30.70 for definitions of the land uses

Table continues on next page.

RESIDENTIAL DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | | | | | |
|---------------------------------|----------------------------|-----|----|-------|-------|-------|-------|--------------------------------|
| | ROS | R1R | R1 | R3050 | R2250 | R1650 | R1250 | See Standards in Section |
| Open Space and Resources | | | | | | | | |
| Open Space | P | P | P | | | | | |

Transportation & Communication Uses

| | | | | | | | | |
|---------------------------------------|---|---|---|---|---|---|---|------------------|
| Utility and transmission facilities | C | C | C | C | C | C | C | |
| Wireless telecommunication facilities | W | W | W | W | W | W | W | Chapter 30.48 |

Accessory Buildings, Structures and Uses

| | | | | | | | | |
|---|---|---|---|---|---|---|---|-----------|
| Accessory dwelling unit (ADU) on a lot developed with one residential dwelling unit | P | P | P | P | P | P | P | 30.34.080 |
| Accessory living quarters or guest house not to exceed an aggregate area of five hundred (500) square feet of floor area | P | P | P | P | P | P | P | |
| Accessory buildings or structures, other than garages or carports, not to exceed five hundred (500) square feet of floor area | P | P | P | P | P | P | P | |
| Accessory uses | P | P | P | P | P | P | P | |
| Antennas (pole type) | P | P | P | P | P | P | P | |
| Dish antennas | P | P | P | P | P | P | P | 30.34.050 |
| Home occupations | P | P | P | P | P | P | P | 30.45 |
| Home-sharing | P | P | P | P | P | P | P | 5.110 |
| Signs | P | P | P | P | P | P | P | 30.33 |
| Solar energy equipment | P | P | P | P | P | P | P | 30.30.050 |

Temporary Uses

| | | | | | | | | |
|--|---|---|---|---|---|---|---|--|
| Contractor's office and/or storage, temporary | T | T | T | T | T | T | T | |
| Temporary subdivision sales offices, sales trailers and model dwellings or trailers proposed for use as temporary sales offices shall be registered with the Director of Community Development by an application for conditions of use. The Director of Community Development may establish conditions for operations and maintenance including but not limited to restrictions on hours of operation, lighting and promotional restrictions and reasonable termination of the temporary use. The decision of the Director of Community Development shall be appealable. | T | T | T | T | T | T | T | |

Key to Permit Requirements

| Permit Requirements | Symbol | See Chapter |
|--|--------|-------------|
| Permitted use | P | |
| 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 30.03.010 regarding uses not listed
 (2) See 30.70 for definitions of the land uses

RESIDENTIAL DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | | | | | See Standards in Section |
|--|----------------------------|-----|----|-------|-------|-------|-------|--------------------------------|
| Uses within a Historic Resource | ROS | R1R | R1 | R3050 | R2250 | R1650 | R1250 | |
| Cultural Art Centers | C | C | C | C | C | C | C | |
| Day care centers | C | C | C | C | C | C | C | |
| Museum | C | C | C | C | C | C | C | |
| Office | C | C | C | C | C | C | C | |
| Residential congregate living, Non-medical | | | | | C | C | C | |
| Restaurants, full service not to exceed a seating capacity of forty (40) persons | | | | C | C | C | C | |
| Retail stores, general merchandise | C | C | C | C | C | C | C | |
| Schools, physical instruction | C | C | C | C | C | C | C | |
| Schools, private specialized education and training | C | C | C | C | C | C | C | |

| Key to Permit Requirements | Symbol | See Chapter |
|--|--------|-------------|
| Permitted use | P | |
| 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 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses

SECTION 3. 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 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 (Section 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 (Section 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 identified with a “P” in Table 30.12 – A.

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) | PERMIT REQUIREMENT BY ZONE | | | | | | | See Standards in Chapter or Section |
|--|----------------------------|----|----|------|-----|---------------|--------------------|--|
| Accessory Structures and Uses | C1 | C2 | C3 | CR | CPD | CH | CA | |
| Accessory dwelling unit (ADU), on a lot developed with 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 |
| Home occupations | P | P | P | P | | P | | 30.45 |
| Home-sharing | P | P | P | P | P | P | P | 5.110 |
| 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 |
| Institutional Uses | | | | | | | | |
| 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 | | |
| Schools, private | C | C | C | C | | C | | |
| Schools, private specialized education and training | A | P | P | C | | P | | |
| Light Industrial Uses | | | | | | | | |
| 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 | |
| Miscellaneous Uses | | | | | | | | |
| Non-emergency heliports | | | C | | | C | | |
| Parking lots or structures | P | P | P | P | P | P | P | 30.32 30.51.020 |
| 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 | | |
| Use not allowed | | | | | | | | |

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) Permitted above the first floor level only

COMMERCIAL DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | | | | | |
|------------------|----------------------------|--|--|--|--|--|--|--|
|------------------|----------------------------|--|--|--|--|--|--|--|

| Office Uses | C1 | C2 | C3 | CR | CPD | CH | CA | See Standards in Chapter or Section |
|--|----|----|----|------|-----|----|----|--|
| 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 | | |

| Recreational Uses | C1 | C2 | C3 | CR | CPD | CH | CA | See Standards in Chapter or Section |
|-------------------------------|----|----|----|----|-----|----|----|--|
| 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 | | |
| Public dances | P | P | P | P | | P | P | |
| Taverns | C | C | C | C | | C | C | |
| Theaters | | C | P | C | | P | | |

| Residential Uses | C1 | C2 | C3 | CR | CPD | CH | CA | See Standards in Chapter or Section |
|---|----|----|----|----|-----|----|----|--|
| 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 | | |

| 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 | |
| Use not allowed | | |

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) Permitted above the first floor level only

COMMERCIAL DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | | | | | |
|------------------|----------------------------|--|--|--|--|--|--|--|
|------------------|----------------------------|--|--|--|--|--|--|--|

| | C1 | C2 | C3 | CR | CPD | CH | CA | See Standards in Chapter or Section |
|---|----|----|----|----|-----|----|----|--|
| Residential Uses cont. | | | | | | | | |
| Multiple residential dwellings with dwelling units at the ground floor level subject to provisions of the R-1250 zone | C | C | C | | | C | | |
| One (1) 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 | | |
| Senior housing at the ground floor level subject to the provision of the R-1250 zone. | C | C | C | C | | C | | |

| | | | | | | | | |
|---|------|------|------|------|--|------|------|-----------|
| Retail Uses | | | | | | | | |
| Alcoholic beverage sales | A(3) | A(3) | A(3) | A(3) | | A(3) | A(3) | |
| Automobile supply store | | P | P | P | | P | P | |
| Banquet halls | | C | C | C | | C | | |
| Christmas tree sales lots, when maintained between November 1 st and January 9 th | T | T | T | T | | T | | 5.44 |
| 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 th and November 1 st | T | T | T | T | | T | | 5.44 |
| 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 |

| 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 | |
| Use not allowed | | |

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) AUP not required for supermarkets with 20,000 square feet of floor area or greater

COMMERCIAL DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | | | | | See Standards in Chapter or Section |
|---|----------------------------|----|----|------|-----|----|----|--|
| Service Uses | C1 | C2 | C3 | CR | CPD | CH | CA | |
| Ambulance services | P | P | P | P | | P | P | |
| Banks and financial institutions | P | P | P | P | | P | P | |
| 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 | |
| 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 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) Permitted above the first floor level only

SECTION 4. 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 (Section 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 an administrative use permit (Section 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) | PERMIT REQUIREMENT BY ZONE | | |
|--|----------------------------|----------|---------------------------------|
| | IND | T | See Standards in Section |
| Accessory Structures and Uses | | | |
| 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 | | 5.110 |
| Outdoor storage, incidental | P | | |
| Reverse Vending Machines | P | | 30.13.040 |
| Signs | P | | 30.33 |
| Solar energy equipment | P | | 30.30.050 |

Industrial Mixed Use/Large Scale Projects

| | | | |
|---|---|--|--|
| 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 | | |
|---|---|--|--|

Education, Public Assembly, Recreation

| | | | |
|---|---|--|--|
| Nightclubs | C | | |
| Schools, physical instruction | A | | |
| Schools, private | C | | |
| Schools, private specialized education and training | A | | |
| Taverns | C | | |

Manufacturing and Processing

| | | | |
|---|---|--|--|
| 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 | | |

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 | |
| Use not allowed | | |

- Notes: (1) See 30.03.010 regarding uses not listed
(2) See 30.70 for definitions of the land uses

INDUSTRIAL ZONING DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | |
|------------------|----------------------------|--|--|
|------------------|----------------------------|--|--|

| Residential and Institutional Uses | IND | T | See Standards in Section |
|---|-----|---|--------------------------|
| Conversion of a live/work unit to entirely residential or entirely business use | C | | |
| Domestic violence shelters | P | | |
| Emergency shelters | P | | |
| Live/Work | C | | |

| Retail | | | |
|---|------|--|-----------|
| Alcoholic beverage sales | A(3) | | |
| Building materials, supplies, sales and service | P | | |
| Christmas tree sales lots, when maintained between November 1st and January 9 th | T | | 5.44 |
| Hardware stores | P | | |
| Jewelry stores | P | | |
| Nurseries and garden supply sales | P | | |
| Paint and wallpaper stores | P | | |
| Pharmacy | P | | |
| Pumpkin sales lots, when maintained between October 15th and November 1st. | T | | 5.44 |
| Spas and swimming pools, sales and service | P | | |
| Vehicle sales, leasing and rental agencies | P | | 30.34.160 |

| Service Uses | | | |
|-----------------------------------|---|--|-----------|
| 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 | | |

| 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 | |
| Use not allowed | | |

Notes:

- (1) See 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses
- (3) AUP not required for supermarkets with 20,000 square feet of floor area or greater or for wholesaling

INDUSTRIAL ZONING DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | |
|---|----------------------------|---|--------------------------|
| | IND | T | See Standards in Section |
| Service Uses cont. | | | |
| Heating and air conditioning sales and service (HVAC) | P | | 30.34.040 |
| Kennel, animal boarding and daycare | P(3) | | |
| 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 |

| Office Uses | | | |
|--|---|--|--|
| Contractor's office and/or storage, temporary | T | | |
| Medical and dental offices | P | | |
| Office | P | | |
| Office, consumer services | P | | |
| Veterinary offices, including hospitalization services | P | | |

| Transportation and Communication Facilities | | | |
|--|---|---|--------------------|
| 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 |

| Key to Permit Requirements | Symbol | See Chapter |
|--|--------|-------------|
| Permitted use | P | |
| 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 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses
- (3) Not to be located nearer than 200 feet to the R1, R1R, ROS, R-3050, R-2250, R-1650 and R-1250 zones if use includes outdoor facilities.

SECTION 5. 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 (Section 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 (Section 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”) 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) | PERMIT REQUIREMENT BY ZONE | | | |
|--|----------------------------|-------|-------------|--------------------------|
| Accessory Buildings, Structures and Uses | IMU | IMU-R | SFMU | See Standards in Section |
| Accessory dwelling unit (ADU), on a lot developed with one residential dwelling unit | P | 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 |
| Institutional Uses | | | | |
| 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 | |
| Recreation | | | | |
| Community gardens | P | P | P | 30.34.045 |
| Gyms and health clubs | C | C | C | |
| 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 | |
| Key to Permit Requirements | | | | |
| Permitted use | Symbol | | See Chapter | |
| Permitted use | P | | | |
| Conditional use – Conditional Use Permit required. | C | | 30.42 | |
| Temporary Use | T | | | |
| Use not allowed | | | | |

Notes: (1) See 30.03.010 regarding uses not listed
(2) See 30.70 for definitions of the land uses

MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | | See Standards in Section |
|---|----------------------------|--------------|-------------|--|--------------------------------|
| Manufacturing and Processing | | | | | |
| | IMU | IMU-R | SFMU | | |
| 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) | | |

| | | | | | |
|---|---|---|------|--|--|
| Residential Uses | | | | | |
| 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) | | |

| 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 | |
| Use not allowed | | |

Notes:

- (1) See 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses
- (3) If gross floor area of the building is 10,000 square feet or less and use is indoors; if greater than 10,000 square feet 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.

MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | |
|------------------|----------------------------|--|--|--|
|------------------|----------------------------|--|--|--|

| | IMU | IMU-R | SFMU | See Standards in Section |
|---|------|-------|------|--------------------------|
| Mixed-use developments | | | | |
| Live/work units | A | A | P(3) | |
| Live/work units with conditionally permitted uses | C | C | C(3) | |
| Mixed-use development provided that all uses are permitted in zone which the project is located | | | P(3) | |
| Mixed-use development where at least one use is conditionally permitted | C(5) | C | C | |

Retail Trade Uses

| | | | | |
|---|------|------|------|------|
| Alcoholic beverage sales | A(6) | A(6) | A(6) | |
| 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 9 th | T | T | | 5.44 |
| 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 | | 5.44 |
| Restaurant, counter service with limited seating | P | P | P | |
| Restaurants, fast food | P | P(4) | P(4) | |
| Restaurants, full service | P | P | P | |
| Retail stores, general merchandise | P | P | P | |
| Spas and swimming pools, sales and service | P | P | | |
| Supermarkets | P | P | P | |

| 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 | |
| Use not allowed | | |

Notes:

- (1) See 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses
- (3) 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.
- (4) No drive-thru facilities permitted.
- (5) The only dwelling units permitted are live/work units.
- (6) Supermarkets only require an AUP for on-site consumption of alcoholic beverages. CUP not required for wholesaling.

MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | |
|---|----------------------------|-------|------|--------------------------|
| Retail Trade Uses cont. | IMU | IMU-R | SFMU | See Standards in Section |
| Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats | P | P | | 30.34.160 |
| 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 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 |

Service Uses

| | | | | |
|---|------|------|---|-----------|
| Ambulance services | P | P | | |
| Banks and financial institutions | P | P | P | |
| Body shops and painting booths | P | P(3) | | 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(4) | P(4) | | |
| Massage establishment | C | C | C | 5.64 |
| Medical and dental laboratories | P | P | P | |

| 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 | |
| Use not allowed | | |

Notes:

- (1) See 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses
- (3) Requires a conditional use permit when combined in a mixed-use development which includes residential.
- (4) 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

MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | |
|------------------|----------------------------|--|--|--|
|------------------|----------------------------|--|--|--|

| Service Uses cont. | IMU | IMU-R | SFMU | See Standards in Section |
|---|-----|-------|------------|--------------------------|
| Mortuaries and funeral homes | A | A | | |
| Moving and storage services | P | P | | |
| Pawnshops | P | P | P | |
| Personal services | P | P | P | |
| Pet grooming | P | P | | |
| Repair and maintenance, consumer products | P | P(3) | P(3)(4)(5) | |
| 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(3) | | 30.34.150 |

Office Uses

| | | | | |
|--|---|---|---|--|
| 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 | | |

Transportation and Communications Uses

| | | | | |
|--|---|---|---|--------------------|
| 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 | Chapter 30.48 |

Key to Permit Requirements

| 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 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses
- (3) Requires a conditional use permit when combined in a mixed-use development which includes residential.
- (4) If gross floor area of the building is 10,000 square feet or less and use is indoors; if greater than 10,000 square feet and/or use is outdoors, a conditional use permit is required.
- (5) For upholstery services it shall include furniture only, no vehicle.

SECTION 6. Section 30.15.020 of the Glendale Municipal Code, 1995, is hereby amended to read as follows:

30.15.020 – Special Purpose 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 special purpose zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.15 – A.

B. Conditional Uses and Structures. The following uses and structures identified with a “C” in Table 30.15 – A may be permitted in the special purpose zoning districts subject to approval of a conditional use permit (Section 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 30.15 – A may be permitted in the commercial zoning districts subject to approval of an administrative use permit (Section 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 30.15 – 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 30.15 – A.

F. Wireless Telecommunications Facilities. Wireless telecommunications facilities, identified with a “W” in Table 30.15-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. In the CE and CEM zones only, land uses that are not listed on Table 30.15 – 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 30.15 – A
SPECIAL PURPOSE DISTRICTS AND PERMIT REQUIREMENTS**

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | | |
|--|----------------------------|-----|------|------|--------------------------|
| Accessory Buildings, Structures and Uses | CE | CEM | MS | SR | See Standards in Section |
| Accessory dwelling unit (ADU), on a lot developed with one residential dwelling unit | | | P | | 30.34.080 |
| Accessory Use | P | P | P | P | |
| Accessory living quarters or guest house not to exceed an aggregate area of five hundred (500) square feet of floor area | | | P | | |
| Antennas (pole type) and flagpoles | P | P | P | P | |
| Auditoriums | | P | P | | |
| Caretaker's residences. | P | P | P | P | |
| Carts (free-standing non-motorized, portable type) | | | P | P | 30.34.040 |
| Dish antennas | P | | P | P | 30.32.050 |
| Home Occupations | | | P | | |
| Home-sharing | | | P | | 5.110 |
| Manufacturing of containers for caskets, remains and flowers | | P | | | |
| Mobile Medical Trailers, Temporary | | | T(5) | | |
| Museums | | P | | | |
| Nurseries and garden supplies | | P | | | |
| Reverse Vending Machines | | | P | | 30.12.040 |
| Signs | P | P | P | P | 30.33 |
| Solar energy equipment | P | P | P | P | 30.30.050 |
| Agriculture, Open Space, and Resources | | | | | |
| Apiaries | | | | P | |
| Open space/conservation areas | | | | P | |
| Education, Public Assembly, Recreation – General | | | | | |
| Amphitheaters | | | | P | |
| Aquariums | | | | P | |
| Arboretums and botanical gardens | | | | P | |
| Auditoriums | | | | P | |
| Aviaries | | | | P | |
| Bandstands | | | | P | |
| Community Gardens | | | P | P | |
| Golf courses, country clubs, driving ranges and related facilities | | | | P | |
| Libraries | | | | P | |
| Local fairs | | | | P | |
| Museums | | | | P | |
| Observatories | | | | P | |
| Parks and Playgrounds, Private | | | P | P | |
| Places of Worship | | | P | P(4) | |
| Public dances | | | | P | |
| Recreational camps | | | | P | |
| Riding academies or stables | | | | P(3) | |
| Stables, including boarding of horses, sale or exchange of horses and horse rentals. | P | | | | |
| Swimming pools | | | | P | |

| Key to Permit Requirements | Symbol | See Chapter |
|--|---------------|--------------------|
| Permitted use | P | |
| Conditional use – Conditional Use Permit required. | C | 30.42 |
| Temporary Use | T | |
| Use not allowed | | |

Notes:

- (1) See 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses
- (3) Not to be located nearer than ½ mile to the R1, R1R, ROS, R-3050, R-2250, R16-50 and R-1250 zones on which there is no H overlay zone.
- (4) Places of Worship in the SR Zone must have been in existence as of September 26, 2006.
- (5) Temporary Mobile Medical Trailers must be used on a hospital site and are limited to a period of two (2) years.

SPECIAL PURPOSE ZONING DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | | |
|--|----------------------------|------------|-----------|-----------|---|
| Education, Public Assembly, Recreation within a Public Park | CE | CEM | MS | SR | See Standards in Section |
| Amphitheaters | | | | P | |
| Aquariums | | | | P | |
| Arboretums and botanical gardens | | | | P | |
| Auditoriums | | | | P | |
| Aviaries | | | | P | |
| Bandstands | | | | P | |
| Community Center | | | | P | |
| Community gardens | | | | P | 30.34.045 |
| Convention centers | | | | P | |
| Day Care | | | | A | |
| Golf courses, country clubs, driving ranges and related facilities | | | | P | |
| Gymnasiums | | | | P | |
| Libraries | | | | P | |
| Local fairs | | | | P | |
| Museums | | | | P | |
| Observatories | | | | P | |
| Parks and playgrounds, public | | | | P | |
| Public dances | | | | P | |
| Recreational camps | | | | P | |
| Riding academies or stables | | | | P(3) | |
| Swimming pools | | | | P | |

Institutional Uses

| | | | | | |
|--|--|--|---|--|--|
| Cultural Arts Centers | | | P | | |
| Hospitals | | | P | | |
| Museums | | | P | | |
| Schools, Physical Instruction | | | C | | |
| Schools, Private | | | C | | |
| Schools, Private Specialized Education and Training | | | C | | |

Light Industrial uses

| | | | | | |
|---|--|--|---|--|--|
| Broadcasting Studios and Indoor Support Facilities – Productions | | | P | | |
| Medical and Dental Laboratories | | | P | | |

Key to Permit Requirements

| 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 | |
| Use not allowed | | |

Notes:

- (1) See 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses
- (3) Not to be located nearer than ½ mile to the R1, R1R, ROS, R-3050, R-2250, R-1650 and R-1250 zones on which there is no H overlay zone.

SPECIAL PURPOSE ZONING DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | | |
|------------------|----------------------------|--|--|--|--|
|------------------|----------------------------|--|--|--|--|

| Miscellaneous Uses | CE | CEM | MS | SR | See Standards in Section |
|--|----|-----|----|----|--------------------------|
| Non-Emergency Heliport | | | P | | |
| Parking Lots | | | P | | |
| Parking Structures, subject to PS overlay required setback standards | | | P | | 30.23 and 30.32.110 |

| Office Uses | CE | CEM | MS | SR | See Standards in Section |
|---|----|-----|----|----|--------------------------|
| Contractor's Office and/or storage, Temporary | T | | T | T | |
| Contractor's Office | | | P | | |
| Medical and Dental Offices | | | P | | |
| Office | | | P | | |
| Office, Consumer Services | | | P | | |

| Recreational Uses | CE | CEM | MS | SR | See Standards in Section |
|----------------------------|----|-----|----|----|--------------------------|
| Children Indoor Play Areas | | | P | | |
| Cyber Café Establishments | | | P | | |
| Gyms and Health Clubs | | | P | | |
| Indoor Recreation Center | | | P | | |
| Private Clubs and Lodges | | | P | | |

| Residential Uses | CE | CEM | MS | SR | See Standards in Section |
|---|----|-----|----|----|--------------------------|
| Domestic Violence Shelter | | | P | | |
| Emergency Shelter | | | P | | |
| Multiple Residential Dwelling Units subject to provisions of the R-2250 zone | | | P | | |
| One (1) Residential Dwelling per Lot subject to provisions of the R-2250 zone | | | P | | |
| Residential Congregate Care Living, Limited | | | P | | |
| Residential Congregate Care Living, Medical | | | P | | |
| Residential Congregate Care Living, Non-Medical | | | P | | |
| Senior housing | | | P | | |

| Retail Uses | CE | CEM | MS | SR | See Standards in Section |
|---|----|-----|----|----|--------------------------|
| Alcoholic beverage sales | | | A | A | |
| Christmas tree sales lots, when maintained between November 1 st and January 9 th | T | | T | | 5.44 |
| Jewelry Stores | | | P | | |
| Liquor Stores | | | C | | |
| Pharmacy | P | | P | | |

| 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 | |
| Use not allowed | | |

Notes:

- (1) See 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses

SPECIAL PURPOSE ZONING DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | | | |
|------------------|----------------------------|--|--|--|--|
|------------------|----------------------------|--|--|--|--|

| Retail Uses cont. | CE | CEM | MS | SR | See Standards in Section |
|---|----|-----|----|----|--------------------------|
| Pumpkin sales lots, when maintained between October 15 th and November 1 st | T | | T | | 5.44 |
| Restaurant, Counter Service with Limited Seating | | | P | | |
| Restaurants, Fast Food | | | P | | |
| Restaurants, Full Service | | | P | | |
| Retail stores, general merchandise | | | P | | |
| Western retail and supply stores | P | | | | |

Service Uses

| | | | | | |
|--|---|---|---|---|------|
| Ambulance Services | | | P | | |
| Banks and Financial Institutions | | | P | | |
| Business Support Services | | | P | | |
| Cemeteries | | P | | | |
| Day Care Centers | | | P | | |
| Gas Station | | | P | | |
| Hotels and Motels | | | P | | |
| Kennel and animal boarding | P | | | C | |
| Massage establishment | | | C | | 5.64 |
| Mortuaries and Funeral Homes | | | P | | |
| Personal Services | | | P | | |
| Repair and Maintenance, Consumer Products | | | P | | |
| Sanitary landfills and related recovery of materials | | | | C | |

Transportation and Communications Uses

| | | | | | |
|--|---|---|------|---|---------------|
| Utility and transmission facilities | C | C | C(3) | C | |
| Wireless telecommunication facilities. | W | W | W | W | Chapter 30.48 |

Key to Permit Requirements

| Permit Requirement | Symbol | See Chapter |
|--|--------|-------------|
| Permitted use | P | |
| 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 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses

SECTION 7. Chapter 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 (1) 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 nonconforming 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, Sections 5.24.010 through 5.24.150 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, Sections 5.24.010 through 5.24.150 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 percent 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 percent limitation of the expansion area identified in Subsection 1, above.

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

Existing lot: 10,000 square feet

Maximum permitted use expansion: 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): 4

- 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 (twelve months after the effective date of the ordinance).
- 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 subparagraphs 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.

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.

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

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

SECTION 8. Section 30.70.090 of the Glendale Municipal Code, 1995, is amended to read as follows

30.70.090 – Definitions, “H”. The following definitions are in alphabetical order:

Hardware stores. “Hardware stores” means establishments primarily specializing in the sale a wide variety of home improvement materials.

Heating and air conditioning sales and service (HVAC). “Heating and air conditioning sales and service (HVAC)” means a service use that primarily provides heating and air conditioning services on the premises of their clients and may include incidental fabrication of duct work and other related equipment.

Heavy manufacturing. “Heavy manufacturing” means manufacturing establishments that produce or provide service, including but are not limited to:

Chemical products including, cosmetics, perfume blending and toiletries (except soap),
Glass, clay, and stone products – except brickyards utilizing kilns or the manufacturing of cement, clay, plaster, and similar mineral products,
Hazardous waste, off-site or onsite, as defined in the State Health and Safety Code,
Ice,
Paper products (no pulp processes),
Plastic and fabricated rubber products (no tire manufacturing),
Plastic products (no stamping processes),
Specialty metal prototype and machine development and testing,
Tool and die (no manufacturing or stamping processes), and
Welding.

Height. "Height" means the vertical dimension from the lowest point of the building, structure or wall exposed above the ground surface to the highest point of the roof, parapet wall or uppermost part, except as may be shown otherwise on diagrams in this Title related to specific height/building envelope standards for specific zones. Chimneys, vents, utility service structures, or portions of a building located below the ground surface existing at the time of construction and exposed as a result of excavation to create door, window or ventilation openings shall not be included in the measurement of vertical dimensions, however, any ground-mounted dish antenna attached to a building or structure or any roof-mounted dish antenna shall be considered in the calculation of height. Diagram D-4, which follows and is made a part of this Chapter, shall be illustrative of the meaning of "height."

High-intensity general office/service activity use. "High-intensity general office/service activity use" means an office or service activity that exceeds an employee ratio of one (1) employee per three hundred thirty-three and thirty-three hundredths (333.33) square feet of gross floor area at any given time. For the sole purpose of this definition, an employee shall mean and include a person who works for another person or business and also includes an independent contractor, manager, agent, servant,

owner, shareholder or officer, any of whom receives remuneration including but not limited to salary, wages, commissions, profit-sharing, or monetary and non-monetary compensation. For the sole purpose of this definition, high-intensity general office/service activity uses shall include offices, personal services and business support services.

Home occupations. "Home occupations" means an accessory use or activity of a business nature conducted on residential property by the occupants of the dwelling which use is clearly incidental and subordinate to the residential use of the property.

The list of approved food products pursuant to the California Homemade Food Act (AB1616) "Homemade Food Act" is as follows (January 1, 2013):

1. Baked goods, without cream, custard, or meat fillings, such as breads, biscuits, churros, cookies, pastries, and tortillas.
2. Candy, such as brittle and toffee.
3. Chocolate-covered nonperishable foods, such as nuts and dried fruits.
4. Dried fruits.
5. Dried pasta.
6. Dry baking mixes.
7. Fruit pies, fruit empanadas, and fruit tamales.
8. Granola, cereals, and trail mixes.
9. Herb blends and dried mole pasta.
10. Honey and sweet sorghum syrup.
11. Jams, jellies, preservatives, and fruit butter that comply with the standard described in Part 150 of Title 21 of the Code of Federal Regulations.
12. Nut mixes and nut butters.
13. Popcorn.
14. Vinegar and mustard.
15. Roasted coffee and dried tea.
16. Waffle cones and pizelles.

Home-sharing. "Home-sharing" has the same meaning as that term is defined in Section 5.110.030 of this Code, or any successor legislation.

Horse. "Horse" means any quadruped of the genus equus.

Hospital. "Hospital" means establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other health services; such establishments have an organized medical staff, in-patient beds, and equipment and facilities to provide complete health care. Such establishments may include incidental retail uses and emergency heliports.

Hotel or motel. "Hotel or motel" means a building in which there are six (6) or more guest rooms where lodging with or without meals is provided for compensation, and

where no provision is made for cooking in any individual room or suite. Hotel or motel includes single room occupancy (SRO).

Household. "Household" includes all the persons who occupy a residential dwelling.

SECTION 9. Section 30.70.230 of the Glendale Municipal Code, 1995, is amended to read as follows:

Vacation rental. "Vacation rental" has the same meaning as that term is defined in Section 5.110.030 of this Code, or any successor legislation.

Vehicle repair garages. "Vehicle repair garages" means any building, structure, improvements or land used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles. This use does not include body shops and painting booths and tire stores.

Vehicle sales, leasing and rental agencies. "Vehicle sales, leasing and rental agencies" means establishments primarily engaged in the sale, maintenance, service, repair, storage, and rental of vehicles, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats. General repairs, including limited body repair and painting, and the washing of vehicles, that are incorporated into the operation and are not available to the general public are considered incidental to the use.

Vehicle storage or vehicle sales display area. "Vehicle storage or vehicle sales display area" means an area used for the storage of new or used vehicles of any type, or an area used for the storage of vehicles undergoing repair.

Veterinary offices, including hospitalization services. "Veterinary offices, including hospitalization services" means a medical facility licensed by the State Department of Public Health for the treatment of household pets. The use may include the overnight care of animals.

SECTION 10. 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 11. CEQA Determination. The adoption of these ordinances: (1) are exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations ("CEQA Guidelines") Section 15305 (minor alterations to land use limitations), Class 5 Exemption, as the ordinances prohibit vacation rentals and allow home-sharing residential uses in existing residential units as accessory uses with negligible expansion, if any, of the uses, but the ordinances do not allow for or encourage any development than is already allowed under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment; (2) are exempt from further environmental review under CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the ordinance will allow home-sharing as an accessory use of existing residential uses, but the ordinances do not allow for or encourage any more development than is already allowed under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment, and therefore, it can be seen with certainty that there is no possibility that the ordinances will have a significant effect on the environment; and (3) is not a project under CEQA Guidelines Section 15060(c)(3) and 15378(b)(4) because, in part, it constitutes a governmental fiscal activity that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. Each of the foregoing provides a separate and independent basis for CEQA compliance and, when viewed collectively, provides an overall basis for CEQA compliance.

SECTION 12. Effective Date. This ordinance becomes effective on the thirtieth (30th) day after its passage.

Passed by the Council of the City of Glendale on the _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

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

I, ARDASHES KASSAKHIAN, 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 _____, 2019 by the following vote:

Ayes:

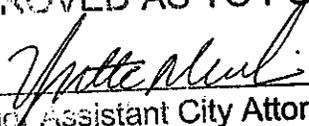
Noes:

Absent:

Abstain:

City Clerk

APPROVED AS TO FORM



Senior Assistant City Attorney

DATE 12/5/19

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF GLENDALE, CALIFORNIA, ADOPTING
GENERAL PLAN AMENDMENT TO AMEND THE DOWNTOWN SPECIFIC PLAN
(DSP) RELATING TO REGULATION OF HOME-SHARING AND PROHIBITION OF
VACATION RENTALS (CASE NO. PGPA 1911459)**

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

SECTION 1. Downtown Specific Plan. Chapter 3 Land Use. Section 3.3 Land Uses & Permit Requirements. Table 3-A-1: Land Uses and Permit Requirements and Table 3-B-1 are amended to read as follows:

3.3 LAND USES & PERMIT REQUIREMENTS

| TABLE 3-A-1: Land Uses and Permit Requirements | | | | | | | | | | | TABLE 3-B-1 | | | |
|---|--|-----------------|---------------|---------------|----------|---------|------------------|------------|----------------|--------------|------------------------------|-------------------------------|-----------------------|---------------------|
| Land Uses ^{1,2} | Permit Requirements by District ³ | | | | | | | | | | See Standards in GMC Section | Frontage Req'mts ⁴ | | |
| | Alex Theatre | Broadway Center | Civic Centers | East Broadway | Galleria | Gateway | Downtown "A & E" | Mid-Orange | Orange-Central | Transitional | | Primary Frontage Streets | Entertainment Streets | Residential Streets |
| Key to Permit Requirements A = Administrative Use Permit (see Chapter 30.49) P = Permitted Use C = Conditional Use Permit (see Chapter 30.42) T = Temporary Use N = Use Not Allowed | | | | | | | | | | | | | | |
| Accessory Buildings, Structures and Uses | | | | | | | | | | | | | | |
| Accessory buildings and structures (associated with residential uses) | P | P | P | P | P | P | P | P | P | P | - | N | N | P |
| Accessory uses | P | P | P | P | P | P | P | P | P | P | - | N | N | P |
| Antennas (pole type) and flagpoles | N | P | P | P | P | P | P | P | P | P | - | N | N | N |
| Carts (freestanding, non-motorized portable type) | P | P | P | P | P | P | P | P | P | P | 30.34.040 | P | P | P |
| Dish antennas | P | P | P | P | P | P | P | P | P | P | 30.34.050 | N | N | N |
| Home occupation | P | P | N | P | P | P | P | P | P | P | 30.45 | N | N | P |
| Home-sharing | P | P | P | P | P | P | P | P | P | P | 5.110 | N | N | P |
| Signs | P | P | P | P | P | P | P | P | P | P | 30.33 | P | P | P |
| Solar Energy Equipment | P | P | P | P | P | P | P | P | P | P | - | P | P | P |
| Education, Public Assembly Uses | | | | | | | | | | | | | | |
| Convention Centers | P | P | P | N | P | P | P | P | N | N | - | N | P | C |
| Cultural Arts Centers | P | P | P | P | P | P | P | P | P | P | - | P | P | P |
| Gyms and health clubs | P | P | N | C | P | P | P | P | P | C | - | N | P | P |
| Gyms and health clubs (existing prior to June 1, 2003) | P | P | N | P | P | P | P | P | P | P | - | P | P | P |
| Indoor recreation centers | P | P | N | C | P | P | P | P | P | C | - | N | P | P |
| Museums | P | P | P | P | P | P | P | P | P | P | - | P | P | P |
| Places of worship | P | P | N | C | P | P | P | P | P | C | - | N | N | P |
| Places of worship (existing prior to June 1, 2003) | P | P | N | P | P | P | P | P | P | P | - | P | P | P |
| Private clubs and lodges | P | P | N | C | P | P | P | P | P | C | - | N | P | C |
| Public dances | P | P | P | P | P | P | P | P | P | P | - | P | P | P |
| Schools, physical instruction | P | P | N | P | P | P | P | P | P | P | - | N | P | P |
| Schools, private | P | P | N | C | P | P | P | P | P | C | - | N | N | P |
| Schools, private specialized education / training | P | P | N | N | P | P | P | P | P | N | - | N | C | P |
| Theaters | P | P | P | N | P | P | P | P | N | N | - | N | P | N |

1 See Glendale Municipal Code Section 30.03.010 regarding uses not listed
 2 See Glendale Municipal Code Chapter 30.70 for definitions of the land uses
 3 Uses in the Town Center District are subject to the Town Center Specific Plan
 4 Frontage Requirements apply only to the first 25 feet of lot depth of the ground floor for streets designated with Ground Floor Uses on the Land Use Map (Figure 3-A)

SECTION 2. 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 3. CEQA Determination. The adoption of these ordinances: (1) are exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations ("CEQA Guidelines") Section 15305 (minor alterations to land use limitations), Class 5 Exemption, as the ordinances prohibit vacation rentals and allow home-sharing residential uses in existing residential units as accessory uses with negligible expansion, if any, of the uses, but the ordinances do not allow for or encourage any development than is already allowed under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment; (2) are exempt from further environmental review under CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the ordinance will allow home-sharing as an accessory use of existing residential uses, but the ordinances do not allow for or encourage any more development than is already allowed under the City's existing General Plan and as regulated by existing zoning, or otherwise allow for or promote physical changes in the environment, and therefore, it can be seen with certainty that there is no possibility that the ordinances will have a significant effect on the environment; and (3) is not a project under CEQA Guidelines Section 15060(c)(3) and 15378(b)(4) because, in part, it constitutes a governmental fiscal activity that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. Each of the foregoing provides a separate and independent basis for CEQA compliance and, when viewed collectively, provides an overall basis for CEQA compliance.

SECTION 4. Effective Date. This ordinance becomes effective on the thirtieth (30th) day after its passage.

Passed by the Council of the City of Glendale on the _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

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

I, ARDASHES KASSAKHIAN, 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 _____, 2019 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

City Clerk

APPROVED AS TO FORM

Whitney
Senior Assistant City Attorney

DATE 12/5/19

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDALE,
CALIFORNIA, AMENDING THE ADOPTED 2019-20 CITYWIDE FEE SCHEDULE BY
ESTABLISHING A FEE FOR HOME-SHARING LICENSE**

WHEREAS, on June 4, 2019, the Council considered and adopted a Citywide Fee Schedule for the Fiscal Year 2019-20, Resolution Nos. 19-61 and 19-62 ("Adopted Citywide Fee Schedule"), which consolidated into a comprehensive list all City taxes, schedules, fees, charges, rates, and penalties that are published on the City's website and are reviewed and updated annually as part of the budget process; and

WHEREAS, simultaneously with this Resolution, the Council has adopted Ordinance No. _____, which adds a new Chapter 5.110 to the Glendale Municipal Code, 1995. Among other things, the Ordinance at Section 5.110.040(A) states that the Council shall establish a home-sharing license fee by Resolution; and

WHEREAS, the Director of Community Development has determined that the actual and reasonable administrative cost to the City for processing an application for a "Home-Sharing License" is \$272 per application; and

WHEREAS, the Council desires to establish the fee for processing a "Home-Sharing License" in the amount listed above, and include the fee in the Adopted Citywide Fee Schedule; and

WHEREAS, the fee for processing a "Home-Sharing License" is a charge imposed for any one or more of the following purposes:

1. A specific City benefit conferred or privilege granted (California Constitution, Article XIII C, §1 (e)(1));
2. A City service or product (California Constitution, Article XIII C, §1 (e)(2));
3. A charge imposed for City's issuing licenses and permits, performing investigations, inspections, and audits, and administrative enforcement and adjudication (California Constitution, Article XIII C, § 1 (e)(3)); or
4. A monetary charge imposed by the City as a result of a violation of law (California Constitution, Article XIII C, § 1 (e)(5)); and

WHEREAS, the Director of Community Development has reviewed the fee charged for the City services, and with the City Manager's approval, recommends the fee's adoption.

7 0 4

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLENDALE;

SECTION 1. Notice of the public meeting at which this Resolution was considered was properly given, and all oral and written presentations made to and heard by the City Council were properly considered.

SECTION 2. The Council hereby:

1. Establishes, approves, and adopts a Home-Sharing License processing fee in the amount of \$272; and
2. Amends the 2019-20 Adopted Citywide Fee Schedule to add the fee, to which the City's Revenue Manager shall assign a fee number.

SECTION 3. The cost estimate produced by City staff and considered by the Council in establishing the fee under this Resolution is a reasonable cost estimate for the City services to which the fee pertains.

SECTION 4. A reasonable relationship exists between the fee to be collected for the City services and the City's costs in providing those services, as identified in the data made available.

SECTION 5. The newly created fee:

1. Does not exceed the actual or estimated reasonable costs to the City of providing the services to which the fees relate;
2. Is reasonable and necessary to enable the city to provide the benefit for privilege, service or product, license or permit, use or rental, fine or penalty, or property development to which it relates; and
3. Has been allocated in a manner such that the costs to the payer bear a fair and reasonable relationship to the payer's burden on, or benefit's received, from the City.

SECTION 6. This Resolution takes effect on the effective date of Ordinance No.

_____.

Adopted this _____ day of _____ 2019,

Mayor

ATTEST:

City Clerk

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

I, Ardashes Kassakhian, 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 _____, 2019, and that the same was adopted by the following vote:

Ayes:

Noes:

Absent:

Abstain:

APPROVED AS TO FORM

City Clerk

[Signature]
Senior Assistant City Attorney

DATE 12/5/19

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDALE,
CALIFORNIA, AMENDING COMPREHENSIVE CITYWIDE FEE RESOLUTION
REGARDING ADMINISTRATIVE CITATION FINE AMOUNTS FOR HOME-SHARING
AND VACATION RENTAL ACTIVITY AND AMENDING THE EXISTING
COMPREHENSIVE CITYWIDE FEE SCHEDULE FOR THE FISCAL YEAR 2019-20
TO ADD VIOLATIONS SUBJECT TO FINES AND PROCESSING FEES RELATED
TO HOME-SHARING AND VACATION RENTAL ACTIVITY**

WHEREAS, Chapter 1.24 of Title 1 of the Glendale Municipal Code (“GMC”) authorizes City enforcement officers to issue administrative citations to responsible persons for violations of the GMC; and

WHEREAS, Chapter 1.24 of Title 1 of the GMC provides that the amount of the fine to be assessed by means of an administrative citation shall be specified by resolution of the City Council; and

WHEREAS, the fine amounts are intended to incentivize violators to correct violations of the GMC in a speedy and efficient manner, thereby conserving City code enforcement resources; and

WHEREAS, Chapter 1.24 of Title 1 of the GMC provides that due to the significant risk posed by certain violations to public health, safety and welfare, the amount of fine to be imposed for certain violations of the GMC shall be of a greater amount than others and shall be established by resolution of the City Council and thus, initial and subsequent fine amounts vary based on such severity, falling into one of three fine tiers; and

WHEREAS, Chapter 1.24 of Title 1 of the GMC provides that the City may also recover the cost of processing the administrative citation (processing fee); and

WHEREAS, the Council adopted Resolution 13-96 on June 25, 2013, which established the fine schedule for the then-recently adopted administrative citation program; and

WHEREAS, the Council adopted Resolution 13-216 on December 10, 2013, which included additional GMC violations subject to administrative citation fines and included the amount the City may charge to recover its costs in processing each administrative citation via a processing fee; and

WHEREAS, the Council has, at various times since, in the past, adopted additional resolution which have added, amended or deleted GMC violations subject to administrative citation fines;

WHEREAS, the Council adopted Resolution 19-61 on June 4, 2019, which established certain fees and increased certain fees for various services, permits and

certificates provided by the City, and adopted a comprehensive Citywide fee schedule for the fiscal year 2019-20;

WHEREAS, simultaneously with this Resolution, the Council has adopted Ordinance No. _____, which adds Chapter 5.110 to the GMC related to home-sharing regulations and prohibition of vacation rentals; and

WHEREAS, the City desires to include new and additional violations of the GMC related to home-sharing regulations and prohibition of vacation rentals consistent with the ordinance, that will be subject to administrative citation fines and processing fees.

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

SECTION 1. Fine Amounts: GMC Section Reference. In addition to the violations and corresponding fine amounts to be assessed by means of an administrative citation already adopted in Resolutions 13-96 and 13-216, as well as various other resolutions related to administrative citations, the following additional violations and corresponding fine amounts related to home-sharing regulations and prohibition of vacation rentals to be assessed by means of an administrative citation, set forth in the attached Exhibit 1, are adopted.

SECTION 2. Repeat Violations. The administrative citation fine amount for a second violation of the same GMC provision by the same responsible party within twelve (12) months from the date of the first administrative citation shall be higher than the amount for the first administrative citation, and shall vary depending on the violation cited, as set forth in the attached Exhibit 1. The administrative citation fine amount for a third and any subsequent violation of the same GMC provision by the same responsible party within twelve (12) months from the date of the first administrative citation shall be higher than the amount for the first or second violation, and shall vary depending on the violation cited, as set forth in the attached Exhibit 1.

SECTION 3. Late Payment. Payment of the administrative citation fine amount after thirty (30) days from the date of the administrative citation shall be subject to an additional late payment charge. The late payment charge shall equal ten percent (10%) of the administrative citation fine amount due the City, or ten percent (10%) of the amount remaining unpaid to the City if a portion of the fine amount was timely paid. Late payment charges shall be in addition to the amount of the administrative citation fine amount. In addition, interest shall accrue on all unpaid monies due, exclusive of late payment charges, at the rate of one half of one percent per month, pro rata, of the total amount due from the date the administrative citation fine amount becomes delinquent until the date that all delinquent amounts are paid to the City.

SECTION 4. Processing Fee. Every administrative citation will be assessed a \$22 administrative citation processing fee. This processing fee is in addition to the administrative citation fine amount, any applicable late fee, interest or collection costs.

SECTION 5. This Resolution's adopted fees and fines take effect on the effective date of Ordinance No. _____.

Adopted this _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

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

I, Ardashes Kassakhian, City Clerk of the City of Glendale, do hereby certify that the foregoing Resolution No. _____ was adopted by the Council of the City of Glendale, California, at a regular meeting held on the _____ day of _____, 2019, by the following vote:

Ayes:

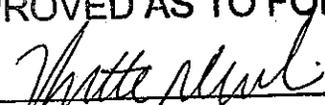
Noes:

Absent:

Abstain:

City Clerk

APPROVED AS TO FORM



Senior Assistant City Attorney

DATE: 12/5/19

MOTION

Moved by Council Member _____, seconded by Council Member _____, that, following the September 10 and December 10, 2019 Reports to the Council from the Director of Community Development, the Council hereby directs staff, as follows, with respect to initiating future amendments to the Ordinances introduced and adopted on September 10 and December 10, 2019, respectively, related to home-sharing regulations and prohibition of vacation rentals:

The Council hereby directs staff, as follows, with respect to enforcement policy and hiring of additional staff and/or third party contractors with respect to new home-sharing regulations contained in the Ordinances introduced and adopted on September 10 and December 10, 2019, respectively, related to home-sharing regulations and prohibition of vacation rentals:

Vote as follows:

Ayes:

Noes:

Absent:

Abstain:

APPROVED AS TO FORM

Shante M. ...

Senior Assistant City Attorney

DATE 12/5/19

7 0 6

Asp, Kristen

From: Susan Dasso <susandasso@hotmail.com>
Sent: Tuesday, December 03, 2019 5:16 PM
To: Najarian, Ara; Devine, Paula; Gharpetian, Vartan; Quintero, Frank; Agajanian, Vrej
Cc: Kassakhian, Ardashes; Airbnb City Contacts
Subject: STR Income and Expenses: Is an Ordinance worth it?

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Mr. Mayor and Members of the City Council,

I would like to bring up the topic of the potential income from STRs and the expenses associated with it.

The Staff report of 2016 estimated that there are approximately 450 STR listings in Glendale.

In that same report, Staff also reported that the average number of days a listing is rented is 15-90 days per year, an average of 52.5 rental days per year per listing. This average represents an average rental period of 14% of the year. From this data it is clear that STRs provide supplemental income to their owners.

The following is an estimated guess at the annual income and expenses to manage and monitor STR's **without an ordinance to enforce.**

Annual Income

Fees from annual license if license is \$275/listing: 450 listings x \$275 license = \$123,750

TOT Tax (12%) if each listing averages rental of 52.5 days per year and the average rental price for a listing is \$175/listing: ((450 listings x 52.5 rental days) x \$175 rental price) x 12% TOT Tax = \$496,125

Total Annual Income

\$123,750 (License Fees) + \$496,125 (TOT) = \$619,875

Annual Expenses

FTE with Benefits at \$125,000/FTE: 2.5 FTEs x \$125,000 = \$312,500

Overhead (space, computers, IT support, supplies, phone, car expenses) is \$4,000/month: 12 x \$4,000 = \$48,000

Total Annual Expenses

\$312,500 (FTEs) + \$48,000 (Overhead) = \$360,500

Potential Profit

\$619,875 (Income) - \$360,500 (Expenses) = \$259,375

Without real data to support these estimates, is it wise to embark upon approving an ordinance which could put additional risk to Glendale's finances? Furthermore, with the approval of an ordinance, the number of STRs in the city may decrease significantly thus reducing the income to enforce the ordinance.

The income and average number of rental days per listing for STRs is so small when compared to the income and rental days from hotels in Glendale, that they really do not pose an economic threat to the hotel business. STRs simply offer a different experience for guests in our city; they will never be a "cash cow" for the city or anyone else for that matter. However, guests that stay in STRs will spend money in and around the area that they stay which is of benefit to our local businesses.

Again, I urge you to post-pone a decision on the ordinance and work with the STR platforms to collect the TOT tax which can be used to hire temporary staff to investigate the actual number and use of STRs in our city and the actual impact of them to it for one year. At the end of the year, you will be better informed and able to determine the issues and types of regulations required for STRs if any. I believe that at the end of the year you will find that collecting the TOT tax will be a nice little reward without having to do much work regulating STRs.

Thank you for your consideration.

Sincerely,
Susan Dasso
Airbnb Plus Host, City of Glendale

Asp, Kristen

From: Shawn Kelly <shawndraws@gmail.com>
Sent: Tuesday, December 03, 2019 1:35 PM
To: Asp, Kristen
Subject: Support Short Term Rentals in Glendale

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Principal Planner Kristen Asp,

My name is Shawn Kelly, and I'm a Glendale resident, voter, and Airbnb host. I was the leadoff speaker on the topic of short term rentals at the City Council meeting on September 10. As I said in my remarks, I have lived in Glendale for 60 of my 62 years, and my husband, Scott, has lived here for 38 years. We currently own (for 15 years) a four-bedroom home in the La Crescenta annex. It is our third home in Glendale. We love this community and have deep connections here.

We have been Airbnb home sharing hosts for over five years. We stay here in our house 100% of the time, and book guests about 300 nights per year to tourists from all over the world. We vet our guests carefully and, since we live here, enforce strict noise and conduct rules and don't allow parties. The income enables us to keep our beloved family home. I'm very concerned about the 180-day limit, which seems arbitrary. If we are already booking 300 nights per year with zero neighbor complaints over five years, what is the purpose of limiting our nights? At the September meeting, it seemed as though you might reconsider such a limit. I hope that is still the case.

Accordingly, we respectfully request that you delay a vote on these limits until you gather additional input from the community.

Sincerely,
Shawn Kelly
La Crescenta

Sincerely, Shawn Kelly

Asp, Kristen

From: Ramon Ortega <rdnma12@gmail.com>
Sent: Tuesday, December 03, 2019 1:41 PM
To: Asp, Kristen
Subject: Support Short Term Rentals in Glendale

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Principal Planner Kristen Asp,

I'm a Glendale resident, voter, and Airbnb host.

And own a duplex- these help us with our mortgage payments; don't take it away

Sincerely, Ramon Ortega

Asp, Kristen

From: Daniel Rutherford <djr1215@yahoo.com>
Sent: Tuesday, December 03, 2019 1:47 PM
To: Asp, Kristen
Subject: Support Short Term Rentals in Glendale

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Principal Planner Kristen Asp,

I'm a Glendale resident, voter, and Airbnb host. As a retired person I depend on the income from hosting on Airbnb to be able to stay in my home. Without this income I would be forced to sell my home where my family and I have lived for 30 years. I urge you to allow Airbnb hosting to continue otherwise it would cause undue hardship for myself and my family.

Sincerely, Daniel Rutherford

Asp, Kristen

From: Susan Dasso <susandasso@hotmail.com>
Sent: Monday, December 02, 2019 8:56 PM
To: Najarian, Ara; Devine, Paula; Gharpetian, Vartan; Quintero, Frank; Agajanian, Vrej
Cc: Kassakhian, Ardashes; Airbnb City Contacts
Subject: Short Term Rentals in Glendale: What is the problem?

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Mr. Mayor and Members of the City Council,

It is my understanding that an ordinance to ban or severely limit Short Term Rentals (STRs) in the City of Glendale will be coming before you on December 10, 2019. I also know that this has been a topic of concern for several years and yet, I still do not know the specific issue(s) that has caused this ordinance to be drafted other than other cities are drafting similar ordinances.

I reviewed the discussions of STRs and instructions to staff provided from previous City Council meetings, but no concrete evidence or statistics have been provided that prove any negative impact STRs have had in the City of Glendale. Other cities have their own unique character and issues that they are trying to solve which have defined their approach to STRs. The City of Glendale is not like those other cities and we should not blindly adopt something just because everyone else is.

I would like to see the City Council direct staff to gather specific statistics regarding the following for the City of Glendale.

1. The total number of STRs and their breakdown by single family homes, townhouses and condominiums, apartment building (>5 units), guest houses/duplexes/triplexes/fourplexes, and home sharing;
2. Growth of the number of STRs by year from 2016-2019;
3. The number of STRs by location, i.e., residential neighborhoods, mixed use, downtown, etc.
4. The number and type of documented complaints by Glendale citizens regarding STRs.

Having met hundreds of STR hosts, I can assure you that none of them want their neighbors inconvenienced, property damaged, trash, noise, parking problems, and guests that come and go all hours of the night. You find that later situation with hotels, rather than STRs.

Before you approve of an ordinance that severely limits STRs, I would like to suggest that you determine the problem(s) that you are trying to solve as it relates specifically to the City of Glendale. You will probably find that there is no need for an ordinance that will also require enforcement and financial support from the City.

Thank you for your consideration.

Sincerely,
Susan Dasso
Airbnb Plus Host, City of Glendale

Sincerely,

Susan Dasso
Airbnb Plus Host, City of Glendale

--

Herbert Molano
818.974.6374

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender and delete the original. Any other use of the email by you is prohibited

Asp, Kristen

From: Herbert Molano <herbertmolano@gmail.com>
Sent: Monday, December 02, 2019 12:37 PM
To: Susan Dasso
Cc: Ruzanna Gulakyan; Baghdikian, Chris; Asp, Kristen; kevin.brunke@airbnb.com; shanthi.bolla@airbnb.com; Neukian, Yvette
Subject: Re: Request to Postpone Vote on Short Term Rental Ordinance

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Susan,

I agree with you.

If you are going to speak before the city council, I suggest that the city spend one year gathering data. They need to know how this ordinance will impact financially those who came to Short-term rental out of necessity.

Who will come to speak tomorrow Tuesday December 3rd? Please let me know and let's coordinate and plan a short rehearsal.

Thanks

Herbert
818.974.6374

On Mon, Dec 2, 2019 at 12:04 PM Susan Dasso <susandasso@hotmail.com> wrote:
Hi Yvette, Chris, and Kristen,

I am sorry to correspond so late since our meeting on November 18, but holiday activities simply got in the way.

I would like to request that the City Council post-pone the discussion of Short-term Rentals (STR) in the City of Glendale until February of next year. There is so much going on this time of year and I do not think there would be a fair representation at the City Council Meeting or enough consideration given to the pros and cons of the proposed ordinance.

I would also like to recommend that the City Council post-pone voting on the STR ordinance because there does not seem to be any concrete data that supports such an ordinance. The City cannot afford to add another layer of bureaucracy that it must support financially, especially in light of the lack of a clear definition of the problem the ordinance is trying to solve.

City Staff should be tasked to collect information for an entire year regarding short-term rentals that pertains specifically to the City of Glendale. All of the evidence that City Staff has provided so far is from studies for other cities which are very different from Glendale.

Thank you so much for your consideration.

Asp, Kristen

From: Linda Sheffield <sheff6@gmail.com>
Sent: Monday, November 25, 2019 2:46 PM
To: Najarian, Ara; Quintero, Frank; Gharpetian, Vartan; Agajanian, Vrej; Devine, Paula; Asp, Kristen; Kassakhian, Ardashes
Subject: Short term rentals

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Dear Mayor and City Council Members,

I am writing in opposition to the proposal to ban short term rentals in Glendale. Our family travels within California for family reunions and when the whole family wants to get together for certain family celebrations and holidays. We use VRBO and Airbnb to rent short term. I feel that without this option we could not have afforded to get together as a family, since even those of us who have homes do not have ones large enough to accommodate a group as large as ours. Not only has the ability to rent short term been a benefit to our family, I feel that it brings revenue to the homeowners and the communities where we have chosen to stay.

Our children have also used Airbnb to travel internationally and out of state. So, I know that communities that do allow it, do bring in visitors. The money that would be used for lodging is then spent in the communities for food and entertainment, etc., as opposed to the family staying home longer to save up for a trip, or, perhaps, they would not take a trip at all because the cost of lodging would make it prohibitive.

If you deny the homeowners of Glendale the opportunity to provide this service you will also be cutting Glendale out of the opportunity to bring visitors to our city and they will simply take their business to other cities who do allow their homeowners to provide such services.

Please oppose a ban on short term rentals in Glendale.

Sincerely,

Linda Sheffield - Notary Public
Voice or Text 818.243.3416



Asp, Kristen

From: Jennifer LaPlaca <jenlaplaca@gmail.com>
Sent: Saturday, November 23, 2019 1:17 PM
To: Najarian, Ara; Quintero, Frank; Gharpetian, Vartan; Agajanian, Vrej; Devine, Paula; Asp, Kristen; Kassakhian, Ardashes
Cc: Blake Levin
Subject: Airbnb

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Hello Amazing City Council!

We LOVE Glendale and moved here about 7 years ago to start our family. Since becoming a mom, I made the tough decision to give up my lucrative job producing The Doctors talk show and am now starting my own business as a Hypnotherapist, and host weekly mommy and me groups to support new parents. Having to go down to essentially one income to free up my time to be with my children has been difficult. We all know LA and Glendale are expensive cities to live in. However, we have been able to get by, by bringing in some extra money by offering Airbnb rentals to travelers. By doing this, we have been able to pay our mortgage, taxes and other living expenses. We have been hosting for about 2 years and have never had an issue with noise or parties. We live on the property and have very strict "house rules" of no parties, no outside guests, no loud noises etc. Many times our guests are parents coming to visit their grown up "kids" who live in the area and don't have room for them to stay all under one roof. Its a win win for everyone!

Please vote to support the Airbnb community on Dec 10th. I am cc'ing my husband Blake here as well.

Thank you in advance!

Best Regards,

Jenn Levin

Asp, Kristen

From: Mike Turner <mturner@ifc-group.com>
Sent: Thursday, November 21, 2019 5:30 PM
To: Najarian, Ara; Quintero, Frank; Gharpetian, Vartan; Agajanian, Vrej; Devine, Paula; Asp, Kristen; Kassakhian, Ardashes
Subject: Upcoming short term rental ordinance

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Mayor, Council and Staff,

Please change the ordinance to allow short term rentals for entire homes in the City of Glendale.

This allows some people to keep homes they normally would not be able to keep or repair. This brings tourism spending to Glendale from visitors who might not normally stay here. Party homes seem to be a tiny fraction of homes and can easily be dealt with via enforcement or revocation of permits. Your own Police representative stated their concern is with only three homes in the entire City.

The amount of homes taken off the rental market in Glendale due to Airbnb is undeniably small. Total Airbnbs in Glendale is 400-500 and many are shared rooms, thus not units coming off the rental market. An upcoming economic recession is inevitable at any time now. The added TOT would help Glendale with additional funds when other revenue streams start to dip just like they did in past recessions.

At the very least more data should be acquired before making a decision that very seriously impacts us residents of Glendale. Some will have to sell their homes. Some find the pursuit an extremely fulfilling activity in retirement (my mother is one). If you are going to severely harm a certain segment of Glendale residents the very least you could do is have data to back up that your impact decision will help with the problems.

Are Airbnb homes in Glendale a widespread issue that warrants banning vacation rentals? Can this issue simply be addressed with enforcement of current laws?

Are the amount of rental units being removed from the market statistically significant? If you vote to seriously harm a group of us residents to only find out the law barely impacts rental stock - that would be a shame.

This is a very serious issue for a group of us and will impact our lives significantly. Thank you for taking this into consideration before voting and I urge you to change the law to allow entire home rentals.

Mike Turner
(213) 534 6555

Asp, Kristen

From: Neukian, Yvette
Sent: Thursday, November 21, 2019 8:59 AM
To: Asp, Kristen
Subject: FW: Results of records request on STR and implications on the STR ordinance proposed

From: Herbert Molano [mailto:herbertmolano@gmail.com]
Sent: Wednesday, October 16, 2019 5:11 PM
To: Beers, Yasmin K; Najarian, Ara
Cc: Devine, Paula; Quintero, Frank; Garcia, Michael; Agajanian, Vrej; Gharpetian, Vartan
Subject: Results of records request on STR and implications on the STR ordinance proposed

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Mayor Najarian and council members

The rationale for the ordinance introduced nearly six weeks ago does not seem to have much evidence to support its rationale for implementation.

I have made several CPRA requests to understand the sources of information that corroborate the claims made as the rationale for the ordinance. The lack of sufficient data as it pertains to Glendale to support the claims to regulate vacation rentals indicates to me that what the city is proposing is an ordinance in search for a problem or additional tax revenue.

Police records show that only three homes in all of 2018 were identified as both STR and that required police patrol calls. Out of nearly 1500 calls citywide on noise and music complaints only eleven could be attributed to STR and one of those homes was identified by police as a party house. I was able to confirm one home as an AirBNB property with four reported incidents that stopped in October of 2018. One home that appears to be in some R/E transition had one reported incident.

On the justification labeled as "Due to the significant risk posed by certain violations to public health" There were no records pursuant to my request reported to neighborhood services, or other entity responsible for collecting that information.

So if the health and nuisance issues are non-existent, extremely limited, or there is no corroborating evidence, then the city should properly document those incidences before going forward or remove those justifications for the rationale fo the ordinance.

The documents that the city relied on such as "Short Changing New York City" and "Short Term rentals and LA's lost housing" are reports with some statistical data and plenty of conjecture, issues not relevant to the problems stated on the ordinance, or simply irrelevant anecdotes that give the appearance that problems exist, or problems are presented with lots hyperbole thrown in.

Two area of deficiency are salient. First there was little or no judicious effort to understand the financial impact of this ordinance on the hosts/home owners. A review of a study conducted by AirBNB that I researched independently indicates that 51% of the home owners who opted to rent out their places of residence as vacation

rentals or as shared residences do so out of significant economic need. That an ordinance that would impact negatively hundreds of residents, not rarely to the point of losing their property altogether, needs at the very least a proper effort to document that impact. That is the moral and just thing to do. Think about it. Would you share your home with a stranger? It is often, as included in the Dec 16, 2016 report, "STR helps residents afford their own homes, cover healthcare expenses, recover after the loss of a job...."

The second is the general economic benefits to the city. No such study has been conducted and the city staff, or no study for which records could be found. If four million dollars in revenue to hosts is estimated (by the calculation of the TOT expected) it is of significance to the economic wellbeing of the city to identify how those \$4,000,000 are distributed throughout the city in the form of services purchased, capital improvements made. But the city should calculate how the additional revenues that tourists pour into restaurants, services and shopping impact the economy as a whole. Without a proper economic impact, the city council should not proceed.

The city council could speculate that institutional investors may be purchasing homes and apartment buildings for the purpose of dedicating those properties to Short Term Rentals.

My suggestion is that the city address that concern first. The city can always add to the regulation as it confirms where the problems are or where the housing stock is hampered. But good governance demands that conjecture should always be backed by some empirical evidence.

Limiting vacation rental days at 180 for single-family homes as the staff report suggested may resolve the issue with institutional investors buying up homes for STR activity.

Limiting STR to three to thirty days, would reduce the number of guests per month that neighbors would perceive as changing the character of their neighborhood.

Limiting apartment buildings of five units and over to two apartments as vacation rentals per building may reduce the incentive of institutional investors from buying up apartment buildings and turning them to hotels.

But remember, STR on apartment buildings help defray rent increases as additional STR income can be used for capital improvements that often were postponed during the Great Recession.

The city could also create incentives so that additional units converted to STR would be approved with the addition of a Section 8 unit. Affordable housing programs that can reduce the backlog of about 2,500 residents on the Section 8 waiting list would be a direct effort at tackling affordable housing issues.

I suggest that the city avoid another bureaucracy, with registrations, penalties, inspections and reporting requirements. Los Angeles is already in a backlog problem addressing the requirement of their ordinance. I'd like to see Glendale be a different city with streamlined and surgical policies aimed at addressing the issues it confronts. Stop using LA and Santa Monica as model cities from which to adopt or copy ordinances. We live and invest in Glendale for a reason. Glendale must be a different city with better policies and ordinances.

In the 622 pages of documents that the city responded to my request, there were 224 references to TOT - So it is my suggestion that the TOT revenues be used for assistance to the Transients without homes - the homeless. After all, the TOT tax revenues have quadrupled in the last ten years.

Please reconsider adopting the ordinance as presented and direct staff for a simpler and more streamlined approach. Perhaps an iterative approach would be in order.

Thank you for your consideration and please include this letter as my personal comments on the proposed adoption of the STR ordinance.

Herbert

--

Herbert Molano
818.974.6374

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Asp, Kristen

From: Mike Budzik <spyfilms@gmail.com>
Sent: Tuesday, November 19, 2019 9:04 AM
To: Asp, Kristen; Neukian, Yvette; cbashdikian@glendaleca.gov

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Glendale City Staff,

Thank you for hearing comments on short-term and vacation rentals in your meeting on 11/18/19. I learned more about what is most important to the council and my understanding is that the primary issues are losing long term rental stock in an already overpriced rental market and a few repeat offender/problematic "party" homes as well as the fear of residential neighborhoods becoming more commercial.

A quick note about limiting my ability to host. As a host of an AirB&B who participates in home-sharing our income from Airbnb isn't just supplemental but a vital part of my families overall income. We are very conscientious neighbors and work very hard to maintain the quality of where we live. We have noise rules and are in communication with our neighbors making sure they know we are responsible. Limiting short-term rentals to a number of days would not help the city with either gaining additional long-term rental stock, or getting rid of the few problematic "party" homes - It would only restrict our ability to pay our bills.

Here are a few ideas that could help solve the problems mentioned as well as allowing short-term rentals without infringing on limiting the incomes of property owners if they are part of your primary residence or a vacation (second) home.

1. Allow property owners to rent out their primary residence (or a part thereof) for short-term rentals without limit, provided they live on the premises and obtain a permit to do so that is not cost prohibitive (I would suggest \$150 - \$200 per year). Enforcement of violations of "bad hosting" (repeated visits by police, noise complaints, etc.) would result in fines and repeat offenders could result in revocation of the permit.
2. Allow any secondary dwelling units on the property of a primary residence to be used for short term rentals (ADU's, Guesthouses, Duplex) as long as one of them is your primary residence. For example: I live in my house and I have a guest house on my property. I can either short-term rent my house and live in the guest house or I can live in my house and short-term rent out the guest house. If my property is a duplex, I can live in one unit and short-term rent out the second unit.
 - a. If my property is a tri-plex, I can live in one unit and short term rent out one of the other units, but not both of the other units (provided permits are obtained).
 - b. If my property is a quadplex, I can live in one unit, and can short-term rent out 2 of the 3 other units (50% provided permits are obtained).
 - c. Allow up to 120 days short-term rental of a primary residence if owner is absent but has a manager or co-host to handle the rentals while the owner is away.
3. For non-primary residences (additional/vacation houses and multi-units without one being the primary residence).

- a. Only allow one vacation/secondary home to be rented out short-term provided the owner has a primary residence in Glendale and a permit is obtained. All additional homes owned by the same person or corporation must be rented out long-term.
 - b. For complexes with between 5 and 10 units only allow 20% of units to be rented out short-term (with permits).
 - c. Only allow 10% of units in a multi-unit apartment complex (over 10 units) to be devoted to short-term rentals (with permits).
4. Allow long-term rental of ADU's that are not on a person's primary residence. Currently by restricting these to primary residences, the long-term rental stock is decreased and investment in more affordable long-term rental stock is inhibited.
- a. Decreasing the fees to build ADU's to more reasonable prices (like some neighboring cities) will also encourage an increase in more affordable long-term rental stock.

These 4 policies will allow responsible property owners of primary residences the flexibility of income generation they need as well as allow first time home buyers (who intend to live on the property they are buying) a source of income to help pay for the ever-increasing cost of homes in the area.

Further, buying single family homes or apartment complexes in Glendale for the sole purpose of investing in short-term rental gains would be greatly curtailed (but not denied altogether) and the rental stock for longer term tenants will increase.

Regarding the commercialization of neighborhoods, I do not believe short term rentals is causing this to happen in fact I think it is doing the opposite. All of my guests are using my home as if I would - they eat at local restaurants, shop at the local stores and often hike in the area. Fueling neighborhood business helps my neighborhood retain it's mom-and-pop atmosphere which I prefer v.s. concentrating all visitors at hotels where they only frequent nearby chain businesses. Hosting individuals or one family at a time in my neighborhood also gives visitors a warmer feel to Glendale as most of my guests often comment on how lovely the area is and how much they enjoyed their stay. I believe they would not get the same feel from a corporate hotel stay which makes their experience less commercialized and more personalized as well.

Thank you for reading my ideas about improving short term rentals in Glendale. Please feel free contact me directly with any questions.

Sincerely,
-Mike Budzik
(818) 281-8908 mobile
spyfilms@gmail.com

Asp, Kristen

From: Ruzanna Gulakyan <ruzanna.gulakyan@gmail.com>
Sent: Tuesday, November 19, 2019 9:10 AM
To: Najarian, Ara; Devine, Paula; Quintero, Frank; Gharpetian, Vartan; Agajanian, Vrej
Cc: Neukian, Yvette; Asp, Kristen; Baghdikian, Chris; Hiramoto, Jennifer; Sanchez, Darlene
Subject: A Proposal for an Economic Development - STRe

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Dear Mr Najarian, Ms Devine, Mr Agajanian, Mr Quintero and Mr Gharpetian,

I can imagine there have been times when you would all wake up in the middle of the night, unable to get back to sleep. Well, since that is what just happened with me, I would like not to waste those precious hours and share a few thoughts with you all. The reason I do is because I care about your city. I call it Yours for now, because I am not a registered voter yet, in case some of you prefer to read no further. I can honestly say though that I care genuinely about this city, which is why I thought to share some additional thoughts with you. It won't be too difficult for me to sell whatever small assets I have accumulated here and move back to England, but I would rather stay and I chose Glendale to make a difference in.

This past Sunday I was at an urgent care centre in Glendale for a couple of hours. I have never been to one and nothing was wrong with me. When the doctor called some stranger in, he asked me to accompany him in. He was not my friend, my family member, not even a neighbour, some Berkeley student, also a Caltech and Harvard grad. Then after taking some pills, he felt better, he invited me to share a dinner at an Ethiopian restaurant I have never been to and offered me tea in a beautiful sky lounge that I didn't know existed. Yesterday morning I received a thank you message that said Շնորհակալություն, կրկին հասեցեք...then I responded in Hebrew because he was Jewish Canadian. I have been to his city Toronto before but he has never been to Armenia and now a new country appeared on his

bucket list. He later asked what my plans were for Monday and I couldn't help but share that I was planning to attend the City meeting on banning Airbnb.

Ms Neukian, Ms Asp and Mr Baghdikian, thank you so much for your hard work and efforts last night to hear from the local hosts. Even though you must have received some input, but I am sure you may agree that it was certainly not enough time to hear from everyone and regretfully I didn't get a chance to speak despite following a protocol of a raised hand for a permission. You all work for the City, you could never see yourself clean a toilet for a complete stranger, would you? I didn't see it either. I worked for my country overseas too, represented high profile diplomatic, educational and international organisations, but that's what I did when I first came to Glendale. It is Not easy. Certainly, it is expensive to live here, but would you ever know what really home sharing is until you clean a toilet for a complete stranger? Now I am not suggesting that you do that at all. I am sure you are all well established here and have beautiful homes and beautiful families to go to, but I had nothing and no one here and I knew it was a temporary medium to support my higher aspirations in the future.

Mr Mayor, Mr Agajanian and Mr Gharpetian, if you charge someone like Ms Neukian or Ms Asp to come up with regulations banning short term rentals, then they will come up with regulations banning short term rentals, it's really that simple and these are the words we heard at the meeting. What caught my attention was the stack of papers that looked like Մասնյալ Ողբերգություն. It was supposed to be a description of a problem and a proposed solution. I have been charged to produce reports and regulations in the past too, but let me ask you please, is it not customary here in this city to base any findings on evidence at all? There was absolutely no single evidence brought to showcase a problem and further, all the reports seemed to be based on assumptions.

Well, respectful ladies and gentlemen, the reason I am taking my time to write to you is because it would be such a shame for this beautiful city to

draw any conclusion based on assumptions and personal opinions. This is more than a regulation, it is more than a report and certainly it would be an insensible approach to regulate or restrict it at such an early stage without any insight into the matter. I am sure most of you have children. They are probably perfect, but imagine for a moment your child misbehaves, perhaps under a wrong influence, uses alcohol and drugs. Let me take a guess for you all, your first response is... to get rid of your child, so that's what you do. You just open the door, throw him/her out of the house and never ever see them again? Well if the answer is yes, I guess you may read no further. If you are willing to perhaps talk to your son or daughter, to figure out what's going on, I commend you. That's what real people do and that's what a Council that cares about their people would do.

Mr Najarian, I am delighted that the LA County generously included a one million dollar budget for Glendale. My guess is not only Glendale is a city that is so much admired (no wonder Edward Emery called it a Jewel City), but it is perhaps seen as a hidden gem. For those of you who are not familiar with the concept, a hidden gem is an idiom meaning something which is extremely outstanding and not many people may know about. The latter is what I would like to draw your attention to. Cities like Santa Monica or Malibu are not hidden gems for example, because they are not hiding, they have beautiful beaches tourists intentionally plan to go to. Glendale does not have access to a beach or disneyland, but one thing it does have that has a huge potential to impact the growth of the city, is experiences. This city has wonderful people and cultures and it needs to be displayed and promoted. What is an experience? Experience is a feeling. You can visit Galleria and buy a pair of shoes, that's a product. You can take a stranger up to Brand park, driving up the famous boulevard while sharing a piece of history about Leslie Brand before you reach a beautiful El Miradero, resembling a 1893 East Indian Pavilion. This is an Experience. It is different from a product. You immerse in cultural experiences and leave it with lasting impressions.

Without boring you about tourism and economics, I would like to assure you that experiences are a much more powerful way of stimulating an economy, than products. This is what the research shows. Experiences generate feelings, they connect people and not only create long-lasting connections, but showcase cultures and traditions that are so much needed in this beautiful city. This is so essential to ensure Glendale no longer hides out there and longer term there won't be millions of dollars of investments required to promote the city and drive traffic in. It will be self-sustained and it will be better than a resort. I keep getting text messages from a random guy from El Salvador and the message is always two words "At Capital". This means "I am at Capital One Café near Americana, please take your chess board with you so we can play a game". At times the message says, "At Capital, just one game, I promise". Well, I cannot really reply every day, but one thing I wanted you to consider ladies and gentlemen, is that there are many people in your city that feel lonely, alienated and hungry for sharing experiences. You may have been living here for decades, but there are so many people I meet on daily basis that have no one to go to and no one to share feelings with. There are people who cook well, they can host experiences for cooking, some are good at arts and crafts (library provides amazing resources), they can teach people how to make seasonal candles for example, some are great with music, they can teach duduk to someone that has never heard that name; we have a neon art museum people rarely know about and the list goes on...

Mr Najarian and Council members, the reason I am writing a long and lengthy message is because I would like to ask you all to consider STR a matter for an Economic Development Department. All I am asking you to do is basically not to get rid of your children and listen to them, surely they have an opinion too, listen to what's going on, go for a walk with your kids, talk to them, you won't regret it I am sure, because when the old age hits you all, you will have someone to take care of you and you would be glad you didn't just kick them out. Cities are growing too, they are expanding and Glendale is expanding pretty fast from what I have seen

in the last couple of years. It is not all about having fancy hotels and fighting with each other with regulations or trying to tax for as many things as possibly. The Airbnb meeting last night is something I appreciated but it sounded like “Come here, son, I want to tell you something important. I have packed your bags and here is your toothbrush, the car is waiting downstairs, do you have any last words to say before I kick you out of the house?”. Well, I can assure you all, you will hear a four letter F word... and probably once again, it is not what you think. “Fine!” and off they go.

Mr Mayor and Council members, I know Jennifer must be inundated with the RFP preparations after the SF trip. I would just ask you one thing, to take a broader look at Glendale in line with the exciting proposals to make it the next Silicon Valley. Hosting is not a commercial activity and neither it should be categorised as a short term rental. No one attending the meeting last night was a bank, a corporation, a business or any other for-profit organisation. We are one of your constituents and we want to help you build a better city and promote what we have to offer. I shared my thoughts with you before on Airbnb and other matters. Even though Glendale’s population is predominantly Armenian and Hispanic/Latino, the only two Armenians I hosted in the last two years were both from the Mayor’s office, completely by accident, here to meet with one of you. Last week was the only time I have ever helped iron a stranger’s pants, because they happened to meet with one of you and I genuinely felt compassionate hearing Տենցել շալվար արդուկել շսվորեցի էլի... Hundreds of people from all around the world from remote areas come to Glendale and stay at real homes, interact with real people that care about strangers and promoting the city. It is hosts who bring the to Glendale by showcasing their hospitality online and it’s not a matter of coincidence. Hotels will never offer services that the hosts do. Hotels offer products, Airbnb offers Experiences.

Here is my main point, STRs should not be regulated at this time, STRs and particularly Airbnb should be encouraged and rewarded in Glendale

and more people should be asked to open their homes and share experiences (it could be local walking tours, bike tours, brewery/bar/restaurant crawl, sharing any passions, teaching a new skill, playing games and so on), anything that would support engagement between tourists and the local people and businesses. A trustworthy review based platform such as Airbnb (no other platforms offer comprehensive review system both by hosts and guests than Airbnb) should be chosen as a dominant or only platform to host at because Airbnb also offers experiences <https://www.airbnb.com/s/experiences>. My only suggestion for STRs would be not to allow self checkin unless absolutely necessary (and if so, have a live video comms to talk to the guests). Self checkin is a process where the host leaves a key somewhere and sends instructions to the guest to pick up the keys and enter their home. In my opinion this turns an STR from an experience into a product. The host or an assigned representative should always meet people and talk to them to make them feel welcome, to introduce them to their homes/history and to a new city.

All hosts should be asked to offer experiences as basic as walking tours or perhaps sharing a meal together with guests or taking them to a local café/bakery at a convenient time. My impression is strangers are only perceived as dangers when they remain as strangers. Any of you may use Airbnb to travel anywhere and you can be equally perceived as a dangerous person, you all risk hosting parties and you all risk trashing someone's home, would it be fair for me to assume this even though you work for the city? But any host can and they will if they choose to. My experience shows that responsible hosts prevent any and all possibilities that something could go wrong and will go wrong, it's a long story but if you wish to know about ins and outs of hosting, you have to speak to hosts instead of making assumptions. It is really not as easy as you think, and there is no any easy profits in any hosting activity, I can assure you, it requires a lot of hard work and dedication and it is extremely hard to maintain five star ratings to still be able to operate. If you have not read some of my earlier messages about the natural selection process, please

do. I am sure you have learned from your experiences that it is better to trust people than not, I always say “what is expected is realised”, meaning if you expect bad things from people, you will surely look for it and find it, but how about expecting good, treating people good and receiving good instead?

My other suggestion is to prevent corporations from renting multiple apartments for the sole purpose of engaging in a short term rental activity and profiting without paying taxes. This is what has been taking that “feeling” away from the experience of home sharing or opening your doors for single families on vacations. As soon as this view is adopted, many hosts in cities like Glendale can turn into hotel operators which I believe has been the reason for so many large cities to introduce regulations.

Mr Mayor, Council Members and City planners, since I have already been typing for a while (it looks like a couple of hours), I just wanted to conclude with a few points, but if you would like to receive additional feedback from hosts, which I would highly encourage you to, please speak to hosts instead of making assumptions. Yesterday was the only time the city spoke to the hosts and it is not fair on us and neither it is fair for the future of the city and your constituents. Glendale is not like any other city in the LA County for aforementioned reasons and I believe we should think differently about addressing challenges. I am really pleased that the City has obtained a few acres of land including parking spots to build affordable housing on. I do my best to keep up to date with the news. Airbnb however, as agreed at the meeting, is not competing with any of the markets mentioned, taking away homes from low income people or competing with hotels. This is simply a misconception. Airbnb hosts are entrepreneurs with higher aspirations and goals and they care about the city. Listings, which can easily be found on [Airbnb.com](https://www.airbnb.com) are people’s homes and they are not hotel rooms. All house rules are clearly listed, community rules clearly explained and procedures followed. Furthermore,

Airbnb has the best customer service, please feel free to make a call and talk to a human being.

On the last note, I can't help but mention, if you request any information from Airbnb about hosts or their listings, chances are, there won't be able to provide any information for a reason that it is against privacy laws. Likewise, if there are regulations that apply to hosts, it would be extremely challenging to obtain any information from any source. Listings can be enabled and disabled with a matter of a click, the platform provides supreme protection for hosts as well as guests. Hosts would always be encouraged to open up their homes and it would be very challenging to force Airbnb to close any listing if there are no significant reasons. Hosts cannot be encouraged to apply for licenses because it would be seen as opposing privacy laws, it would be discouraging and unfair. In response, hosts will chose to stay on the platform and continue the way they operate. It would be almost impossible to hold hosts responsible if the City adopts a fight or flight response. It would be extremely challenging to monitor or control future activity because an entire police department would be needed to do investigations. In result, Airbnb would turn from a seemingly beautiful cultural exchange experience to criminal investigations that could be very costly for the city.

Here are my suggestions:

1. Raise the awareness of home sharing and vacation rentals in the City of Glendale, promote benefits of hosting in private rooms, holiday homes and sharing experiences with tourists (paying a mortgage, covering for home improvements, new connections, new experiences, free holidays, where the guest invites you back to their home country, appreciation words, letters, presents, dates, dinners, anything is possible! I removed my profile picture after a Saudi guest went on a conference call with his mum shortly after checkin saying he found a perfect bride, he wasn't joking, but I forgave him for putting me on camera).

2. Encourage Glendale residents to open up their homes for travellers around the world, be it home sharing or vacation rentals when they travel out of country. Include this mission in the Economic Development Planning proposals. Vacation rentals are not as bad as you might think. People do go out of the country sometimes and they prefer to cover their hotel/Airbnb stay costs by allowing tourists to stay in their homes, like Cameron Diaz does a home swap in the famous movie. It's ok to meet the guests and then fly out somewhere, or ask your neighbour to check them in and check on them every now and then if they are cooperative...

3. Encourage Glendale residents to offer experiences for travellers around the world and include this in the Economic Development planning proposals. <http://airbnb.com/experiences>. Many other platforms like Expedia and Groupon offer such feature too. Assign one of those entrepreneurs winning a share of the 1 million grant to go and knock on people's doors. A lot of people do not know they have a talent. A lot of people do not appreciate their talents or know how to use it. Those elderly parks where people play nardis, have some unaccomplished dreams and ideas that die with people. Engage people and educate them on how they can make a difference in their community. People get depressed, stressed and lonely because they do not feel useful for the community, they do not feel they matter. It is extremely easy to create listings, but many people, especially more senior community members don't know what they don't know. An entrepreneurial young student can help manage those listings for the less experienced. This would create synergy in the community.

4. Encourage Glendale residents to host only on platforms that are unbiased, review based, with comprehensive and conclusive host and guest protection that only Airbnb offers (which is why I will never list on platforms like VRBO or booking.com that allow taking cash from people and copying their passports, not bothering to ask for feedback and implementing little or no improvements. Airbnb operates professionally, hosts appreciate it and stay

loyal). Airbnb also has the best quality assurance system, as they will cancel suspicious reservations within a few minutes of booking.

5. Introduce No Regulations at this time. The reason I say at this time, is because, think about it, would you tax 300 hosts now and discourage them to have that number drop down to 100 next year or would you wait for one or two years and tax 3000 hosts and see that number grow over the years? You would also have additional information and better understanding of the landscape for hosting and sharing experiences instead of making assumptions or reading research about other cities that do not seem to apply to Glendale at all. Why would the economic development division provide free office space for people to develop Technology as the City plans to take away the space that could be used to develop People? Do we really need more technology or do we really need to utilise the existing technology to help people? Soon enough you may start to realise that we are not using the technology, but the technology is using us.

6. Eliminate large conglomerates that simply rent and sublet properties in Glendale for the purposes of making profits as opposed to sharing homes and experience for tourists. This takes away the personal touch, this turns Airbnb into a hotel in this small city, it can get out of control with parties and then somebody would surely charge a planner to ban short term rentals without needing any evidence at the expense of all other genuine hosts that care about their city and use all the profits to invest back to their homes in Glendale, renovate furniture and appliances. It is not as difficult to find out who treats Airbnb as products. Instead of asking Airbnb and receiving no response, you could just go to Airbnb/com and see who has more than 10-15 rentals in Glendale alone. I must say that the number of listings do not account for the number of rentals. Someone may have one home and 5 rooms in the home so that could be 1 rental and 5 listings, pictures could be checked for research, but if one person manages too many properties within the city of Glendale, then it can get out of hand

and turn into a business instead of the experience. Also it is worth paying attention to calendars and availability. There are so many listings that are active but all calendars are blocked meaning they do not really account as rentals or listings. Some people like me can only manage one or two, but there are people who may have family members helping out, and they are able to host in more places, so it is different. My guess is over 10 in a small city like Glendale makes it look like a hotel operation.

7. Eliminate self check-in and encourage experiences that can be booked in conjunction with the Airbnb stay. It could be a short hike, it could be a walking tour of the city, maybe someone paints and teaches tips and tricks, maybe arrange to meet for breakfast at Portos and so on. Guests pay for experiences and booking a \$10 experience would be nothing for a guest who wants to stay at a \$150 a night home (hosts list it and send a link to the guests, search names of different cities on [Airbnb.com/experiences](https://www.airbnb.com/experiences) to have an idea), an additional profit for the hosts, a genuine cultural exchange and a peace of mind for the city council that hosting affects the community negatively. During any communication, let's say a host has a nosy neighbour, don't you think that they will mention it and give some useful tips? They would however not include this in house manuals. Let's say the guest was planning to host a party for whatever reason and the host elaborates on a similar experience that was completely unacceptable and changes their mind. The reason for eliminating self checkins could be as simple as knowing who you are handing your keys to. Homes are not like hotels and if you or another dedicated person take people in, show around and say, oh and here is my family picture, we come from somewhere... this just changes the whole scene. This is my suggestion. Regulating STRs will not make positive changes, personal touch offered by hosts will.

8. Raise awareness of challenges involving hosting in homes and sharing experiences, collect evidence. Let's say you add an E to STR, make it a short term rental experience, STRe. An article goes out in newspapers and people become aware of

hosting STREs while protecting their communities. You offer your constituents to be mindful of sharing homes and experiences, you encourage them to report ANY NUISANCE to the police or a dedicated line under STRE. All reports are classified under the STRE, the police department has EVIDENCE that there have been so many cases of reports and here is an evidence. Next year in December you all come together like you will on December 10th 2019 and have Evidence to work with. The meeting showed there were 1500 complaints in Glendale and only 3 of them had the potential to involve a short term rental. This is called listening to your kids and hearing what they have to say. Now you don't have their bag packed and ready to throw them out. You listened to them and heard their point of view, you expressed your opinion and got them agree with you, you made a decision to work together for the common good that changed the fate of your child and the future of your city. This is when you will hear "Fine" as a response and it will not sound as a four letter F word, but it would be a fair decision for all, whatever that may be, supported by evidence.

Have a great day and thank you all for your hard work.

Ruzanna.

Asp, Kristen

From: Mike & Ilda Malajikian <malajikians@gmail.com>
Sent: Wednesday, November 13, 2019 2:53 PM
To: Najarian, Ara; Quintero, Frank; Asp, Kristen; Devine, Paula; Agajanian, Vrej; Gharpetian, Vartan; Kassakhian, Ardashes
Subject: Letter from a Short-Term Rental Host

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Mayor Najarian and Honorable Councilmembers,

As a short-term rental host in Glendale, we are reaching out to you to provide information and express our concerns regarding the currently proposed ordinance for the upcoming short-term rental law for the city.

We are a married couple and own and reside in a single family residence on a large lot located in a very quiet and beautiful neighborhood of Glendale. In 2015, we applied the city for permits and built a 499sqft 1BR guest house in our backyard to accomodate family and friends during their visits to us. When the guest house is vacant, we have been renting it out to short term visitors on AirBnB, which has been helping us cover part of our high property taxes and utility costs and allowing us to continue living in such a beautiful community.

We screen our guests in depth before accepting reservations. Most of our guests consist of elder couples visiting their adult children who live in the area or business people travelling to the area short term. Many of our guests are regulars because they enjoy the privacy and tranquil setting and amenities we provide to them. We are always on site during their stays and are particularly careful to avoid any noise or disturbance to our neighbors. In our past four years of hosting, we have not received a single complaint from our neighbors.

Since our guest house does not have a separate street address or separate water/power meters and we use our guest house for family/friend visits as well, it is not an option for us to rent it out on a long term basis. This is why, putting it on the short-term rental market does not create a loss on the long term housing opportunities in Glendale.

We are kindly requesting to be allowed to continue hosting our guests in the future and not having any caps on the number rental nights, which would mean that our guest house would have to be vacant during the rest of the year and cause us hardship to cover our high costs.

To date, all of our short-term rental income is being reported in our federal & state tax returns. In the future, we will be happy to register with the city and collaborate with the city to collect transient occupancy taxes from our guests, however we kindly request the registration fees to be waived or to be kept at a nominal amount in order to avoid economic hardship for us.

Finally, we would like to emphasize that our short-term rental operations are not aimed to be business profits, but rather, a means of covering our high costs for the privilege of living in such a beautiful city.

We thank you for taking the time to review our concerns and hope you will consider them in your upcoming short-term rental law decisions.

Sincerely,

Ilda & Mkrtych Malajikian
Malajikians@gmail.com

Asp, Kristen

From: Ruzanna Gulakyan <ruzanna.gulakyan@gmail.com>
Sent: Wednesday, November 06, 2019 6:39 PM
To: Najarian, Ara; Quintero, Frank; Gharpetian, Vartan; Agajanian, Vrej; Devine, Paula; Asp, Kristen
Subject: Ինչու է աղմկում գետը

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Dear Glendale City Council,
Your Excellency Mr Najarian,

Reaching out to you again regarding the proposed changes for Airbnb regulations in Glendale. I would be pleased to help you with any information you may need to make a more informed decision for the community and everyone concerned. I would also be happy to invite other hosts to participate so that any questions or concerns regarding Airbnb by the City Council members are clarified. I am happy to volunteer my time and resources for this reason since the next meeting is planned to take place on 10th of December 2019.

I want to let you know, respectful Council Members that only a handful of hosts have been made aware of the proposed changes. I hope that people still matter, even if they do not own a local hotel, in which case the impressions from the Airbnb platform would certainly be misconstrued. It is my understanding that the City Council has always acted in the interest of its people. To plan discussions and make decisions on the impressions of a few individuals with conflicts of interest would be very disruptive to the community and generate negative feedback. To avoid this, I would like to propose delaying consideration of those regulations until additional input is received from the community.

Mr Najarian, the work you do for this City along with your team is incredible and surely appreciated by residents like me. It has been a pleasure seeing you and many of the Council Members supporting the enterprise communities, high fiving you at the Health Festival the other day and getting you water at the tech week party in gratitude. Your residents love this beautiful city and the work you do in protecting it. I am sure you will all agree that setting standards or regulations require a through research. If you ask any Council Member, Ինչու է աղմկում գետը, they will surely have the answer for you, but who determines whether it is right or wrong, conclusive or partial, true or false? How about asking Աթանես Ղամբարյան? There are people on both sides of the river and I encourage you to get opinions from all sides before considering any decision on this matter.

I want to also let you all know that Ինչու է աղմկում գետը when it comes to Airbnb can be completely cured. As a super host for almost two years I know ins and outs of hosting as I am sure many other hosts do. I personally care about my home, I care about my community, the building my home is in and how people treat the space, respect the rigorous house and community rules, etc. I do not own it, I lease it, but it doesn't matter for me. The decisions people make while hosting on airbnb could be crucial when it comes to impressions it makes on the community. None of my neighbors even know that I have been having guests. There have been no disturbances or nuisances throughout my entire hosting experience. I allow travelers to stay in private rooms with en-suite bathrooms in two bed two bath apartments, I have access to the apartment any time and ensure all stays go smoothly. There are shared spaces that make people conscious of their actions and behavior. This is my choice, not

that I doubt people, but I have been completely new to the city and the culture or hosting. There are inspiring messages, journals and books all around to make people feel like they actually leave their mark at home. I meet people personally and treat them like royalty. They get to see how I take care of the space, how I treat them with respect and I always get the same attitude back from everyone. Many people around the world learned aspects of Armenian history and culture, tasted delicious local foods in restaurants, that I have recommended in my detailed house manual, some tried my homemade dolma. I have regular conversations with people every day and it has really been a delight for me to be able to share and care (landing in a new city all alone with a couple of suitcases exactly two years ago and wanting to change the world from onset). People staying at Airbnbs are no different from those walking on your streets every day. Hosts opening their doors are also no different from those walking on your streets, I just ask you to listen to their opinions too.

Please ladies and gentleman, take a new look at introducing any regulations by hearing from other hosts. There are things that work, there may be things that can be improved, I cannot speak for others, but how would we know without even listening to what hosts have to say? I would highly encourage to look at hosting as a cultural exchange and attempt to make improvements to the quality of the culture instead of making snap decisions cutting out dates in the calendar, restricting hosting or deeming it disruptive. Glendale is a different city and I really hope you will adopt a different approach to this matter.

Thank you for reading thus far. I appreciate your time and the great work you do for this city.

Ruzanna.

Asp, Kristen

From: Sarah Tacoma <sarahtacoma@gmail.com>
Sent: Friday, October 25, 2019 9:51 AM
To: Quintero, Frank; Agajanian, Vrej; Devine, Paula; Gharpetian, Vartan; Asp, Kristen; Najarian, Ara
Subject: Airbnb - Open Homes program - houses people evacuated for fires for free

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Dear Glendale City Council

As we are knee deep in fire season and with the Tick fire raging - I wanted to let you know about a program we participate in with our space through Airbnb. It's called the Open Homes program and we can turn on (and off) our space for free for people displaced by national disasters.

This will be the 2nd year we have opened our space to house people who are being evacuated from the fires.

There's no other program like it that can match up locally displaced residents with housing at no cost to them. It really brings local communities together.

Just wanted to share another amazing aspect of Airbnb that benefits Glendale.

Thanks

Sarah

Asp, Kristen

From: Steen Hof <steen.hof@hotmail.com>
Sent: Wednesday, October 09, 2019 5:01 PM
To: Asp, Kristen
Cc: Kassakhian, Ardashes
Subject: Proposed Short Term Rental Ordinance

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Planner Asp,

Thank you for the work you do for our city.

A group of hosts got together in the La Crescenta area and learned there are a surprising number of area hosts who are extremely concerned about Glendale considering a ban on vacation rentals and home sharing. Some rely on short term rentals for their income and others use it as a fulfilling culturally diverse hobby in retirement (my Mom included in this group).

I am a concerned citizen who relies heavily on short term rental income myself. My home in Glendale is meticulously cared for and our house rules are very strict to protect the home and our neighbors. No visitors are permitted, no more than two people per bedroom, clearly visible cameras are in operation outside for enforcement and a noise alert system is also in place. We have great guests but take the rules very seriously. Never have we had a complaint. I wish all hosts were required by law to take these steps.

I know "party homes" are a big concern, which is understandable. I have lived next to one myself. I wish in that case the City (LA at that time) would have taken action to punish the home owner instead of me just calling in noise complaints every few days on a new group of party goers. Under LA's new Airbnb laws that are about to go into force, that home would have lost its permit to operate after a couple of police citations (there have been many for that house in question).

At the last council meeting on this issue the Police Department spokesperson had said their only comment was that three party houses were a known issue and that they had no comment beyond that. Punish those three homes, not all of us with a sweeping law affecting the entire City.

Please, I urge you to consider a compromise and punish routine party house owners like LA is about to but not all short term rental operators. We are happy to compromise but an outright ban would be catastrophic for many of us. In my case, I will have to sell.

I know affordable housing is an extremely important issue in California. In this instance I urge the City to find out how many full units are being removed from the rental market. My Mom's listing renting a bedroom in her home is not removing housing stock. She loves hosting but would not get a long term roommate for the fun of it in her retirement years. City Planning in conjunction with Airbnb Inc. can determine or estimate **how many rental units are removed due to Airbnb**- not just odd bedrooms here and there. I think you will find the number is very small, **likely well under 400 units in a city of 200,000 residents**. A ban on short term rentals would be catastrophic to an engaged few like myself and the rest of us that met up to join forces on this

extremely important issue - but its affects on housing are minute based on my review of all of the Glendale listings. Glendale has not enforced Airbnb since the company started in 2008 so if some huge influx of activity were to pick up - it would have happened already. Implementing smart regulation is not going to spur a big uptick in units being removed.

Please suggest ordinances based on actual data tackling the problems at hand. Please point out the TOT that the City could be collecting directly from Airbnb/HomeAway. I am extremely confident housing affordability in Glendale would see nearly no improvement if an outright ban is passed. I also know party houses are a problem and can be combated with strict regulation. How about three strikes you are out rule? What host would not be on top of keeping their guests in line if they risked their entire business in the event of rowdy guests? No good host that deserves to be in the business in the first place ...

Please understand for our host community here in Glendale this is a crucially important issue and we urge you to implement smart regulation instead of a misguided ban. Consider the quality of life and housing affordability issues at hand and if an action will have a desired and meaningful impact. An outright ban instead of regulation will certainly harm the Glendale host community.

Thank you for taking the time to read my email.

Derek Hof