

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF BURBANK AMENDING THE ZONING MAP TO ESTABLISH ZONING DESIGNATIONS OF SINGLE FAMILY RESIDENTIAL (R-1) ZONE FOR PORTIONS OF 17 PROPERTIES THAT ARE PROPOSED FOR ANNEXATION INTO THE CITY (PROJECT NO. 25-0004181; ZONE MAP AMENDMENT)

City Attorney's Synopsis

This Ordinance amends the Zone Map to establish Zoning Designations of Single Family Residential (R-1) zone for portions of 17 properties that are proposed for annexation into the City, and concurrent detachment from the City of Glendale. The effectiveness of this Ordinance is contingent on successful annexation and approval of the General Plan Amendment that is being presented with this Ordinance.

THE COUNCIL OF THE CITY OF BURBANK FINDS:

A. On or about October 29, 2024, the City Council of the City of Burbank adopted Resolution Number 24-29,567 titled "A Resolution of the Council of the City of Burbank: 1) Requesting the Local Agency Formation Commission for the County of Los Angeles (LAFCO) to Initiate Proceedings for Reorganization to Include Annexation to The City Of Burbank and Concurrent Detachment of the Subject Properties from the City of Glendale, and 2) Directing Staff to Process Documents as Necessary to Effectuate Same."

B. As background, during the November 2022 election, the Burbank City Clerk's Office became aware that residents living on the even numbered side of the 600 and 700 blocks of Roselli Street ("Roselli Street Properties") in Burbank did not receive mail-in ballots containing the Burbank election contests for City Council, City Clerk, City Treasurer, and School Board. The City Clerk's Office further became aware that this occurred because the precinct boundary for these addresses was changed during the 2021 redistricting, with this boundary bisecting (dividing) the Roselli Street Properties.

C. There are 17 properties that are affected by the bisecting of the City of Burbank/City of Glendale jurisdictional lines. These properties are included as **Exhibit A** to this Ordinance and are referred to as the Subject Properties. Due to this, the property tax paid on the Subject Properties is credited to the City of Glendale, even though the residents live in the City of Burbank, have their frontage on Burbank streets, and receive Burbank services. The place where residents pay their property taxes determines which ballots they receive. Therefore, at the moment, the residents of the Subject Properties receive City of Glendale ballots, and not City of Burbank ballots.

D. The boundary between the City of Burbank and the City of Glendale bisects the Subject Properties, leaving approximately fifty (50) feet of each of the Subject Properties in the City of Glendale, while the remainder of the parcels of the Subject Properties are located within the City of Burbank.

E. The City of Burbank is in the process of applying to LAFCO to correct the bisecting boundary so that the entirety of the Subject Properties fall within the City of Burbank's jurisdiction and are detached from the City of Glendale.

F. It is important that the bisecting boundary between the cities of Burbank and Glendale be corrected to ensure equity for both City of Burbank and City of Glendale residents. To do so, the City of Burbank must apply to LAFCO for LAFCO to initiate proceedings to annex the back approximately fifty (50) feet of each of the Subject Properties into the City of Burbank, as well as detach the approximately fifty (50) feet of each of the Subject Properties from the City of Glendale.

G. As part of the application to LAFCO to correct the boundaries of the Subject Properties, Burbank is required to preemptively establish the proper Zoning Designation that would apply to the portions of the Subject Properties being annexed into the City. Therefore, the City must amend the Zone Map to properly reflect that the portions of the Subject Properties being annexed into the City will be designated as Single-Family Residential.

H. As part of the application to the LAFCO, the City must submit a "Pre-Zoning Ordinance," which is a Zoning Ordinance that would preemptively establish Zoning Designations for the properties proposed for annexation ("Zoning Ordinance"). To be able to provide LAFCO the required Zoning Ordinance as part of the submission of the LAFCO application, the City needs to preemptively establish a Zoning Designation for the properties proposed for annexation into the City. The designations would only take effect upon LAFCO's approval of the Reorganization and ensures that the properties proposed for annexation into the City have established zoning regulations.

I. On February 23, 2026, the Planning Commission held a duly noticed public hearing on this Ordinance (Project No. 25-0004181) and at such hearing recommended that the City Council of the City of Burbank ("Council") approve the amendments to the Zoning Map, and this Ordinance to establish the Zoning Designation of portions of the Subject Properties to Single-Family Residential (R-1).

J. On * _____, the Council at its regular meeting, held a public hearing on Project No. 25-0004181, to amend the Zoning Map to establish Zoning Designations of portions of the Subject Properties to Single-Family Residential (R-1).

K. Said hearing was properly noticed in accordance with the provisions of BMC Section 10-1-1969.

L. The Council considered the report and recommendations of the City Planner, the action and recommendations of the Planning Commission as evidenced by its Resolution * _____, and the evidence and testimony presented at such hearing.

M. In accordance with California Government Code Section 65860, the proposed Zone Map Amendment and Ordinance have been determined to be consistent with the Land Use Element of the Burbank2035 General Plan and compatible with the specified objectives, policies, general land uses and programs, as well as Title 10, Chapter 1 (Zoning) of the BMC.

N. The Project has been evaluated under the California Environmental Quality Act (CEQA) and requires no further CEQA review. It is categorically exempt from CEQA pursuant to California State Regulations, 14 Cal. Code Regs Section 15319, annexations of existing facilities and lots for exempt facilities, because it includes the annexation of property to the City of Burbank containing existing private structures developed to the density allowed by the pre-zoning designation, and there is sufficient utility capacity to serve the Subject Properties. In addition, the Project has also been determined to be exempt from the CEQA pursuant to California State Regulations, 14 Cal. Code Regs Section 15061(b)(3), common sense exemption, because it can be seen with certainty that there is no possibility that the annexation and concurrent detachment may have a significant effect on the environment. The 17 Subject Properties are single family homes and have been such for decades. This Project is merely to correct an improper boundary bisection that occurred in the past. To correct the improper boundary bisection, the City of Burbank must apply to LAFCO for LAFCO to initiate proceedings to annex the back approximately fifty (50) feet of each of the Subject Properties into the City of Burbank, as well as detach the approximately fifty (50) feet of each of the Subject Properties from the City of Glendale. The adoption of the proposed Zone Map Amendment, and this Ordinance, is exempt from CEQA and no further analysis under CEQA is required.

THE COUNCIL OF THE CITY OF BURBANK ORDAINS AS FOLLOWS:

1. Project No. 25-0004181, which includes a request to amend the Zoning Map, as referenced in BMC Section 10-1-302(A), to establish Zoning Designations for approximately 17 properties on the 600-700 block of Roselli Street (Project sites) to Single Family Residential (R-1) once the properties have been annexed into the City of Burbank, and detached from the City of Glendale (as shown on Exhibit A to this Ordinance), is hereby approved based upon the following findings:

FINDINGS FOR ZONING MAP AMENDMENT:

- I. *The proposed Zone Map Amendment is consistent with the General Plan of the City of Burbank and the provisions of Title 10, Chapter 1 (Zoning) of the Burbank Municipal Code, and are compatible with the specified objectives, policies, general land uses and programs.*

Currently, the boundary between the City of Burbank and the City of Glendale bisects the Subject Properties, leaving approximately fifty (50) feet of each of the Subject Properties in the City of Glendale, while the remainder of the parcels of the Subject Properties are located within the City of Burbank. To correct the improper boundary bisection, the City of Burbank has applied to LAFCO to initiate proceedings to annex the back approximately fifty (50) feet of each of the Subject Properties into the City of Burbank, as well as detach the approximately fifty (50) feet of each of the Subject Properties from the City of Glendale. Once annexed into the City of Burbank, the portions being annexed will need to have an established zoning designation.

The Zone Map Amendment establishes a Zoning Designation of Single Family Residential (R-1) for portions the Subject Properties that are being annexed into the City of Burbank. This designation is consistent with the objectives, policies, general land uses, density and programs of Burbank2035. The Zone Map Amendment would ensure that the newly annexed land be zoned for single family purposes consistent with (1) the existing development pattern on site and in the surrounding neighborhood, which is zoned R-1 and (2) the Low Density Residential General Plan Land Use Designation that would be established for portions the Subject Properties once annexed into the City of Burbank. The proposed Zone Map Amendment will not cause any internal inconsistencies in the General Plan and would not change any policy direction or intent of the General Plan. The Subject Properties are currently improved with single family homes. With the Zone Map Amendment these Subject Properties will continue to enjoy the benefit of single-family home uses.

2. The City Planner is instructed and authorized to establish a Zoning Designation for the Project Sites subject to this approval (i.e., 17 properties on the 600-700 block of Roselli Street) to Single Family Residential (R-1). The City Planner is also instructed and authorized to amend the Zoning Map of the City of Burbank, as referenced in BMC Section 10-1-302(A), to incorporate the changes set forth in this Ordinance.

3. The City Manager, with the approval of the City Attorney, of the City of Burbank, is hereby authorized to negotiate and execute any and all documents to effectuate this Zoning Map Amendment related to the annexation of the Subject Properties, that is consistent with this Ordinance.

4. If any provision of this Ordinance or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections, or applications of the Ordinance, which can be given effect without the invalid provision or application, and to this end each phrase, section, sentence, or word is declared to be severable.

5. This Ordinance shall become effective once the subject properties have been annexed into the City of Burbank, and no earlier than 12:01 a.m. on the thirty-first (31st) day after the date of adoption.

PASSED AND ADOPTED this ___ day of _____, 2026.

Tamala Takahashi
Mayor

Attest:

Approved as to Form:
Office of the City Attorney

Kimberley Clark, City Clerk

Joseph H. McDougall
City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF BURBANK)

I, Kimberley Clark, City Clerk of the City of Burbank, do hereby certify that the foregoing Ordinance was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the _____ day of _____, 2026, by the following vote:

AYES:

NOES:

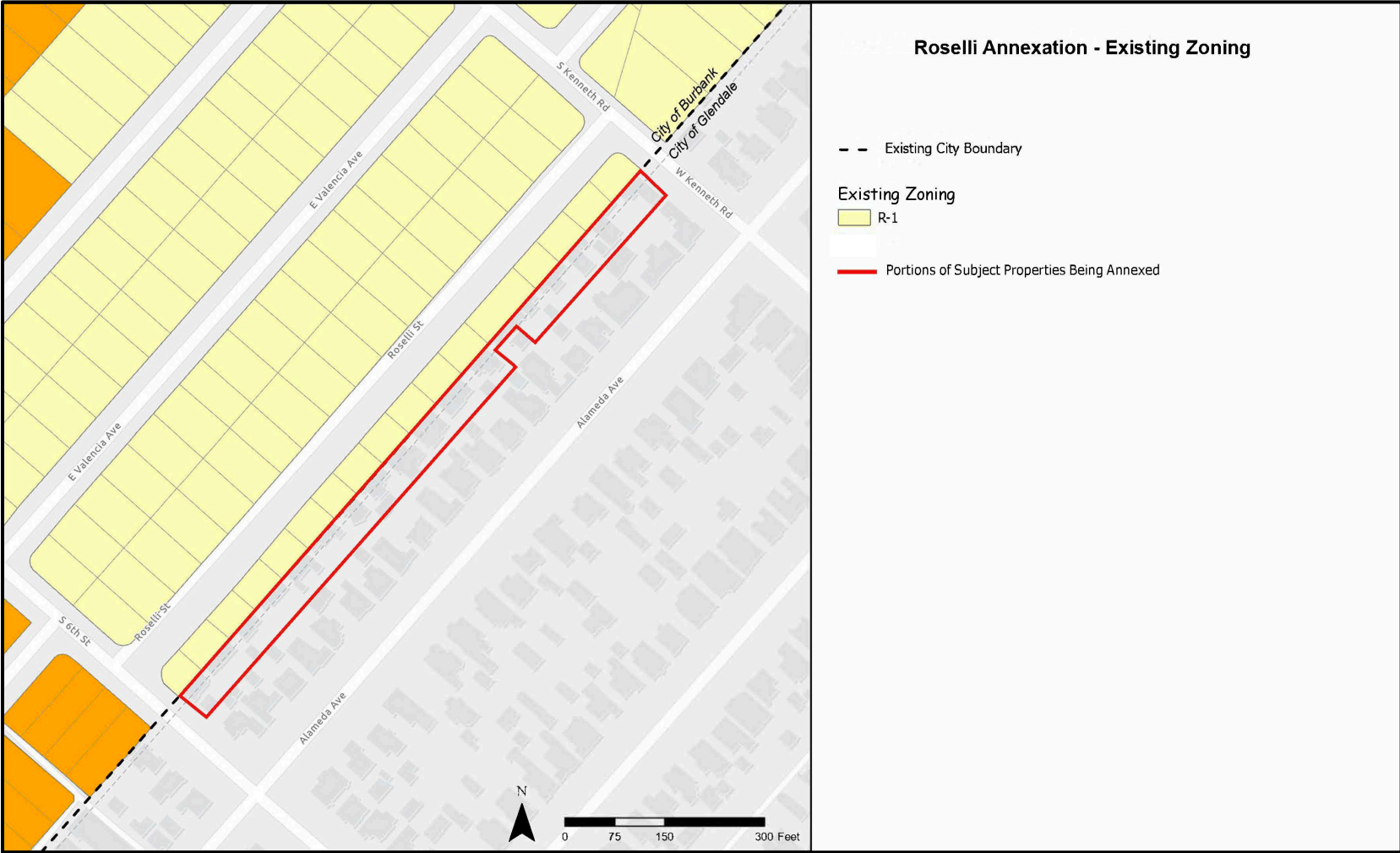
ABSENT:

I further certify that said Synopsis was published as required by law in a newspaper of general circulation in the City of Burbank, California within 14 days following its _____, 2026 adoption.

Kimberley Clark, City Clerk

EXHIBIT A

EXISTING ZONING MAP/DESIGNATIONS



PROPOSED ZONING MAP AMENDMENT/DESIGNATIONS

