

FAQ

910, 912, 914 North Catalina Street

Frequently Asked Questions

1. Why wasn't the surrounding neighborhood notified when the residents moved in?

The city does not notify neighborhoods when properties are bought, sold, rented and/or when new “families” move in. No notice is required for the act of renting out single-family residential property.

In addition, public notification is not required for, single-family building permit applications. A ministerial or “by-right” permit, such as a building permit, does not require the notification of the surrounding neighborhood nor does it require assessments of perceived community impacts.

Property owners are required to install project signs on the property for more significant building alterations that require building plan check review.

2. How is this a single-family residence if the people living there aren't related?

The Burbank Municipal Code defines a family as a group of people maintaining a common household. The definition does not require that the residents be related to maintain a common household.

3. How can we report nuisance behavior?

Nuisance activity relating to property maintenance or zoning can be reported to the City's Code Enforcement Division (CodeEnf@Burbankca.gov), which investigates and determines if the complaint is a designated nuisance violation and notifies the property owner of said violation and the time allotted to correct said violation. Other nuisance behaviors or matters of safety can be reported to the City of Burbank Police Department through their non-emergency hotline (818) 238-3000.

4. Can we install fences or security cameras to protect our homes?

Fences are permitted in the R-1, Single Family Zone. The R-1 Development Standards of the Burbank Municipal Code are found in BMC Section 10-1-603(H). Residents may also install security cameras or smart doorbells onsite to monitor their own property. Residents may not install security measures within the public right-of-way, which includes the landscaped, parkway areas.

5. Does the property at 910, 912 and 914 North Catalina Street comply with parking requirements?

The subject property complies with the parking requirements established by the Burbank Municipal Code Section 10-1-603(I). which are:

6. How can we address the parking impact of the residence?

If parking is impacted in the area and residents wish to have stricter street parking, they may reach out to our Transportation Division (Transportation@Burbankca.gov) to submit a petition for permitted street parking.

If vehicles are blocking access to driveways, fire hydrants, or emergency access curbs, residents may contact the Burbank Police Department's Traffic Bureau (818-238-3100) for assistance.

7. Can the City enact a policy that would prohibit groups of people choosing to live together or at least require them to receive approval at a public meeting?

There is no State or local authority which allows the City to demand an explanation of living arrangements or demand explanation of the relationships between residents, nor can the City question the purpose of visitors to the property. The City cannot enact a policy change or requirement if it is in conflict with any State Law. The Burbank Municipal Code establishes that single-family residences are permitted "by-right" within an R-1 zone per BMC section 10-1-602. Further, ADUs and JADUs are permitted "by-right" within an R-1 zone per California State law. Please see the list below for applicable State laws which regulate housing accessibility.

- The "Fair Employment and Housing Act." (Government Code Sections 12900 – 12996)
- The "Unruh Civil Rights Act" (California Civil Code Sections 51 – 52)
- The "Community Care Facilities Act" (California Health and Safety Code Sections 1500 – 1567.94)
- The "Bane Act" (California Civil Code Section 52.1)

8. How many people will be at the subject property at a given time?

The City's understanding is that 8 young men, ranging in age from 18 to 25 years old will be residing on the property. The California Building Code does not set a limit on the number of daily guests or visitors for a single-family property.

9. Is there a limit to the number of people who can live within the Subject Property?

There is no zoning limit to the number of people who may live within the subject property. However, under the California Building Code, the subject property is rated as a single-family residence. This rating prescribes residential occupancy based on the gross square footage of the space and the number of egress points or exits from the building. The structures have been fully permitted by the City and comply with the California Building Code.

10. Why does this property not qualify as a “community care facility” or other state regulated group home?

Community care facilities are defined as “a state-authorized, certified or licensed family care home, foster home, or group home providing care for the mentally or physically disabled and for children and adults who require special care or services. Such facilities include non-hospital type care for the mentally and physically handicapped, residential care facilities for the elderly or persons with chronic life threatening illness, alcohol or drug abuse recovery or treatment facilities, intermediate care facilities for the developmentally disabled and congregate living health facilities” (BMC Section 10-1-203).

Because no supportive services as defined by local law are being offered on-site at the Catalina Street property, the land use does not meet the definition of a community care facility.

11. Does this property require a license from the State of California to operate?

No, the subject property does not require a special license from the State of California, as the use is not a community care facility, transitional housing, or supportive housing. The property was previously renovated and includes an ADU and Junior ADU that were built in compliance with local and state laws. These uses are by-right permitted uses in the R-1 Zone. Therefore, the subject property continues to be used as a single-family residence, which is a legally permitted use in the City of Burbank, per BMC Section 10-1-602.

12. What is an “Educational or Institutional, Public or Private”?

BMC 10-1-203

PUBLIC AND PRIVATE EDUCATIONAL INSTITUTION: Means any Public or Private School and/or Administrative Office of a Public or a Private School.

SCHOOL: Means an establishment or facility used as an institution of learning whether public or private. This can include institutions that offer instruction in those courses of study required by the State Education Code, which are maintained pursuant to the standards set by the State Board of Education. This definition includes a child day care facility, kindergarten, elementary school, junior high school, senior high school, colleges,

universities and any special institution of learning under the jurisdiction of the State Board of Education. This definition also includes child day care facilities utilized at a school location which are licensed by the State Department of Social Services and the City of Burbank. This definition does not include School—Trade/Vocational.

Important Contact Information

- **Anti-Recidivism Coalition (Operator)**
 - (213) 955 – 5885 [Office]
- **City of Burbank Code Enforcement Division**
 - (818) 238 – 5225 [Office]
 - CodeEnf@BurbankCA.gov
- **City of Burbank Police Department (Non-Emergency)**
 - (818) 238 – 3000 [Office]
- **City of Burbank Traffic Bureau**
 - (818) 238 – 3100 [Office]
- **City of Burbank Planning Division**
 - (818) 238 – 5250 [Office]
 - Planning@BurbankCA.gov
- **City of Burbank City Council Office**
 - (818) 238 – 5750 [Office]
 - Citycouncil@BurbankCA.gov

Useful Definitions:

- **Community Care Facility** - Means a state-authorized, certified or licensed family care home, foster home, or group home providing care for the mentally or physically disabled and for children and adults who require special care or services. Such facilities include non-hospital type care for the mentally and physically handicapped, residential care facilities for the elderly or persons with chronic life threatening illness, alcohol or drug abuse recovery or treatment facilities, intermediate care facilities for the developmentally disabled and congregate living health facilities. (BMC Section 10-1-203)
- **Transitional Housing** - Means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Health and Safety Code Section [50675.2\(h\)](#)). (BMC 10-1-203)
- **Supportive Housing** - Means permanent affordable housing with no limit on length of stay that is occupied by the target population as defined in the Health & Safety Code Section [53260\(d\)](#), and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community ((Health and Safety Code Section [50675.14\(b\)](#)). (BMC 10-1-203)
- **Single Family Property** – Means a property with a single-family zone designation. (BMC Section 10-1-203)
- **Family (BMC)** - Means a group of persons who maintain a single common household, but who otherwise are not a Community Care Facility (whether licensed or unlicensed). (BMC Section 10-1-203)
- **Family (2025 CA Building Code, [HCD 1])** - An individual or two or more persons who are related by blood or marriage; or otherwise live together in a dwelling unit.
Please note that this definition only applies to specific projects categorized as HCD 1 in the 2025 California Building Code (Chapter 2 Definitions – 2025 California Building Code Volumes 1 and 2, Title 24, Part 2)

- **Ministerial or “By-Right”** - "Ministerial" describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out. Common examples of ministerial permits include automobile registrations, dog licenses, and marriage licenses. A building permit is ministerial if the ordinance requiring the permit limits the public official to determining whether the zoning allows the structure to be built in the requested location, the structure would meet the strength requirements in the Uniform Building Code, and the applicant has paid his fee. (California Code of Regulations Title 14, Section 15369).