

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURBANK CONFIRMING THE COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION THAT PROJECT NO. 24-0002257 A 40-UNIT MULTIFAMILY RESIDENTIAL PROJECT LOCATED AT 910 SOUTH MARIPOSA STREET IS CONSISTENT WITH ALL APPLICABLE OBJECTIVE ZONING, SUBDIVISION, AND DESIGN REVIEW STANDARDS AND APPROVING THE PROJECT'S STREAMLINED MINISTERIAL DESIGN REVIEW AND VESTING TENTATIVE TRACT MAP 84060.

THE CITY COUNCIL OF THE CITY OF BURBANK FINDS:

A. The City is subject to Senate Bill (SB) 35, Streamlined Ministerial Review and Approval Process (California Government (Cal. Govt.) Code 65913.4<sup>1</sup> and Burbank Municipal Code (BMC) 10-1-19300 et seq.).

B. On December 26, 2023, Butterfly Gardens, LLC ("Applicant") submitted a Notice of Intent (NOI) to submit a SB 35 Application for Streamlined Ministerial Design Review for a housing development project located at 910 South Mariposa Street (the "Project").

C. On December 28, 2023, the Planning Division requested Tribal Consultation as required by Cal. Govt. Code Section 65913.4(b).

D. On January 19, 2024, the City and the Fernandeño Tataviam Band of Mission Indians completed the Enforceable Agreement for monitoring of the Project site.

E. On February 28, 2024, the City and the Gabrieleño Band of Mission Indians – Kizh Nation completed the Enforceable Agreement for monitoring of the Project site.

F. On April 18, 2024, the City confirmed in writing the Project submitted at 910 South Mariposa Street was eligible for SB 35 Streamlined Ministerial Approval Processing.

G. On May 10, 2024, Butterfly Gardens, LLC submitted an SB 35 Application for a 40-unit multifamily for-sale residential project and a Vesting Tentative Tract Map No.84060 for Streamlined Ministerial Design Review and Approval Process. The Application also seeks a Density Bonus and related incentives, concessions, and waivers under Cal. Govt. Code Section 65915 et. seq. (State Density Bonus Law). The May 10, 2024, Application included a change in the Project description from the December 26, 2023 NOI from 30 proposed condominium units with 43 subterranean parking spaces, to 40 proposed condominium units with 47 subterranean parking spaces.

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<sup>1</sup> All references to California Government Code Section 65913.4 refer to the law as it existed on the date of the submittal of the Notice of Intent (NOI) Application on December 26, 2023.

H. On May 28, 2024, the City notified the Fernandefio Tataviam Band of Mission Indians and the Gabrieleño Band of Mission Indians – Kizh Nation of the changed Project description to provide an opportunity for further Tribal Consultation. On May 31, 2024, the Gabrieleño Band of Mission Indians – Kizh Nation notified the City of their desire to keep the existing enforceable agreement in place (Attachment 2, Exhibit C). On June 3, 2024, the Fernandefio Tataviam Band of Mission Indians requested that the City provide an updated enforceable agreement changing the agreement date and project description (Attachment 2, Exhibit B). No further Tribal Consultation was requested.

I. On July 1, 2023, the City notified the Applicant of incomplete Application items and Project inconsistencies with objective standards in accordance with Cal. Govt. Code Section 65913.4(c).

J. On October 4, 2024, the Applicant resubmitted an updated SB 35 Application in response to the City's July 1, 2024, notification.

K. On November 4, 2024, the City notified the Applicant that the resubmitted Application was deemed complete.

L. On November 26, 2024, the City Council of the City of Burbank held a duly noticed public meeting to consider the Community Development Director's Determination that the Project is consistent with all applicable Objective General Plan, Zoning, and Subdivision, and Design Review Standards, as well as to conduct Streamlined Ministerial Design Review pursuant to Burbank Municipal Code (BMC) Title 10, Chapter 1 (Zoning), Article 19 (Zoning Procedures and Amendment), Division 12 (Streamlined Ministerial Approval Process), including related State Density Bonus Law approvals, and approve Vesting Tentative Tract Map No. 84060.

M. The Project is statutorily exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to Cal. Govt. Code Section 65913.4(d)(2) and CEQA Guidelines Section 15268.

N. The City Council considered the report, resolution, Exhibits A-F (Exhibit A-Conditions of Approval, Exhibit B-Objective Standard Consistency Table, Exhibit C-Vesting Tentative Tract Map, Exhibit D-Plan Submittal, Exhibit E-Informational Maps, Exhibit F-Prevailing Wage Letter), and Attachments 2 through 9 including the Project Applicant's Biologist Report, Peer Review of the Biologist Report and recommendations of the Community Development Director and the evidence presented at such public meeting.

O. The City Council considered the testimony and evidence from the Project Applicant, and the public presented at such public meeting.

**THE CITY COUNCIL OF THE CITY OF BURBANK RESOLVES:**

**Section 1.** The findings above are true and correct, and incorporated herein.

**Section 2.** The Community Development Director's Determination that Project No. 24-0002257, a proposal for 40 multifamily for-sale residential units and Vesting Tentative Tract Map No. 84060, is consistent with all Objective General Plan, Zoning, Subdivision, and Design Review Standards and Cal. Govt. Code Section 65913.4, is hereby affirmed. Further, the Burbank City Council approves the Ministerial Design Review for the Project with 40 multifamily residential for-sale units and Vesting Tentative Tract Map No. 84060, subject to compliance with all applicable state and local objective zoning, subdivision and design review standards, and the Project's Conditions of Approval included herein as Exhibit A. This approval is based upon the City Council's determination that all required findings for approval of the requested Project application could be made as required under the BMC for Project No. 24-0002257, as follows:

a. Findings for Streamlined Ministerial Design Review:

*The Project conforms to the requirements of Streamlined Ministerial Design Review as outlined in Burbank Municipal Code Title 10, Chapter 1 (Zoning), Article 19 (Zoning Procedures and Amendment), Division 12 (Streamlined Ministerial Approval Process); and California Government Code Section 65913.4, respectively.*

The Project has been reviewed under the requirements noted in BMC Title 10, Chapter 1, Article 19, Division 12. A public hearing was noticed and held at the regular City Council meeting on November 26, 2024. At this public meeting, City staff, the Project Applicant and architect presented the Project and provided responses to questions regarding the proposed Project.

1. The Project complies with all requirements of California Government Code Section 65913.4(a), as detailed in Exhibits A, B, and D attached hereto and incorporated herein by this reference.
2. The 40-unit for-sale residential development is a multifamily housing development containing two or more units (Cal. Govt. Code § 65913.4(a)(1)).
3. The Project parcel is within incorporated City limits and at least 75 percent of the parcel adjoins urban uses, the Project site is surrounded by urban uses on all sides including residential, commercial recreation, and commercial office uses (Cal. Govt. Code § 65913.4(a)(2)(A)-(B)).
4. The Project site's General Plan land use designation of Rancho Commercial and zoning within the M-1 (Industrial) Zone permit residential development allowing residential density of up to 20 units to the acre, and 100 percent of the Project square footage is designated for residential use (Cal. Govt. Code § 65913.4(a)(2)(C)).
5. The Project Applicant has committed 15% of the units to be dedicated affordable for very low-income households and 15% of the units to be

dedicated affordable for moderate-income households for a total of 6 deed restricted affordable units, and to record affordability covenants as required by California Government Code 65913.4(a)(3) (Cal. Govt. Code § 65913.4(a)(3)-(4)).

6. The Project is consistent with all General Plan, Zoning, Subdivision and Design Review standards as provided in Exhibit B (Cal. Govt. Code § 65913.4(a)(5)).
7. The Project site is not located in a coastal zone, on prime farmland or farmland of statewide importance as provided in Exhibit E, or on land zoned or designated for agricultural protection or preservation (Cal. Govt. Code § 65913.4(a)(6)(A)-(B)).
8. The Project site is not located in Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993) as provided in Exhibit E (Cal. Govt. Code § 65913.4(a)(6)(C)).
9. The Project site is not located in a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code as provided in Exhibit E (Cal. Govt. Code § 65913.4(a)(6)(D)).
10. The Project site is not a hazardous waste site that is listed pursuant to Cal. Govt. Code Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code as provided in Exhibit E (Cal. Govt. Code § 65913.4(a)(6)(E)).
11. The Project site is not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, as provided in Exhibit E (Cal. Govt. Code § 65913.4(a)(6)(F)).
12. The Project site is not within a special flood hazard area as determined by the Federal Emergency Management Agency ("FEMA") in any official maps published by FEMA (Cal. Govt. Code § 65913.4(a)(6)(G)).
13. The Project site is not located within a regulatory floodway as determined by FEMA in any official maps published by FEMA (Cal. Govt. Code § 65913.4(a)(6)(H)).
14. The Project site is not located in lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with

Section 2800) of Division 3 of the Fish and Game Code), or in a habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec.1531 et seq.), or other adopted natural resource protection plan as provided in Exhibit E (Cal. Govt. Code § 65913.4(a)(6)(I)).

15. The Project site is not located within Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code). The determination was based on Biologist Report (Attachment 9, Exhibit A) prepared by a State licensed Biologist and the findings of which were confirmed by an independent biologist in Attachment 9, Exhibit B (Cal. Govt. Code § 65913.4(a)(6)(J)).
16. The Project site is not located under a conservation easement as provided in Exhibit E (Cal. Govt. Code § 65913.4(a)(6)(K)).
17. The Project site is currently developed with a temporary commercial use and has previously been occupied by a commercial use. As such, the Project site:
  - a. Will not require the demolition of housing that is subject to recorded restrictions or law that limits rent to levels affordable to moderate, low, or very-low income households; housing subject to rent control; or housing currently occupied by tenants or that was occupied by tenants within the past 10 years (Cal. Govt. Code § 65913.4(a)(7)(A));
  - b. Has not been previously used for housing occupied by tenants that was demolished within the past 10 years (Cal. Govt. Code § 65913.4(a)(7)(B)).
18. The Project will not result in the demolition of a historic structure that is on local, state, or Federal historic register (Cal. Govt. Code § 65913.4(a)(7)(C)).
19. The Project site does not contain housing units that are occupied by tenants, or units that are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property (Cal. Govt. Code § 65913.4(a)(7)(D)).
20. The Applicant has certified that all construction workers employed in the execution of the development will be paid at least the applicable general

prevailing rate of per diem wages or apprenticeship wages, and will comply with all other applicable requirements listed in Cal. Govt. Code Section 65913.4(a)(8)(A)(ii).

21. The Project is consistent with all objective subdivision standards in the BMC and will pay prevailing wages and use a skilled and trained workforce as applicable (Cal. Govt. Code Section 65913.4(a)(9)).
22. The Project site is not a parcel of land or site governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act (Cal. Govt. Code Section 65913.4(a)(10)).
23. The Project complies with all applicable development standards noted in the BMC, unless deviations are otherwise permitted through the incentive, concession, or waiver requests sought under local and State density bonus law (BMC Section 10-1-634 et. seq. and Cal. Govt. Code Section 65915), as shown in Exhibit B – Objective Standards Consistency Analysis. More specifically, the Project complies with the development standards related to: all required front, side, and rear yard setbacks, 50% landscaping required of required front and side yards, design review standards concerning building orientation and design, Spanish Colonial style architecture, location requirements and all other applicable standards as identified in Article 6, Division 3.5 (Multifamily Residential-Only Development in Nonresidential Zones), and Articles 11 through 17 of Chapter 1 (Zoning) of Title 10 (Zoning Regulations) of the BMC, as well as BMC Section 10-1-630 (Additional Requirements for the Rancho Area).

b. State Density Bonus Requests:

*The Project conforms to the requirements outlined in BMC Section 10-1-634 et. seq. and Cal. Govt. Code Section 65915.*

In accordance with BMC Section 10-1-634 et. seq. and Cal. Govt. Code Section 65915, the Project Applicant is requesting a density bonus, as well as two incentives and two waivers from the City's development standards:

1. Additional Residential Units (Density Bonus Units): A density bonus must be granted in the amounts specified by State law if the Project provides a certain number of affordable housing units (Cal. Govt. Code §§ 65915(a)(1), 65915(b)(1), 65915(v)(1)). Pursuant to Cal. Govt. Code Section 65915(f)(2) and 65915(v)(2), the Project Applicant is requesting a 100% density bonus by providing 15% of the total proposed housing units (without including density bonus units) as very low-income affordable units, and an additional 15% of the total units as moderate-income affordable units. The Project proposes to build 40 total residential for-sale units with three units set aside as very low-income and three units set aside as moderate income. The

Burbank2035 General Plan Land Use Designation of Rancho Commercial for the Project Site has a maximum density of 20 units per acre. With the density bonus applied, the Project is proposing a density of 40 units per acre. Because the Project proposes the required amount of very low income and moderate-income units, the Project is entitled to the 100% density bonus as required by Cal. Govt. Code Section 65915.

2. **Deferral of Development Impact Fees:** Under Cal Govt. Code Section 65915(d)(2)(C), the Project is entitled to up to three incentives or concessions because the Project proposes to set aside 15% of the total residential units for very low-income households. Incentives or concessions include, but are not limited to, reductions in site development standards, modifications to zoning code or design requirements, or other regulatory incentives or concessions that result in identifiable and actual cost reductions to provide the affordable housing units (Cal Govt. Code § 65915(k); BMC § 10-1-640). Pursuant to BMC Section 10-1-640(A)(3), the Applicant requests an incentive in the form of a deferral of payment of all development impact fees to 24 months after the issuance of the Project's Certificate of Occupancy. Deferral of the fee payments will allow the Applicant to construct and sell units prior to the payment of the fees and allow the existing financing for the Project to be allocated toward permitting and construction costs for the six affordable units and lower the overall costs of financing the Project. Because the incentive will result in identifiable and actual cost reductions for the Project and is permitted under BMC Section 10-1-640(A)(3), the incentive is approved, subject to the Applicant furnishing a performance bond in the total amount of the development impact fees applicable to the Project, on a form approved by the City, to guarantee future payment of any fees deferred under this incentive request. Therefore, the incentive request is approved.
3. **Miscellaneous Encroachments:** The second incentive request is to provide relief from BMC Section 10-1-624(E), which outlines maximum encroachments of various structures or objects, including balconies, into setback areas. The incentive request for relief from this standard is to permit certain balconies to be a minimum of 1 foot 6 inches from the property line after dedications. The incentive will provide identifiable cost reductions that allow for the construction of the affordable units by allowing the building to be designed more efficiently given the irregular shape of the lot and the angle of the front lot line relative to the proposed structure. Further, the incentive will allow an expansion of the Project's building footprint so that additional permitted residential units under State Density Bonus Law can be provided, which would help offset the cost of providing affordable units. Because this incentive will result in actual and identifiable cost reductions for the Project, this incentive request is approved.

4. Height: Under Cal. Govt. Code Section 65915(e), the City must waive or reduce any development standard that will have the effect of physically precluding the construction of a project that includes permitted density bonus units and incentives or concessions. The Applicant is seeking a waiver of the development standards for height. Pursuant to BMC Section 10-1-624(D), the maximum height for the proposed building is 40 feet because the Project is within 149 feet distance from the closest residential lot located across Mariposa Street. The Applicant is proposing a maximum height of 63.7 feet, to include a 4<sup>th</sup> and 5<sup>th</sup> floor, which is necessary to accommodate a total of 40 units as permitted under State Density Bonus Law. The total unit count is needed to accommodate the six proposed affordable units. The waiver is necessary to physically accommodate the necessary building envelope to accommodate the total of 40 dwelling units including the designated affordable units for very low-income and moderate-income households as permitted under State Density Bonus Law. As a result, this waiver is approved.
  5. Plane Breaks and Modulation: The second waiver request is for relief from the development standards for plane breaks and modulation. Pursuant to BMC Section 10-1-624(G)(1)(a), a plane break shall be provided along each street-facing façade exceeding 50 feet in width. The plane break shall be of at least 10 percent of the façade width or 20 feet, whichever is greater. The Applicant proposes multiple plane breaks along the building's front façade that do not meet the minimum width or depth. The waiver is necessary to physically accommodate the necessary building envelope to accommodate the total of 40 dwelling units including the designated affordable units for very low-income and moderate-income households as permitted under State Density Bonus Law. As a result, this waiver is approved.
- c. Vesting Tentative Tract Map  
*The Project conforms to the objective subdivision requirements outlined in Burbank Municipal Code Title 11 (Subdivisions) Chapter 1 (Subdivision Regulations).*

The Applicant has submitted proposed Vesting Tentative Tract Map No. 84060 (Map). In accordance with Cal. Govt. Code Section 65913.4, the Map is consistent with all objective subdivision standards as well as in compliance with all objective general plan standards applicable to similar types of land subdivisions. Vesting Tentative Tract Map No. 84060 has been reviewed under the requirements in BMC Title 11, Chapter 1, and is conditionally approved, subject to compliance with all Conditions of Approval as noted in Exhibit A, attached and incorporated herein, including but not limited to payment of prevailing wages and use of a skilled and trained workforce as required by Cal. Govt. Code Section 65913.4(a)(9). There are no grounds to deny the Map under BMC Section 11-1-306 or Cal. Govt. Code Section 66474..



**Section 3.** The California Environmental Quality Act (CEQA) (Division 13, commencing with section 21000) of the Public Resources Code) does not apply to projects qualifying for the Streamlined Ministerial Approval Process pursuant to CEQA Guidelines Section 15268. Likewise, CEQA does not apply to the ministerial review and approval of a subdivision application pursuant to Cal. Govt. Code Section 65913.4(d)(2). As a result, this Project is not subject to CEQA review and there are no unusual circumstances that would preclude the use of these exemptions. The City Planner shall file a Notice of Exemption with the Los Angeles County Clerk and submitted to the State Clearinghouse, within 5 days of the City Council's decision.

**Section 4.** The City Clerk shall mail a copy of this Resolution to the Project applicants.

PASSED AND ADOPTED this \_\_\_\_ day of November, 2024.

\_\_\_\_\_  
Nick Schultz  
Mayor

Approved as to Form:  
Office of the City Attorney

Attest:

\_\_\_\_\_  
Kimberley Clark, City Clerk

By: \_\_\_\_\_  
Lisa Kurihara  
Senior Assistant 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 Resolution was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on this \_\_\_\_ day of November, 2024, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Kimberley Clark, City Clerk

**EXHIBIT A**

**CONDITIONS OF APPROVAL**

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**Project No. 24-0002257**

**SB 35 Housing Development Project and Vesting Tentative Tract Map No. 84060**  
**(910 South Mariposa Street – Butterfly Gardens, LLC)**

**Planning Division**

1. Project No. 24-0002257 a SB 35 Housing Development Project and Vesting Tentative Tract Map No. 84060 approves the construction of forty (40) for-sale units, which includes three units that will be set aside as deed restricted dwelling units affordable to eligible very low-income households and three units that will be set aside as deed restricted dwelling units to eligible moderate-income households and the creation of air rights for each individual condominium unit. The Project is located at 910 South Mariposa Street in the M-1 (Industrial) Zone.
2. Unless otherwise provided for under the provisions of SB 35 (California Government Code § 65913.4<sup>1</sup>), this approval shall expire if construction activity on the Project is not initiated within three years of the date of this approval (expires on November 26, 2027, or as otherwise provided under California Government Code Section 65913.4(f)), unless the Property Owner has diligently developed the Project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. The Project may receive a one-time, one-year extension if the Project Applicant can provide documentation that there has been significant progress toward getting the development construction ready, such as filing a building permit application. The Property Owner/Project Applicant can make a written request for a 1-year extension of the approved Project. The extension request is subject to the review and approval of the Community Development Director or his/her designee.
3. The operation/construction on the Project site shall remain in substantial conformance with the request and with the application materials submitted by the Applicant and the Project plans date stamped and approved by the City Council and Community Development Director on November 26, 2024, and placed on file in the office of the City's Community Development Department's Planning Division. The Project Applicant shall provide material boards for the proposed buildings that include the colors and finishes of the different building model types. These material boards must be submitted as part of the plan check submittal and must be reviewed and approved by the Planning Division prior to the issuance of a building permit for any of the buildings. The Community Development Director or their designee may approve minor modifications to the City approved plans within the approved building envelope. Additional modifications to the approved plans may be requested, reviewed, and approved as provided by California Government Code Sections subject to the review and approval of the Community Development Director or their designee.
4. The Project Applicant shall comply with all applicable federal, state, and local laws.

<sup>1</sup> Unless otherwise indicated, all references to California Government Code Section 65913.4 refer to the law as it existed on the date of the submittal of the Project's Notice of Intent (NOI) Application on December 26, 2023.

Violation or conviction of any of those laws in connection with the Project will be cause for revocation of this approval.

5. The Project Applicant shall list these standard Conditions of Approval in the construction plans submitted to the Building and Safety Division as part of the building plan check submittal and building permit request. The Applicant shall also provide a separate written document in spreadsheet table format or similar outlining how, or where, each of the Conditions of Approval have been addressed in the building permit plan set for all City Division/Department's conditions enclosed and provide the same number of copies as building plan sets submitted for Building Plan Check.
6. By signing and/or using this approval, the Applicant acknowledges all the conditions of approval imposed and accepts this approval subject to those Conditions of Approval and with full awareness of the provisions of the Burbank Municipal Code (BMC). Failure of the Applicant or property owners to sign the Project's conditions does not affect their enforceability by the City or other responsible entity. These Conditions of Approval are binding upon all future property owners and occupants of the Project site located at 910 South Mariposa Street.
7. The Project must maintain the areas and square footage of landscaping that are noted on the plans approved by the City Council, unless otherwise modified by these Conditions of Approval. Any deviations from the plans must be reviewed and approved by the Community Development Director or their designee.
8. A material board and color pallet board shall be provided for each of the proposed residential building types. Colors and materials shown on the material board must be reflected on the Building Permit Plans unless otherwise approved by the Community Development Director or their designee.
9. The height of the buildings must be measured from grade in accordance with the BMC definition of "Grade" as defined in BMC Section 10-1-203. Building section details for each building must be included in the plans submitted for Building Plan Check. These sections must depict the height measurement noted from grade to the top of plate, and to the roof pitch/appurtenant structures.
10. The Project must be built and operated in conformance with the applicable state and local objective design, development, and subdivision standards as approved by the City Council.
11. The Project shall be built to conformance with the applicable provisions of the City's Inclusionary Housing regulations as noted in BMC Section 10-1-644 et seq.
12. Pursuant to the application, review and approval processes outlined in BMC Title 11 (Subdivisions), Chapter 1 (Subdivision Regulations), a Final Map application shall be submitted prior to the issuance of a Final Certificate of Occupancy for the Project, subject to the review and approval of the City's Community Development Director or his/her designee, or as otherwise outlined in the BMC. The Final Map process shall be completed within three years of submittal, and before the issuance of any Certificate of Occupancy.

13. Pursuant to the Enforceable Agreement between the City and the Fernandefio Tataviam Band of Mission Indians (FTBMI) dated June 7, 2024, the Project Applicant shall retain a professional Cultural Resources monitor procured or selected by the FTBMI to observe all clearing, grubbing, and grading operations. If cultural resources are encountered, the monitor will have the authority to request that ground-disturbing activities cease within 60 feet of discovery to assess and document potential finds in real time. One monitor will be required on-site for all ground-disturbing activities in areas designated through additional consultation. However, if ground-disturbing activities occur in more than one of the designated monitoring areas at the same time, then the parties can mutually agree to an additional monitor, to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage.
  - All archeological documents created as a part of the Project (isolate records, site records, survey reports, testing reports, and monitoring reports) shall be provided to the FTBMI.
  - The Applicant and City shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during the Project implementation.
14. Applicant shall provide notice to FTBMI not less than 14 calendar days prior to commencement of ground disturbing activities to ensure FTBMI has sufficient time to schedule adequate site monitoring personnel.
15. FTBMI shall be responsible to retain sufficient monitoring personnel to meet its monitoring obligations during all phases of ground disturbing activities. The applicant may, but shall have no obligation to, stop ground disturbing activities in the event FTBMI is not able to attend or monitor the site.
16. The Project Applicant shall pay FTBMI a rate of \$150.00 per hour for all monitoring costs and expenses.
17. The FTBMI Monitor shall complete monitoring logs on a daily basis, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified and available to the City upon request. The on-site monitoring shall end when grading and excavation activities of native soil (i.e., previously undisturbed) are completed, or when the FTBMI Native American Monitor has indicated that the site has a low potential for cultural resources, whichever occurs first. The City may request a copy of all field documentation from the FTBMI Native American Monitor. In addition, the FTBMI Native American Monitor shall provide the City a "closeout report" that addresses the FTBMI Native American Monitors role on the Project and provides a summary of cultural findings, if any.
18. FTBMI shall comply with Applicant's site access and workplace safety requirements.

19. If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code § 7050.5 and that code enforced for the duration of the Project.
20. Pursuant to the Enforceable Agreement between the City and the Gabrieleño Band of Mission Indians – Kizh Nation (the “Kizh” or the “Tribe”) dated January 22, 2024, the Project Applicant shall retain and compensate a professional Tribal Cultural Resources monitor procured or selected by the Gabrieleño Band of Mission Indians – Kizh Nation (the “Kizh” or the “Tribe”). Prior to the commencement of any “ground disturbing activity” for the subject Project at all Project locations (i.e.: both on-site and any off-site locations that are included in the Project description/ definition and/or required in connection with the Project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. If cultural resources are encountered, the Native American monitor will have the authority to request that ground-disturbing activities cease within 50 feet of discovery to assess and document potential finds in real time. One monitor will be required on-site for all ground-disturbing activities in areas designated through additional consultation. However, if ground-disturbing activities occur in more than one of the designated monitoring areas at the same time, then the Project Applicant, doing business as Butterfly Gardens LLC, and Kizh can mutually agree to an additional monitor, to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage.
  - All archaeological documents created as a part of the Project (isolate records, site records, survey reports, testing reports, and monitoring reports) shall be provided to the Gabrieleño Band of Mission Indians – Kizh Nation.
  - The applicant and City shall, in good faith, consult with the Gabrieleño Band of Mission Indians – Kizh Nation on the disposition and treatment of any Tribal Cultural Resource encountered during the Project implementation.
21. Applicant shall provide written notice to the Gabrieleño Band of Mission Indians – Kizh Nation not less than 30 days prior to commencement of ground disturbing activities to ensure the “Tribe” has sufficient time to schedule adequate site monitoring personnel.
22. The Gabrieleño Band of Mission Indians – Kizh Nation shall be responsible to retain sufficient monitoring personnel to meet its monitoring obligations during all phases of ground disturbing activities. The applicant shall be obligated to contact The Gabrieleño Band of Mission Indians 24-72 hours prior to any ground disturbance activities on the Project site, so that there are sufficient monitoring personnel to meet its monitoring obligations during all phase of ground disturbance activities to, stop ground disturbing activities in the event Gabrieleño Band of Mission Indians – Kizh Nation is not able to attend or monitor the site.
23. The Tribe shall charge a fee according to Tribal monitoring services at industry

standards for the Tribal monitoring services of all ground disturbances. The Project Applicant shall be responsible for payment of the fee.

24. The Gabrieleño Band of Mission Indians – Kizh Nation Monitor shall complete monitoring logs on a daily basis, providing descriptions of the daily ground disturbing activities, including construction activities, locations, soil, and any cultural materials identified and available to the City upon request. The on-site monitoring shall end when grading and excavation activities of native soil (i.e., previously undisturbed) are completed, or when the Gabrieleño Band of Mission Indians – Kizh Nation Monitor has indicated that the site has a low potential for cultural resources, whichever occurs first. The Gabrieleño Band of Mission Indians – Kizh Nation Monitor logs will identify and describe any discovered Tribal Cultural Resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. The City shall request a copy of all field documentation from the Gabrieleño Band of Mission Indians – Kizh Nation Monitor. In addition, the Gabrieleño Band of Mission Indians – Kizh Nation Monitor shall provide the City a “closeout report” that addresses the Gabrieleño Band of Mission Indians – Kizh Nation Monitor’s role on the Project and provides a summary of cultural findings, if any.
25. The Gabrieleño Band of Mission Indians – Kizh Nation shall comply with Applicant’s site access and workplace safety requirements.
26. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code enforced for the duration of the project.
27. In accordance with BMC Section 9-1-1-107, Applicant must provide a Construction Means and Method Plan (CMP) that includes a detailed description of the construction process, organized sequentially; an explanation of the impact that the construction will have on the adjacent properties, the immediate surrounding neighborhood, and the community; and a description of the construction mitigation measures that the Applicant will implement to minimize the impacts of noise, dust, vibrations, utility shutoffs, and other construction impacts on adjacent properties and the immediate surrounding neighborhood. The CMP is subject to review and approval by the City Building Official and the City Engineer. The Applicant and/or on-site primary general contractor (superintendent) shall have the responsibility of monitoring and enforcing the approved Construction Means and Method Plan. The CMP shall provide a comprehensive outline of how the Applicant and Contractor(s) shall implement construction work at the Project site and vicinity, as well as addressing the issue of parking, access, deliveries, et cetera.
28. The Project Applicant shall indicate the location of construction personnel parking throughout the duration of construction. Additionally, no construction personnel will be permitted to park any vehicle anywhere on any of the

surrounding City streets. (BMC 9-1-1-105). Contractors shall be required to post, and enforce, "NO CONSTRUCTION PARKING" signs at these locations to alleviate neighboring concerns.

29. The Project shall comply with the applicable requirements for construction activity as noted in BMC Section 9-1-1-105.10, which includes amongst other things that there shall be no set-up, staging, or similar operations whatsoever until 7:00 a.m. Monday through Friday and not until 8:00 a.m. on Saturday.
30. All hauling related to construction shall not be commenced without hauling permits from the City (BMC 9-1-1-105).
31. Request for work outside of BMC construction hours may be granted for specific purposes, and limited time periods only. All requests must be submitted in writing to the Community Development Director and approved prior to commencing any off-hour work in accordance with BMC Section 9-1-1-105.10.
32. In addition to the above requirements, the general contractor and on-site construction superintendent (or other designated primary contractor responsible for activities on and around the Project site) shall continue to strictly enforce the other construction requirements specific to the Project, which includes, but is not limited to the following: the construction site and its perimeter area shall be kept free of trash, debris, and litter throughout the period of construction. (BMC 9-1-13-308.1.1)
33. The Project Applicant shall identify, to the satisfaction of the City of Burbank Community Development Department's Planning Division, a qualified "Noise Disturbance Coordinator". The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City of Burbank Community Development Director or his/her designee. All signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator in addition to the general contractor and construction superintendent. (Burbank2035 General Plan – Noise Element, Policy 1.3)
34. The Project must comply with all applicable standards outlined and stated in the Burbank Municipal Code Title 10, Chapter 1, including but not limited to Article 6, Division 3.5 (Multifamily Residential-Only Development in Nonresidential Zones), Division 5 (Affordable Housing Incentives), and BMC Section 10-1-630 (Additional Requirements in the Rancho Area).
35. The Project must not exceed a density of more than 40 units per acre.
36. The Project must not exceed an overall building height greater than 63 feet and 8.5 inches in accordance with the Project plans date stamped and approved by the City Council and Community Development Director on November 26, 2024.
37. The Project must comply with the open space requirements outlined in BMC Section 10-1-624(A).



38. The Project must comply with BMC Section 10-1-624(E)(7)(a) requiring that a minimum of 50 percent of front and exposed side yards must be landscaped.
39. The Project must comply with BMC Section 10-1-624(E)(7)(e) requiring a minimum of one tree to be planted for every 40 linear feet of street frontage or fraction thereof.
40. The Project must comply with BMC Section 10-1-624(H)(2) requiring arbors, pergolas, and similar structures are limited to a maximum height of nine (9) feet, a maximum width of six (6) feet, and a maximum interior length of three (3) feet as measured from the highest abutting finished ground surface. Other yard features are limited to a maximum height of six (6) feet and a maximum width of six (6) feet.
41. The Project must comply with BMC Section 10-1-624(I) Parking Areas and Driveways).
42. The Project must comply with BMC Section 10-1-624(L)(2) concerning the provision of on-site amenities.
43. The Project must provide a photometric plan with Building Plan Check submittal that complies with the standards in BMC Section 10-1-624(V) (Lighting).
44. The Project must comply with BMC Section 10-1-630(C) (Vegetation).
45. Pursuant to California Government Code Section 65915(e), the City shall grant a waiver from the maximum height requirement stated in BMC 10-1-624 (D) of 40 feet.
46. Pursuant to California Government Code Section 65915(d)(2)(C) and BMC Section 10-1-640(A)(3), the City shall grant the Applicant's incentive request for deferral of payment of all applicable development impact fees to 24 months after the issuance of the Project's Certificate of Occupancy, provided that the Applicant must furnish a performance bond in the total amount of the development impact fees applicable to the Project, on a form approved by the City, to guarantee future payment of any fees deferred under this incentive. The Applicant shall submit the performance bond to the City, subject to City's review and approval, prior to the issuance of any Building Permits for the Project.
47. The Project must comply with the landscaping requirements outlined in BMC Section 10-1-624(N).
48. The Project must comply with parking standards outlined in BMC Section 10-1-1401.
49. The Project must comply with the parking standards noted on the plans adopted by the City Council in compliance with applicable local and State regulations for an SB 35 Project (CA Govt. Code Section 65913.4). Any reduction in the number of parking stalls shall be subject to review and approval by the Community Development Director or their designee.
50. The Building Plan Check and Building Permit Plans must remain in compliance with the design elements and architectural designs that are shown on the plans approved by the City Council during ministerial design review. Any deviations from

these standards must be approved by the Community Development Director or his/her designee and must comply with the design standards outlined in BMC Sections 10-1-624 and 10-1-630.

51. All parking stalls on-site must meet the requirements outlined in BMC Section 10-1-1401, unless otherwise modified by applicable State Density Bonus Law and/or California Government Code Section 65913.4.
52. The ingress and egress to and from parking stalls on site shall comply with standards outlined in BMC Section 10-1-1403.
53. The location of parking stalls shall comply with standards outlined in BMC Section 10-1-1412.
54. The Project must comply with the parking lot design standards outlined in BMC Section 10-1-1417.
55. Where applicable, any parking lots abutting and adjacent to residential zones must comply with BMC Section 10-1-1417.2.
56. The Project shall comply with landscaping requirements outlined in BMC Section 10-1-1418.
57. The Project must comply with the curb-cut standards outlined in BMC Section 10-1-1602.
58. The Project must comply with the driveway width standards outlined in BMC Section 10-1-1603.
59. The Project must comply with the driveway slope requirements outlined in BMC Section 10-1-1604.
60. The Project shall comply with turn-around area requirements outlined in BMC Section 10-1-1606.
61. The Project must comply with the City's Inclusionary Housing requirements outlined in BMC Section 10-1-646(A).
62. The Project must comply with the City's Affordability and Development Standards found in BMC Sections 10-1-639(A) and 10-1-639(C).
63. The Project must comply with BMC Section 10-1-639(D), requiring affordable units to be built on site and dispersed within the housing development. The number of affordable units must be equivalent to the bedroom mix of the non-affordable units of the housing development, unless the developer chooses to include a higher proportion of affordable units with more bedrooms. The design and appearance of the affordable units must be compatible with the design of the overall housing development.
64. The Project must comply with the duration of time the inclusionary units must remain as affordable units restricted for sale to qualifying low-income households as outlined in BMC Section 10-1-651(C), which shall be not less than 55 years.

65. The Project shall comply with right-of-way, roadway, parkway, and median width requirements outlined in BMC Section 11-1-1009.
66. The Project shall comply with the lot area, width and depth requirements outlined in BMC Section 11-1-1101.
67. The Project shall comply with the lot frontage requirements outlined in BMC Section 11-1-1102, unless otherwise modified under State Density Bonus Law with the issuance of a concession or a waiver.
68. The Project shall comply with site drainage requirements as outlined in BMC Section 11-1-1509.
69. The Project shall comply with the sanitary sewer requirements outlined in BMC Section 11-1-1512 and BMC Title 8, Chapter 1.

### **Housing Division**

70. The Project Applicant shall enter into an Affordable Housing Agreement with the City that will satisfy the requirements of the Burbank Municipal Code, Inclusionary Housing and Density Bonus Implementing Regulations, Government Code Section 65915, Government Code Section 65913.4, and any applicable HCD Guidelines. The Affordable Housing Agreement shall be finalized and recorded with the City prior to the issuance of any certificate of occupancy or approval of the final map for the Project, whichever occurs first. The Affordable Housing Agreement must include the following provisions identified below:
  - A table showing the number of bedrooms, unit size, and location of each of the Affordable Units and a floor plan that references the table and shows the type of Affordable Unit and location to ensure units are dispersed throughout the site.
  - Provisions for the review and approval of a Marketing and Tenant Selection Plan.
  - Description of the process for qualifying prospective homebuyer households for income eligibility.
  - To comply with all the provisions of the Burbank Municipal Code, California Government Code Section 65915, California Government Code Section 65913.4, and the HCD Guidelines, the Affordable Units shall remain reserved for lower income homebuyers in perpetuity for as long as the land is used for housing, which shall not be less than 55 years. Household incomes of eligible households shall not exceed eighty percent (80%) of annual median income (AMI), adjusted for actual household size, as AMI is determined annually by HCD (25 CCR Section 6932). Sales prices shall be calculated as provided in Health & Safety Code Section 50052.5 and 25 CCR 6920.
  - Any other specific provisions required by the Burbank Municipal Code, Inclusionary Housing and Density Bonus Implementing Regulations,

California Government Code Section 65915, California Government Code Section 65913.4, and the HCD Guidelines.

71. The Project Applicant is subject to full cost recovery of City expenses, including any consultant time, for drafting and recording the Affordable Housing Agreement with the City and for ensuring the Project Applicant's compliance with said agreement. These fees are authorized by the City of Burbank fee schedule under Article III Land Use and Zoning, and Article I, Section 14 (Real Estate Services).
72. Recording of Agreements with Buyers of Affordable Units. The City shall provide Affordability Agreements and other documents (which may include resale restrictions, deeds of trust, rights of first refusal, and/or other documents) between the City and the homebuyer that must be executed and/or recorded against each Affordable Unit at the time of sale. The Project Applicant shall ensure that the Affordability Agreements and other documents provided by the City are properly executed and recorded.
73. The Affordability Agreement for each Affordable Unit shall include a requirement for owner-occupancy of the Affordable Unit and a provision for City monitoring of that requirement and other provisions of the Affordability Agreement. City monitoring will include a requirement for the homebuyer to either a) utilize annually an on-line system to collect and submit documents to demonstrate compliance with the Affordability Agreement; or b) pay an annual fee, adopted by the City Council, for City staff or a City-hired consultant to collect, review, and audit compliance of each homeowner. The future homebuyers are subject to full cost recovery of City expenses to ensure compliance with the Affordability Agreement. These Fees are authorized by the City of Burbank fee schedule under Article III Land Use and Zoning, and Article I, Section 14 (Real Estate Services).

### **Building Division**

74. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the **2022 edition** of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards, including all intervening Code cycles and local amendments adopted as of January 01, 2023.
75. Plans and reports submitted for Plan Check Review are to be submitted electronically. For more information about the online submittal process, please contact the Building Division at 818-238-5220 or via email at [eplancheck@burbankca.gov](mailto:eplancheck@burbankca.gov).
76. All the Conditions of Approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
77. All Departments that have provided Conditions of Approval are to review drawings and provide final approval via online electronic review, prior to issuance of Building Permit.

78. Development Impact Fees are assessed by the City for construction of new commercial and/or residential square footage as listed in the Burbank Fee Schedule and Title 10, Article 22, of the Burbank Municipal Code.
79. Low Impact Development (LID): A LID Plan is required for City review that provides a comprehensive, technical discussion of how the project will provide on-site retention in compliance with the requirements of the LID Ordinance and LID Standards Manual. (BMC Section 9-3-414 and the California Green Building Code.)

Best Management Practices and control measures shall be prioritized in the following order:

- i. On-site infiltration, bioretention, and/or rainfall harvest.
  - ii. On-site biofiltration, off-site ground water replenishment, and/or off-site retrofit.
80. New or Addition/Alteration construction projects within the City of Burbank are subject to MWELo (Model Water Efficient Landscaping Ordinance) review. (BMC Section 9-3-500)

- Full structure demolition and new construction are required to provide a full MWELo plan check set for review.
- New or replacement landscape areas for residential and non-residential projects between 500 (new) and 2,500 (replacement) square feet requiring a building or landscape permit, plan check, or design review will be required to complete, either a Performance or Prescriptive Compliance Method. Full house demolition will require MWELo review, either prescriptive or performance, no exceptions.

81. The Project site shall comply with accessibility requirements for the various occupancies as stated in California Building Code Chapter 11. Accessibility regulations apply to all common areas and pools and spas.

82. The parking layout will have to comply with City standards, including minimum turning radii for accessing parking stalls. (BMC Section 10-1-1401)

- i. Standard Plans(<https://www.burbankca.gov/web/public-works/standard-plans>)
- ii. General Parking Standards BT-402
- iii. Parking Bay Widths BT-403
- iv. Striping BT-404

83. Separate Permits will be required for the following (BMC Section 9-1-1-105):

- Demolition
- Grading & Shoring
- Architectural & Structural
- Mechanical
- Plumbing
- Electrical

84. Deferral of any submittal items shall have prior approval of the City Building Official. The registered design professional in responsible charge shall list the deferred submittals on construction documents for review (BMC Section 9-1-2 & CBC 107.3.4.1).
85. Screening will be required for equipment located in front and side yards. The screening will include the electrical panels, A/C compressor units, gas meters, and transformers. All screening will be subject to approval by Planning and Building divisions, and Burbank Water and Power (BWP). (BMC Section 10-1-624(W), BMC Section 10-1-1417.1).
86. Grading and drainage plans will be required, and a separate Grading & Shoring Permit will be required. Geotechnical report to be submitted along with Grading & Shoring Permit Application. (BMC Section 7-1-104)

The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to new construction, additions, remodels, renovation, tenant improvement and alteration projects over 500 square feet in scope of work. (BMC Section 9-1-11-1012).

87. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection.
88. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the California Building Code and local City Building Code (California Building Code Section 107)
89. Approved hours of construction are:  
Monday – Friday 7:00 am to 7:00 pm  
Saturday 8:00 am to 5:00 pm  
No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department (BMC Section 9-1-1-105.10).

### **Transportation Division**

90. Provide a 37-foot dedication along the entire project frontage that allows the City to widen South Mariposa Street in accordance with the Burbank2035 General Plan. Utilize the following dimensions (from the 910 South Mariposa Street property line along the project frontage): 13-foot decomposed granite area that can be optionally improved with small plants, bushes, or shrubs, at the applicant's discretion, to be maintained by the applicant; a 5-foot sidewalk with a 7-foot planting strip maintained by the applicant (for 12 feet of total parkway); 8-foot parking lane; 11-foot northbound travel lane; 11-foot southbound travel lane; maintain existing planting strip and sidewalk on the opposite curb. This cross-section allows for the

future construction of a bridle path on South Mariposa Street, which is identified as a Long-Term Priority Project in the City of Burbank Complete Our Streets Plan.

91. Install pedestrian ramp at the curb between driveway and southern property line across from SW corner of Mariposa and Valley Heart. Design per [Caltrans Standard Plans](#) A88A Case F to connect project pedestrian path of travel to contiguous public sidewalk. Standard for pedestrian connectivity is Burbank2035 General Plan Mobility Element Policy 5.5, which requires new development to provide land necessary to accommodate pedestrian infrastructure, including sidewalks at the standard widths specified in Table M-2.
92. Points where equestrian path crosses the driveway and pedestrian access paths must have a surface of concrete with stiff broom finish, pursuant to City's Complete Streets Objective Development Standards (CSODS) section 5.1.
93. The equestrian path must be separated from the Pedestrian zone of the sidewalk area by a 4-foot lodgepole fence, pursuant to CSODS section 5.1.

### **Parks and Recreation**

94. Submit landscape and irrigation plans prepared by a licensed landscape architect. Must comply with Municipal Water Efficient Landscape Ordinance (MWELo) requirements if over 500 square feet of landscape.
95. Do not remove any street/parkway trees unless the Parks and Recreation Director or appointee gives an approval and applicant is subject to pay the value of the tree removed. BMC Sections 7-4- 111(A), 7-4-102, and 7-4-105.
96. Contact Forestry Division for list of approved street trees. All street trees shall be a minimum of 24" box size. Trees shall be installed with Arbor Guards. BMC Section 7-4-102.
97. Tree wells required if planting in public right-of-way. BMC Section 7-4-118.
98. Provide irrigation bubbler to street trees. BMC Section 10-1-624(N)(9).
99. Provide automatically controlled irrigation system to the parkway.
100. Must comply with Art in Public Places Ordinance. BMC Section 10-1-1114.
101. Provide an arborist/landscape architect valuation of any tree removed from the public rights-of-way for the Project. BMC Section 7-4-105.

### **Burbank Water and Power (BWP) – Electric Division**

102. The following information shall be included on the construction plans:
  - a. Location of the existing electric service panel.
  - b. Dimensions/location of existing/proposed public improvements adjacent to

- project.
  - c. The width and the location of all the existing and proposed easements.
  - d. Fully dimensioned building elevations showing height of structure from natural grade.
  - e. Proposed location of the electric service panel/meters.
  - f. Proposed location of the any pad-mounted electrical equipment.
103. Plan approval will not be given until an electric service confirmation is obtained. Contact BWP Engineering at (818) 238-3575. The plans must show the pertinent information related to the method of service as specified on the confirmation.

#### Load Requirements

104. A load schedule and secondary service schematic will be required to determine the extent of the electrical load requirements. An electronic copy of a plot plan of the site, showing all the existing and proposed substructures, complying with BWP AutoCAD standards should also be provided to BWP Electrical Engineering to aid the electrical design. BWP will provide full comments after the electrical sheets are provided. A meeting should be scheduled between the developer, project architect, electrical engineer, and BWP Electrical Engineering early in the design stage of each phase of the project to discuss all the issues and to finalize the location of the facilities. BWP Rules and Regulations ("Rule") 2.01(d).
105. Loads below 5MVA will be fed from the existing system but will require upgrades to accommodate the new development, at the developers cost. BWP Rules and Regulations 2.01(j).
106. Loads 5MVA or greater will require a new substation. The developer must provide the necessary space (a minimum of 125' x 80', with two 20' access roads on two sides), if a substation is required. Please contact BWP Engineering at (818) 238-3575 for details if the projected load will exceed 5MVA. Rule 2.01(j) per BMC Section 8-2-203).

#### Substructure

107. Overhead BWP electrical facilities traversing or adjacent to the development are to be converted to underground at the developer's cost. The developer will be responsible for costs involved in converting existing overhead electric services to underground for any customers impacted by this underground conversion. BMC Section 8- 2-203.
108. The proposed development will require the installation of pad-mounted switches and transformers. The pad-mounted switches will be looped on the line side. BMC Section 8-2-203.
109. The proposed development will require transformer and switch pads, which have a vault underneath them. No structures are allowed to be constructed underneath these vaults. BMC Section 8-2-203.
110. The installation of pad-mounted transformers and switches will require the use of a crane or boom truck. To facilitate this installation, a vertical clearance of 40' from the transformer or switch pad level should be maintained. Any design that would



restrict vertical access clearance to a level below 40' shall be subject to BWP approval. BMC Section 8-2-203.

111. Provide a minimum 14' x 18'-6" clear accessible area at grade level on undisturbed soil with easy crane access 20-foot wide for each three-phase pad-mount transformer facility. BMC Section 8-2-203.
112. Provide a minimum 10' x 15'-6" clear accessible area at grade level on undisturbed soil with easy crane access 20-foot wide for each single-phase pad-mount transformer facility. BMC Section 8-2-203.
113. The proposed development will require the installation of 4' x 6'-6" primary pull-boxes. BMC Section 8-2-203.
114. The proposed development will require the installation of 8' x 14' primary manholes. BMC Section 8-2-203.
115. Additional conduits may be required to provide for future needs pursuant to Rule 2.81(c). BMC Section 8-2-203.
116. The developer will provide 5' wide recorded easement for the new underground system from the property line to the switch and a minimum 27' x 15' clear accessible easement for a pad-mount switch. The developer's surveyor will provide a legal description of the easements, which will be reviewed by Burbank Water and Power and then processed by the Community Development Department (contact 818-238-5250 for recording). BWP Rules and Regulations Section 2.52.
117. The developer's contractor will provide as-built drawings showing the exact location of underground substructure installed to serve the property. BWP Rules and Regulations Section 2.50, 2.80(c)(3), and 2.52.
118. All substructure work including transformer pads, switch pads, pull boxes, grounding systems, primary conduits and secondary conduits are the responsibility of the developer and shall be done in accordance with Burbank Water and Power drawings and specifications. BWP Rules and Regulations Section 2.41, 2.50, 2.52, and 2.81.
119. Any existing and proposed substructure on-site and off-site, which may affect the location of the new underground electrical system and any other improvements shall be identified and shown on the final plans in order to avoid a potential conflict with other substructure. BWP Rules and Regulations Section 2.01(e).
120. BWP will provide the following items at the developer's cost  
(BWP Rules and Regulations Section 2.50):
  - A. Construction drawings for all substructure work
  - B. Engineering support during construction
  - C. Inspection of the work performed by the developer's contractor to ensure the work is done per the plans provided by BWP and per BWP specifications
  - D. Installation of all transformers, switches, primary cables, and metering

devices

E. Termination of the secondary cables at the transformer

121. The developer's contractor shall install secondary conduits, pull cable from the transformer to the switchboard, and terminate the secondary cables on the switchgear. BWP Rules and Regulations Section 2.53.
122. Depending on the location of the switchgear (whether it is outside or inside the building), secondary conduits and cables will be inspected and approved by both the BWP inspector and the Building Inspector (switchgear inside the building) or by the BWP inspector (switchgear outside the building). BWP Rules and Regulations Section 1.1(d), 2.11(e), 2.50 (9), 2.52(h).
123. The Building Inspector will provide structural inspection of secondary conduits for compliance with the Building code-concrete encasements, fire walls, support of the conduit package, etc. The BWP inspector will inspect the amount and size of secondary conduits and cables. BWP Rules and Regulations Section 1.1(d), 2.11(e), 2.50 (9), 2.52(h).

Safety/Clearances

124. The State of California Public Utilities Commission General Order No. 95 requires that no building or structure be allowed to encroach within the envelope 12' vertical and 6' horizontal from the existing high voltage lines along the existing alleys within project boundary. The actual height and location of the conductor attachment has to be surveyed and shown on the plans.
125. The State of California Public Utilities Commission General Order No. 95 requires that no building or structure be allowed to encroach within the envelope 8' vertical and 3' horizontal from the existing low voltage lines along the existing alleys within project boundary. The actual height and location of the conductor attachment has to be surveyed and shown on the building plans.
126. The State of California Public Utilities Commission General Order No. 95 requires that no temporary scaffolding, platforms or supporting framework upon which men may work be allowed to encroach within the required clearance envelopes as stated in Conditions No. 123 and 124.
127. Burbank Water and Power Rules and Regulations require that no open patios or balconies will be erected underneath any high voltage overhead conductor regardless of vertical clearance. (BWP Rules and Regulations 2.34(b) per BMC Section 8- 2-203).
128. The developer's contractor is responsible for protecting any existing Burbank Water and Power facilities in place. Power poles must be protected in place to prevent any movement of the pole butt during excavation. No crane-imposed loads will be allowed on any existing manhole or pullbox structures. (BWP Rules and Regulations 1.14, Property damage section. 2.01(e) General service condition, 2.54 per BMC Section 8-2-203).

129. The developer's contractor is responsible for protecting any existing Burbank Water and Power underground facilities from damage during construction. No crane-imposed loads will be allowed on any existing manhole or pullbox structures. (California Government Code 4216, BWP Rules and Regulations 1.14, 2.01(e), 2.54 per BMC Section 8-2-203).
130. Any excavation that restricts vehicular access to existing BWP facilities may require the relocation of such facilities prior to excavation at the developer's cost. (BWP Rules and Regulations 1.12, 1.14, 2.01(e), 2.52(f), 2.54 per BMC Section 8-2-203).

#### Aid-in-Construction

131. The Burbank Water and Power fees for providing electric service are Aid-in-Construction (AIC) charges set forth in Section 3.26 of BWP's Rules and Regulations for Electric Service. AIC charges are to recover the actual cost of:
  - a. Providing and installing new facilities to serve the customer;
  - b. Conducting feasibility studies and engineering;
  - c. Relocating existing overhead or underground facilities.
132. A Customer or Developer requesting a new, upgraded or replacement metered electric panel will be charged a Capacity Charge based on the kVA demand of such new, upgraded, or replaced metered electric panels, which will be applied according to the current City of Burbank Fee Resolution. The kVA demand is calculated using the formulas per BWP Rules and Regulations 3.26(g).
133. Depending on local site conditions and the location of the project, AIC costs can vary widely from project to project. For reference, historical AIC costs for developments between 1 MVA and 5 MVA have ranged from \$400,000 - \$1,200,000 (2021 dollars) per MVA. For projects in this size range, BWP recommends performing a feasibility study early on in the project to determine a proposed electrical route and a rough cost estimate.
134. If any portion of the existing BWP facilities needs to be upgraded or relocated due to the subject project, it will be done at the developer's expense.

#### Metering/Service

135. All electrical installations must conform to the Burbank Water and Power Rules and Regulations for Electric Service (latest revision). BWP Rules and Regulations 2.61-2.74 per BMC Section 8-2-203.
136. Contact BWP Engineering at (818) 238-3647 (residential) or at (818) 238-3565 (commercial) if the existing service panel requires upgrading. BWP Rules and Regulations 2.61-2.74 per BMC Section 8-2-203.
137. For multi-metered services all numbering must be completed in a permanent manner at all individual units and meter sockets before service can be energized. See BWP Rules and Regulations, Section 2.68 (c) for acceptable labeling (stenciling or riveted tags required, permanent marker is unacceptable). Contact Public Works Engineering for unit designations. BWP Rules and Regulations 2.61-

2.74 per BMC Section 8-2-203.

138. The service switchboard rating shall be limited to 3000 Amps. Five copies of EUSERC drawings of the switchboard shall be provided to BWP for approval prior to submittal to the manufacturer. Service shall not be energized unless these drawings are provided. BWP Rules and Regulations 2.61-2.74 per BMC Section 8-2-203.
139. Outdoor meter locations are preferred. When adequate exterior wall space is not available, a separately locked, clearly labeled meter room is acceptable. All meter rooms must be located on the ground floor and have two exit doors equipped with panic hardware. At least one door must lead directly outside. BWP must be supplied an access key to the room, which will be installed in a lock box adjacent to the door. The developer shall consult BWP for approved location and obtain a service confirmation prior to any installations. BWP Rules and Regulations 2.61-2.74 per BMC Section 8-2-203.
140. All new metered services require a path for meter communications to BWP communication networks. Installation of meters that fail to continuously communicate with BWP communication networks will require additional BWP approved equipment to be installed at the developer's expense in order to create the appropriate communications path. BWP Rules and Regulations 2.61-2.7445 per BMC Section 8-2-203.

#### Street Lighting

141. The developer is responsible for the street lighting system traversing or adjacent to the project. The street light system is required to be underground fed with LED luminaires. If existing lighting conditions do not satisfy this requirement, modification will have to be made at the developer's expense. Standards and luminaries will be supplied by BWP at the developer's expense. A plot plan of the site must be submitted to BWP during the initial planning stage of the project for street light design. BWP Rules and Regulations 3.19(c)4 per BMC Section 8-2-203.
142. Any construction that impacts existing streetlight standards or infrastructure will require relocation at the developer's cost. BWP Rules and Regulations 3.19(c)4 per BMC Section 8-2-203.

#### Fiber/Communication

143. Burbank Water and Power offers high-speed, high-quality fiber optics-based services through its ONE Burbank program. Fiber service is available to the project if desired. For further information, email [support@oneburbank.com](mailto:support@oneburbank.com) or call (818) 238-3113.
144. Contact AT&T at (866) 577-7726 for any phone company facility conflicts. Contact Charter Communications at (818) 847-5013 for any cable T.V. facility conflicts.

## Landscaping

145. Any trees planted in the area adjacent to the street/alley will be of a type that will not grow into the existing power lines and will also have sufficient clearance from the streetlight facilities. BWP Rules and Regulations 2.52(i) per BMC Section 8-2-203
146. All equipment locations and screening structures will be indicated on the plans and must meet the Community Development Department Equipment Screening Guidelines. The plans will include the proposed screening method, height of screening, material finish, and color or species of vegetation. All screen walls, which are a part of, or adjacent to, the proposed building will be shown on the building elevations. All screen walls detached from the building will be included as a separate elevation. Verification of submittal requirements and recommendations for screening requirements shall be by the CDD Director or his designee. BWP Rules and Regulations 2.52(i) per BMC Section 8-2-203
147. BWP landscaping requirements for transformer pads and switch pads:  
Due to the natural maturation of trees and other landscaping elements, the following requirements are to be adhered to:
  - a. New plantings within three feet of the back or sides of the pad and within eight feet of the front shall be of a groundcover type. This is considered the working zone.
  - b. Outside of the working zone, shrubbery is acceptable within eight feet of the pads, but trees must be beyond an eight-foot radius to lessen future root conflicts.
  - c. Landscaping grade shall be a minimum of five inches below the grade level of the top of transformer pads.
  - d. All irrigation and sprinkler systems shall be constructed so that water shall not be directed onto the switch, the transformers, or the concrete pads. Additionally, surface water shall drain away from the concrete pads.

Landscape plans shall adhere to the above requirements, showing proper working clearances for electrical facilities on L-sheets. BWP Rules and Regulations 2.52(i) per BMC Section 8-2-203

## Energy Efficiency

148. The electrical design shall comply with California Building Code Title 24 energy efficiency requirements and shall use, wherever practical, surge suppressors, filters, isolation transformers, or other available means to preserve a quality of power of its electrical service and to protect sensitive electronic and computer-controlled equipment from voltage surges, sags, and fluctuations. BWP also recommends the use of an uninterruptible power supply (UPS) and a standby generator for critical loads.
149. Power factor correction to a minimum of 90% will be requested to minimize kVA demand as well as energy use. The developer must use California Nonresident Building Standard to consider and implement energy efficient electrical equipment and devices for minimizing peak demand and wasteful energy consumption.

### Electric Vehicle Charging

150. Electric Vehicle (EV) parking capacity shall be in accordance with Title 24 building code requirements. Plans shall detail all planned EV charger installations as well as all EV capable parking spaces. The electrical service panel shall include capacity to simultaneously charge all EV capable parking spots at their full-rated amperage whether installed or not.
151. As part of our efforts to reduce greenhouse gas emissions, improve air quality, and enhance customer service, Burbank Water and Power's Electric Vehicle Charging program promotes the use of electric vehicles by providing rebates for the installation of Level 2 (240V) charging equipment. BWP also installs and maintains a public electric vehicle charging network, consisting of 45 Level 2 charging ports and 2 DC Fast Chargers (480V), with new stations added each year depending on budget and availability. For more information on the rebates and the charging network, please contact Drew Kidd at 818-238-3653 or [dkidd@burbankca.gov](mailto:dkidd@burbankca.gov). Additionally, information can be found at <https://www.burbankwaterandpower.com/conservation/electric-vehicles-rebate>.

For additional information or questions please contact Michael Truong, Electrical Engineering Associate I, BWP at (818) 238-3654 or [MTruong@BurbankCA.gov](mailto:MTruong@BurbankCA.gov).

### **Burbank Water and Power – Water Division**

152. The plans shall contain the size and location of water services (domestic, fire, type and location of the backflow assembly) (BWP Rules and Regulations Section 4.30(a)).
153. The plans shall contain the calculations for sizing of domestic water meter and service (BWP Rules and Regulations Section 4.30 (a) & (b)).
154. The plans shall contain landscape irrigation plans (BWP Rules and Regulations Section 4.30 (a)).
155. The plans shall contain plumbing plans (BWP Rules and Regulations Section 4.30 (a)).
156. The plans shall contain the location of stub-out(s) for future connection(s) (BWP Rules and Regulations Section 4.30 (b)).
154. New potable water service will connect from a 6" main located in Mariposa Street at a static pressure of approximately 160+ psi (BWP Rules and Regulations Section 4.31- 4.34).
155. The applicant shall be responsible for all additional costs of connection, installation, and abandonment in accordance with BWP Rules and Regulations (BWP Rules and Regulations Section 4.31 (d) & (e)).
156. Water may be supplied temporarily from a hydrant. Contact Water Engineering concerning fees, required permit, and fittings (BWP Rules and Regulations Section

4.36).

157. Since the static pressure at this site exceeds 80 pounds per square inch (PSI), the Building and Division requirements for a pressure regulator are to be followed in accordance with the California Plumbing Code (CPC) (BWP Rules and Regulations Section 4.31 (k)).
158. Domestic meter size shall be adequate to provide the required flow, as determined by a licensed plumber, architect or engineer, calculated from the number of fixture units for the proposed development, pursuant to the CPC, CCR, Title 24, Part 5. Prior to final approval and preparation of an estimate by the BWP Water Division, the applicant shall obtain approval from the Fire Department for appropriate fire service size and appurtenance selection. A deposit will then be collected to cover construction costs for all required services (BWP Rules and Regulations Section 4.30 (b)).
159. If the Fire Department requires any new fire hydrants and/or fire services for this development, the applicant shall request an estimate for same from BWP Water Division. The full deposit for any required work (including upgrading the fire service/backflow device) must be paid before the Water Division approves the project plans (BWP Rules and Regulations Section 4.14 & 4.15).
160. A service connection shall not be used to supply utility services to any parcel of land other than the parcel for which the service connection is assigned. If multiple parcels are not consolidated into one parcel, each parcel will require their own potable and fire water services (BWP Rules and Regulations Section 1.10).
161. A copy of these Design Review Standard Conditions of Approval shall be shown on the applicants plan submittal.
162. A Water Main Replacement Fee (WMRF) is required. 1. 8" WMRF: 144' of frontage on Mariposa St x \$125/linear-foot = \$18,000 (BWP Rules and Regulations Section 4.34 (a)-(e)).

#### **Burbank Water and Power – Cross Connection Prevention Control:**

163. The water service for this project must be provided with protective devices that prevent objectionable substances from being introduced into the public water supply system, per Title 17 of the California Administrative Code. A minimum \$50 backflow prevention plan check fee and up to actual cost will be applied. Both domestic and fire services will require installation of backflow prevention devices. Backflow devices must be installed on the applicant's property and as close as possible to the property line (Standard Drawing No. BWP-615).

#### **Burbank Water and Power – Recycled Water**

164. Recycled water shall be utilized for construction, grading, and dust control. Contact Water Engineering for fees and permitting requirements (BWP Rules and Regulations Section 5.01 & 5.15).

## **PUBLIC WORKS**

165. Show dimensions and location of all proposed property dedications.
166. Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset, or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.
167. No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e., streets and alleys). Locations of these appurtenances shall be shown on the building site plan and the off-site improvement plans [BMC Section 7-3-701.1].
168. No structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC Section 7-3-701.1, BMC Section 9-1-1-3203].
169. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works excavation permit is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at; <http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm>

### **The following must be completed prior to the issuance of a Building Permit:**

170. Dedicate to the City for street right-of-way: based on CDD Transportation comments, a portion of the property adjacent to Mariposa Street to achieve a 67-foot-wide public right-of-way per Burbank 2035 General Plan [BMC Section 7-3-106]. Contact Real Estate Division of the Community Development Department at (818) 238-5180 for information to accomplish this dedication.
171. Off-site improvement plans (in the public right-of-way) must be approved by the Public Works Director. Plans must be submitted in City of Burbank Standard format and as-built plans must be submitted on mylar paper.
172. Submit hydrology/hydraulic calculations and site drainage plans. On-site drainage



shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face or connected to a storm drain facility [BMC Section 7-1-117, BMC Section 7-3-102]. The proposed development will need to submit a hydrology/hydraulic calculation, which depict both the existing and proposed drainage conditions. Any drainage studies and/or improvements on private property are to be reviewed and approved by the City's Building Department. Any drainage studies and/or improvements within the public right-of-way are to be reviewed and approved by the City's Public Works Department.

173. All soldier piles/beams that are required for the subterranean parking garage shoring, must be placed on private property and are not to encroach into the public right-of-way. Shoring plans must be submitted to Public Works for review and approval.
174. If a connection to a LA County storm drain/catch basin applies, applicant must provide a copy of the County storm drain/catch basin connection permit to the City of Burbank prior to approving Building or Public Works permits.
175. An address form must be processed. Applicant shall submit an application at time of first Building Permit submittal. [BMC Section 7-3-907].
176. Plans must include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments.

**The following must be completed prior to issuance of Certificate of Occupancy:**

177. The dedicated portion shall be improved with street construction, sidewalk, curb, and gutter:
  - Construct a portion of the street fronting property along Mariposa Street per City of Burbank Standard BS-110-3. Street shall have a width of 18' from existing property line (prior to dedication) to proposed curb face.
  - Construct a parkway wide of 19' from new property to face of curb, which shall include landscape, sidewalk and a bridle path fronting the property along Mariposa Street per City of Burbank Standards.
  - Construct curb and gutter fronting the property along Mariposa Street per City of Burbank Standards BS-100.
178. Proposed driveway along Mariposa Street must be constructed per City of Burbank Standards BMC 7-1-215, BMC 7-1-217. Proposed driveway along Mariposa Street must be constructed to meet ADA requirements including adding blue (FED STD 15178) truncated domes at both ends of the driveway.

**Additional Comments:**

179. If any utility cuts or construction related impacts are made on South Mariposa

Street, applicant will have to resurface with rubber asphalt (ARHM) per moratorium requirements fronting the property. South Mariposa Street was resurfaced with ARHM in 2018 and falls under moratorium requirements (BS 110-3).

180. Additional impacts to street triggered by this project could extend the paving restoration limits per City of Burbank Standards BS-110-3.

## **WATER RECLAMATION AND SEWER**

### **Required Information Missing on Plans:**

181. The location, depth, and dimensions of all sanitary sewer lines and easements must be shown on the plans.

### **Wastewater requirements:**

182. Under the current rate structure, pulling the Building Permit for the proposed development is subject to a Sewer Facilities Charge estimated at \$66,960. The charge is due prior to issuance of a Building Permit [BMC 8-1-802 and BMC 8-1-806].

SFC = Proposed Developments  
= Multi Family Residential Units [\$1,674/unit \* 40 Units]  
=\$66,960

***(Note: It is the responsibility of the developer to show proof of the existing sewer usage or existing developments so that the proper credit can be given.)***

183. Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC Section 8-1-104].
184. No person shall connect to or tap an existing public sewer without obtaining a permit [BMC Section 8-1-301].
185. Each lot must have its own private lateral (building sewer) connection to the City sewer main [BMC Section 8-1-309]. Should the lot be subdivided in the future, a separate sewer lateral connection to the City sewer main will be required for each lot. For reference, the applicant can propose that separate building structures on one lot have separate sewer lateral connections to the City sewer main.
186. A maintenance hole must be installed at the connection point to the City sewer main for any newly proposed private sewer lateral connection(s) that are greater than or equal to 8-inches in diameter [BMC 8-1-308] per Standard Drawing BSS-201-2 located in the 2012 edition of Standard Plans for Public Works Construction.
187. Pollutants, including construction debris, soil, and other discharges, are prohibited

from entering the City's sewer collection system [BMC 8-1-501.1]. Discharges that exceed the local limits per BMC Section 8-1-501.4 are prohibited. In addition, the applicant shall not obstruct or damage any part of the City sewer system and shall reimburse the City for sanitary sewer overflows and the reasonable costs of necessary maintenance and/or repair of the sewer system [BMC Section 8-1-311]. As such, all existing private sewer laterals are to be capped prior to any demolition activities.

188. A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Public Works Director [BMC Section 8-1-313]. Please note that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.

### **Project Specific Requirements:**

189. A Sewer Capacity Analysis (SCA) is required for this change in scope and is currently in progress. Please note that additional conditions may be applicable should the SCA find deficiencies in the tributary sewer system including, but not limited to, construction of offsite sewer improvements and/or an additional infrastructure fee based on the development's impact to the sewer system. If the scope of the project is changed again at a later time, then a new or amended SCA will be required. (BMC Section 8-1-301).

### **Stormwater Requirements:**

190. Effective July 1, 2010, any construction activity that results in soil disturbances greater than one acre is subject to the General Permit for Storm Water Discharges Associated with Construction Activity Permit Order 2009-0009-DWQ (2009 Construction General Permit) – see: [http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml). Additionally, if the construction activity less than one acre is part of a larger common plan of development that encompasses a total of one or more acres of soil disturbance or if there is significant water quality impairment resulting from the activity, it is subject to the 2009 Construction General Permit.
191. Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy [BMC Section 9-3-407].
192. Discharges from essential non-emergency firefighting activities (i.e., fire sprinkler system testing) is a conditionally allowed non-storm water discharge into the storm drain system, provided appropriate Best Management Practices (BMPs) are implemented. Please see the City's Fire Suppression Systems discharge form and follow the requirements to comply when conducting the conditionally allowed non-storm water discharge.

193. Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require projects to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's Low Impact Development (LID) ordinance. For questions on these requirements, please contact the City's Building and Safety Division at (818) 238-5220.
194. Landscape irrigation discharges using potable or reclaimed/recycled waters are a conditionally allowed discharge per Table 8 of *Final LA County MS4 Permit (Order No. R4-2021-0105)*, which can be found at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/public\\_docs/2022/1\\_Order\(ACC-RPSignature\).pdf](https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/public_docs/2022/1_Order(ACC-RPSignature).pdf)
195. Certain construction and re-construction activities within the City's transportation corridors (i.e., public streets, public alleys, public parkway areas, private streets, and private parking) will be subject to the City's Green Streets Policy requirements should the transportation corridor redevelopment area exceed 5,000 square feet. This policy can be reviewed at the following address: [http://file.burbankca.gov/publicworks/OnlineCounter/permits/app\\_docs\\_procedures/greenstreet/gspolicy.pdf](http://file.burbankca.gov/publicworks/OnlineCounter/permits/app_docs_procedures/greenstreet/gspolicy.pdf)
196. Dewatering an area where water accumulates (i.e., crawl space, foundation, or basement) is now considered a prohibited discharge into the storm drain system. As such, private property applicants have the following options for dewatering accumulated volumes of water:
- Depending on the volume and having controls in place to keep the discharge on-site, direct the dewatering discharge to a planted/vegetated area located on private property; or
  - Apply for an individual NPDES permit with the Regional Board to allow the dewatering discharge into the storm drain system through ORDER NO. R4-2018-0125: page 9 of this Dewatering Order state that temporary dewatering including subterranean seepage dewatering, requires individual coverage and is no longer covered/allowed under the MS4 permit. Questions need to be directed to the Regional Board at (213) 576-6600.

## **FIRE**

197. Provide construction site security by means of a six-foot high fence maintained around the entire site or a qualified fireguard when required by the Fire Chief.
198. Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code Section 9-1-9-903.
199. Provide electrical supervision for all valves controlling the water supply and all water

flow switches on all fire sprinkler systems where the number of sprinklers is 20 or more. (BMC 9-1-9-903.4.2.1)

200. Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow. (BMC 9-1-9-903.4.2.1)
201. Provide a Knox key box for fire department access. (CFC 506.1; BMC §9-1-9-506.1(a))
202. Provide a Knox KS-2 key access switch for security gates. (CFC 503.6)
203. Provide address numbers a minimum of 4 inches high for residential structures and six inches high for all other occupancies with  $\frac{3}{4}$  inch stroke to identify the premises. Numbers shall be plainly visible from the street or road fronting the property and from the alley or rear accessway to the property. (BMC §§ 9-1-9-505.1.1, 9-1-9-505.1.2)
204. 2A10BC fire extinguishers shall be provided and located as directed by the Fire Inspector in the field. All portable fire extinguishers shall be installed on a positive latching bracket or within an enclosed cabinet. (BMC § 9-1-9-906.6.7.1; CFC 906.1)
205. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. All locking devices shall be of an approved type. (CFC 1010. I)
206. Provide a fire alarm system. (BMC § 9-1-9-903.4.2.1)
207. Fire apparatus access roads shall be provided in accordance with the California Fire Code, for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. More than one fire apparatus road shall be provided when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Access during construction shall be maintained in accordance with the High-rise and mid-rise buildings. High-rise and mid-rise buildings shall be accessible on a minimum of two sides. Roadways shall not be less than 10 feet (3048 mm) or more than 35 feet (10 668 mm) from the building. Landscaping or other obstructions shall not be placed or maintained around structures in a manner so as to impair or impede accessibility for firefighting and rescue operations. CFC Section 503 through 503.6 CFC Appendix D; City of Burbank Municipal Code Section 9-1-9-504.3.1.
208. Specifications for fire apparatus access roads shall be provided and maintained in accordance with the California Fire Code. CFC 503.2.
209. Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to construction. CFC 105.4.1.
210. Plans and specifications for fire hydrant systems shall be submitted to the fire

department for review and approval prior to construction. CFC 105.4.1.

211. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. (CFC 501.4)
212. Approved signs or other approved notices shall be provided and maintained, at the expense of the person(s) in possession of the property, for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both. (CFC 503.3)
213. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.
214. All exits, fire department access and fire protection shall be maintained in accordance with the California Fire Code during construction.
215. Any fire hydrants for this block shall be upgraded with a 4" X 2-2 1/2" outlets. Contact the Water Division at 238-3500 for specifications on the type fire hydrants to be provided.
216. Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.
217. Power and location of smoke detectors in Group R occupancies shall be in compliance with the California Fire Code, California Building Code as amended by the Burbank Municipal Code.
218. All existing multi-dwelling units intended for human occupancy shall have installed on or before January 1, 2013 carbon monoxide detectors in accordance with the Health & Safety Code §17926.

**VESTING TENTATIVE TRACT MAP NO. 84060**

**The following must be resolved prior to the Tentative Tract Map approval:**

219. The Vesting Tentative Tract Map No. 84060 shall follow all applicable objective standards stated in the Burbank Municipal Code Title 11 (Subdivisions), Chapter 1 (Subdivision Regulations) including but not limited to Article 2 (Tentative Map Filing).

**The following must be completed prior to Final Map Approval:**

220. All off-site improvements must be completed prior to Final Map approval unless improvement security has been posted in an amount sufficient to assure completion of such improvements [BMC Section 11-1-709].

221. Dedications and easements can be processed by a separate instrument prior to final map approval or implemented on the map at the time of final map approval [BMC Section 11-1-708].
222. All monuments must be set prior to finalizing and approving Final Map [BMC Section 11-1- 805].
223. The Project shall comply with Government Code 65913.4(a)(9) by paying prevailing wages and using a skilled and trained workforce. If this condition is not satisfied, the Final Map will not be approved and the Project may proceed as a multifamily residential rental project pursuant to applicable state housing law, rather than a for-sale condominium project, following the modification process outlined in Government Code 65913.4(g) and confirmation that the modified Project complies with all state and local objective planning standards, including but not limited to providing affordable units in quantities required by State law and the City's Inclusionary Ordinance (BMC Section 10-1-644 et seq.)

**EXHIBIT B**

CONSISTENCY MATRIX



**ATTACHMENT B**  
**CITY COMMENTS ON SB 35 NOI APPLICATION AND CONCEPTUAL DESIGN**  
**910 S. MARIPOSA (PROJECT NO. 23-0006714)**

**PLANNING DIVISION - CONSISTENCY WITH OBJECTIVE DEVELOPMENT STANDARDS**

<b>BURBANK MUNICIPAL CODE SECTION / ADOPTED PLAN</b>	<b>CONSISTENCY ANALYSIS</b>	<b>COMPLIANCE DETERMINATION</b>
<b>Article 5. Use Table and General Use Regulations</b>		
10-1-502: USES IN ALL ZONES (EXCEPT RESIDENTIAL ZONES)		<b>Consistent. Per Table of Non-Residential Uses, Multifamily Residential-only (inclusive of a condominium, housing development project) is a Permitted Use under State preemption law (CA Govt. Code Section 65913.4)</b>
<b>Article 6. Residential Uses and Standards</b>		
<b>Division 3.5 Multifamily Residential-Only Development in Nonresidential Zones</b>		
<b>10-1-621: PURPOSE</b>	The purpose of this Division is to establish regulations for multifamily residential-only developments in nonresidential zones (all zones except for R-1, R-1-H, R-2, R-3, R-4, or MDR-3, and MDR-4). Nonresidential zones in the City typically have a visual character and land uses dictated by commercial development standards. Specialized development standards are needed to ensure that any residential development that occurs in these zones is appropriately designed to safeguard the health, safety and general welfare of potential residents and adjacent residential uses.	<b>Consistent. The proposed Project is on a property that is within the M-1 (Limited Industrial) zone which is a nonresidential zone. The regulations for multifamily residential-only developments</b>

		<b>in nonresidential zones are applicable to this Project.</b>
<b>10-1-622: APPLICABILITY</b>		
A. This Division applies to the following projects:	<ol style="list-style-type: none"> <li>1. Residential-only projects consisting of Multifamily Residential-Only uses in nonresidential zones when allowed pursuant to BMC Section <a href="#">10-1-502</a>.</li> <li>2. Residential-only projects consisting of Multifamily Residential-Only uses in nonresidential zones when mandated subject to streamlined ministerial review pursuant to State law that preempts local requirements.</li> </ol>	<b>Consistent. As noted in BMC Section 10-1-622 (A)(1), the proposed Project is Residential-only project consisting of Multifamily Residential-Only Uses in the M-1 Zone, a residential zone per BMC Section 10-1-502.</b>
B. Residential additions to existing residential uses:	<ol style="list-style-type: none"> <li>1. If one or more dwelling units are added to an existing single-family dwelling and the single-family structure is retained, all units on the lot, including the previously existing single-family dwelling, shall comply with the applicable requirements of this Division.</li> <li>2. If one or more dwelling units are added to a property with an existing nonresidential use and the nonresidential use is retained, this Division shall not apply and instead, the project will be subject to Article 9, Division 4 (Mixed-Use Development in Nonresidential Zones).</li> </ol>	<b>Not Applicable.</b>
C. To the extent that any provision in this Division conflicts with State laws that preempt local development standards for an applicable project, State law will control over the conflicting provision. In such event, the remainder of this Division that is		<b>Consistent. Project seeks to address any conflicts with applicable objective development standards through its submittal as an SB 35 Application that includes a Density Bonus request with incentives/concessions and waivers to address noted deviations from applicable city standards and was submitted concurrently under the</b>

<p>not in conflict with State law will apply to the project.</p>		<p><b>provision of SB 330 (CA Govt. Code Section 65941.1)</b></p>
<p><b>10-1-623: APPLICATION REQUIREMENTS</b></p>	<p>Application submittal requirements shall be established by the Director, and will include, at a minimum:</p>	
<p>A. General Application Form with owner signature and architectural plans pursuant to Standard Plan Details, as issued by the Director. Applications seeking review through the Streamlined Ministerial Approval Process shall submit the application materials as listed in Section <a href="#">10-1-19302(D)</a>.</p>		<p><b>Not Consistent. Applicant submitted an application subject to the City’s Streamlined Ministerial Approval Process (BMC Section 10-1-19302) on October 4, 2024. The City received a signed application form with owner signature and architectural plans pursuant to Standard Plan Details as issued by the Director.</b></p> <p><b>The west elevation shown on Sheet 16 of the plan submittal does not depict the full frontage of the lot from property line to property line inclusive of the 7-foot-tall CMU wall depicted on Sheet L-3.</b></p>
<p>B. Identification of any applicable State laws, including any State law that is invoked for a streamlined ministerial review process. Include a detailed narrative description of how the project satisfies all State law criteria for any applicable streamlined ministerial review process.</p>		<p><b>Consistent. Applicant submitted a Cover Letter indicating the Project submission pursuant to Senate Bill 35 (CA Gov’t Code 65913.4) and is requesting density bonus pursuant to CA State Density Bonus Law (CA Gov’t Code 65915)</b></p>

<p>C. A consistency table that identifies all the applicable local development standards and describes how the project complies with these standards.</p>		<p><b>Consistent. A consistency table/matrix was submitted by the Project Applicant and has been independently verified by City Planning staff.</b></p>
<p>D. For sites in nonresidential zones, as well as sites identified by the Burbank Fire Department (the Fire Marshal) as having a history of hazardous materials use or storage, the applicant shall conduct a Phase I Environmental Assessment (as defined in California Health and Safety Code Section <a href="#">25319.1</a>) and submit a Phase I Environmental Site Assessment (ESA) report in compliance with industry standards established by the American Society for Testing and Materials, as well as any further studies recommended in the Phase I report. Furthermore:</p>	<ol style="list-style-type: none"> <li>1. If a recognized environmental condition is found, the applicant shall undertake a preliminary endangerment assessment (as defined in California Health and Safety Code Section <a href="#">25319.5</a>), prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.</li> <li>2. If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with current state and federal requirements.</li> <li>3. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist on the site, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with current state and federal requirements.</li> <li>4. The applicant shall be responsible for any cost related to third party review of a Phase I ESA report and any subsequent environmental documents submitted in compliance with this Section.</li> </ol>	<p><b>Consistent. The Project Applicant has submitted the required Phase I, Environmental Assessment. The Phase I was prepared by a 3<sup>rd</sup> Party consultant and the Findings note that there is no history of hazardous materials use or storage at the Project site and no further studies are required.</b></p>
<p><b>10-1-624: PROPERTY DEVELOPMENT STANDARDS</b></p>		
<p><b>A. STANDARDS TABLE.</b></p> <p>All multifamily dwelling structures in the nonresidential zones shall be designed,</p>	<p>See Table 10-1-624(A) in Burbank Municipal Code</p>	<p><b>Not Consistent. See analysis below.</b></p>

<p>constructed, and established in compliance with the requirements in Table 10-1-624(A) and all other applicable provisions of this Division and this Code, unless otherwise preempted by State law. Where the last column in the table includes a Section number, the referenced Section includes additional requirements related to the development standard. In the case of a discrepancy between the table or elsewhere in this Division, the requirements specified elsewhere in this Division supersede the conflicting standards.</p>		
<p>B. Floor Area Ratio</p>	<p>All multifamily residential-only housing development projects (regardless of zoning designation) are not subject to maximum Floor Area Ratio (FAR) calculations. If there are two or more structures on the lot, at least one residential and one nonresidential, the entire property is subject to the Mixed-Use standards in Article 9, Division 4.</p>	<p><b>Consistent. Project is a Multifamily residential-only housing development project and is not subject to FAR calculations.</b></p>
<p>C. Lot Coverage</p>	<p>1. Lot coverage is calculated using the footprint of all covered structures with a height of six (6) feet, eight inches or more feet on the property except as exempted below, as measured from the exterior walls or the outside edge of supporting posts.</p> <p>2. Cantilevered upper stories and balconies of up to five (5) feet are not included in the calculation of lot coverage. If the cantilevered portion is greater than five (5) feet or if the overhanging portion is supported from the ground, the entire cantilevered portion shall be included in the calculation of lot coverage.</p>	<p><b>Consistent. Project meets the standard. The Project's lot coverage is 45 % and per BMC Section 10-1-624(A), the maximum lot coverage allowed is 80%.</b></p>

	<p>3. The following structures are not included in the calculation of lot coverage:</p> <p>a. Non-enclosed porches, patios, porte-cocheres, and similar non-enclosed covered spaces and structures. A space is considered non-enclosed if it is completely open on at least two (2) sides from the ground or floor level to a height of six (6) feet, eight inches above the ground or floor level.</p> <p>b. Fully subterranean parking garages where the top of the roof deck is located at or below the average grade.</p>							
D. Height	<p>1. The maximum height of a building or structure shall be determined by its distance from the closest lot line of any property zoned for residential uses as follows, unless otherwise preempted by State law:</p> <table border="1" data-bbox="577 883 1220 1356"> <thead> <tr> <th data-bbox="577 883 791 1089">Distance from Single Family Residential Zoned Lot</th> <th data-bbox="791 883 1005 1089">Distance From Multiple-Family Residential Zoned Lot</th> <th data-bbox="1005 883 1220 1089">Maximum Height</th> </tr> </thead> <tbody> <tr> <td data-bbox="577 1089 791 1356">0-149 feet</td> <td data-bbox="791 1089 1005 1356"></td> <td data-bbox="1005 1089 1220 1356">40 feet. A request for greater maximum height may be reviewed through the Conditional</td> </tr> </tbody> </table>	Distance from Single Family Residential Zoned Lot	Distance From Multiple-Family Residential Zoned Lot	Maximum Height	0-149 feet		40 feet. A request for greater maximum height may be reviewed through the Conditional	<p><b>Consistent. The Project is approximately 75 feet from the closest R-1-H lot line across Mariposa Street. Therefore the maximum height permitted pursuant to BMC 10-1-624(D) is 40 feet. The proposed maximum height for the project is 63.7 feet and is permitted pursuant to the Project Applicant's request of a waiver from the height requirements in BMC Section 10-1-624, Subsection D (Height) items 1 through 10), pursuant to State Density Bonus Law (CA Govt. Code Section 65915).</b></p>
Distance from Single Family Residential Zoned Lot	Distance From Multiple-Family Residential Zoned Lot	Maximum Height						
0-149 feet		40 feet. A request for greater maximum height may be reviewed through the Conditional						

		Use Permit process.
150 – 299 feet	0-299 feet	60 feet. A request for greater maximum height may be reviewed through the Conditional Use Permit process.
300 feet or greater	300 feet or greater	80 feet. A request for greater maximum height may be reviewed through the Conditional Use Permit process.

2. Roof and architectural features, including, but not limited to ornamental towers, spires, steeples, belfries and cupolas and roof appurtenances such as rooftop equipment, skylights, fire and parapet walls, chimneys, ventilating fans, antennas, tanks, flagpoles, penthouses or roof structures for housing elevator lofts, stairways, air conditioning or similar equipment, and other appurtenances usually required to be placed above a building to operate and maintain it, may exceed the maximum height, up to 15 additional feet, if a 45-degree angle as depicted in

Diagram No. 1 is maintained. This 45-degree angle shall be drawn inwards from the intersection of setback required in Table A of Section [10-1-624](#) and maximum height allowed.

3. A height buffer is required from any single-family zoned lot. When adjacent or adjoining a single-family zoned lot, no architectural or roof features may project into an imaginary 45-degree plane for a distance of 25 feet from a point 20 vertical feet from grade at the intersection of the nearest property line of the adjacent or adjoining single-family zoned lot, unless otherwise preempted by State law...Encroachments into the height buffer area are allowed for rooftop structures including: open patios, building mounted shade structures, arbors or trellis structures that are not supported from below, parapet walls, opaque balcony railings, and landscaping.

4. A height buffer is required from any multiple-family zoned lot. When adjacent or adjoining a multiple-family zoned lot, no architectural or roof features may project into an imaginary 45-degree plane for a distance of 25 feet from a point 35 vertical feet from grade at the intersection of the nearest property line of the adjacent or adjoining multiple family zoned lot, unless otherwise preempted by State law. Encroachments into the height buffer area are allowed for rooftop structures including: open patios, building mounted shade structures, arbors or trellis structures that are not supported from below, parapet walls, opaque balcony railings, and landscaping.

5. A Conditional Use Permit is required for building or structure height greater than the maximum heights allowed in Subsections D(1) and D(2).

6. Height is measured from the average grade of the lot. Grade is determined as defined in Section [10-1-203](#). The building or structure height is the vertical distance measured from Grade to the ceiling of the highest room permitted for human occupancy.

7. On lots that extend across multiple height zones listed in Subsection D(1), the portion of a structure within the distance requirement (e.g. less than 150 feet) shall meet the height requirement for that section (e.g. 40 feet). Should a structure extend beyond one (1) or more of the distance requirements, the portions of that



	<p>structure within each distance requirement shall meet each applicable height requirement separately.</p> <p>8. Except when used as enclosure of rooftop open space areas, parapets may not exceed six (6) feet in height above the intersection of the roof surface and the wall.</p> <p>9. The ground floor of all buildings shall have a minimum height of 13 feet, as measured from the sidewalk elevation to the second story floor or roof if it is part of a one-story building.</p> <p>10. Fully subterranean garages and fully subterranean basement floors are not counted towards the building height. For the purpose of this subsection, fully subterranean means below the average grade. Above-grade garages as defined in Section <a href="#">10-1-624(J)</a> shall be counted towards building height.</p>	
<p>E. YARD SETBACKS AND ENCROACHMENTS.</p>	<p>1. The minimum required setbacks for all yards are specified in Table 10-1-624(A).</p> <p>2. Structures, except above-grade, semi-subterranean, and fully subterranean parking structures, on lots with less than 75 feet of lot frontage, have no required front or street side yard setbacks on those lot frontages of 75 feet or less.</p> <p>3. The required setback from the front or street-facing lot line for above-grade, semi-subterranean, and fully subterranean parking structures shall be at least five (5) feet or 20 percent of building height, whichever is greater, but no greater than ten (10) feet. In no event shall the setback be less than three (3) feet. This setback requirement may be averaged. For example, a parking structure with a height of 25 feet that is 50 feet wide, would have a minimum setback of 5 feet. This setback can be averaged by providing 3 feet for 50% and 7 feet for the remaining 50% of the structure length.</p> <p>a. Any portion of street-facing parking garage visible above grade shall constitute no more than 50% of each street-facing elevation of the primary structure. The remaining portion of the garage shall be set back a minimum of 15 feet from the property line. The area between</p>	<p><b>Not Consistent.</b></p> <p><b>The Applicant is proposing a maximum height of 63.7 feet, therefore the minimum front setback requirement is 12'9". The Project meets the setback requirement. See calculations below. The Project meets the 5 foot minimum requirement in the side and rear yards.</b></p> <p><b>1st floor avg front setback:</b>  <math>(39.86') + (34.23') + (38.19') + (8.19') + (2.7') + (7.08') + (38.79') + (47.15') / 8 = 26.5'</math></p> <p><b>2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floor avg front setback:</b> <math>(39.88') + (34.25') + (33.56') + (8.19') + (9') + (38.77') + (47.19') / 7 = 30.12'</math></p>

	<p>this portion and the property line may be utilized for other enclosed or open space as allowed by this Division.</p> <p>b. When abutting or adjacent to single-family zoned lots, above-grade parking structures shall be set back 20 feet from the residential property line. When abutting or adjacent to multiple family zoned lots, above-grade parking structures shall be set back ten (10) feet from the residential property line. Public rights-of-way may be used in this calculation. For setbacks for surface parking lots, see Article 14, Division 4 of this Chapter.</p> <p>4. Encroachments are permitted into the required setback areas by various structural components and objects to the maximum distance specified in Table 10-1-624(E). Encroachment distances are measured from the minimum required setback line inclusive of any applicable required buffers and not from the actual setback of the structure. All setbacks and encroachments are measured perpendicular to the property line.</p> <p>5. Bicycle parking is allowed within required yards specified in Table 10-1-624(A), provided that it is in conformance with all provisions of the Burbank Municipal Code and any other applicable objective design and development standards issued by the City.</p> <p>6. No structures or objects may be constructed or placed in required yard areas except as expressly permitted by this Section or as specifically included in the definition of Landscaping in Burbank Municipal Code Section <a href="#">10-1-203</a>.</p> <p>7. The following requirements apply to all required front yards and street-facing side yards:</p> <p>a. A minimum of 50 percent of front and exposed side yards shall be landscaped.</p> <p>b. Hardscape is limited to a driveway leading directly from a public street or alley to a garage or other required parking area using the shortest and most direct route feasible, pedestrian pathways, and</p>	<p><b>5<sup>th</sup> floor avg front setback:</b>  <math>(43.38') + (39.54') + (37.88') + (95.98') + (90.60) = 61.48'</math></p> <p><b>(E)(4) of this standard permits encroachments into required setback areas by various structural components such as balconies. The Project proposes balconies on units 202, 302, and 402 that encroach into the permitted setback area in violation of BMC 10-1-624(E). The Project requests an incentive for balcony encroachment into the front yard as part of their allowance under CA Density Bonus Law (CA Govt. Code Section 65915). This incentive will allow the balconies to encroach into the front yard setback and are proposed to be 1'6" from the front property line.</b></p> <p><b>8 inverted U racks are provided within the semi-subterranean garage for a total of 16 bicycle parking spaces. No bike parking is proposed in any required yards.</b></p> <p><b>(E)(7)(a) of this standard requires 50% of all front and exposed side yards to be landscaped. The front setback area for this Project, as</b></p>
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	<p>encroachments specifically permitted in Table 10-1-624(E). For the purposes of this Subsection, hardscape means cement concrete, asphalt, brick, pavers, and similar impervious surfaces.</p> <p>c. The provision of outdoor amenities and decorative hardscape, such as outdoor seating areas with benches permanently affixed to the ground or hardscaped areas enriched with decorative materials which are under a tree canopy, shall be credited toward up to 50 percent of the required landscaping in all yards. Vehicular access areas may not be considered as decorative hardscape.</p> <p>d. To qualify as landscaped area, all areas not occupied by trees or drought-tolerant shrubs shall be planted with drought-tolerant ground cover with a minimum soil depth of 12 inches. All planters shall be a minimum of 18 inches deep and two (2) feet in their smallest inside dimension, unless a tree is required, in which case a four (4) foot planter depth shall be required and the planter shall have a minimum inside dimension of four (4) feet.</p> <p>e. In required front and exposed side yards, a minimum of one (1) tree shall be planted for every 40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10) square feet of shrub area.</p> <p>f. A minimum of 50 percent of required trees shall be a minimum 36-inch box size, with the remainder a minimum 24-inch box size. The required 36-inch box trees shall be equally distributed in required front or street side yards.</p> <p>g. If trees are planted in planters, the planters shall have a minimum length and width of five (5) feet.</p> <p>h. No vehicle may be parked at grade in a required front yard or street-facing side yard.</p>	<p><b>calculated by Staff, is 1,837 square feet. Of this total, approximately 521.01 square feet (28%) is landscaped.</b></p> <p><b>(E)(7)(e) of this standard requires a minimum of one (1) tree to be planted for every 40 linear feet of street frontage or fraction thereof. The Project proposed a 144' long street frontage that would require a minimum of 3 trees to meet this standard. Sheet L-1 indicates two trees within the setback area.</b></p> <p><b>The Project complies with the remaining subsections.</b></p>
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	<p>8. Reversed corner lots. The following requirements apply to any reversed corner lot that abuts a key lot when the key lot is located in any residential zone:</p> <p>a. The minimum required street-facing side yard setback for the rear 30 feet of the reversed corner lot is equal to the minimum required front yard setback of the key lot.</p> <p>b. Encroachments into the street-facing side yard setback for the rear 30 feet of the reversed corner lot are equal to the encroachments permitted into the front yard of the key lot.</p>	
F. Buffer Area	<p>1. Notwithstanding the setback encroachments specified in Table 10-1-624(E), a 20-foot buffer area shall be provided in any side or rear yard that abuts or is adjacent to a single family zoned property and a 10-foot buffer shall be provided in any side or rear yard that abuts or is adjacent to a multiple family zoned property. The buffer area is measured from the property line of the single-family or multiple-family zoned property perpendicular to such property line, and includes public streets and alleys.</p> <p>a. The buffer distance establishes the minimum setback line for the yard or yards in which it is provided, unless the buffer setback line is closer to the multifamily property line than the otherwise required minimum setback. Except as provided in this Subsection, no encroachments by structures or objects are permitted into the buffer area beyond the allowable encroachments listed in Table 10-1-624(E) or as listed in Subsection <a href="#">10-1-624(F)(2)</a> below.</p> <p>b. The additional setback resulting from the buffer area required for this section shall not apply to the 15-foot additional height allowed for roof and architectural features and appurtenances within a 45-degree incline plane established in Subsection D. The setback plane for those</p>	<p><b>Not Applicable. This standard refers to side and rear yards only. The Project's side and rear yards do not abut/ are not adjacent to any single-family zoned property or multiple family zoned property.</b></p>

rooftop features is established by required setback in Subsection D(2) through D(4).

c. When the subject property abuts or is adjacent to a single-family or multiple-family zoned lot, a five (5) foot strip of the open space which lies adjacent to the residentially zoned lot shall be landscaped. This landscaping is intended to provide screening between the different zones.

2. The Buffer area may contain the following uses:

a. Where the buffer area abuts a public alley, the buffer area may be utilized as a driveway to provide vehicle access from the alley to an on-site garage or parking area using the shortest and most direct route feasible.

b. The buffer area may contain pedestrian pathways.

c. The buffer area may contain outdoor common area and outdoor amenities, and hardscaping associated with the provision of amenities in an open space area, located up to within 10 feet of the shared property line. For the purposes of this Subsection, hardscaping means cement concrete, asphalt, bricks, pavers, and similar impermeable surfaces.

d. The buffer area may contain ground-level private open space areas so long as such areas are enclosed with an opaque enclosure as required by this Chapter.

e. The buffer area may contain uncovered parking spaces up to within 10 feet of the shared property line with a residential zone.

f. The buffer area may contain portions of driveway for the purpose of accessing required onsite parking so long as any required landscaped open space is provided.

	<p>g. The buffer area may contain bicycle parking facilities subject to this Code and any other applicable City-issued objective design and development standards.</p> <p>3. With the exception of the allowable uses listed in <a href="#">10-1-624(F)(2)</a> above, the remaining portion of the buffer area located on the subject property shall be landscaped as provided in Section <a href="#">10-1-624(N)</a>.</p>	
<p>G. Plane Breaks and Modulation</p>	<p>1. The following plane breaks shall be required for all street-facing elevations:</p> <p>a. A plane break shall be provided along each street-facing facade exceeding 50 feet in width. The plane break shall be of at least 10 percent of the facade width or 20 feet, whichever is greater. The break depth shall be at least 5 feet for each elevation of each story under 40 feet in height and shall be open to the sky. Break dimensions are measured perpendicular to the plane of the wall.</p> <p>b. At least 15% of the area of the first 40 feet of building height visible to the street, including features such as recessed balconies or building forms, shall be recessed by a minimum of 5 feet.</p> <p>2. For buildings above 40'-0" in height, any portion of primary wall above 40'-0" facing the street shall be recessed by an additional 5 feet from the required setback. Encroachments into this 5-foot offset are allowed as specified in Table 10-1-624(E).</p> <p>3. Plane breaks shall be provided on each structure on the lot.</p> <p>4. Balconies, entries, and porches or portions thereof that are recessed into the building facade may be utilized to satisfy the plane break requirements. Balconies, entries, and porches or portions thereof that project from the building facade may not be utilized to satisfy the break requirements.</p>	<p><b>Not Consistent.</b></p> <p><b>(G)(1)(a) requires each eligible plane break to be at least 10% of the façade width or 20 feet, whichever is greater. Floors 1-4 propose multiple plane breaks (4) along the front facade that are 16% of the façade width or below. There are multiple sections along each floor of the façade that do not meet the minimum break depth. This standard is not met. See staff calculations on Sheet 10 of submittal.</b></p>

<p>H. Fences, Walls, Hedges and Other Yard Features</p>	<p>1. Fences, walls, and hedges.</p> <p>a. Fences, walls, and hedges may not be composed, in whole or part, of dangerous wire types including, but not limited to: razor wire, barbed wire, electric wire, or any other similar wire type that may pose serious risk of injury. Chain link fences are prohibited.</p> <p>b. The maximum allowed height of fences, walls, and hedges is as specified in Table 10-1-624(A).</p> <p>c. The height of a fence or wall is measured from the highest abutting finished ground surface of the property upon which the fence, wall, or hedge is located. On sloped surfaces, portions of a fence, wall, or hedge may exceed the maximum height for the purpose of providing a stair-step design, but each stair-step section, as measured from the horizontal midpoint, may not exceed the maximum height.</p> <p>d. Ornamentation on top of fences, walls, and hedges in the front yard may exceed the maximum allowed height for fences, walls, and hedges up to 18 inches above the actual height of the fence, wall, or hedge or up to a maximum height of five (5) feet, six (6) inches. All ornamentation features shall be spaced a minimum of four (4) feet apart, as measured on center. In all other yards, ornamentation may not exceed the maximum allowed height for fences, walls, and hedges.</p> <p>e. All fences, walls, and hedges shall comply with the corner cutoff provisions of Section <a href="#">10-1-1303</a>.</p> <p>f. Gates are subject to the same requirements as fences and walls.</p> <p>g. Guardrails and handrails may exceed the maximum wall and fence height up to the extent required by the Building Code. The guardrail shall be a fully transparent material or 50% open design.</p>	<p><b>Not Consistent.</b></p> <p><b>The Project is proposing one 3-foot-tall CMU wall along the front property line, two 5-foot-tall metal gates, an 8-foot-tall sight wall along the driveway, and a 7-foot-tall CMU wall within the front yard setback area. The 7-foot-tall wall (highlighted in red on Sheet L-3) and the 8-foot-tall sight wall (highlighted in green on Sheet 26) exceed the maximum permitted for solid walls (4 feet).</b></p> <p><b>Sheet 26 depicts an item that is highlighted in dark orange but is not identified in the legend. Staff cannot determine what the item is nor its dimensions. Please update plans in conformance with BMC Section 10-1-624(H)(1)(b)</b></p> <p><b>A decorative gate/fence is shown in front of the proposed driveway area on Sheet 16 of the plans however, Sheet L-3 titled “Schematic Walls &amp; Fence Plan” does not reference this gate nor its dimensions. Staff is unable to confirm if the decorative gate/fence is proposed or if it meets this</b></p>
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	<p>h. Enforcement of nonconforming fences, walls, and hedges established prior to October 17, 2008, may be subject to abeyance pursuant to Section <a href="#">10-1-19202</a>.</p> <p>2. Other yard features.</p> <p>a. Arbors, pergolas, and similar structures are limited to a maximum height of nine (9) feet, a maximum width of six (6) feet, and a maximum interior length of three (3) feet as measured from the highest abutting finished ground surface. Other yard features are limited to a maximum height of six (6) feet and a maximum width of six (6) feet.</p> <p>3. Retaining walls.</p> <p>a. Retaining walls located within front yard areas are limited to a maximum height of four (4) feet per wall.</p> <p>b. Additional retaining walls shall be setback a distance equivalent to the height of the retaining wall below as measured from the face of the retaining wall below.</p> <p>c. Fences or walls that are placed on top of a retaining wall within a front yard are limited to a maximum height of four (4) feet from the abutting finished ground surface and require an additional two (2)-foot setback from the face of the retaining wall below.</p> <p>d. Enforcement of nonconforming retaining walls established prior to October 17, 2008, may be subject to abeyance pursuant to Section <a href="#">10-1-19202</a>.</p> <p>4. Exceptions. Exceptions from the requirements of this Subsection (H) (including the applicable requirements of Section <a href="#">10-1-1303</a> referenced herein) may be granted by the Building Official when required by the Building Code for health or safety purposes or when required by State Law.</p>	<p><b>standard. Please update plans so that staff can in conformance with BMC Section 10-1-624(H)(1)(b).</b></p> <p><b>There are no retaining walls proposed with this application.</b></p>
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<p>I. Parking Areas and Driveways</p>	<ol style="list-style-type: none"> <li>1. All parking spaces provided in a multiple family dwelling project shall be full-size spaces no less than eight (8) feet, six (6) inches wide and no less than 18 feet deep. Parking spaces adjacent to walls and columns, and at the end of the access aisle are subject to any additional dimension requirements in the Burbank Municipal Code and any applicable City Standard Plans.</li> <li>2. When individual garages or carports are used to provide parking for individual units, a clear space no less than nine (9) feet, six (6) inches wide and 19 feet deep shall be provided inside the individual garage or carport for each parking space.</li> <li>3. All parking spaces shall be clear of any encroachments including but not limited to structural features, shelves, cabinets, appliances, and equipment.</li> <li>4. Tandem parking spaces may be used only as designated parking for units providing more than one (1) parking space. Tandem Spaces shall be no less than eight (8) feet, six (6) inches wide and no less than 36 feet deep.</li> <li>5. Unrestricted access shall be provided to all guest spaces when such spaces are provided. Such spaces may not be located within a gated or secured area or otherwise have their access restricted.</li> <li>6. All parking spaces located within the rear half of the lot may be in a garage or carport, covered, or uncovered; all other parking spaces shall be in an attached, detached, or subterranean enclosed parking garage.</li> <li>7. All parking spaces, driveways, backup areas, and access aisles shall be designed and constructed in compliance with Article 14 of this Chapter and any applicable City Standard Plans.</li> <li>8. Onsite Driveways shall be improved with cement concrete, asphalt, brick, pavers, or a permanent surface approved by the Director.</li> <li>9. Onsite driveways shall be no less than 10 feet wide and shall remain clear and unobstructed by any structural elements or vegetation. Driveways located at the</li> </ol>	<p><b>Consistent. The Project proposes 45 parking spaces and all parking spaces meet the minimum required dimension. The Project meets subsection 4 by providing 4 tandem parking spaces (8 total spaces) for 4 units and 37 parking spaces for the remaining 36 units.</b></p> <p><b>The proposed driveway is approximately 20 feet in width.</b></p> <p><b>The proposed design of the parking spaces, driveways, backup areas, and access aisles meet comply with BMC Title 10 Chapter 1 Article 14 as discussed further in the matrix.</b></p> <p><b>The Project proposes one curb cut and complies with BMC Section 10-1-642(I)(11)</b></p>
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	<p>street-facing elevation of a structure shall not exceed 18 feet in width and all other driveways shall not exceed 20 feet width. For projects with less than 200 feet of street frontage, a maximum of 1 two-lane driveway shall be permitted for each street frontage. For sites with more than 200 feet of street frontage, a maximum of 2 two-lane driveways shall be permitted for each street frontage.</p> <p>10. When a turning movement is required to back out of a parking space, including but not limited to a curved driveway or access from an alley, a minimum backup turning radius of 24 feet shall be provided for all parking spaces as measured from the exterior wall of the garage or carport.</p> <p>11. No more than one (1) curb cut may be provided on each street frontage for each 100 feet of lot frontage on that street, except that lots with less than 100 feet of frontage may provide one (1) curb cut. Curb cuts shall be separated by at least 20 feet of uncut curb.</p> <p>12. Unbundled Parking:</p> <p style="padding-left: 40px;">a. For any building with new residential units, automobile parking spaces shall be leased or sold separately from the rental or purchase fees, such that renters or buyers have the option of renting or buying the unit at a lower price than if the parking was included.</p> <p style="padding-left: 40px;">b. Renters or buyers have the right of first refusal to parking built for their unit. Any remaining spaces may be leased to other users on a month-to-month basis. New occupants shall have the opportunity to lease or purchase parking built for their unit.</p>	
J. Parking Garages	<p>1. Parking garage shall be understood to be the same as a parking structure for the purpose of this Division.</p> <p>2. To be considered a semi-subterranean garage, the top deck of a parking garage shall be no higher than five (5) feet above the natural abutting ground</p>	<p><b>Consistent. The parking garage is not visible from the front yard.</b></p>

surface at any point as measured at a five (5)-foot horizontal distance out from the exterior wall surface.

3. Parking garages that exceed the height requirement for a semi-subterranean garage as described above are considered above-grade garages.

4. Portions of above-grade garages and semi-subterranean parking garages that extend above the ground surface on a front or street-facing side yard elevation shall be completely screened by a permanently irrigated landscaped berm or climbing vine wall or a decorated perforated metal screen. Any such feature is subject to the height limitations set forth in Table 10-1-624(A).

5. All garage openings on a front or street-facing side yard elevation shall provide access to a common parking area for multiple units or shall provide access to a common driveway that serves individual parking garages. Such openings may not serve a separate parking garage for an individual unit.

6. All vehicle gates to a parking garage on a street-facing elevation and parallel to the street shall be located at least 18'-0" from the property line to allow for single-vehicle queuing.

7. Garage doors shall not, when open or being opened, project beyond any lot line.

8. All subterranean, semi-subterranean, and above-ground garage openings may not exceed 20 feet in width, unless otherwise required by the Fire Department. On street-facing elevation of a structure, garage openings shall not exceed 18 feet in width, unless otherwise required by the Fire Department. All garage openings on a front or street-facing side yard elevation shall be separated by at least 20 feet.

9. Setback requirements for all types of parking garages are contained in Section [10-1-624\(E\)\(3\)](#).

<p>K. Private Open Space</p>	<ol style="list-style-type: none"> <li>1. Private open space areas shall be located outside the interior living space of a structure.</li> <li>2. Private open space areas shall satisfy the minimum dimensions specified in Table 10-1-624(A).</li> <li>3. Each individual private open space area shall be enclosed by an enclosure at least 42 inches tall. Such enclosure shall be opaque if located above the ground level and located on the building elevation directly facing a residentially zoned property.</li> <li>4. Private open space shall abut the unit that it serves and allow for direct access from the unit without having to enter a common area.</li> <li>5. Private open space areas shall have a slope no greater than five percent but may be located on multiple levels.</li> <li>6. If located on multiple levels, each level of private open space shall individually satisfy the minimum dimensions required by Table 10-1-624(A).</li> <li>7. Front and street-facing side yards may be utilized for private open space. Balconies used for private open space may encroach as permitted in Table 10-1-624(E). Interior side and rear yards may be utilized for private open space so long as the open space is provided at grade and minimum dimensions are satisfied.</li> <li>8. Rooftop areas, including the top of above-grade garages, may be utilized to satisfy required private open space requirements. Such areas shall be located no closer than 25 feet to a lot zoned for residential use or a lot with existing residential development. When a rooftop area is utilized for open space, such open space shall be screened by an opaque parapet wall at least six (6) feet tall on the side facing a lot zoned for residential use or a lot with existing residential development. Such parapet shall be set back at least five (5) feet from the exterior face of the building on each elevation, or as required by the height buffer established by this Section.</li> </ol>	<p><b>Not Consistent.</b></p> <p><b>Table 10-1-624(A) of the BMC indicates that private open space areas shall have a minimum of 70 square feet per unit. Unit 109 is proposing a private open space area of 67.5 square feet.</b></p> <p><b>(K)(9) states that the sum of all roof decks on a single building shall not exceed a maximum of 50 percent of the roof area. Staff calculated the total area of the roof to be approximately 13,182.82 square feet and the total area of roof decks to be 7,031.2 square feet. Staff concludes that the sum of all roof decks on the building is approximately 53% and exceeds the maximum requirement.</b></p> <p><b>(K)(12) states that a minimum 10% of ground level private open space areas shall be landscaped. The plan submittal does not indicate the required landscaping on any of the ground floor private open space areas.</b></p>
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	<p>9. The sum of all roof decks on a single building shall not exceed a maximum coverage of 50 percent of the roof area.</p> <p>10. Private open space areas shall be dedicated areas separate from vehicle access and parking areas and may not contain parking spaces or backup aisles, driveways, vehicle or bicycle parking areas, or other vehicle access features. Hardscaping is limited to pedestrian pathways and recreation areas.</p> <p>11. Private open space areas may not contain stairways or ramps except as necessary to provide access to the open space area or among different levels of the open space area.</p> <p>12. When provided on the ground level, private open space areas shall be landscaped as provided in Section <a href="#">10-1-624(N)</a>.</p>	
<p>L. Common Areas and Amenities</p>	<p>1. The following requirements apply to all amenities and common areas:</p> <ul style="list-style-type: none"> <li>a. At-grade interior side and rear yard areas, inclusive of required buffer areas, may be utilized for common area requirements so long as all minimum dimensions are satisfied.</li> <li>b. All portions of all common areas shall be accessible to all tenants and useable for recreational purposes.</li> <li>c. Rooftop amenities, including amenities located at the top of above-grade garages, may be utilized to satisfy common area requirements. Rooftop amenity areas shall be located no closer than 25 feet to a lot zoned for residential use or a lot with existing residential development. Rooftop open space shall be screened by an opaque parapet wall at least six (6) feet tall on the side facing a lot zoned for residential use or a lot with existing residential development. Such parapet shall be set back at least five (5) feet from the exterior face of the building on each elevation, or as required by the height buffer established by this Section.</li> </ul>	<p><b>Not Consistent.</b></p> <p><b>Minimum common area per unit is 100 square feet. The Project proposes 40 units, therefore a minimum of 4,000 square feet is required. The Project proposes 16,358 square feet of common open space.</b></p> <p><b>Rooftop open space shall be screened by an opaque parapet wall at least six (6) feet tall on the side facing a lot zoned for residential use or a lot with existing residential development. Such parapet shall be set back at least five (5) feet from the exterior face of the building on each elevation, or as required by the height</b></p>

	<p>c. All amenities shall be permanently installed as part of the project, unless otherwise approved by the Director.</p> <p>d. Outdoor common areas shall be at least 80 percent open to the sky with no overhanging structural elements, including balconies or canopies. Any portions of common areas located on the roof shall be at least 50% open to sky.</p> <p>e. Within outdoor common areas, all hardscape shall be brick, tile, or another permanent decorative material.</p> <p>f. Outdoor common areas shall be dedicated areas separate from vehicle access and parking areas and may not contain parking spaces or backup aisles, driveways, vehicle or bicycle parking areas, or other vehicle access features. Hardscaping is limited to pedestrian pathways and recreation areas.</p> <p>2. On-site amenities shall be provided as follows. Any of the amenity items listed below may be substituted with a comparable amenity subject to approval by the Director.</p> <p>a. For projects with 20 or fewer units, two (2) different items from the following: gazebo, spa, cooking/eating area with built-in barbeque, fountain, reflection pool, water garden, or permanently affixed outdoor seating.</p> <p>b. For projects with 21 to 99 units, two (2) different items from Subsection (a) and one (1) additional item from the following: children’s indoor or outdoor play area or sandlot, dog park, lap pool, handball court, volleyball area, basketball court, activity room, sauna, or putting green.</p> <p>c. For projects with 100 or more units, two (2) different items from Subsection (a), one (1) item from Subsection (b), and one (1) additional item from the following: in-ground or above-ground swimming pool including rooftop pools, tennis court, permanently</p>	<p><b>buffer established by this Section. Sheet 16 contains the only viewpoints that allow staff to measure the height of the parapet wall from the provided 5<sup>th</sup> floor elevation. The measured height is under 5 feet. Staff is unable to determine compliance with this section from any other sheet provided.</b></p> <p><b><u>(L)(2)(b) contains standards related to on-site amenities. The Project proposes a pool, cooking/eating area and an entertainment room.</u></b></p>
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	<p>equipped gym or exercise room with a minimum area of 300 square feet, personal dog grooming area with a minimum area of 200 square feet, a library with a minimum area of 500 square feet, a conference room with a minimum area of 400 square feet, or a community room with a kitchenette with a minimum area of 400 square feet, indoor or outdoor edible garden or greenhouse with a minimum area of 500 square feet.</p>	
<p>M. Pedestrian Circulation</p>	<ol style="list-style-type: none"> <li>1. Pedestrian circulation paths shall be provided to connect the following on-site and off-site locations and features: <ol style="list-style-type: none"> <li>a. Common building/project entries and individual unit entries</li> <li>b. Parking garages and surface parking areas</li> <li>c. Bicycle parking areas</li> <li>d. Common areas including play areas, recreation areas, and sitting areas</li> <li>e. Trash collection areas</li> <li>f. Public sidewalks</li> <li>g. Transit stops</li> </ol> </li> <li>2. Pedestrian paths shall have a minimum width of 60 inches and shall be improved with a decorative paved surface, brick, pavers, or similar material approved by the Director.</li> <li>3. If a pedestrian path is included on one (1) or more sides of a vehicle driveway, access aisle, or parking area, such path shall be differentiated from the vehicle circulation area by a change in color, material, and/or texture.</li> </ol>	<p><b>Consistent. The Project proposes a 5' (60 inch) wide pedestrian path that extends from the public sidewalk at the front of the property along the site's southern boundary to the common open space areas located at the rear and interior of the lot. The material for the pedestrian pathway is proposed to be natural colored concrete with light top-cast finish and saw-cut joints</b></p>

<p>N. Landscaping</p>	<p>Landscaping shall be provided for every lot, yard, open space area, and parking area as provided in this Subsection. For the purposes of this Subsection, “landscape area” means an area covered with soil and planted with trees, shrubs, turf/lawn, or other vegetation, including permanent planters.</p> <ol style="list-style-type: none"> <li>1. A minimum percentage of the area of each lot shall be landscape area as specified in Table 10-1-624(A). All landscape area, including landscaping within common areas, but excluding required landscaping within required front and street-facing setbacks, may be used to satisfy this requirement.</li> <li>2. When abutting or adjacent to a single-family zoned property, a minimum of 10% of each required rear and interior side yard area shall be landscape area.</li> <li>3. All landscape areas shall provide minimum soil depths as follows: <ol style="list-style-type: none"> <li>a. 12 inches for areas planted with drought-tolerant ground cover</li> <li>b. 18 inches for planters and areas planted with drought-tolerant shrubs and similar vegetation</li> <li>c. 4 feet for planters or areas planted with trees</li> </ol> </li> <li>4. Each planter and landscape area shall have no dimension or diameter less than three (3) feet.</li> <li>5. All required common areas located outdoors shall be landscaped as follows: <ol style="list-style-type: none"> <li>a. Outdoor common areas shall have a minimum of 10% of area covered by landscaping. If common areas are provided in more than one (1) area, each individual area shall provide the minimum percentage of landscape area.</li> <li>b. All landscape areas within outdoor common areas shall be accessible by pedestrians.</li> </ol> </li> </ol>	<p><b>Not Consistent.</b></p> <p><b>The Project exceeds the 10% minimum requirement for landscaped area outside of the front and street facing setback areas.</b></p> <p><b>Sheet L-4 does not provide information on minimum soil depth as stated in subsection (N)(3)</b></p> <p><b>(N)(6) states that a minimum 10% of ground level private open space areas shall be landscaped. The plan submittal does not indicate the required landscaping on any of the ground floor private open space areas.</b></p> <p><b>(N)(7) is not applicable to this Project.</b></p> <p><b>(N)(8) – A total of six planters are shown on the site plan, however the plans do not indicate drainage from the planters.</b></p>
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	<p>c. Trees shall be provided in outdoor common areas at a rate of one (1) tree per 600 square feet of open space area, subject to rounding up to the nearest whole number. If outdoor common area is provided in more than one (1) area, the number of required trees shall be calculated using the collective total of outdoor common area. The required number of trees may be distributed among the outdoor common areas at the discretion of the applicant with Director approval.</p> <p>d. At least one half (1/2) of the required trees shall be at least 36-inch box size. All other trees shall be at least 24-inch box size.</p> <p>6. All required private open space areas shall be landscaped if located on the ground level. At least 10% shall be landscaped.</p> <p>7. All buffer areas required by Section <a href="#">10-1-624(F)</a> shall be landscaped as follows:</p> <p>a. All non-hardscaped areas within the buffer area shall be landscaped.</p> <p>b. At least one 36-inch box tree shall be provided every 15 linear feet along any lot line that abuts or is adjacent to a single-family zoned property.</p> <p>c. If the buffer area is used to satisfy an outdoor common area requirement, the landscaping and trees may also be counted toward satisfying the outdoor common area landscaping and tree requirements.</p> <p>8. All planters shall be constructed of permanent masonry or concrete construction. All planters shall provide drainage directly into a drainage system.</p> <p>9. All landscape areas shall include a permanent fully automatic irrigation system. Irrigation systems shall utilize water conservation design concepts including but not limited to low-flow sprinkler heads and bubblers, drip systems,</p>	
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	<p>zone separation, microclimate considerations, and moisture sensors. Irrigation systems may operate only between the hours of 9 p.m. and 6 a.m. A separate meter and service shall be installed for irrigation purposes only. When recycled water becomes available in the area directly adjoining the site, use of recycled water will be required for all irrigation needs. Pending recycled water availability, a backflow device will be required to protect the potable water system.</p> <p>10. Landscaping plans demonstrating compliance with the landscaping requirements shall be prepared by a registered landscape architect. Final species selection and placement of all trees and vegetation shall be approved by the Director.</p>	
<p>O. Building Orientation and Design</p>	<ol style="list-style-type: none"> <li>1. All structures shall be oriented to the street by providing entries, windows, architectural features, and/or balconies on front and street-facing side yard elevations.</li> <li>2. Along any street-facing elevations, windowless expanses of walls shall not exceed 20 feet in linear length for each habitable story of the structure.</li> <li>3. The area of blank building wall fronting a public street may not exceed a square area where the height and width are both 10 feet.</li> <li>4. A break in a blank building wall shall be provided by any of the following: <ol style="list-style-type: none"> <li>a. Doors, windows, or other building openings.</li> <li>b. Building projections or recesses, doorway and window trim, or other details that provide architectural articulation and design interest.</li> <li>c. Varying wall planes where the wall plane projects or is recessed at least six inches.</li> <li>d. A permanently attached trellis or functionally similar architectural feature for landscaping.</li> </ol> </li> </ol>	<p><b>Not Consistent.</b></p> <p><b>(O)(1) – The Project’s west elevation depicts entries, windows, architectural features, and balconies.</b></p> <p><b>(O)(2) - The west elevation shown on Sheet 16 of the plan submittal does not depict the full frontage of the lot. Staff cannot determine compliance with this standard.</b></p> <p><b>(O)(3)- See above comment.</b></p> <p><b>(O)(4) – The front façade provides numerous plane breaks in the form of doors, windows, balconies, and a recessed main entryway.</b></p> <p><b>(O)(6) and (7) – The Project does not propose any shade</b></p>

	<p>e. A mural or public art attached to the building wall, if approved to fulfill Art in Public Places requirements pursuant to Section <a href="#">10-1-1114</a>.</p> <p>5. The following do not qualify as a break in blank wall:</p> <ul style="list-style-type: none"> <li>a. Variation in exterior building wall color.</li> <li>b. Stand-alone planted vegetation or landscaping not attached to a building wall.</li> <li>c. Commercial, residential or directional signs.</li> <li>d. Mechanical appurtenances such as water heaters, vents, or utility meters.</li> </ul> <p>6. Shade Structures.</p> <ul style="list-style-type: none"> <li>a. Shade structures may project up to two-thirds of the sidewalk width, when approved through an encroachment permit.</li> <li>b. Shade structures shall allow a minimum of 10 feet of vertical clearance from sidewalk elevation.</li> <li>c. Shade structures shall not encroach into the Tree Protection Zone (See Section <a href="#">7-4-101</a>) of any public tree.</li> </ul> <p>7. Arcades.</p> <ul style="list-style-type: none"> <li>a. Arcades shall be located behind the minimum setback.</li> <li>b. Arcades shall be a minimum of 8 feet from back of column to building facade.</li> </ul>	<p><b>structures or arcades in the front yard area.</b></p>
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	<p>c. The distance between columns shall be equal to or greater than the arcade depth dimension, as measured from the column center.</p> <p>d. The facade within the arcade shall meet the ground floor transparency requirements referenced in subsection Q.</p> <p>e. Uses allowed within arcades include: pedestrian travel, seating/street furniture, outdoor dining, landscape planters, and/or bicycle parking.</p>	
<p>P. Materials and Colors</p>	<ol style="list-style-type: none"> <li>1. Excluding windows and doors, inclusive of window and door trim materials, a minimum of two (2) colors shall be used on the primary structure.</li> <li>2. Excluding windows and doors, inclusive of window and door trim materials, a minimum of two (2) materials shall be used on the primary structure.</li> <li>3. Excluding windows and doors, inclusive of window and door trim materials, no material or color shall compose more than 75 percent of street-facing building facade(s).</li> </ol>	<p><b>Not Consistent.</b></p> <p><b>(P)(1) – The Project proposes two main colors for the primary structure: white and brown</b></p> <p><b>(P)(2) – The plan submittal does not include a materials sheet so that staff can determine compliance with this standard.</b></p> <p><b>(P)(3) – This standard is met.</b></p>
<p>Q. Windows and Awnings</p>	<ol style="list-style-type: none"> <li>1. Windows shall be recessed by a minimum of 3 inches from the facade.</li> <li>2. At least 25 percent of the ground floor area (height and width) of each street-facing facade shall be windows or entrance doors. Those buildings on lots with 75 feet or less of street frontage which are built to the street property line shall have a minimum 35 percent of the building facade on the ground floor devoted to window treatment.</li> <li>3. Street-facing facades shall incorporate glass providing views into the lobby, common area, or amenity areas. The minimum transparency is as follows: <ol style="list-style-type: none"> <li>a. Ground floor: 15%</li> </ol> </li> </ol>	<p><b>Not Consistent.</b></p> <p><b>(Q)(1) – The site plan does not provide this level of detail and staff is unable to determine compliance with this standard.</b></p> <p><b>(Q)(2) – The west elevation shown on Sheet 16 of the plan submittal does not depict the full frontage of the lot and staff is unable to determine compliance with this standard.</b></p>

	<p>b. Overall Facade: 10%</p> <p>4. Ground floor transparency is measured as the percentage of building frontage that consists of transparent openings between a height of 2 feet and 10 feet above sidewalk elevation.</p> <p>5. The following requirements apply to all awnings, if used:</p> <p>a. Awnings may not extend downward to cover more than 25 percent of a window face.</p> <p>b. Vinyl, plastic, and ribbed metal awnings are prohibited.</p>	<p><b>(Q)(3) – The site plan does not provide this level of detail and staff is unable to determine compliance with this standard.</b></p> <p><b>(Q)(4) - The west elevation shown on Sheet 16 of the plan submittal does not depict the full frontage of the lot and staff is unable to determine compliance with this standard.</b></p> <p><b>(Q)(5) – This Project does not propose any awnings.</b></p>
<p>R. Roof Design and Massing</p>	<p>1. Roof mansards and parapets, when used, shall continue around all building elevations, whether or not they are visible from the street.</p>	<p><b>Consistent. The Project depicts a parapet roof that continues around the entire building.</b></p>
<p>S. Entries and Porches</p>	<p>1. The ground floor shall include a common lobby or entryway for the residential units to facilitate pedestrian access to the public realm.</p> <p>2. All entrances shall be recessed a minimum of 30 inches from the building face.</p> <p>3. No unit or project entry may open directly onto a parking area, driveway, or other vehicle circulation area. This requirement is not intended to prohibit secondary entries that provide access from a private garage that serves the individual unit.</p> <p>4. Walls along the side of a stoop, patio or entry to a residential dwelling unit greater than 30" in height shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.</p>	<p><b>Consistent.</b></p> <p><b>(S)(1) – The ground floor includes a common entryway that facilitates pedestrian access to the public right of way.</b></p> <p><b>(S)(2) – The building entrance is recessed approximately 6.47 feet from the building face.</b></p> <p><b>(S)(3) – The Project does not propose nay units that open into a vehicular circulation area.</b></p> <p><b>(S)(4) – The Project proposes a 4’ high wall and a 8’ high wall along the entry area and are set back more than 18 inches from</b></p>

		<p><b>the sidewalk line. A landscaped area is proposed in addition to a bridal path.</b></p> <p><b>Not Consistent.</b></p> <p><b>(T)(1) – Units 209, 309, and 409 are designed with two balconies each. Both balconies are used to satisfy the private open space requirement. However, the balconies located on the buildings northern façade provide a 3-foot depth which does not comply with this standard.</b></p> <p><b>(T)(2) – Applicant provided a note on elevation sheet to meet this standard.</b></p> <p><b>(T)(3) – The Project does not propose any exterior stairs with less than 7 feet clearance underneath.</b></p> <p><b>Consistent.</b></p>
T. Balconies and Stairways	<ol style="list-style-type: none"> <li>1. Balconies shall be a minimum of three (3) feet deep. When used to satisfy the private open space requirement, balconies shall be a minimum of five (5) feet deep.</li> <li>2. Balconies on elevations that abut or are adjacent to residentially zoned properties or properties that contain a residential use shall be enclosed by a solid opaque wall no less than five (5) feet tall.</li> <li>3. Exterior stairways: enclosures or landscape barriers shall be provided wherever there is less than seven (7) feet vertical clearance below stairs.</li> </ol>	<p><b>(U)(1) – The Project provides an on-site trash collection and recycling area in the proposed garage.</b></p> <p><b>(U)(2) – The Project meets the dimension requirements of this standard by providing a trash and recycling area that is 11.5’ by 21.75’ feet.</b></p>
U. Trash Collection Areas	<ol style="list-style-type: none"> <li>1. All multifamily dwelling projects shall provide a designated on-site trash and recycling collection area.</li> <li>2. Projects with four (4) or more dwelling units shall provide a designated on-site trash and recycling collection area no smaller than seven (7) feet by eight (8) feet, unless an alternate size is approved by the Public Works Department. When located outside of a structure, the collection area shall be covered and enclosed on three (3) sides by a masonry wall no less than six (6) feet tall and have a solid permanent metal gate(s). Doors and gates of trash enclosures cannot swing out into any public right-of-way or required vehicle aisle or maneuvering area.</li> </ol>	

	<p>3. Trash bins and enclosures shall not be located in any required front or street side yard area.</p> <p>4. If the lot abuts an alley, the trash bin and/or trash enclosure shall be directly accessible from the alley.</p>	<p><b>(U)(3) and (4) are not applicable to the Project.</b></p>
V. Lighting	<p>1. Lighting shall be provided in all common areas including, but not limited to: parking garages, outdoor parking areas, common areas, pedestrian paths, stairways, and hallways.</p> <p>2. Outdoor lighting fixtures shall be shielded and positioned and directed so as not to shine or cause glare onto adjacent properties or public rights-of-way.</p> <p>3. Free-standing lighting fixtures shall be no taller than eight (8) feet as measured from the abutting ground surface or floor level.</p>	<p><b>Not Consistent.</b></p> <p><b>A lighting plan was not provided with this submittal and staff is unable to determine compliance with these standards.</b></p>
W. Other Features	<p>1. Venting/Exhaust: Residential Vents shall be directed to the roof. If physically impossible to be directed to the roof, vents shall be routed through the wall and screened with a decorative vent cap.</p>	<p><b>Not Consistent.</b></p> <p><b>The plan submittal does not provide this information and staff is unable to determine compliance with this standard.</b></p>
X. Signs	<p>1. Sign standards for multifamily residential-only developments in nonresidential zones are subject to the R-3/R-4 sign requirements in Section <a href="#">10-1-1011</a>.</p> <p>2. One additional wall-mounted sign per building frontage may be installed, not to exceed the combined area of 2 square feet for each linear foot of that building frontage. The sign shall not extend beyond any point above the parapet height or lower than thirteen (13) feet above adjacent sidewalk.</p>	<p><b>This standard does not apply to this Project.</b></p>

<p><b>10-1-630: ADDITIONAL REQUIREMENTS FOR THE RANCHO AREA</b></p>		
<p>A. APPLICABILITY</p>	<p>1. In addition to the development standards specified in Sections <a href="#">10-1-628</a> and <a href="#">10-1-629</a>, the requirements of this Section apply to all projects in the Rancho Area.</p> <p>2. For the purposes of this Section, the Rancho Area is defined as depicted in Diagram <a href="#">10-1-630(A)</a> and described as the area bounded by Keystone Street, Alameda Avenue, Main Street, Valencia Avenue, Victory Boulevard, City boundary, Keystone Street extended, Riverside Drive, Bob Hope Drive, City boundary, California Street, Ventura Freeway, Bob Hope Drive, Riverside Drive, and Keystone Street.</p>	<p><b>Consistent. The Project meets the Standard as the site is located within the designated boundaries of the Rancho Area.</b></p>
<p>B. ARCHITECTURAL DESIGN</p>	<p>Architectural design and style for all structures must be oriented towards early California Rancho imagery, including but not limited to the following:</p> <ol style="list-style-type: none"> <li>1. Strong horizontal elements such as long roof lines and verandas</li> <li>2. Wide eave overhangs</li> <li>3. Adobe or vertical board-and-batten wall surfaces</li> <li>4. Deeply inset window and door openings</li> <li>5. Heavy timber elements, such as post and beam support for porches or verandas</li> <li>6. Multi-paned windows</li> <li>7. Utilization of the following materials or similar materials approved by the Community Development Director:</li> </ol>	<p><b>Consistent. The Project includes elements of Spanish Colonial architecture reminiscent of early California Rancho imagery. The proposed buildings feature notable architectural elements such as red clay roof tiles and stucco as the primary finish. Secondary elements such as recessed windows, arched windows and plane breaks provide visual variation across all building facades.</b></p>



	<ul style="list-style-type: none"> <li>a. Exterior woods, including rough cut timber and large section timber</li> <li>b. Slump</li> <li>c. Block or other adobe-like masonry</li> <li>d. Clay roof tile</li> </ul>	
C. VEGETATION	<p>Landscaping must include the following types of trees and vegetation, or similar species complementary to the existing Rancho environment that are approved by the Community Development Director:</p> <ul style="list-style-type: none"> <li>1. California pepper</li> <li>2. Olive</li> <li>3. Live oak</li> <li>4. California holly</li> <li>5. Eucalyptus</li> <li>6. Cactus and succulents</li> </ul>	<p><b>Consistent. Sheet L-4 of the plan submittal lists the types of trees and vegetation proposed with this Project.</b></p>
D. Rancho Review Board	<p>All Development Review applications for projects in the Rancho Area are subject to review for compliance with the requirements of this Section by the Rancho Review Board as established in Section <a href="#">10-1-2453</a>.</p>	<p><b>Not Applicable, because the project is ministerial pursuant to State law (CA Govt. Code Section 65913.4) and is exempt</b></p>

		<b>from CEQA and the City's Development Review process therefore, Rancho Review Board is not required.</b>
<b>Division 5. AFFORDABLE HOUSING INCENTIVES</b>		
<b>10-1-633: DEFINITIONS</b>	Refer to Zoning Code for list of definition	
<b>10-1-634: PURPOSE AND INTENT – DENSITY BONUS</b>	In accordance with Chapter 4.3 Section <a href="#">65915</a> et seq. of the California Government Code, this Division is intended to provide incentives for the production of housing for very low, low income, and senior households and for the production of for-sale housing for moderate income households residing in condominium and Planned Development projects. In enacting this Division, it is also the intent of the City of Burbank to facilitate the development of affordable housing and to implement the goals, objectives, and policies of the City's housing element.	<b>Consistent.</b>  <b>The Project Applicant has submitted an SB 35 Application that includes a Density Bonus request pursuant to applicable State law.</b>
<b>10-1-635: CALCULATION OF DENSITY BONUS AND NUMBER OF INCENTIVES AND CONCESSIONS</b>		<b>Consistent.</b>  <b>The Project includes a Density Bonus Application with three incentives/ concession, and one waiver request and proposes a 100% Density Bonus Increase pursuant to CA Govt. Code Sections 65915.</b>
A. The City shall grant a Density Bonus to a developer of a Housing Development of five (5) or more dwelling units who seeks a Density Bonus in accordance with this Division and agrees to construct at least one of the following	<ol style="list-style-type: none"> <li>1. Ten percent of the total units of the Housing Development as Affordable Units affordable to low income households; or</li> <li>2. Five percent of the total units of the Housing Development as Affordable Units affordable to very low income households; or</li> <li>3. A Senior Citizen Housing Development; or</li> <li>4. Ten percent of the total units of a newly constructed Condominium Project or Planned Development as Affordable Units which are affordable to moderate income households.</li> </ol>	<b>Consistent.</b>  <b>The Project proposes 15% of the total units for very low income households and 15% of the total units for moderate income households.</b>

<p>B. In determining the number of Density Bonus Units to be granted pursuant to Subsection (A) of this Section, the maximum residential density for the site shall be multiplied by 0.20 for Subsections (1), (2), and (3) and 0.05 for Subsection (4), unless a lesser number is selected by the developer. When calculating the number of permitted Density Bonus Units, any calculations resulting in fractional units shall be rounded to the next larger integer.</p>	<ol style="list-style-type: none"> <li>1. For each one percent increase above ten percent in the percentage of units affordable to low income households, the Density Bonus shall be increased by 1.5 percent up to a maximum of 35 percent.</li> <li>2. For each one percent increase above five percent in the percentage of units affordable to very low income households, the Density Bonus shall be increased by 2.5 percent up to a maximum of 35 percent.</li> <li>3. For each one percent increase above ten percent of the percentage of units affordable to moderate-income households, the Density Bonus shall be increased by one percent up to a maximum of 35 percent.</li> </ol> <p>When calculating the number of permitted Density Bonus Units, any calculations resulting in fractional units shall be rounded to the next larger integer.</p>	<p><b>Consistent.</b></p> <p><b>The Project proposes 15% of the total units for very low income households. Pursuant to CA Gov't Code 65915(f)(2), the housing development is eligible for a 50% density bonus. The Project proposes an additional 15% of the total units for moderate-income households and pursuant to CA Gov't Code 65915(v), is eligible for an additional 50% density bonus. The Project is therefore eligible for a 100% density bonus from the base density of 20 units for this site resulting in a total of 40 units. CA Gov't Code 65915 supersedes this code section.</b></p>
<p>C. The Density Bonus Units shall not be included when determining the number of Affordable Units required to qualify for a Density Bonus. When calculating the required number of Affordable Units, any calculations resulting in fractional units shall be rounded to the next larger integer.</p>		<p><b>Consistent.</b></p> <p><b>The 100% density bonus was calculated using the 20 unit base density that is permitted for the 1.01 acre site.</b></p>
<p>D. The developer may request a lesser Density Bonus than the project is entitled to, but no reduction will be</p>		<p><b>Not Applicable. The Project Applicant is requesting the full density bonus (100%) pursuant</b></p>

<p>permitted in the number of required Affordable Units pursuant to Subsection (A) above. Regardless of the number of Affordable Units, no Housing Development may be entitled to a Density Bonus of more than 35 percent.</p>		<p><b>to CA Gov't Code 65915 which supersedes this standard.</b></p>
<p>E. Subject to the findings included in Section <a href="#">10-1-641</a>, when a developer seeks a Density Bonus, the City shall grant incentives or concessions listed in Section <a href="#">10-1-641</a> as follows:</p>	<ol style="list-style-type: none"> <li>1. One (1) incentive or concession for projects that include at least ten percent of the total units for low income households, at least five percent for very low income households, or at least ten percent for persons and families of moderate income in a condominium or Planned Development.</li> <li>2. Two (2) incentives or concessions for projects that include at least 20 percent of the total units for low income households, at least ten percent for very low income households, or at least 20 percent for persons and families of moderate income in a condominium or Planned Development.</li> <li>3. Three (3) incentives or concessions for projects that include at least 30 percent of the total units for low income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a condominium or Planned Development.</li> </ol>	<p><b>Consistent. The Project includes a Density Bonus Application, The Project provides 15% of the total units for very low income households and an additional 15% of the total units for moderate-income households. CA State Density Bonus Law permits the Project to receive three incentives/ concession, and waivers.</b></p>
<p>F. A Housing Development may be entitled to more than one (1) Density Bonus, but in no event can the total Density Bonus for any Housing Development exceed 35 percent. For example, if a Developer provides ten percent of the Housing Units for Low Income Households and an additional five percent Very Low Income, Developer</p>		<p><b>Not Applicable. The Project Applicant is requesting the full density bonus (100%) pursuant to CA Gov't Code 65915 which supersedes this standard.</b></p>

<p>shall be entitled to two (2) Density Bonuses. Multiple Density Bonuses will only be allowed where the affordable units are separately and independently counted; however, in any event, the maximum Density Bonus for any Housing Development is 35 percent.</p>		
<p>G. In accordance with state law, neither the granting of a concession or incentive nor the granting of a Density Bonus shall be interpreted, in and of itself, to require a General Plan Amendment, zoning change, or other discretionary approval.</p>		<p><b>Consistent.</b></p> <p><b>The Project requests an incentive for deferral of development impact fees pursuant to BMC Section 10-1-640(A)(3), an incentive for balcony encroachment into the front yard pursuant to BMC Section 10-1-1211, and a waiver of development standards for height pursuant to BMC Section 10-1-806(A). The requested incentives and waiver do not require a General Plan Amendment, zoning change, or other discretionary approval.</b></p>
<p>H. If the Director makes any of the findings set forth in Government Code Section <a href="#">65915</a> (d)(1), the written findings shall be provided to the developer, who may within 20 days of the postmarked findings, appeal the decision to the City</p>		<p><b>Consistent.</b></p> <p><b>The Project Applicant has submitted a letter to the City as part of the submittal requesting each incentive/waiver and provided justification for each waiver that satisfies CA Gov't Code Section 65915(d)(1)(A).</b></p>

Council by providing a written request to the Director.		
<b>10-1-636: LAND DONATION</b>		<b>Not Applicable. The Project request does not include a proposal for land donation.</b>
<b>10-1-637: CHILD CARE FACILITIES</b>		<b>Not Applicable. The Project request does not include a proposal for child care facilities.</b>
<b>10-1-638: CONDOMINIUM CONVERSIONS</b>		<b>Not Applicable. The Project request does not include a proposal to convert existing condominiums.</b>
<b>10-1-639: AFFORDABILITY AND DEVELOPMENT STANDARDS</b>		
A. Affordable Units shall be constructed concurrently with Market Rate Units or pursuant to a schedule included in the Density Bonus Housing Agreement.		
B. Affordable Units offered for rent to for low income and very low income households shall be made available for rent at an affordable rent and shall remain restricted and affordable to the designated income group for a minimum period of 30 years. A longer period of time may be specified if required by any construction or mortgage financing assistance program, mortgage insurance program,		<b>Not Applicable. The Project is a for-sale project.</b>

<p>or rental subsidy program applicable to the housing development. Affordable Units targeted to Low Income Households and/or Very Low Income Households will not meet the requirements for rental inclusionary units contained in Division 5 of this Article unless they remain restricted and affordable for 55 years pursuant to Section <a href="#">10-1-651(C)</a>. The Director is authorized to execute the necessary agreement which shall be prepared by the City Attorney</p>		
<p>C. Affordable Units offered for sale to moderate income households in condominiums and Planned Developments shall be sold by the developer of the housing development at a price that does not exceed the Affordable Purchase Price. At the time of the sale of an Affordable Unit from the developer of the Housing Development to the initial purchaser, the purchaser shall execute a promissory note secured by a subordinate deed of trust in favor of the City. The promissory note shall require payment, upon resale of the unit, the difference between the market rate price of the Affordable Unit at time</p>		

<p>of the purchaser's purchase of the Affordable Unit and the Affordable purchase price, and a proportionate share of the appreciation. Upon a resale, the seller of the unit shall retain the market value at the time of sale of any capital improvements made by the seller, the down payment, and the seller's proportionate share of appreciation. The City's proportion of the share of appreciation shall be equal to the percentage by which the Affordable Purchase Price was less than the fair market value of the Affordable Unit at the time of the initial sale.</p>		
<p>D. Affordable Units shall be built on site, and shall be dispersed within the housing development. The number of bedrooms of the Affordable Units shall be equivalent to the bedroom mix of the non-Affordable Units of the housing development, except that the developer may include a higher proportion of Affordable Units with more bedrooms. The design and appearance of the Affordable Units shall be compatible with the design of the overall housing development. Housing developments shall comply with all applicable</p>		<p><b>Not Consistent.</b></p> <p><b>The Project Plan submittal includes 31 two-bedroom units and 9 three-bedroom units for a total of 40 units. The six affordable units are all designated two-bedroom units and therefore not equivalent to the bedroom mix of the non-affordable units.</b></p> <p><b>The designated affordable units shall comply with the applicable provisions of the BMC as it relates to bedroom mix and distribution through the project site. To be confirmed as part of Building Plan Check and noted</b></p>



<p>Development Standards, except those which may be modified as provided by this Division.</p>		<p><b>as part of the required Affordable Housing Agreement.</b></p>
<p>E.</p>	<p>1. Upon the request of the developer, the City shall permit a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of Section <a href="#">10-1-635</a> at the following ratios:</p> <ul style="list-style-type: none"> <li>a. Zero to one (1) bedrooms: one (1) onsite parking space.</li> <li>b. Two (2) to three (3) bedrooms: two (2) onsite parking spaces.</li> <li>c. Four (4) and more bedrooms: two and one-half (2 1/2) parking spaces.</li> </ul> <p>2. If the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this Section only, a housing development may provide “onsite parking” through tandem parking or uncovered parking, but not through on-street parking.</p>	<p><b>Consistent. This standard is superseded by CA Gov’t Code 65913.4(d)(2) which states that the local government shall not impose parking requirements for streamlined developments approved pursuant to this section that exceed one parking space per unit. The Project proposes 45 spaces for 40 units.</b></p>
<p>F. The Director is authorized to execute the necessary agreement which shall be prepared by the City Attorney. The agreement shall set forth affordability restrictions and granted a concession and incentive once approved and appealed, if applicable.</p>		<p><b>Consistent. The plan submittal includes two incentive requests and a waiver request in exchange for providing six affordable units (15% very-low and 15% moderate income)</b></p>

<p><b>10-1-640: Development Standards Modified as Incentive or Concession</b></p>		
<p>A. Incentives or concessions that may be requested pursuant to Section <a href="#">10-1-635</a> and Section <a href="#">10-1-637</a> may include the following</p>	<ol style="list-style-type: none"> <li>1. A reduction of site Development Standards or a modification of zoning code requirements or architectural design requirements which exceed the minimum building standards provided in Part 2.5 (commencing with Section 18901. of Division 13 of the California Health and Safety Code and which result in identifiable, financially sufficient, and actual cost reductions, including, but not limited to: <ol style="list-style-type: none"> <li>a. Reduced minimum lot sizes and/or dimensions.</li> <li>b. Reduced minimum lot setbacks.</li> <li>c. Reduced minimum outdoor and/or private outdoor living area.</li> <li>d. Increased maximum lot coverage.</li> <li>e. Increased maximum building height and/or stories.</li> <li>f. Reduced minimum building separation requirements.</li> <li>g. Reduced street standards, such as reduced minimum street widths.</li> </ol> </li> <li>2. Approval of mixed use zoning in conjunction with the Housing Development if non-residential land uses will reduce the cost of the Housing Development and if the City finds that the proposed non-residential uses are compatible with the Housing Development and with existing or Planned Development in the area where the proposed Housing Development will be located.</li> <li>3. Deferred development impact fees (e.g., capital facilities, parkland in-lieu, park facilities, fire, or traffic impact fees).</li> <li>4. Expedited processing of application.</li> </ol>	<p><b>Consistent. The Project requests an incentive for deferral of development impact fees pursuant to BMC Section 10-1-640(A)(3), an incentive for balcony encroachment into the front yard pursuant to BMC Section 10-1-1211. The request for an incentive for balcony encroachment into the front yard is a reduction of site development standards which exceed the minimum building standards.</b></p>

	<p>5. Incentives pursuant to an Inclusionary Housing Development Standard Ordinance in Title <a href="#">10</a> including off-site construction of Affordable Units, provided that the necessary findings required under that Ordinance are made;</p> <p>6. Other regulatory incentives or concessions proposed by the Developer or the City which result in identifiable, financially sufficient, and actual cost reductions.</p>	
<p>B. Developers may seek a waiver or modification of Development Standards that will have the effect of precluding the construction of a Housing Development meeting the criteria of Section <a href="#">10-1-635</a> at the densities or with the concessions or incentives permitted by this Division. The Developer shall show that the waiver or modification is necessary to make the Housing Development, with the Affordable Units, economically feasible.</p>		<p><b>Consistent. The Project Applicant requests a waiver of development standards for height pursuant to BMC Section 10-1-806(A). The Project Applicant included a letter providing justification for this request pursuant to CA Gov't Code Section 65915(d)(1)(A).</b></p>
<p>C. The Director shall establish implementing procedures or regulations to implement the provisions of this part, including application form requirements as well as the processing requests for certain concession and incentives (“Implementing</p>		<p><b>Consistent. The Project Applicant included a letter providing justification for the requested incentives and waivers.</b></p>

<p>Regulations”). The Regulations, and any substantive changes thereto, shall be subject to approval by the Council by resolution. The Implementing Regulations may provide more specific detail regarding the Incentives or Concessions that the City may grant pursuant to this Division. The Regulations shall provide a tiered approval process for the Incentives and Concessions based upon the level of review: administrative approval by the Director, approval by the Planning Commission, or approval by the City Council. The Regulations shall establish which Incentives or Concessions require which tier of approval. The City Clerk shall maintain a copy of the current Implementing Regulations.</p>		
<p>D. If the Director makes any of the findings set forth in Government Code Section <a href="#">65915</a>(d)(1) or (e), the written finding shall be provided to developer who may within 20 days of the postmarked findings, appeal the decision to the City Council by providing a written request to the Director.</p>		<p><b>Consistent. The findings made by the Director will be included in a letter to the Project Applicant.</b></p>

<p><b>10-1-641: Application Requirements and Review</b></p>		
<p>A. An application for a Density Bonus, incentive, concession, waiver, modification, or revised parking standard pursuant to this Division shall be submitted with the first application for approval of a Housing Development and processed concurrently with all other applications required for the Housing Development. To the extent feasible, a developer may submit its application for a Density Bonus and Incentives or Concessions with its Inclusionary Housing Plan in accordance with Division 14 of this Article in the event Division 14 is applicable to the Housing Development. The application shall be submitted on a form provided by the City Planner and shall include all information required on the Implementing Regulations. The Development Review (“DR”) Application shall be processed together with the concession and incentives and no DR shall be final until such concession and incentives have been final. Appeal of concession and incentives</p>		<p><b>Consistent. The Project Applicant included a letter with the Application that indicated the request for Density Bonus pursuant to CA Gov’t Code Section 65915. The letter also included a request for two incentives and one waiver.</b></p>

<p>shall comply with DR appeal procedures.</p>		
<p>B. An application for a Density Bonus, Incentive or Concession, waiver, modification, or revised parking standard pursuant to this Division shall be considered by and acted upon by the approval body with authority to approve the Housing Development. Any decision regarding a Density Bonus, Incentive or Concession, waiver, modification, or revised parking standard may be appealed to the Planning Commission and from the Planning Commission to the City Council.</p>		
<p>C. Before approving an application for a Density Bonus, Incentive or Concession, or other waiver, or modification, the approval body, whether the Director, Planning Commission, or Council, shall make the following findings:</p>	<ol style="list-style-type: none"> <li>1. If the Density Bonus is based all or in part on donation of land, the findings included in Section <a href="#">10-1-636</a>.</li> <li>2. If the Density Bonus, incentive, or concession is based all or in part on the inclusion of a Child Care Facility, the findings included in Section <a href="#">10-1-637</a>.</li> <li>3. If the incentive or concession includes mixed use development, the finding included in Section <a href="#">10-1-640</a>.</li> <li>4. If a waiver or modification is requested, the developer has shown that the waiver or modification is necessary to make the Housing Development with the Affordable Units economically feasible.</li> </ol>	<p><b>Consistent. The Project Applicant submitted a letter that provides a justification for the requested incentives and waiver is necessary to make the Housing Development with the Affordable Units economically feasible.</b></p>

<p>D. If a request for an Incentive or Concession is otherwise consistent with this Division, the approval body may deny a concession or incentive if it makes a written finding, based upon substantial evidence, of either of the following</p>	<ol style="list-style-type: none"> <li>1. The concession or incentive is not required to provide for Affordable Rents or affordable ownership costs.</li> <li>2. The concession or incentive would have a specific adverse impact upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. For the purpose of this subsection, “specific adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.</li> </ol>	<p><b>Not Applicable. Staff has found no evidence in support of (D)(1) or (D)(2)</b></p>
<p>E. If a request for a waiver or modification other than required Incentives or Concessions is otherwise consistent with this Division, the approval body may deny a concession or incentive only if it makes a written finding, based upon substantial evidence, of one of the following</p>	<ol style="list-style-type: none"> <li>1. The waiver or modification would have a specific adverse impact upon health, safety, or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. For the purpose of this subsection, “specific adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.</li> <li>2. The additional waiver(s) or modification(s) would have an adverse impact on any real property that is listed in the California Register of Historical Resources.</li> <li>3. The additional waiver(s) or modification(s) do not preclude the use of the Density Bonus and granted Incentives or Concessions.</li> </ol>	<p><b>Not Applicable. Staff has found no evidence in support of (E)(1) or (E)(2) or (E)(3)</b></p>
<p>F. If a Density Bonus or Incentive or Concession is based on the provision of child care facilities, the approval</p>		<p><b>Not Applicable. The Project does not propose a child care facility.</b></p>

<p>body may deny the bonus or concession if it finds, based on substantial evidence, that the City already has adequate child care facilities.</p>		
<p><b>10-1-642: Density Bonus Housing Agreement</b></p>		
<p>A. Developers requesting a Density Bonus shall agree to enter into a Density Bonus Housing Agreement with the City. A Density Bonus Housing Agreement shall be made a condition of the discretionary planning permits for all Housing Developments pursuant to this Division and shall be recorded as a restriction on any parcels on which the Affordable Units or Density Bonus Units will be constructed.</p>		
<p>B. The Density Bonus Housing Agreement shall be recorded prior to final or parcel map approval, or, where the Housing Development does not include a map, prior to issuance of a building permit for any structure in the Housing Development. The Density Bonus Housing Agreement shall run with the land and bind on all future owners and successors in interest.</p>		



<p>C. The Density Bonus Housing Agreement shall include but not be limited to the following:</p>	<ol style="list-style-type: none"> <li>1. The total number of units approved for the Housing Development, the number, location, and level of affordability of Affordable Units, and the number of Density Bonus Units.</li> <li>2. Standards for determining Affordable Rent or Affordable Ownership Cost for the Affordable Units.</li> <li>3. The location, unit size in square feet, and number of bedrooms of Affordable Units.</li> <li>4. Provisions to ensure affordability in accordance with Sections <a href="#">10-1-639</a> of this Division.</li> <li>5. A schedule for completion and occupancy of Affordable Units in relation to construction of Market Rate Units.</li> <li>6. A description of any incentives, concessions, waivers, or reductions being provided by the City.</li> <li>7. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third party beneficiaries under the agreement.</li> <li>8. Procedures for qualifying tenants and prospective purchasers of Affordable Units.</li> <li>9. Other provisions to ensure implementation and compliance with this Article.</li> </ol>	
<p>D. In the case of for-sale Housing Developments, the Density Bonus Housing Agreement shall include the following conditions governing the sale and use of Affordable Units during the</p>	<ol style="list-style-type: none"> <li>1. Affordable Units shall be owner-occupied by eligible moderate income households.</li> <li>2. The purchaser of each Affordable Unit shall execute an affordable housing agreement, inclusive of the promissory note and deed of trust described in Section <a href="#">10-1-639</a> approved by the City and to be recorded against the parcel</li> </ol>	

applicable use restriction period:	including such provisions as the City may require to ensure continued compliance with this Division.	
E. In the case of rental Housing Developments, the Density Bonus Housing Agreement shall provide for the following:	<ol style="list-style-type: none"> <li>1. Procedures for establishing Affordable Rent, filling vacancies, and maintaining Affordable Units for eligible tenants;</li> <li>2. Provisions requiring verification of household incomes.</li> <li>3. Provisions requiring maintenance of records to demonstrate compliance with this subsection.</li> </ol>	<b>Not Applicable. The Project is a for-sale housing development.</b>
F. Density Bonus Housing Agreements for child care facilities and land dedication shall ensure continued compliance with all conditions included in Section <a href="#">10-1-636</a> and <a href="#">10-1-637</a> , respectively.		<b>Not Applicable. The Project does not propose a child care facility BMC Section 10-1-637 nor does it propose land dedication/donation pursuant to BMC Section 10-1-636.</b>
<b>10-1-643: AUTOMATIC INCORPORATION BY REFERENCE OF FUTURE AMENDMENTS TO THE STATE DENSITY BONUS LAW</b>	This Division implements Chapter 4.3, Density Bonuses and other incentives, Government Code Sections <a href="#">65915-65918</a> . In the event these sections are amended, those amended provisions shall be incorporated into this Division. Should any inconsistencies exist between the amended state law and the provisions set forth herein, the amended state law shall prevail. Until the Code is formally amended to eliminate any such inconsistencies, the City Planner shall maintain an explanation of all such amendments. A copy of that document shall further be available at the City Clerk’s Office.	<b>Consistent.</b>  <b>The Project is applying for Density Bonus under California State Density Bonus Law which supersedes any inconsistent sections of the Burbank Municipal Code.</b>
<b>10-1-644 PURPOSE OF INCLUSIONARY ORDINANCE</b>		
<b>10-1-645 APPLICABILITY</b>		

<p><b>10-1-646: INCLUSIONARY UNIT REQUIREMENT</b></p>		
<p>A. Calculation</p> <p>At least 15 percent of all newly constructed dwelling units in Residential Developments shall be developed, offered to and sold or rented to Very Low, Low and Moderate Income Households, at an Affordable Rent or Affordable Ownership Housing Cost, as follows:</p>	<p>1. For-sale projects - All Inclusionary Units 15 percent of the total Residential Development) shall be sold to Low and/or Moderate Income Households.</p> <p>2. Rental projects - A minimum of five percent of units in the total Residential Development shall be Very Low Income; the remaining ten percent of the units shall be Low Income.</p>	<p><b>Consistent.</b></p> <p><b>The Project is meeting the requirements of the City’s Inclusionary Housing Regulations by providing the proposed affordable units as follows: 15% very low income units and 15% moderate income units. The proposed number and level of affordability exceeds the minimum required 15% low income units in the City’s regulations.</b></p>
<p><b>ARTICLE 11. GENERAL PROPERTY DEVELOPMENT REGULATIONS</b></p>		<p><b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b></p>
<p><b>10-1-1101: COMPLIANCE</b></p>	<p>No lot or structure shall be created, erected, altered, or maintained contrary to the provisions of this chapter.</p>	<p><b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b></p>
<p><b>10-1-1102: ERECTION OF MORE THAN ONE STRUCTURE ON A RESIDENTIAL LOT</b></p>	<p>The requirement is “<i>Not more than one (1) main structure occupied or intended to be occupied for a permitted or permissible use may be erected on a single residential lot, unless yard and other requirements of this chapter are met for each structure as though it were on an individual lot.</i>”</p>	<p><b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b></p>

<b>10-1-1103: LOT TO HAVE FRONTAGE</b>	The requirement is <i>“Every building shall be on a lot which has frontage of at least 20 feet on a public or private street.”</i>	<b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b>
<b>10-1-1104: FRONTAGE ON ALLEYS</b>	The requirement is <i>“Alleys shall not be considered public streets for street frontage requirements of this chapter.”</i>	<b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b>
<b>10-1-1105: HAZARDOUS AREAS</b>	The requirement is <i>“The Public Works Director may require a fence or wall not less than six (6) feet in height along the perimeter of any area which they consider dangerous because of conditions or physical hazards on the property, such as frequent inundation, erosion, excavation, or grade differential.”</i>	<b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b>
<b>10-1-1106: USES IN COMPLETELY ENCLOSED BUILDINGS</b>	The requirement is <i>“When a use is required to be conducted in a completely enclosed building there shall be no openings on any side that faces residentially zoned property except as otherwise allowed by this section. Stationary windows not capable of being opened are not considered openings within the meaning of this section. Openings for the ingress or egress of persons or vehicles shall be permitted on a side that faces residentially zoned property upon the condition and requirement that said openings shall not be allowed to remain open except during the passage of persons or vehicles through such openings. As used in this section, the side of an enclosed building faces residentially zoned property if any point on the outer surface of the subject side of said enclosed building is within 150 feet of any point on the property line of said residentially zoned property as measured along any line within the horizontal scope of 45 degrees and 135 degrees from such point upon the surface of the subject side of said enclosed building.”</i>	<b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b>
<b>10-1-1108: OPEN STORAGE AREAS MUST BE ENCLOSED</b>	Open storage areas in commercial and industrial zones shall have an opaque masonry wall surrounding the storage area at least six (6) feet in height and in good repair, except where the storage area is bounded by a building. The stored material shall be kept below the horizontal plane of the top of the wall. The provisions of this section shall not apply to the open display of merchandise for sale in connection with a use permitted in the zone.	<b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b>

<b>10-1-1109: JUNK YARDS MUST BE FENCED</b>	The requirement is “ <i>Junk yards shall have an opaque masonry wall entirely surrounding the property, at least eight (8) feet in height and in good repair. The height of the junk, wrecked automobiles, airplanes, or other machinery shall be kept below the horizontal plane of the top of the wall.</i> ”	<b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b>
<b>10-1-1110: ACCESSORY BUILDINGS CONVERTED TO LIVING QUARTERS</b>	The requirement is “No person shall erect, construct, place or maintain any roof or shade structure over a mobile home located within a mobile home park.”	<b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b>
<b>10-1-1114: ART IN PUBLIC PLACES</b>	Refer to Zoning Code BMC Sections 10-1-1114 (A-L)	<b><u>The Project may be exempt if the building valuation is \$1.5 million or less pursuant to 10-1-1114(K)(5),</u></b>
<b>10-1-1115: ARCADE DEVELOPMENT REGULATIONS</b>		<b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b>
<b>10-1-1116: ALCOHOLIC BEVERAGES - ON-PREMISES AND OFF-PREMISES; CONDITIONAL USE PERMIT REQUIRED</b>		<b>Not Applicable pursuant to BMC Code Sections 10-1-622(A)(2) and 10-1-806(G)(2).</b>
<b>10-1-1117: BILLIARD PARLOR DEVELOPMENT STANDARDS</b>		<b>N/A</b>
<b>10-1-1118: WIRELESS TELECOMMUNICATIONS FACILITIES. REGULATIONS AND DEVELOPMENT STANDARDS</b>		<b>N/A</b>
<b>10-1-1120: ADULT BUSINESSES: REGULATIONS AND DEVELOPMENT STANDARDS</b>		<b>N/A</b>

<b>10-1-1121: SHOPPING CART CONTAINMENT</b>		N/A
<b>10-1-1122: EMERGENCY SHELTER DEVELOPMENT STANDARDS</b>		N/A
<b>10-1-1123: TEMPORARY AID CENTER DEVELOPMENT STANDARDS</b>		N/A
<b>ARTICLE 13. GENERAL HEIGHT STANDARDS</b>  <b>DIVISION 1. HEIGHTS FOR BUILDINGS, WALLS AND FENCES</b>		
<b>10-1-1301: EXCEPTIONS TO BUILDING HEIGHT LIMITS</b>	<i>“This Section applies to all zones except the R-1 and R-1-H zones. Height limits for the R-1 and R-1-H zones are specified in Section 10-1-603. Except as otherwise provided, skylights, fire and parapet walls, chimneys, ventilating fans, antennas (except personal wireless telecommunication facilities), tanks, flagpoles, penthouses or roof structures for housing elevators, lofts, stairways, air conditioning or similar equipment, and other appurtenances usually required to be placed above a building to operate and maintain it may be erected up to 15 feet above the height limits prescribed in this chapter, but no penthouse or roof structure shall be allowed for the purpose of providing additional floor area. A Conditional Use Permit is required if the appurtenance exceeds the height limit by more than 15 feet. Rooftop mechanical, storage and building circulation facilities are excluded from height limits, provided that these facilities do not occupy more than one-third (1/3) the area of the roof, are located in the interior of the roof area, and are screened so as to minimize pedestrian level view from public streets or from any neighboring residential uses. A Conditional Use Permit is required if the appurtenance is more than one-third (1/3) the area of the roof. Appurtenances do not include roof forms and architectural features which are not required to operate or maintain a building, such as ornamental towers, spires, steeples, belfries and cupolas.”</i>	<b>Not Applicable. The Project is approximately 75 feet from the closest R-1-H lot line across Mariposa Street. Therefore the maximum height permitted pursuant to BMC 10-1-624(D) is 40 feet. The proposed maximum height for the project is 63.7 feet and is permitted pursuant to the Project Applicant’s request of a waiver from the height requirements in BMC Section 10-1-624, Subsection D (Height) items 1 through 10), pursuant to State Density Bonus Law (CA Govt. Code Section 65915).</b>

<p><b>10-1-1303: CORNER CUTOFF</b></p>	<p>The requirement is “<i>No structure, object, or feature, including but not limited to fences, walls, and hedges, may be erected or maintained in any zone below a height of ten (10) feet and above a height of three (3) feet above the finished ground surface within a corner cutoff area. The corner cutoff area is defined by a horizontal plane making an angle of 45 degrees with the front, side, or rear property lines as the case may be, and passing through points as follows:</i></p> <p><i>A. STREETS.</i></p> <p><i>At intersecting streets, ten (10) feet from the intersection at the corner of a front or side property line.</i></p> <p><i>B. ALLEYS.</i></p> <p><i>At the intersection of an alley with a street or another alley, ten (10) feet from the edges of the alley where it intersects the street or alley right-of-way.</i></p> <p><i>C. DRIVEWAYS.</i></p> <p><i>At the intersection of a driveway with a street or alley, five (5) feet from the edges of the driveway where it intersects the street or alley right-of-way.</i></p>	<p><b>Not Applicable</b></p>
<p><b>10-1-1304.5 NOTICE OF BUILDING HEIGHT</b></p>	<p>Whenever notice is required in accordance with this Chapter such that the height of a building is identified, the actual height shall be indicated by adding and identifying the following: 1) building height; 2) any additional height for roof and architectural features (if any); and 3) any additional height exception pursuant to Section <a href="#">10-1-1301</a> (if any).</p>	<p><b>Not Applicable</b></p>
<p><b>DIVISION 2. HEIGHTS SURROUNDING BOB HOPE AIRPORT</b></p>		<p><b>Not Applicable</b></p>
<p><b>10-1-1305 through 10-1-1309</b></p>		<p><b>N/A</b></p>

<p><b>ARTICLE 14. GENERAL OFF-STREET PARKING STANDARDS</b></p> <p><b>DIVISION 1. GENERAL PROVISIONS</b></p>		
<p><b>10-1-1401: PARKING SPACE DIMENSIONS</b></p>	<p><i>Residential Use: 8'-6" minimum width</i>  <i>Retail and Services Commercial: 9'-0" minimum width</i></p> <p><i>The minimum width of parking spaces adjacent to walls, columns, or other vertical obstructions shall be determined by standards established by the Public Works Director.</i></p> <p><i>PARKING BAY WIDTHS FOR TWO-WAY TRAFFIC AND DOUBLE LOADED AISLES</i></p> <p><i>Minimum Stall Length = 18'-0"</i></p> <p><i>8'-6" width (90 degree angled parking): 63' - 4"</i></p> <p><i>9'-0" width (90-degree angled parking): 61' - 4"</i></p>	<p><b>Consistent. The Project proposes 45 parking spaces and all parking spaces meet the minimum required dimension.</b></p>
<p><b>10-1-1403: INGRESS AND EGRESS; BACKING INTO HIGHWAY</b></p>	<p>Off-street parking shall be easily accessible from and to a street or other dedicated public right-of-way. The parking shall be so arranged that it shall not be necessary to back into a major or secondary highway to exit from the parking area.</p>	<p><b>Consistent. Off-street parking is proposed in an on-site parking garage. There are no major or secondary highways in the vicinity of the Project site.</b></p>
<p><b>10-1-1404: TANDEM PARKING</b></p>		
<p><b>10-1-1404(6) – Multifamily Residential</b></p>	<p>Tandem parking is permitted in multiple family residential zones only as permitted in Section <a href="#">10-1-628(I)</a>.</p>	<p><b>Consistent. The Project proposes 45 parking spaces and all parking spaces meet the minimum required dimension. The Project meets subsection 4 by providing 4 tandem parking</b></p>



		<b>spaces (8 total spaces) for 4 units and 37 parking spaces for the remaining 36 units.</b>
<b>10-1-1405: PARKING OR STORING AIRPLANES, BOATS, VEHICLES, ETC. WITHIN CERTAIN YARDS IN RESIDENTIAL ZONES</b>	<p>No airplane, boat, house car, mobile home, motor vehicle, trailer, or part of such vehicle, shall be parked or stored in the front yard of any lot in a residential zone, or the side yard facing a street on a corner or reverse corner lot in a residential zone, except that:</p> <ol style="list-style-type: none"> <li>1. Passenger vehicles as defined in the State Vehicle Code, excluding house cars;</li> <li>2. House cars not exceeding 22 feet in length;</li> <li>3. Pickup trucks not used for commercial purposes; and</li> <li>4. Motor trucks while on business calls; may be parked on permanently constructed driveways within such front or side yards, if currently licensed by the State Department of Motor Vehicles and capable of movement under their own power or temporarily disabled for not to exceed 72 hours while so disabled. This section shall not apply to vehicles parked on publicly owned or operated property.</li> </ol>	<b>Not Applicable. The Project is not located in a residential zone.</b>
<b>10-1-1405.5: BICYCLE PARKING SPACES</b>		
A. Definition	A BICYCLE PARKING SPACE shall be defined as the space for one (1) bicycle in a bicycle rack which is affixed to a permanent surface.	<b>The Project proposes 16 bicycle spaces.</b>
B. Installation and Maintenance Requirements	<p>Bicycle parking facilities shall be installed in a manner which allows adequate space for access when the facilities are occupied, and shall be located so as to minimize the blocking of any public sidewalks or right-of-way. An encroachment permit from the Public Works Department is required for any encroachment into the public right-of-way.</p> <p>Bicycle parking facilities shall be located on a hard paved surface and shall be painted with a protective coating to prevent rusting and shall be well maintained.</p>	<b>Consistent. Sheet 9 depicts the bicycle parking facilities located within the proposed parking garage. There are no bicycle facilities proposed outside of the building.</b>

C. Bicycle Parking for Arcades/Billiard/Parlors	For all arcades and billiard parlors, one (1) bicycle space shall be provided for each 150 square feet of adjusted gross floor area.	<b>Not Applicable.</b>
<b>10-1-1406: SITE PLAN</b>	<i>“A site plan containing a detailed parking arrangement accurately dimensioned, showing individual parking spaces, aisles and driveways indicating adequate ingress and egress, as well as location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances of the proposed parking, as provided in Article 19, Division 2 of this chapter, shall be submitted to the Building Director when application is made for a building permit requiring compliance with this article. The site plan shall be referred to the Building Director for approval.”</i>	<b>Not Consistent.</b>  <b>The Project provided a site plan containing a detailed parking arrangement accurately dimensioned, showing individual parking spaces, aisles and driveways indicating adequate ingress and egress, as well as location, size, shape, design, curb cuts, landscaping, and other features and appurtenances of the proposed parking.</b>  <b>The site plan did not indicate lighting.</b>
<b>10-1-1407: USE OF VACANT LOTS IN RESIDENTIAL AND COMMERCIAL ZONES FOR PARKING VEHICLES</b>		<b>Not Applicable.</b>
<b>10-1-1407.01: USE OF PARKING AREAS FOR STORAGE</b>	<i>“All required parking shall be used solely as customer and employee parking of motorized vehicles. No required parking shall be used for the temporary or permanent storage of any other motor vehicles, or any products or materials for production, repair, sale or lease.”</i>	<b>Not Applicable.</b>
<b>10-1-1407.1: CENTRAL BUSINESS DISTRICT DOWNTOWN PARKING AREA</b>	All required parking shall be used solely as customer and employee parking of motorized vehicles. No required parking shall be used for the temporary or permanent storage of any other motor vehicles, or any products or materials for production, repair, sale or lease.	<b>Not Applicable.</b>

<b>DIVISION 2. PARKING REQUIREMENTS</b>		
<b>10-1-1408: SPACES REQUIRED</b>	The requirement is <i>“Residential Uses: As provided for each residential zone in Article 6 of this chapter.</i>	<b>Consistent. This section is superseded by CA Gov’t Code Section 65913.4(d)(2)</b>
<b>10-1-1409: WAIVER WITHIN A PARKING DISTRICT</b>	<p>Except for buildings or parts of buildings designed, intended to be used, used or occupied for residential use, all or a portion of the required off-street parking may be waived by the Planning Commission when the property for which the parking is required is located within the boundaries of an assessment district for the acquisition of publicly owned automobile parking if either:</p> <ol style="list-style-type: none"> <li>1. The Planning Commission finds that there are sufficient publicly owned automobile parking spaces in the vicinity to justify the waiver without detriment to the public health, welfare and safety; or</li> <li>2. The owner or occupant of the property on which the waiver is to be applied pays to the City an amount equal to the fair market value of the waived parking space, the area of which shall be determined by the number of required spaces times 300 square feet, and the cost of converting such space into a parking lot, as estimated by the Public Works Director.</li> </ol> <p>Before granting a waiver, the Planning Commission shall report its proposed action to the Council for approval. If the Council disapproves, the waiver shall not be granted.</p>	<b>Not Applicable.</b>
<b>10-1-1410: WAIVER AS TO EXISTING USES</b>		<b>Not Applicable</b>
<b>10-1-1411: MUST SERVE ONE USE; EXCEPTIONS</b>	The requirement is <i>“Off-street parking for one use shall not be considered as providing required off-street parking for any other use, except as expressly authorized by this article.”</i>	<b>Consistent. There is only one use proposed for this site.</b>
<b>10-1-1412: Location of Parking Areas</b>		

<p><b>A. DWELLINGS.</b></p> <p>For single or multiple family dwellings, off-street parking shall be located on the same lot or building site as the building is required to serve.</p>		<p><b>Consistent. Required parking is provided in the proposed parking garage on site.</b></p>
<p><b>10-1-1413: MEASUREMENT OF DISTANCES</b></p>	<p>The requirement is <i>“The distance of off-street parking from the building it is required to serve shall be based upon the shortest walking distances from the nearest point of the off-street parking to the nearest point of the building or use served.”</i></p>	<p><b>Consistent. The parking garage is located underneath the multi-family residential building.</b></p>
<p><b>10-1-1414: OFF-SITE PARKING AGREEMENT FOR NON-SHARED AND EXCLUSIVE PARKING</b></p>		<p><b>Not Applicable.</b></p>
<p><b>10-1-1415: SHARED PARKING AGREEMENT – ON OR OFF-SITE</b></p>		<p><b>Not Applicable.</b></p>
<p><b>10-1-1416: APPLICABILITY OF PARKING AREA REQUIREMENTS</b></p>	<p>The requirement is <i>“The requirements of Sections 10-1-1417, 10-1-1421, and 10-1-1422 apply to all parking areas located in all zones. The requirements of Sections 10-1-1417.1 through 10-1-1420 inclusive apply to all parking areas located in 1) all non-residential zones and 2) in residential zones which provide parking for uses located in a non-residential zone.”</i></p>	
<p><b>DIVISION 4. IMPROVEMENT OF PARKING AREAS</b></p>		
<p><b>10-1-1417: PARKING LOT DESIGN STANDARDS</b></p>		

<p>A. All off-street parking areas and accessways shall be graded, paved, and marked as follows</p>	<ol style="list-style-type: none"> <li>1. All paved areas used for parking, loading, or vehicle circulation shall be designed consistent with accepted engineering principles for the largest type of anticipated vehicle loading in order to minimize future maintenance and safety hazards.</li> <li>2. Surfaces shall be paved with concrete or suitable asphaltic surfacing to prevent the emanation of dust.</li> <li>3. Surfaces shall be graded and drained in accordance with standards prescribed by the Public Works Director.</li> <li>4. Parking spaces and access lanes shall be clearly marked including the use of directional arrows when necessary to guide internal movements.</li> </ol>	<p><b>Consistent.</b></p>
<p>B. The Public Works Director, Community Development Director, and/or the Planning Commission may place special requirements on an individual site to reduce or increase the number, width, and location of driveways in order to reduce traffic hazards, decrease paved area, or mitigate on-street parking problems. The Public Works Director, Community Development Director, and/or the Planning Commission may require that access, either primary or secondary, take advantage of existing public alleys.</p>		<p><b>Not Applicable.</b></p>
<p>C. Parking and directional signs shall be provided in accordance with the Burbank</p>		

Municipal Code or when required by the Public Works Director.		
D. Barriers shall be provided as follows:	<p>1. Safety barriers, protective bumpers, or curbing and directional markers shall be provided to ensure pedestrian and vehicular safety and efficient utilization and protection of landscaping, and to prevent encroachment onto adjoining public or private property.</p> <p>2. Concrete curbs at least six inches high shall be installed to serve as wheelstops for cars next to streets, sidewalks, buildings, or other structures, and as protective edging for planting areas.</p>	<p><b>Consistent.</b></p> <p><b><u>(D)(1) – Conditions of Approval will be added to ensure compliance with these standards.</u></b></p> <p><b>(D)(2) - Sheet 9 depicts wheel stops in each parking space.</b></p>
E. All open space areas designed for active or passive recreation purposes shall be physically separated from parking areas and driveways in a fashion necessary to protect the safety of all pedestrians.		<p><b>Consistent. The Parking area is completely enclosed underneath the building. The open space areas are located on the building podium and in the rear of the site.</b></p>
F. Visibility of pedestrians, bicyclists, and motorists shall be ensured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility.		<p><b>Consistent. The parking garage is designed with accepted engineering principles. The parking garage includes 24' – 27.5' wide drive aisles to allow safe circulation within the parking area.</b></p> <p><b><u>Conditions of Approval will be added to ensure compliance with these standards.</u></b></p>
G. Internal circulation patterns and the location and traffic direction of all access drives shall be designed and maintained in accordance with accepted principles of traffic		<p><b>Consistent. The parking garage is designed with accepted engineering principles. The parking garage includes 24' – 27.5' wide drive aisles to allow</b></p>

<p>engineering and traffic safety. All vehicle movements involved in loading, parking, or turning around shall occur on-site.</p>		<p><b>safe circulation within the parking area.</b></p> <p><b><u>Conditions of Approval will be added to ensure compliance with these standards.</u></b></p>
<p>H. All parking lots shall be maintained as follows:</p>	<ol style="list-style-type: none"> <li>1. All paved areas shall be maintained in the manner required to eliminate safety hazards, standing water, weeds, inefficient drainage patterns, and deterioration of sub-base materials. Paved areas shall be impervious to water and shall be maintained in a sanitary condition free from refuse and debris.</li> <li>2. All trees and landscape areas shall be maintained as per Section <a href="#">10-1-1418</a>:E.</li> <li>3. All property owners shall perform such maintenance as required by the Community Development Director within 45 days following written notification of any pavement, landscaping, or irrigation maintenance deficiencies pursuant to this section and within seven days following written notification of unsanitary or unsafe conditions.</li> </ol>	<p><b>Consistent.</b></p>
<p><b>10-1-1417.1: SETBACKS AND WALLS</b></p>		
<p>A. Parking areas, trash enclosures, and utility cabinets or equipment shall be fully screened from public view through the use of berming, landscape materials, walls, buildings, lowering the elevation of parking areas below street grade, or a combination thereof. All walls to be used for screening purposes shall be of solid masonry construction and ornamental in texture, pattern, or shadow relief and shall be</p>		<p><b>Consistent. The parking areas, trash enclosures, and utility cabinets are completely screened from public view. The parking area and trash enclosure are located underneath the building and the transformer and switch pad area, located at the southwest corner of the site, is screened from view by a 7-foot-tall CMU wall.</b></p>

used in conjunction with foreground landscaping.		
B. Surface parking lots shall have four foot minimum front yard and street side yard landscaped setbacks. A three foot high masonry wall, or other such protective barrier as may be approved by the Community Development Director, shall be constructed along the street frontage of a parking lot, except at accessways, to insure against unchanneled motor vehicle ingress or egress. If a wall is used as a protective device, the required landscaping must be located between the wall and the street property line.		
C. All walls and landscaping materials shall comply with the corner cutoff requirements in Section <a href="#">10-1-1303</a> .		
10-1-1417.2: PARKING LOTS ABUTTING AND ADJACENT TO RESIDENTIAL ZONES		N/A
10-1-1418: LANDSCAPING		
A. All interior areas not used for parking spaces or driving aisles in a parking lot shall be landscaped. The following areas are exempt from this section:	<ol style="list-style-type: none"> <li>1. Residential parking areas in R-1 and R-2 zones,</li> <li>2. Parking structures, carports, and enclosed parking spaces,</li> <li>3. Truck loading areas in front of overhead doors,</li> </ol>	<b>The Project is exempt from this standard because all proposed parking is located within a parking structure.</b>



	<p>4. Truck maneuvering and parking areas unconnected to, and exclusive of, any vehicle parking,</p> <p>5. Surfaced areas not to be used for vehicle parking, driving, or maneuvering, provided they are made inaccessible to vehicles by a barrier such as bollards of fencing.</p> <p>6. Vehicle display, sales, service, and storage areas.</p>	
<p>B. Landscaping and shading plans shall be prepared by a licensed landscape architect and shall be done to the satisfaction of the Director. The licensed landscape architect shall certify that the plans comply with the requirements of this Section as well as the provisions of AB 1881, the Model Water Efficient Landscaping Ordinance. The Director may prepare guidelines to assist applicants in drafting landscaping plans.</p>	<p>1. Minimum Landscape Areas. A minimum of ten percent of the open parking and driveway areas shall be landscaped, exclusive of required front and exposed side yard setbacks.</p> <p>a. All interior parking lot landscaping, exclusive of required front and exposed side yard setbacks, shall be located within a planter bounded by a concrete curb at least six inches high. No planter shall have a minimum dimension of less than six feet by six feet, or if no tree is located in the planter, four feet by four feet, excluding curbing. Each planter shall include a permanent automatic irrigation system appropriate for the type of landscaping installed. Each planting area shall be of adequate size for the landscaping provided.</p> <p>b. Trees, shrubs, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area and shall be designed so as not to block the view of motorists and pedestrians. All shrubs and groundcover shall be a minimum five gallon size.</p> <p>c. Groundcover or shrubs may not exceed three feet in height above the parking lot surface.</p> <p>d. No one species shall comprise more than 75 percent of the planting within each of the following categories: trees, shrubs, and groundcover.</p>	<p><b>Not Applicable.</b></p>

	<p>e. Not more than 25% of the plant or planter or landscaped area may be covered with non-plant surfaces such as gravel, landscaping rock, artificial turf or concrete.</p> <p>f. All landscaped areas shall be designed so that plant materials are protected from vehicle damage or encroachment.</p>	
C. Tree Shading Requirements	<p>1. Trees shall be planted and maintained throughout the parking lot to ensure that, within 15 years after establishment of the parking lot, at least 50 percent of the parking lot will be shaded.</p> <p>a. The shade trees shall be a species that will provide a canopy-style effect.</p> <p>b. Shade trees shall be a minimum 36-inch box size at planting. If a minimum 36-inch box size is determined to be technologically infeasible or impractical, the 36-inch box size may be substituted with two, 24-inch box sized trees at the discretion of the Director.</p> <p>2. Upon completion of the installation of the shade trees, a licensed landscape architect shall certify that the shading complies with all requirements of this section. Certification shall be accomplished in a manner to be determined by the Director.</p> <p>3. Tree species appropriate for providing shade in parking lots shall be selected from “Street Trees Recommended for Southern California” as published by Street Tree Seminar, Inc. unless an applicant can demonstrate that it is technologically infeasible, impractical or inconsistent with the landscape design of the proposed parking lot to select such tree.</p>	<b>Not Applicable.</b>
D. Tree Shading Calculation	<p>1. Landscape and shading plans shall show the estimated tree canopies after 15 years of growth, the specific names, sizes and locations of trees to be planted, and</p>	<b>Not Applicable.</b>

	<p>the total area in square feet of the area shaded by tree canopies. In determining the area shaded, the following methodology shall be used:</p> <ol style="list-style-type: none"> <li>a. Shading shall be calculated using the expected diameter of the tree canopy at 15 years. The Director may establish assumed expected canopy diameters.</li> <li>b. Shaded area on the pavement shall be measured assuming that the shaded area is only that area directly under the tree canopy or dripline. Diagram <a href="#">10-1-1418(A)</a> illustrates the manner in which shade is credited under various conditions.</li> <li>c. The shading plans shall include a shade calculation table identifying the quantity and type of trees used and the percentage of shade credited to each. Diagram <a href="#">10-1-1418 (B)</a> illustrates the format of the shade calculation table.</li> <li>d. Landscape planters under the canopy may be counted as shaded area, except in required setback areas.</li> </ol> <p>2. The Director shall have the discretion to modify tree shading requirements under power lines and other obstructions which prohibit strict compliance with shading requirements, and to give shading credit for photovoltaic arrays, off-site trees and structures, canopies, and other structures, where appropriate.</p>	
E. Maintenance	<ol style="list-style-type: none"> <li>1. The maintenance obligations provided herein shall apply to all parking facilities, whether approved prior to or after the effective date of these requirements.</li> <li>2. All trees and landscape areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming.</li> <li>3. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical damage, insects, and diseases.</li> </ol>	<b>Not Applicable.</b>

	<p>4. Planting areas shall be kept free from weeds, debris, and undesirable materials which may be detrimental to safety, drainage, or appearance.</p> <p>5. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning conducted as part of regular maintenance.</p> <p>6. Trees may not be trimmed or pruned to reduce the natural height, canopy size, or overall crown of the tree, except as necessary for health of the tree and public safety. All tree care shall comply with the current appropriate International Society of Arboriculture and American National Standards Institute standards.</p> <p>7. Any required tree or other plants that die or are improperly maintained shall be replaced with healthy specimens of similar species or size, provided that the replacement trees shall be a minimum of 36-inch box size and shall not be required to exceed 48-inch box size.</p> <p>8. Removal and replacement of trees that have caused damage to City sidewalks or other City infrastructure shall be reviewed and approved by the appropriate City Department.</p>	
<b>10-1-1419: PARKING STRUCTURES</b>		<b>Consistent.</b>
<b>10-1-1420: LIGHTING</b>	<p>The requirement is <i>“All off-street parking areas shall be provided with lighting as follows:</i></p> <p><i>1. Lights conforming to standards prescribed by the Public Works Director shall be installed in all nighttime parking lots used for public parking or for commercial purposes.</i></p> <p><i>2. All lighting shall be arranged to prevent glare or direct illumination on adjoining properties and streets.”</i></p>	<b>Not Consistent. A lighting plan was not provided with this submittal and staff is unable to determine compliance with these standards.</b>
<b>10-1-1421: MAINTENANCE</b>	All off-street parking areas shall be maintained in good condition.	<b><u>A Condition of approval will be added to ensure compliance with this standard.</u></b>

<b>10-1-1422: PREREQUISITES TO IMPROVEMENT AND USE</b>		
<b>ARTICLE 16. GENERAL VEHICULAR ACCESS STANDARDS</b>		
<b>10-1-1601: ACCESS TO STREET</b>	The requirement is <i>“Every lot shall be provided with permanent vehicular access to a street or an alley upon which it abuts.”</i>	<b>Consistent. The Project proposed one vehicular access driveway along Mariposa Street.</b>
<b>10-1-1602: CURB CUTS</b>	The requirement is <i>“No vehicular access way shall be located nearer than 30 feet to the ultimate curb lines of an intersecting street, nor be provided with a curb cut of more than 18 feet in residential zones and 30 feet in other zones. The Public Works Director may permit a curb cut of not more than 38 feet in nonresidential zones if the adjacent parking area is provided with an internal circulation pattern requiring two (2)-way vehicular movement in the driveway. Curb cuts on the same lot shall be separated by at least 20 feet of uncut curb. In residential zones, each lot is limited to one curb cut for each 100 feet of street frontage along any one street except that lots with less than 100 feet of street frontage may provide one curb cut. Minor deviations from the foregoing standards may be authorized by the Public Works Director to accommodate the safe ingress and egress of vehicles.”</i>	<b>Consistent. Project plans indicate that the vehicular access way is located more than 30 feet away from Valleyheart Drive. The Project is located in the M-1 Zone and the proposed curb cut is 20’ wide.</b>
<b>10-1-1603: DRIVEWAY WIDTH</b>	The requirement is <i>“Every driveway shall be at least 10 feet wide, and a maximum as approved by the Director.”</i>	<b>Consistent. The proposed driveway is 20’ wide.</b>
<b>10-1-1604: DRIVEWAY SLOPES</b>	The requirement is <i>“The slope of a driveway or driveway ramp shall not exceed a grade of 20 percent. A grade transition shall be provided at each end of a driveway or driveway ramp in accordance with standards prescribed by the Public Works Director.”</i>	<b>Consistent. The plan submittal indicates the driveway slope is 20% which is the maximum permitted.</b>
<b>10-1-1605: PROTECTIVE BARRIER IN</b>	The requirement is <i>“Where a vehicular access is provided to a street in a nonresidential zone, a barrier consisting of a three (3) foot high masonry wall, or</i>	<b>Addressed by the Applicant</b>

<b>NONRESIDENTIAL ZONES</b>	<i>such other protective barrier as may be approved by the Director, shall be constructed along the remaining street frontage of the lot to prevent unchanneled motor vehicle ingress or egress to the property. In commercial zones, the protective barrier shall also have the same aesthetic screening effect as a block wall, as approved by the Director.”</i>	
<b>10-1-1606: TURN AROUND AREAS</b>	The requirement is “ <i>A 24 foot turning radius shall be provided for access to driveways and right-angle parking stalls.</i> ”	<b>Consistent. Sheet 6 depicts the 24-foot turning radius for safe access to right angle parking stalls and the driveway.</b>
<b>10-1-1607: APPROVAL BY PUBLIC WORKS DIRECTOR</b>	The requirement is “ <i>All vehicular accessways to the street must be approved by the Public Works Director.</i> ”	
<b>10-1-1608: DRIVE-THROUGH RESTAURANTS</b>  <b>10-1-1609: RESIDENTIALLY ADJACENT DRIVE-THROUGH ESTABLISHMENTS</b>		<b>Not Applicable</b>
<b>Article 17. PROTECTION AGAINST NUISANCES</b>  <b>10-1-1701-1707</b>		<u><b>Conditions of Approval will be added to ensure compliance with these standards.</b></u>
BURBANK GENERAL PLAN 2035		
Policy 1.8	Ensure that development in Burbank is consistent with the land use designations presented in the Land Use Plan and shown on the Land Use Diagram, including individual policies applicable to each land use designation.	<b>Consistent.</b>

Policy 2.3	Require that new development pay its fair share for infrastructure improvements. Ensure that needed infrastructure and services are available prior to or at project completion.	<b>The Project provides adequate open space and amenities in residential projects that encourage residents to gather and that supplement public open spaces.</b>  <b><u>Conditions of Approval will be added to ensure compliance with these standards.</u></b>
Policy 2.5	Require the use of sustainable construction practices, building infrastructure, and materials in new construction and substantial remodels of existing buildings.	<b><u>Conditions of Approval will be added to ensure compliance with these standards.</u></b>
Policy 4.6	Provide adequate open space and amenities in residential projects that encourage residents to gather and that supplement public open spaces.	<b>Consistent.</b>  <b>The project provides open space and amenities. The common open space and amenities provided is located in the interior and the rear of the site.</b>
MOBILITY ELEMENT CHAPTER – TABLE M-2, SIDEWALK STANDARD, RANCHO COMMERCIAL	Standard Sidewalk Width – 15 feet (10 feet minimum)	
<b>City of Burbank Complete Streets Objective Development Standards (CSODS)</b>		
<b>Section 3.2 Curb Ramps</b>	Install pedestrian ramp at curb between driveway and southern property line across from SW corner of Mariposa and Valley Heart. This is referenced in City of Burbank CSODS section 3.2 adopted June 27, 2023. Curb at driveway shall be Type 2 per Burbank Standard Plan BS-103.	<b>Consistent.</b>

<p><b>Section 4.1.2 Types of Bicycle Racks</b></p>	<p>All bicycle racks shall be painted (powder coated) with a protective coating to prevent normal wear and tear. Bicycle racks that support the bicycle solely by the wheel or by one point on the bicycle frame are not permitted. All racks shall support the bicycle in a stable position and allow cyclists to secure their frame at two points</p>	
<p><b>Section 5.1 Horses Off-Street, On a Barrier Separated Bridle Path Standards</b></p>		
	<p>Points where equestrian path crosses the driveway and pedestrian access paths shall have a surface of concrete with stiffbroom finish</p>	
	<p>The equestrian path shall be separated from the Pedestrian Zone of the Sidewalk area by a 4-foot lodgepole fence</p>	
<p>BURBANK GREENHOUSE GAS REDUCTION PLAN (GGRP) UPDATE (ADOPTED BY CITY COUNCIL ON MAY 3, 2022)</p>		



**EXHIBIT C**  
VESTING TENTATIVE TRACT MAP APPLICATION



City of Burbank  
 Planning and Transportation Division  
**GENERAL COMMERCIAL AND INDUSTRIAL DEVELOPMENT PERMIT**  
 Application

150 North Third Street  
 Burbank, California 91502  
 www.burbankusa.com  
 T: 818-238-5250  
 F: 818-238-5150

A General Commercial and Industrial development permit application form, along with all applicable specific application forms and other required materials must be completed and submitted to the Planning and Transportation Division for all projects that are subject to review and/or approval by the City of Burbank. Please complete each section. If certain items do not apply to this project, please indicate with a "N/A." Incomplete application forms may result in processing delays.

**NOTE:** Unless exempt, all project applications are subject to the requirements and guidelines of the California Environmental Quality Act (CEQA). Should you have any questions please call the Planning Division at 818-238-5250.

Application Types		
<input type="checkbox"/> Administrative Use Permit	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Variance
<input type="checkbox"/> Covenant Agreement	<input checked="" type="checkbox"/> Map (Tentative Tract Map, Parcel Map)	<input type="checkbox"/> Zone Map Amendment
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Zone Text Amendment
<input type="checkbox"/> Development Review	<input type="checkbox"/> Parking Agreement	<input type="checkbox"/> Other _____


Project Information	
Project Address: 910 S. Mariposa St Burbank 91506	Zoning: M-1
Current use of site: Vacant Lot	Existing Covenants: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, attach copies
Lot Area: 43,689 sq ft	Year(s) structure(s) built: 1970
APN: 2443-004-017	Legal Description: See Land Survey
Number of existing on-site parking spaces: 0	Existing square footage: 240 sq ft
<b>Current Site Description:</b> Describe the project site as it currently exists, including information about topography, soil stability, plants (including mature trees) and animals, and any cultural historical or scenic attributes. Describe any existing structure(s) on the site and the use of the structure(s). Attach photographs of the site. (Prepare/attach separate exhibit(s) as necessary)	
The project site is a flat lot within an urban infill area. The lot is currently a vacant lot. The only structure on the site is a 240 sq ft one-story building at the front of the property that contains a restroom/storage room.	
There are no cultural, historical, or scenic attributes pertaining to the site. Refer to the Tree Inventory Report for a list and description of current trees and landscaping on the site. Refer to the Land Survey for topography details.	
<b>Project Description/Applicant Request:</b> (You may need to prepare and attach separate exhibits)	
<ol style="list-style-type: none"> <li>1. If the project involves demolition and new construction, describe total project. e.g. demolition, age of building to be demolished, grading, excavation, construction, etc.</li> <li>2. If commercial, indicate the type, whether neighborhood, city, or regionally oriented, square footage of sales area, square footage of office area, loading facilities, and number of employees.</li> <li>3. If industrial, indicate type, estimated employment per shift, number of shifts and loading facilities.</li> <li>4. If institutional, indicate the major function, estimated employment per shift, number of shifts, estimated occupancy, loading facilities, and community benefits to be derived from the project.</li> <li>5. Will project be owner-occupied or will it be leased to tenants not currently identified? If tenants are known, please list them.</li> </ol>	
The project will entail the demolition of the 240 sq ft structure and the new construction of 40 condominium units in a single five-story building. The condo units range in size from 1,056 - 2,100 sq ft in size. The building will include a semi-subterranean garage level with a total of 47 parking spaces. The condos will have private open space in the form of patios and/or balconies. Common open space is also provided throughout the building and the site for passive outdoor spaces.	

Project No. \_\_\_\_\_ Address: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant	
Name/Firm:	BUTTERFLY GARDENS LLC
Address:	1812 W. BURBANK BLVD. SUITE 7350, BURBANK CA 91506
Primary phone number	818-416-8064 <span style="float: right;">Alternate phone number</span>
E-mail address:	INFO@BUTTERFLYGARDENSBURBANK.COM
Primary contact for this application:	<input checked="" type="checkbox"/> Yes <span style="float: right;"><input type="checkbox"/> No</span>

Property Owner of Record	
Name/Firm:	BUTTERFLY GARDENS LLC
Address:	625 S HILL ST SUITE 249, LOS ANGELES CA 90014
Primary phone number	818-416-8064 <span style="float: right;">Alternate phone number</span>
E-mail address:	INFO@BUTTERFLYGARDENSBURBANK.COM
Primary contact for this application:	<input checked="" type="checkbox"/> Yes <span style="float: right;"><input type="checkbox"/> No</span>

Contact Person (If different from above)	
Name/Firm:	SAME - GAREN GOZUMIAN AS AGENT
Address:	
Primary phone number	<span style="float: right;">Alternate phone number</span>
E-mail address:	
Primary contact for this application:	<input type="checkbox"/> Yes <span style="float: right;"><input type="checkbox"/> No</span>

Property Owner's Affidavit	Applicant's Affidavit
<p>I hereby certify that I am the legally authorized owner of the property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, or business as evidenced by the documents attached hereto. I hereby grant to the applicant of this form permission to submit this application. I declare under penalty of perjury that the foregoing is true and correct.</p>	<p>I hereby certify that the information furnished in this application and the attached materials are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to revise the information as appropriate. I understand that the City of Burbank cannot process this application until all required information is provided. I understand there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully investigated and the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions. I understand that I have the burden of proof in the matter arising under this application. I declare under penalty of perjury that the foregoing is true and correct.</p>
Property owner's signature: 	Applicant signature:
Date: 5/3/24	Date:

Staff Comments (For City Use Only)			
Filing fee:	Date received:		
Project No.:	Received by:		
<input type="checkbox"/> Plans	<input type="checkbox"/> Labels	<input type="checkbox"/> Radius Map	
Notes:			

Project No. \_\_\_\_\_ Address: \_\_\_\_\_ Date: \_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

1. List and describe all other related permits and other public approvals required for the project, including those required by City, Regional, State and Federal agencies.

**Are the following items applicable to the project or its effects? Discuss below all items checked yes. (Attach additional sheets as necessary.)**

2. Are Federal, State and/or County funds involved in this project? If yes, please specify:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Will paints, solvents, asbestos, pressurized gas, cleaning fluids, acids or other chemicals be used in the business? If yes, please specify:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Do you have a hazardous materials list on file with the Burbank Fire Department?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Change in existing features of any hills or substantial alteration of topography	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6. Change in scenic views or vistas from existing residential areas, public lands or roads	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7. Change in pattern, scale or character of general area of project	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8. Significant amounts of solid waste or litter	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9. Change in dust, ash, smoke, fumes or odors in vicinity	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
10. Change in ground water quality or quantity, or alteration of existing drainage patterns	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
11. Substantial change in existing noise or vibration levels in the vicinity	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12. Site on filled land or on slope of 10% or more	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
13. Use or disposal of potentially hazardous materials, such as toxic substances, flammable or explosives	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
14. Substantial change in demand for municipal services (police, fire, water, electricity, sewage, etc.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
15. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
16. Is there a relationship to a larger project or series of projects? If new construction or expansion of present facilities will take place after demolition, the action is part of a larger project.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
17. Describe the surrounding properties, including information on plants (including mature trees) and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single-family, apartment houses, commercial, industrial, etc...). Photographs may accompany written description (Prepare/attach separate exhibit(s) as necessary.)		

The site is zoned M-1 for light industrial and related uses. The property to the North of the site is also zoned M-1 and is being used for commercial purposes. The property to the East is the Los Angeles Equestrian Center. The property to the South is zoned M-1, upon which a commercial horse rental business is actively operating. The properties to the West are single family homes in Burbank's R-1H residential zoning. Refer to the SB35 Intro Letter contained in the SB 35 application package for more info on the surrounding urban uses. Refer to the Tree Inventory Report for plan and tree info.

18. Describe how the project will affect existing patterns of land use. If new construction alters land use from existing patterns, requires a variance or conditional use permit, or increases size or bulk of existing uses please describe. (Prepare/attach separate exhibit(s) as necessary.)

Using SB35 streamlined ministerial review in conjunction with a density bonus request with three incentives/concessions and a tentative tract map, the project will permit the development of 40 new for-sale condominium units in a single five-story building.

The project will include associated on-site parking within a semi-subterranean garage level, along with landscaping, open space, and other improvements ancillary to residential use. Per SB 35, the project will comply with all objective zoning standards and does not require a variance or conditional use permit to permit the project.

Project No. \_\_\_\_\_ Address: \_\_\_\_\_ Date: \_\_\_\_\_



**NEW CONSTRUCTION AND CONVERSION  
CONDOMINIUM SUBDIVISION APPLICATION**

Pursuant to Chapter 27 of the Burbank Municipal Code

Tentative Tract Map No.: \_\_\_\_\_

1. Site Address: \_\_\_\_\_ 2. Zip Code \_\_\_\_\_

2. Total Area: \_\_\_\_\_ square feet \_\_\_\_\_ acres

3. Number of Lots: \_\_\_\_\_ 4. Number of Buildings Proposed: \_\_\_\_\_

5.

<u>Proposed Unit Type</u>	<u>No. of Units</u>	<u>Floor Area Per Unit in Sq. Ft.</u>	<u>Balcony/Patio Area Per Unit in Sq. Ft.</u>
Efficiency	_____	_____	_____
One-Bedroom	_____	_____	_____
Two-Bedroom	_____	_____	_____
Three-Bedroom	_____	_____	_____
> Three-Bedroom	_____	_____	_____
Total number of units:	_____		

6. Parking Provided: compact \_\_\_\_\_ standard \_\_\_\_\_ guest \_\_\_\_\_ Total \_\_\_\_\_

7. Number of existing buildings to be removed: \_\_\_\_\_

8. Type of existing buildings to be removed (single family, duplex, etc.): \_\_\_\_\_

9. Are there deed restrictions now in effect that regulate the number of dwelling units or the use of the land? Yes \_\_\_\_\_ No \_\_\_\_\_ (If "yes", attach copy of said restrictions.)

**PLEASE PROVIDE THE FOLLOWING:**

1. A General application, environmental information form, radius map and labels (in accordance with City of Burbank requirements) must be completed and submitted with this and all other land use/development applications.
2. Thirteen (13) copies of tentative tract map, subject to requirements noted on page 2.

**CITY OF BURBANK**  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 Planning Division (818) 238-5250  
 275 E. Olive Avenue, Burbank, CA 91502  
 P.O. Box 6459, Burbank, CA 91510-6459

**CDD**

## TENTATIVE TRACT MAP REQUIREMENTS

1. Each tentative map shall have a minimum dimension of not less than 18 inches by 26 inches. The scale of the map shall be large enough to show clearly all details thereof, but in no case is to be smaller than 1" = 100'.
2. The tentative map shall show the following:
  - A. The tract number as secured from the county engineer displayed in numerals being a minimum height of ¾ inch.

**NOTE:** If this application is for a vesting tentative map then this map must be titled "VESTING TENTATIVE MAP" in **BOLD LETTERS** being a minimum height of ¾ inch located directly above the tentative tract number.

- B. The dimensions of the boundaries of the property to be subdivided and the relation of said boundaries to other recorded subdivisions or recognized property lines.
- C. Name and address of the subdivider.
- D. Name, address, registration number, certificate, or other acceptable evidence of professional certification of the tract engineer or surveyor.
- E. Location, size and character of all existing public utility facilities (water, power, gas, phone, sewage) within or adjacent to the proposed subdivision.
- F. The locations, existing names, right-of-way widths, roadway widths, grades, and curve radii of all existing streets and freeways and all proposed streets in or adjacent to the subdivision.
- G. The width and location of all existing and proposed easements, whether public or private, for streets, drainage, sewerage and public utilities, private purposes, etc.
- H. Lot layout, lot numbering, dimensions of each lot and area of each lot in the subdivision.
- I. Statement of present use zone and proposed use or uses of property.
- J. Proposed public areas to be dedicated.
- K. Location, size and species of all trees or stands of trees over six (6) inches in diameter in or adjacent to the area proposed for subdivision, including all trees in the parkway.
- L. Reserve strips, wall or other devices for controlling access to adjacent property.
- M. A vicinity map showing all adjacent and abutting property and streets together with the zoning symbol thereon at a scale no smaller than 1" = 1000'.
- N. Date, north arrow, and scale.
- O. Where the subdivision covers an area having local relief greater than 20 feet, the tentative tract map shall show contours of the entire area (before project implementation and after project development) at an interval of five (5) feet.

Staff Comments:

**OWNER**

BUTTERFLY GARDENS LLC  
625 S. HILL STREET, SUITE 249  
LOS ANGELES, CALIFORNIA 90014  
ATTN: GAREN GOZUMIAN

**SUBDIVIDER**

BUTTERFLY GARDENS LLC  
625 S. HILL STREET, SUITE 249  
LOS ANGELES, CALIFORNIA 90014  
ATTN: GAREN GOZUMIAN

**CIVIL ENGINEER**

KHR ASSOCIATES  
17530 VON KARMAN AVENUE, SUITE 200  
IRVINE, CALIFORNIA 92614  
ATTN: JAMES H. KAWAMURA  
R.C.E. NO. 30560  
PHONE NO. (949) 756-6440

**AREA**

AREA OF THE SUBJECT PROPERTY CONSISTS OF: ± 43,689 S.F. (1.00 ACRES) GROSS  
± 38,361 S.F. (0.88 ACRES) NET

NOTE:  
NET AREA EXCLUDES PROPOSED DEDICATION AREA

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK SIXTY-NINE (69) OF THE SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 47 AT ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID BLOCK DISTANT NORTH 23° WEST THREE HUNDRED FIFTY-FIVE AND EIGHTEEN HUNDREDTHS (355.18) FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK AS SAID CORNER IS SHOWN ON A MAP OF TRACT NO. 9766, AS PER MAP RECORDED IN BOOK 137, PAGE 84, ET SEQ. OF MAPS; THENCE ALONG THE WEST LINE OF SAID BLOCK NORTH 23° WEST ONE HUNDRED FORTY-FOUR (144) FEET; THENCE NORTH 74° 10' 45" EAST FIVE HUNDRED SEVENTY-SIX AND FIFTY-THREE HUNDREDTHS (576.53) FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK; THENCE ALONG SAID EAST LINE SOUTH 14° 58' 10" WEST ONE HUNDRED SIXTY-SIX AND TEN HUNDREDTHS (166.10) FEET; THENCE SOUTH 74° 08' 17" WEST TWO HUNDRED FIFTY-FOUR AND FORTY-NINE HUNDREDTHS (254.49) FEET TO THE POINT OF BEGINNING.

**EASEMENTS**

- EASEMENT(S) FOR RIGHT OF WAY FOR IRRIGATION PIPES OR DITCHES AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 783, PAGE 120, OF DEEDS.  
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- EASEMENT(S) FOR THE RIGHT TO ERECT TWO LINES OF POLES OR TOWERS AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 2963, PAGE 46, OF DEEDS.
- EASEMENT(S) FOR RIGHT OF WAY FOR A PRIVATE ROADWAY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1032, PAGE 263, OF DEEDS.  
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- EASEMENT(S) FOR RIGHT OF WAY FOR A PRIVATE ROADWAY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1032, PAGE 264, OF OFFICIAL RECORDS.  
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

**FLOOD ZONE**

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NOS. 06037C1345F AND 06037C1337F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

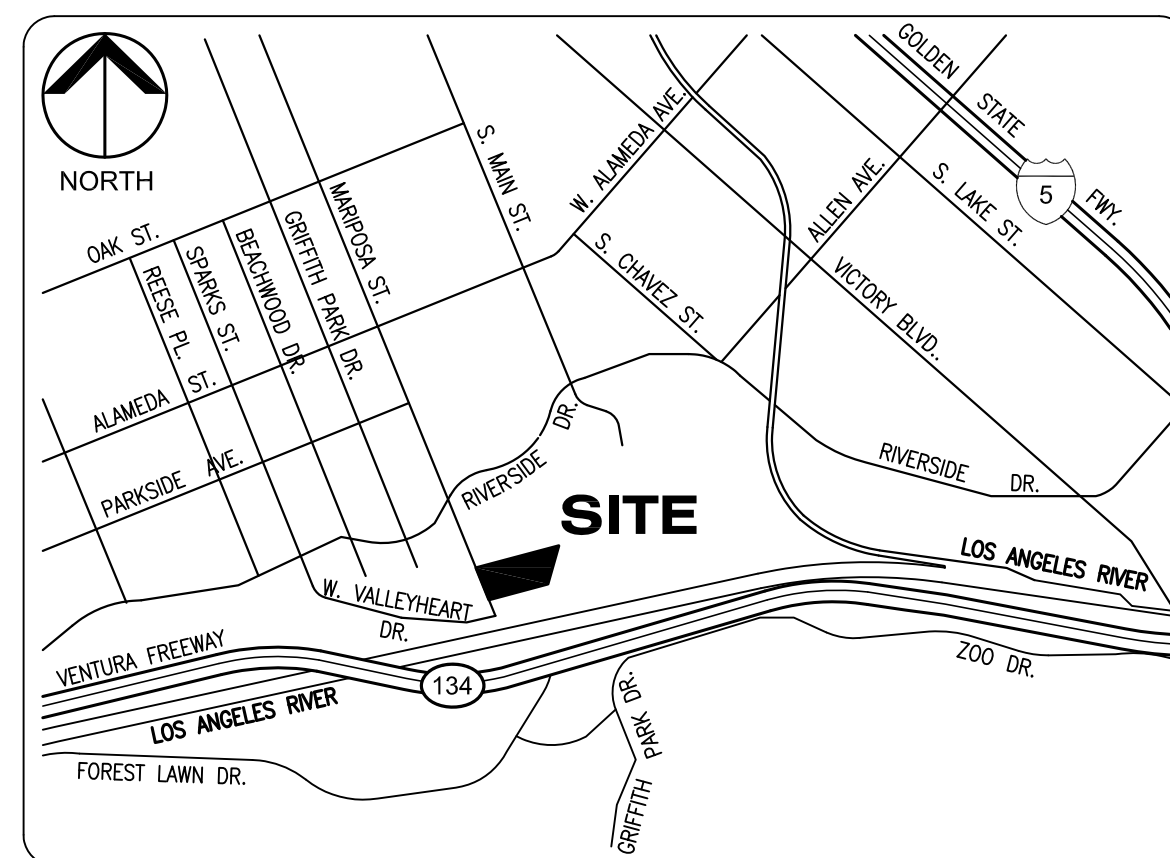
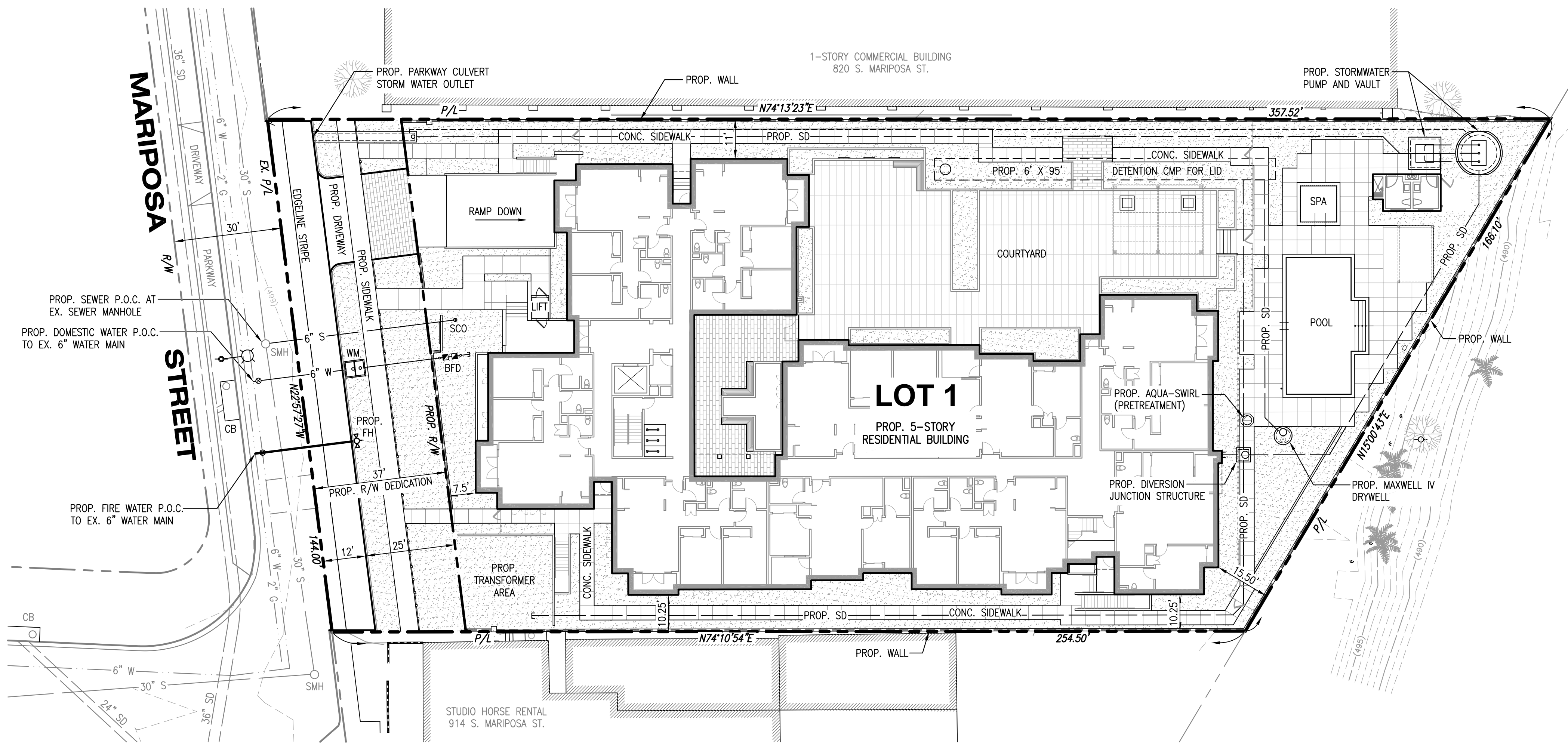
**BENCHMARK**

BM #1307-2 ELEVATION: 512.187 FEET  
(SUPERSEDED BM# 1307-1)

2" BRASS CAP STAMPED 1307-2 AT NORTHEAST QUADRANT ALAMEDA AVENUE AND SHELTON STREET, 4.7 FEET EAST OF THE EAST CURB OF SHELTON STREET AND 50.5 FEET NORTH OF THE NORTH CURB OF ALAMEDA AVENUE. SET IN THE TOP NORTHEAST CORNER OF A 5 FOOT BY 15 FOOT CATCH BASIN.

**NOTES**

- ALL EXISTING FACILITIES WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED.
- OVERHEAD UTILITY LINES (IF ANY) WHICH MAY SERVE THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, COMMUNICATIONS, STREET LIGHTING AND CABLE TELEVISION, WILL BE PLACED UNDERGROUND.



**VICINITY MAP**

NO SCALE

**SITE INFORMATION**

ADDRESS: 910 S. MARIPOSA STREET  
APN: 2443-004-017  
ZONING/LAND USE: M-1 LIMITED INDUSTRIAL  
GENERAL PLAN: RANCHO COMMERCIAL

**PROJECT DESCRIPTION**

-DEMOLITION OF THE EXISTING ONE-STORY STRUCTURES  
-CONSTRUCTION OF NEW DEVELOPMENT OF A NEW 5-STORY, 40 UNITS MULTI-FAMILY DWELLING (INCLUDING 3 VERY-LOW INCOME AND 3 MODERATE INCOME AFFORDABLE UNITS) WITH ONE LEVEL OF SEMI-SUBTERRANEAN PARKING AND ROOF TOP COMMON AREA.

ALLOWABLE LOT COVERAGE: ±34,950.89 S.F. (80% MAX.)  
PROPOSED LOT COVERAGE: ±22,218 S.F. (50.8%)  
PROPOSED STORIES: 5 STORIES  
PROPOSED BUILDING HEIGHT: 63'-8 1/2" FROM AVERAGE GRADE TO TOP OF PLATE

RESIDENTIAL DENSITY MAX.: 20 DU/AC  
ALLOWABLE NUMBER OF UNITS: 20 DU  
PROPOSED NUMBER OF UNITS: 40 DU (INCLUDING 3 VERY-LOW INCOME AND 3 MODERATE INCOME AFFORDABLE UNITS)

**PARKING ANALYSIS**

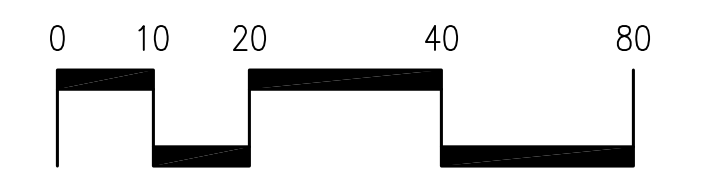
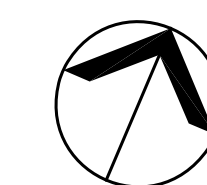
TOTAL PARKING REQUIRED PER BMC: 60 STALLS  
TOTAL PARKING REQUIRED PER SB35: 40 STALLS  
TOTAL PARKING PROVIDED: 47 STALLS  
ACCESSIBLE PARKING REQUIRED PER CBC: 1 STALL  
ACCESSIBLE PARKING PROVIDED: 2 STALLS  
BICYCLE PARKING SPACE REQUIRED PER BMC: 10 SPACES  
REQUIRED LONG-TERM SPACES: 8 SPACES  
REQUIRED SHORT-TERM SPACES: 2 SPACES  
BICYCLE SPACES PROVIDED: 11 SPACES (INCLUDING 8 LONG-TERM AND 3 SHORT-TERM)

**ABBREVIATIONS**

BFD	BACKFLOW DEVICE
C/L	CENTERLINE
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE PAVEMENT
EX.	EXISTING
FH	FIRE HYDRANT
G	GAS
P/L	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SMH	SEWER MANHOLE
W	WATER
WM	WATER METER

**LEGEND**

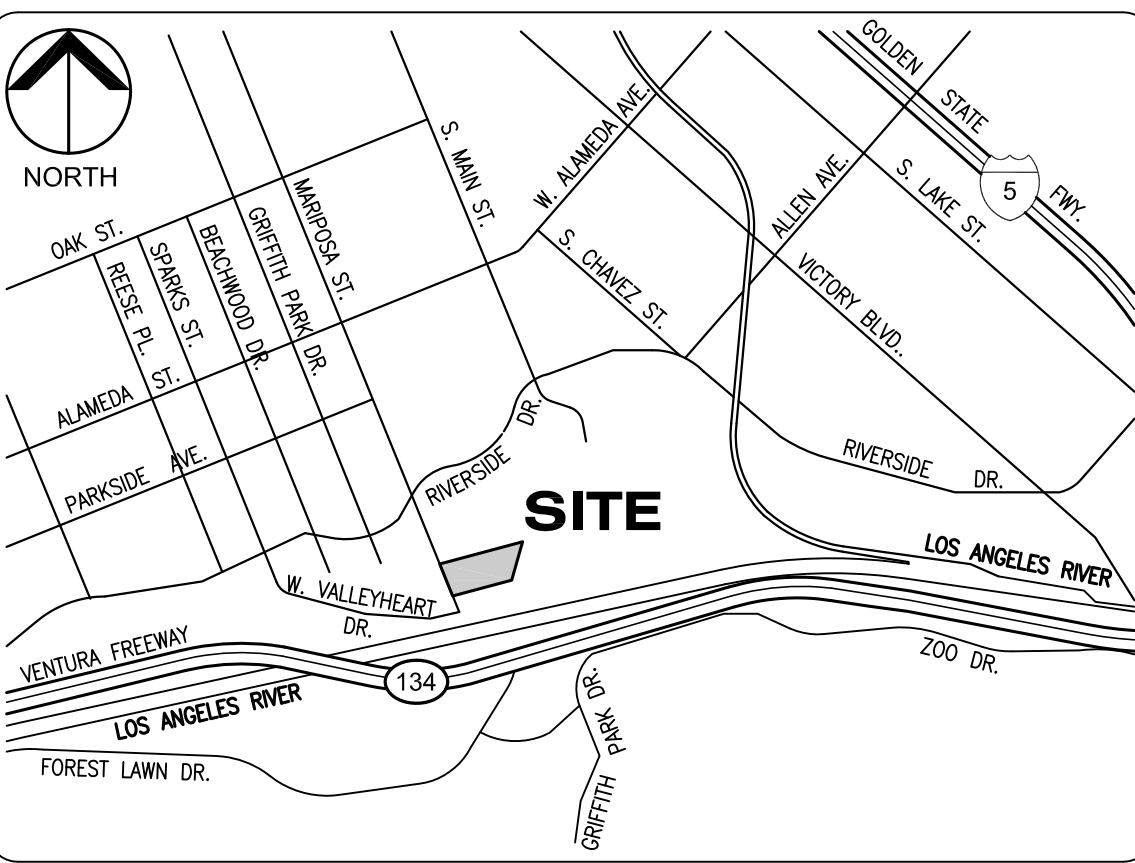
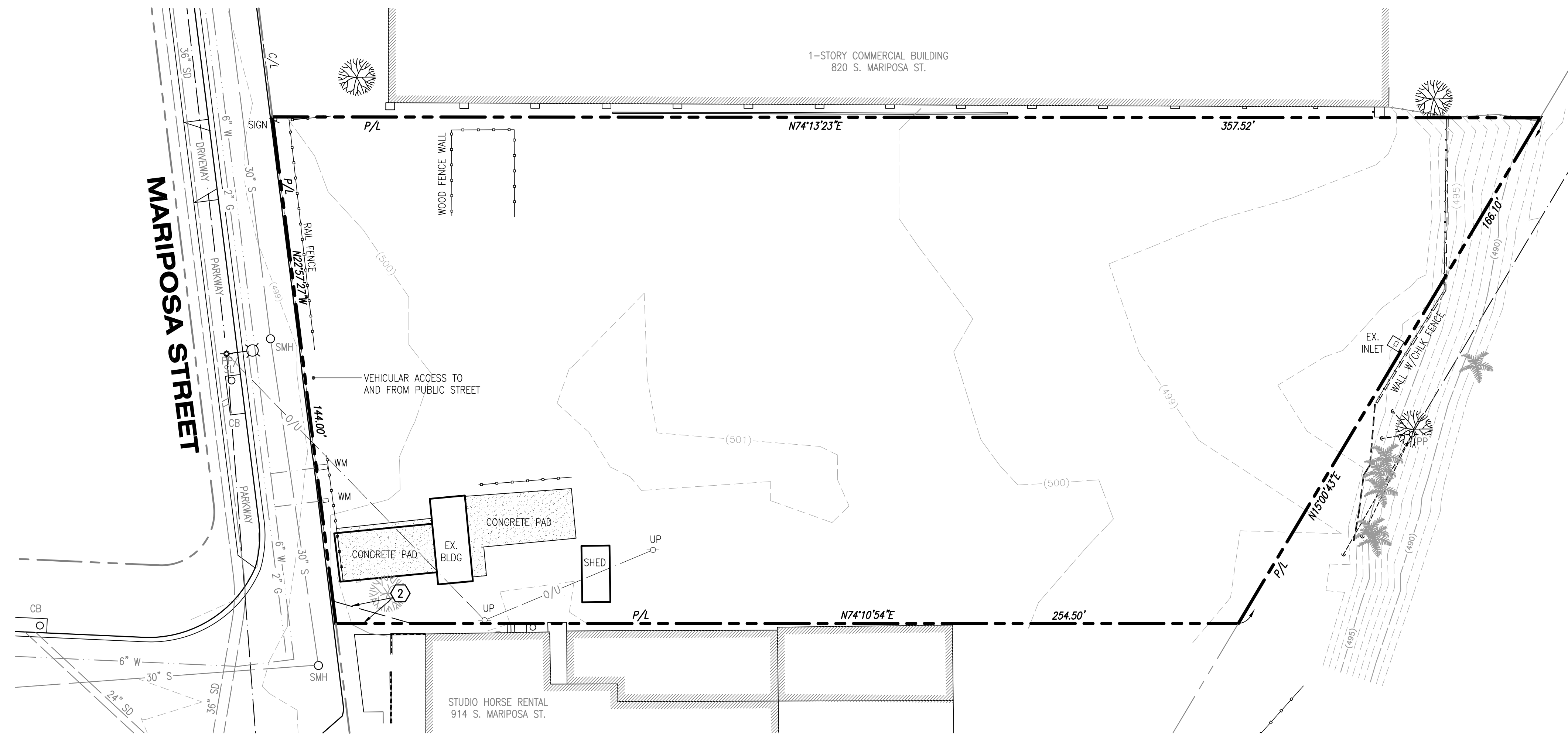
	BOUNDARY LINE
	CENTERLINE
	RIGHT OF WAY
	WATER
	SEWER
	STORM DRAIN
	ELECTRICAL
	BLOCK WALL
	STREET LIGHT
	FIRE HYDRANT
	SIGN
	VALVE
	EX. TREE



SCALE: 1"=20' DATE: 5/1/2024

SHEET 1 OF 2  
(PROPOSED SITE PLAN) MAY 1, 2024

**VESTING TENTATIVE TRACT MAP NO. 84060**  
FOR CONDOMINIUM PURPOSES



**VICINITY MAP**  
NO SCALE

**ABBREVIATIONS**

BFD	BACKFLOW DEVICE
C/L	CENTERLINE
CB	CATCH BASIN
CHLK	CHAIN LINK FENCE
CONC.	CONCRETE PAVEMENT
DCDA	DOUBLE DETECTOR CHECK ASSEMBLY
FH	FIRE HYDRANT
G	GAS
O/U	OVERHEAD UTILITY LINE
P/L	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SL	STREET LIGHT
SMH	SEWER MANHOLE
TRANS.	TRANSFORMER
UP	UTILITY POLE
W	WITH
WM	WATER METER

**LEGEND**

	BOUNDARY LINE
	CENTERLINE
	RIGHT OF WAY
	WATER
	SEWER
	STORM DRAIN
	ELECTRICAL
	BLOCK WALL
	STREET LIGHT
	FIRE HYDRANT
	SIGN
	VALVE
	EX. TREE

**OWNER**

BUTTERFLY GARDENS LLC  
625 S. HILL STREET, SUITE 249  
LOS ANGELES, CALIFORNIA 90014  
ATTN: GAREN GOZUMIAN

**SUBDIVIDER**

BUTTERFLY GARDENS LLC  
625 S. HILL STREET, SUITE 249  
LOS ANGELES, CALIFORNIA 90014  
ATTN: GAREN GOZUMIAN

**CIVIL ENGINEER**

KHR ASSOCIATES  
17530 VON KARMAN AVENUE, SUITE 200  
IRVINE, CALIFORNIA 92614  
ATTN: JAMES H. KAWAMURA  
R.C.E. NO. 30560  
PHONE NO. (949) 756-6440

**AREA**

AREA OF THE SUBJECT PROPERTY CONSISTS OF: ± 43,689 S.F. (1.00 ACRES) GROSS  
± 38,361 S.F. (0.88 ACRES) NET

**NOTE:**  
NET AREA EXCLUDES PROPOSED DEDICATION AREA

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK SIXTY-NINE (69) OF THE SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 47 AT ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID BLOCK DISTANT NORTH 23° WEST THREE HUNDRED FIFTY-FIVE AND EIGHTEEN HUNDREDTHS (355.18) FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK AS SAID CORNER IS SHOWN ON A MAP OF TRACT NO. 9766, AS PER MAP RECORDED IN BOOK 137, PAGE 84, ET SEQ., OF MAPS; THENCE ALONG THE WEST LINE OF SAID BLOCK NORTH 23° WEST ONE HUNDRED FORTY-FOUR (144) FEET; THENCE NORTH 74° 10' 45" EAST FIVE HUNDRED SEVENTY-SIX AND FIFTY-THREE HUNDREDTHS (576.53) FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK; THENCE ALONG SAID EAST LINE SOUTH 14° 58' 10" WEST ONE HUNDRED SIXTY-SIX AND TEN HUNDREDTHS (166.10) FEET; THENCE SOUTH 74° 08' 17" WEST TWO HUNDRED FIFTY-FOUR AND FORTY-NINE HUNDREDTHS (254.49) FEET TO THE POINT OF BEGINNING.

**EASEMENTS**

- EASEMENT(S) FOR RIGHT OF WAY FOR IRRIGATION PIPES OR DITCHES AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 783, PAGE 120, OF DEEDS.  
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- EASEMENT(S) FOR THE RIGHT TO ERECT TWO LINES OF POLES OR TOWERS AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 2963, PAGE 46, OF DEEDS.
- EASEMENT(S) FOR RIGHT OF WAY FOR A PRIVATE ROADWAY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1032, PAGE 263, OF DEEDS.  
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- EASEMENT(S) FOR RIGHT OF WAY FOR A PRIVATE ROADWAY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1032, PAGE 264, OF OFFICIAL RECORDS.  
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

**FLOOD ZONE**

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NOS. 06037C1345F AND 06037C1337F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

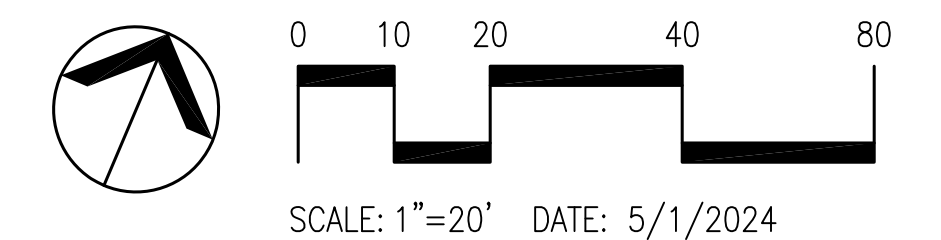
**BENCHMARK**

BM #1307-2 ELEVATION: 512.187 FEET  
(SUPERSEDED BM# 1307-1)

2" BRASS CAP STAMPED 1307-2 AT NORTHEAST QUADRANT ALAMEDA AVENUE AND SHELTON STREET, 4.7 FEET EAST OF THE EAST CURB OF SHELTON STREET AND 50.5 FEET NORTH OF THE NORTH CURB OF ALAMEDA AVENUE SET IN THE TOP NORTHEAST CORNER OF A 5 FOOT BY 15 FOOT CATCH BASIN.

**NOTES**

- ALL EXISTING FACILITIES WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED.
- OVERHEAD UTILITY LINES (IF ANY) WHICH MAY SERVE THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, COMMUNICATIONS, STREET LIGHTING AND CABLE TELEVISION, WILL BE PLACED UNDERGROUND.





**ATTACHMENT 1 - 121**

**EXHIBIT D PLAN SUBMITTAL**



MARIPOSA GARDENS  
NEW 40-UNIT CONDOMINIUM COMPLEX

UPDATE TO REVISED SB35 FULL APPLICATION  
11-07-2024

# ATTACHMENT 1 - 123

## OWNER

BUTTERFLY GARDENS LLC.  
1812 W. BURBANK BLVD., SUITE 7350  
BURBANK, CA 91506

CONTACT: INFO@BUTTERFLYGARDENSBURBANK.COM

## DESIGN TEAM

### ARCHITECT:

BOLADARCK DESIGN + N. BATTLE A.I.A. ARCHITECT, INC.  
408 S. PASADENA AVE., SUITE #6  
PASADENA, CA 91105  
T: (818) 406-6719

PRINCIPAL DESIGNER: JEAN-PIERRE BOLADIAN  
PROJECT ARCHITECT: NATHAN BATTLE  
PROJECT MANAGER: FARNOOSH FARMER  
PROJECT TEAM: TRACY MINASIANS  
                  ANAHIT TSATURYAN

### LANDSCAPE ARCHITECT:

STUDIO PAD, INC.  
23195 LA CANADA DR., SUITE. 103  
LAGUNA HILLS, CA 92653  
TEL: (949) 770-8530

## CONSULTANTS & ENGINEERS

### SURVEY:

KHR ASSOCIATES  
17530 VON KARMAN AVE, SUITE 200  
IRVINE, CA 92614  
TEL: (949) 756-6440

### CIVIL ENGINEER:

KHR ASSOCIATES  
17530 VON KARMAN AVE, SUITE 200  
IRVINE, CA 92614  
TEL: (949) 756-6440

### ELECTRICAL ENGINEER:

NOVUS DESIGN STUDIO  
155 S FAIROAKS AVE  
PASADENA, CA 91105  
TEL: (818) 644-1309

## GENERAL NOTES

1. THE PROJECT WILL COMPLY WITH BMC 10-1-1406 SITE PLAN AS APPLICABLE DURING THE PLAN CHECK.
2. THE PROJECT WILL COMPLY WITH BMC 10-1-1419 PARKING STRUCTURES AS APPLICABLE DURING THE PLAN CHECK.
3. THE PROJECT WILL COMPLY WITH BMC 10-1-1420 LIGHTING AS APPLICABLE DURING THE PLAN CHECK.
4. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (E) YARD SETBACK ENCROACHMENTS AS APPLICABLE DURING THE PLAN CHECK.
5. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (H) FENCES, WALLS, HEDGES AND OTHER YARD FEATURES AS APPLICABLE DURING THE PLAN CHECK.
6. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (L) COMMON AREAS AND AMENITIES AS APPLICABLE DURING THE PLAN CHECK.
7. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (N) LANDSCAPING AS APPLICABLE DURING THE PLAN CHECK.
8. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (Q) WINDOWS AND AWNINGS AS APPLICABLE DURING THE PLAN CHECK.
9. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (T) BALCONIES AND STAIRWAYS AS APPLICABLE DURING THE PLAN CHECK.
10. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (V) LIGHTING AS APPLICABLE DURING THE PLAN CHECK.
11. THE PROJECT WILL COMPLY WITH BMC 10-1-624 (W) OTHER FEATURES AS APPLICABLE DURING THE PLAN CHECK.
12. ALL AMENITIES SHALL BE PERMANENTLY INSTALLED AS PART OF THE PROJECT UNLESS OTHERWISE APPROVED BY THE DIRECTOR PER BMC 10-1-624 (L).
13. THE CONCEPTUAL LANDSCAPE PLANS TO BE UPDATED DURING THE PLAN CHECK TO REFLECT THE PLANTING SCHEME AS PROPOSED ON THE ARCHITECTURAL SITE PLAN.
14. ALL LANDSCAPE AREAS SHALL PROVIDE MINIMUM SOIL DEPTHS AS FOLLOWS:
  - 12 INCHES FOR AREAS PLANTED WITH DROUGHT-TOLERANT GROUND COVER;
  - 18 INCHES FOR PLANTERS AND AREAS PLANTED WITH DROUGHT-TOLERANT SHRUBS AND SIMILAR VEGETATION.
  - 4 FEET FOR PLANTERS OR AREAS PLANTED WITH TREES.
15. PLANTER DRAINAGE TO BE PROVIDED AS PER BMC 10-1-624 (N)(8).

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# ATTACHMENT 1 - 124

## PROJECT DATA

PROJECT ADDRESS:  
910 S. MARIPOSA ST., BURBANK, CA 91506

APN: 2443-004-017  
ZONING: M-1 (LIMITED INDUSTRIAL)  
GENERAL PLAN: RANCHO COMMERCIAL  
SPECIFIC PLAN: RANCHO MASTER PLAN

GROSS LOT AREA BEFORE DEDICATION: ± 43,688.62 SQ.FT.  
GROSS LOT AREA AFTER DEDICATION: ± 38,361.13 SQ.FT

ALLOWABLE LOT COVERAGE: 80 % MAX. => 43,688.62 x .80 => ±34,950.89 SQ.FT.  
PROPOSED LOT COVERAGE: ± 14,665.3 SQ.FT. => 33.5%

PROPOSED STORIES: 5 STORIES  
PROPOSED BUILDING HEIGHT: 63'-8 1/2" FROM AVERAGE GRADE TO TOP OF PLATE  
68'- 5 1/2" FROM AVERAGE GRADE TO TOP OF ARCHITECTURAL FEATURE (BMC 10-1-1301)

REIDENTIAL DENSITY MAX. => 20 UNITS PER ACRE  
ALLOWABLE NUMBER OF UNITS: 1 X 20 => 20 UNITS (PER GENERAL PLAN)  
PROPOSED NUMBER OF UNITS: 40 UNITS

INCLUDING 3 VERY-LOW INCOME AND 3 MODERATE INCOME AFFORDABLE UNITS

CONSTRUCTION TYPE:  
PARKING GARAGE: I-A; RESIDENTIAL: III-A

OCCUPANCY TYPE:  
PARKING GARAGE: S-2; RESIDENTIAL: R-2

## PARKING ANALYSIS\*

TOTAL PARKING REQUIRED PER BMC => 1.5 CAR PER 2-3 BED UNIT => 40 X 1.5 => 60  
TOTAL PARKING REQUIRED PER SB35 => **1 PER UNIT => 40 X 1 => 40 STALLS**  
(CALIFORNIA GOVERNMENT CODE 65913.4)

TOTAL PARKING PROVIDED => **45 STALLS**  
ACCESSIBLE PARKING REQUIRED PER CBC 1109A.3: 2% OF UNITS => 1 STALL  
ACCESSIBLE PARKING PROVIDED => 2 STALLS

BICYCLE PARKING SPACE REQUIRED PER BMC => 0.25 PER UNIT: 40 X 0.25 => 10 SPACES  
REQUIRED LONG-TERM SPACES => 75% => 8 SPACES  
REQUIRED SHORT-TERM SPACES => 25% => 2 SPACES  
BICYCLE SPACES PROVIDED: 10 SPACES (INCLUDING 8 LONG-TERM AND 2 SHORT-TERM)

\*CALCULATED PER DENSITY BONUS ORDINANCE REDUCED PARKING RATES

## RESIDENTIAL UNIT CONFIGURATION

2 BEDROOMS => 31 UNITS  
3 BEDROOMS => 9 UNITS  
TOTAL UNITS => 40 UNITS

LEVEL	UNIT NUMBER	BED.	BATH.	UNIT AREA			PATIO	BALCONY	COMMON CIRCULATION AREA	COMMON AREA
				CONDO	TOWNHOME LEVEL 1	TOWNHOME LEVEL 2				
FIRST FLOOR	101	2	2.5	1,259.3 SF				112 SF		
	102	2	2.5	1,232.0 SF				87.5 SF		
	103*	2	2	1,020.7 SF				106 SF		
	104*	3	3.5	1,512.5 SF				90 SF		
	105	2	2	964.2 SF				106 SF		
	106*	2	2	1,080.25 SF				94.5 SF		
	107	2	2	946.2 SF				106 SF		
	108	2	2.5	1,282.0 SF				90 SF		
	109	2	2.5	1,258.0 SF				92 SF		
	110	2	2	1,048.25 SF				105 SF		
SECOND FLOOR	201	2	2.5	1,259.3 SF				93.3 SF		
	202	2	2.5	1,232.0 SF				93 SF		
	203	2	2	1,020.7 SF				106 SF		
	204	3	3.5	1,512.5 SF				72.5 SF		
	205*	2	2	964.2 SF				106 SF		
	206	2	2	1,080.25 SF				94.5 SF		
	207*	2	2	946.2 SF				106 SF		
	208	2	2.5	1,282.0 SF				70 SF		
	209	2	2.5	1,258.0 SF				93 SF		
	210	2	2	1,125.7 SF				105 SF		
THIRD FLOOR	301	2	2.5	1,259.3 SF				93.3 SF		
	302	2	2.5	1,232.0 SF				93 SF		
	303*	2	2	1,020.7 SF				106 SF		
	304	3	3.5	1,512.5 SF				72.5 SF		
	305	2	2	964.2 SF				106 SF		
	306	2	2	1,080.25 SF				94.5 SF		
	307	2	2	946.2 SF				106 SF		
	308	2	2.5	1,282.0 SF				70 SF		
	309	2	2.5	1,258.0 SF				93 SF		
	310	2	2	1,125.7 SF				105 SF		
FOURTH FLOOR	401	2	2.5	1,259.3 SF				93.3 SF		
	402	2	2.5	1,232.0 SF				93 SF		
	403-TH	3	3.5	949.2 SF	949.2 SF		1,810.9 SF	162.2 SF		
	404	3	3.5	1,512.5 SF				72.5 SF		
	405-TH	3	3.5	883.0 SF			1,681.0 SF	168.5 SF		
	406-TH	3	3.5	986.0 SF			1,895.2 SF	169 SF		
	407-TH	3	3.5	883.0 SF			1,681.0 SF	168.5 SF		
	408-TH	3	3.5	1,230.25 SF			2,122.6 SF	118 SF		
	409	2	2.5	1,258.0 SF				93 SF		
	410	2	2	1,125.7 SF				105 SF		
FIFTH FLOOR	403-TH	3	3.5			861.7 SF	1,810.9 SF	84 SF		
	405-TH	3	3.5			798.0 SF	1,681.0 SF	84 SF		
	406-TH	3	3.5			909.2 SF	1,895.2 SF	114.7 SF		
	407-TH	3	3.5			798.0 SF	1,681.0 SF	84 SF		
408-TH	3	3.5			892.4 SF	2,122.6 SF	221 SF			
<b>TOTAL</b>				50,543.3 SF			4,690.8 SF	9,607.8 SF	16,358.8 SF	

\* AFFORDABLE UNIT  
TH => TOWNHOME

TOTAL PARKING AREA (INCLUDING COMMON AREA) => ±19,970.5 SQ.FT.  
TOTAL BUILDING AREA MINUS PARKING => ±50,543.3 SQ.FT.  
TOTAL BUILDING AREA PLUS PARKING => ±70,513.8 SQ.FT.

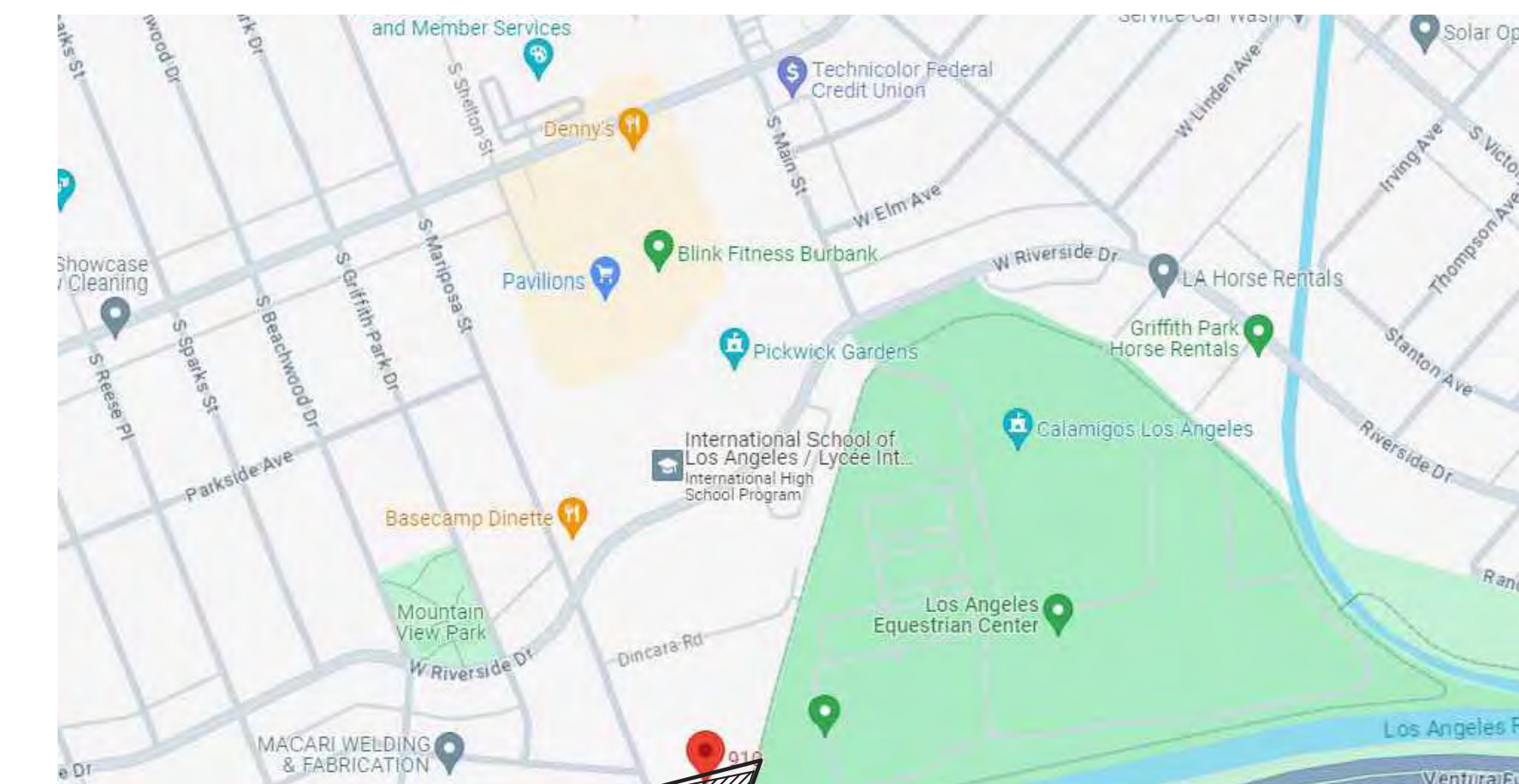
## PROJECT DESCRIPTION:

- DEMOLITION OF THE EXISTING ONE-STORY STRUCTURE  
- CONSTRUCTION OF A NEW 5-STORY, 40-UNITS MULTI-FAMILY DWELLING (INCLUDING 3 VERY-LOW INCOME AND 3 MODERATE INCOME AFFORDABLE UNITS) WITH ONE LEVEL OF SEMI-SUBTERRANEAN PARKING AND ROOF TOP COMMON AREA.

## APPLICABLE CODES:

- 2022 CALIFORNIA GREEN BUILDING STANDARDS  
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS  
- 2022 CALIFORNIA BUILDING CODE (CBC)  
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)  
- 2022 CALIFORNIA ELECTRICAL CODE (ERC)  
- 2022 CALIFORNIA PLUMBING CODE (CPC)  
- 2022 CALIFORNIA MECHANICAL CODE (CMC)  
- 2022 CALIFORNIA FIRE CODE (CFC)  
- 2022 CALIFORNIA ENERGY CODE (CENC)  
- TITLE 9, CHAPTER 1, OF THE BURBANK MUNICIPAL CODE  
- ALL INTERVENING CODE CYCLES.

## VICINITY MAP:



## LANDSCAPE ANALYSIS

REQUIRED PRIVATE OUTDOOR SPACE: 70 SQ.FT PER UNIT = 40 X 70 = 2,800 SQ.FT. MIN.  
PROVIDED PRIVATE OUTDOOR SPACE: 4,151.2 SQ.FT.  
(PRIVATE OPEN SPACE WITH MIN 5' DIMENSION)

REQUIRED COMMON OPEN SPACE: 100 SQ.FT PER UNIT = 40 X 100 = 4,000 SQ.FT. MIN.  
PROVIDED COMMON OPEN SPACE: 9,725.6 SQ.FT  
PROVIDED ADDITIONAL OPEN SPACE: 5,966.2 SQ.FT (ON UPPER LEVELS)

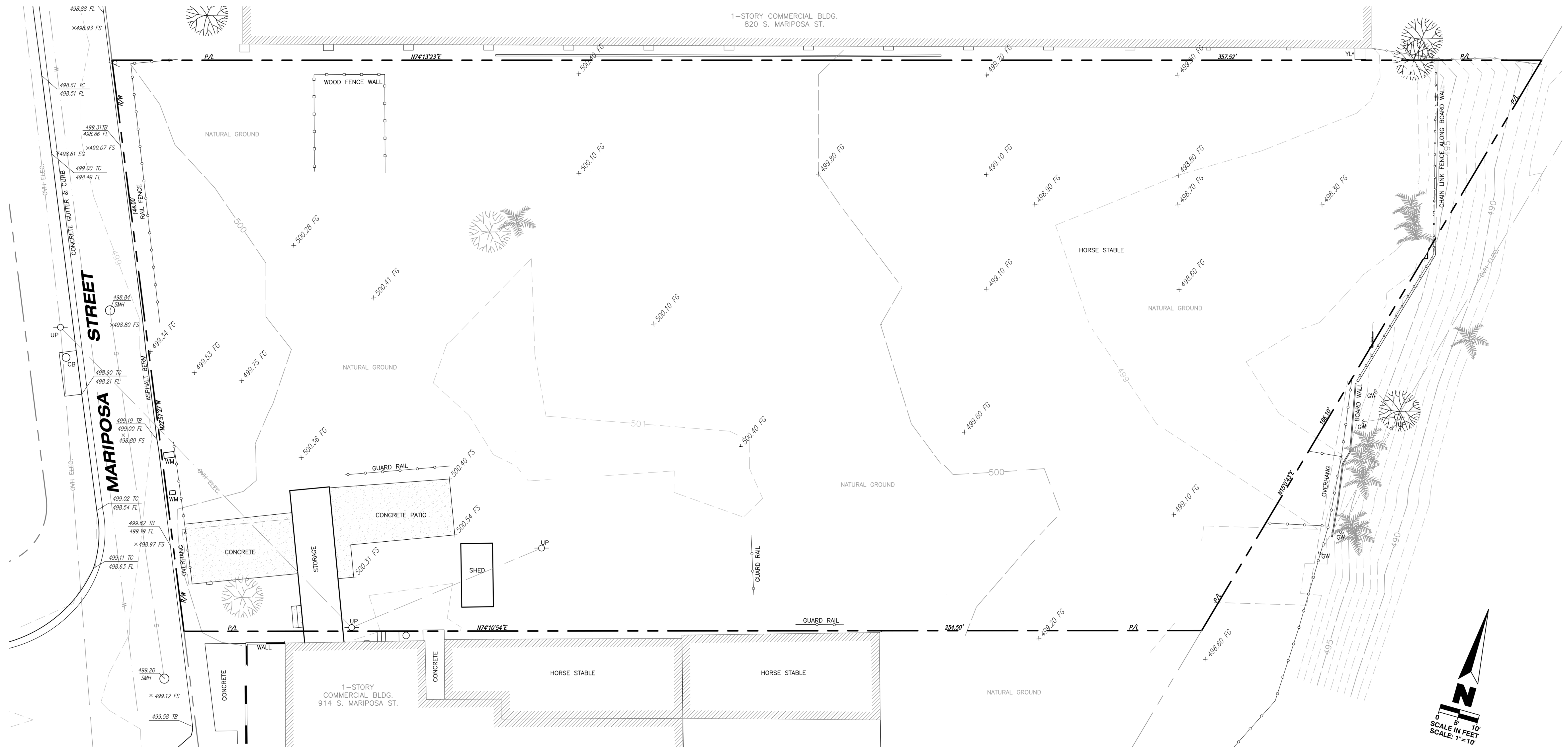
LOT AREA AFTER DEDICATION+ REQ 12'-9" FRONT YARD:  
36,525.5 SQ. FT.

REQUIRED LANDSCAPING ON LOT: MIN 10% OUTSIDE THE REQUIRED FRONT YARD  
3,652.5 SQ. FT.

PROVIDED LANDSCAPING ON LOT: 21,525 SQ.FT  
(SEE LANDSCAPE PLANS FOR DETAILED INFO)

## PROJECT INFORMATION

# ATTACHMENT 1 - 125



### BENCHMARK

BM #1307-2 ELEVATION: 512.187 FEET  
(SUPERSEDED BM# 1307-1)

2" BRASS CAP STAMPED 1307-2 AT NORTHEAST QUADRANT ALAMEDA AVENUE AND SHELTON STREET, 4.7 FEET EAST OF THE EAST CURB OF SHELTON STREET AND 50.5 FEET NORTH OF THE NORTH CURB OF ALAMEDA AVENUE SET IN THE TOP NORTHEAST CORNER OF A 5 FOOT BY 15 FOOT CATCH BASIN.

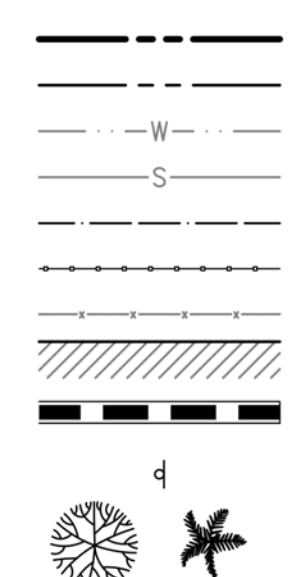
### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARIPOSA STREET SHOWN AS NORTH 22°57'27" WEST ON RECORD OF SURVEY, FILED IN BOOK 273 PAGE 72, OF RECORD OF SURVEYS, RECORDS OF LOS ANGELES COUNTY.

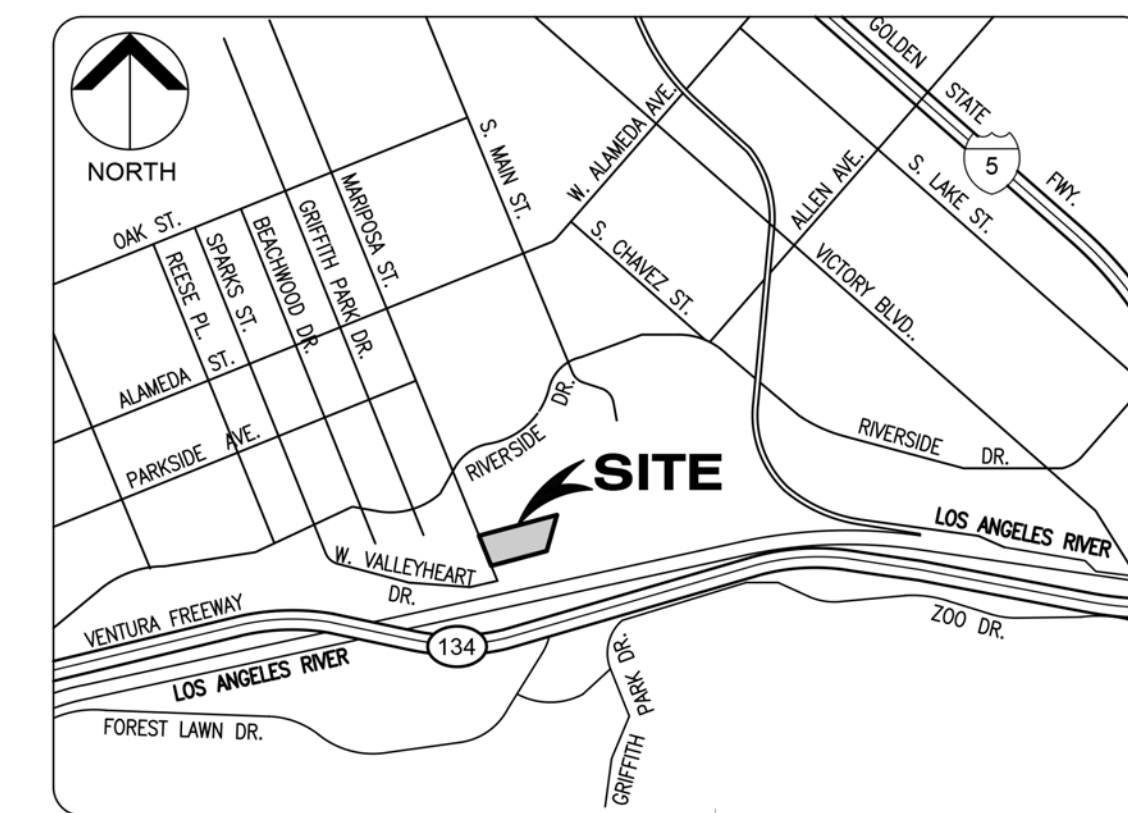
### ABBREVIATIONS

CB	CATCH BASIN
CHLK	CHAIN LINK
CONC.	CONCRETE PAVEMENT
EG	EDGE OF GUTTER
ELEC.	ELECTRICAL
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GW	GLY WIRE
NG	NATURAL GROUND
P/L	PROPERTY LINE
O/H	OVERHEAD
R/W	RIGHT OF WAY
S	SEWER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
TB	TOP OF BERM
TC	TOP OF CURB
UP	UTILITY POLE
W	WATER
WM	WATER METER
WV	WATER VALVE
YL	YARDLIGHT

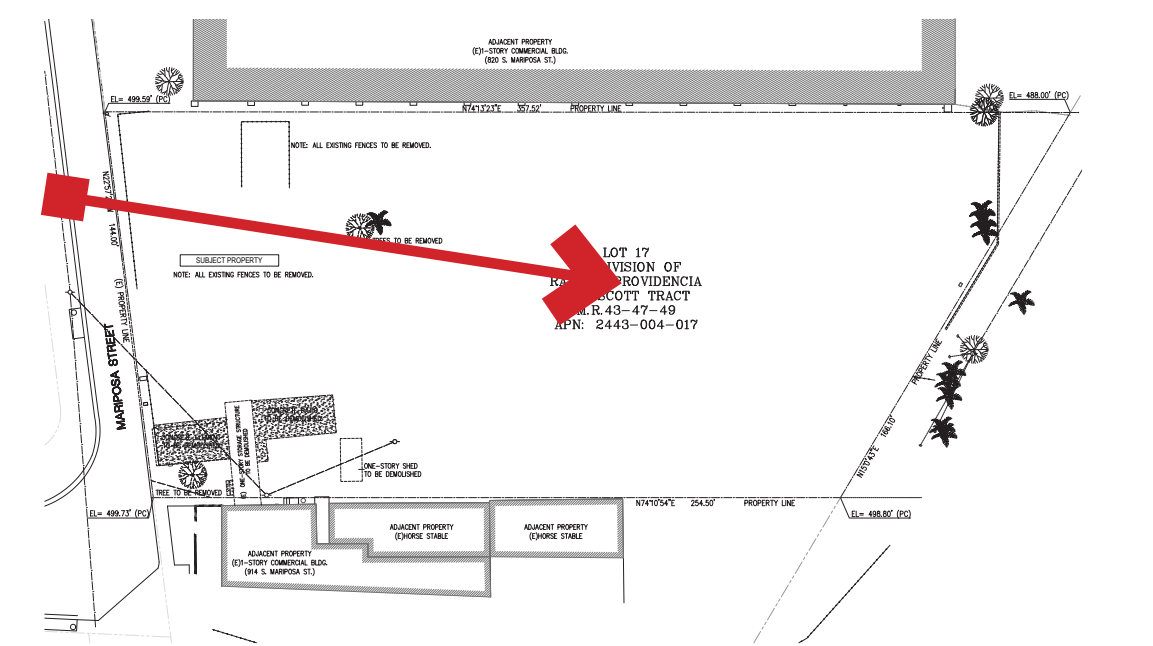
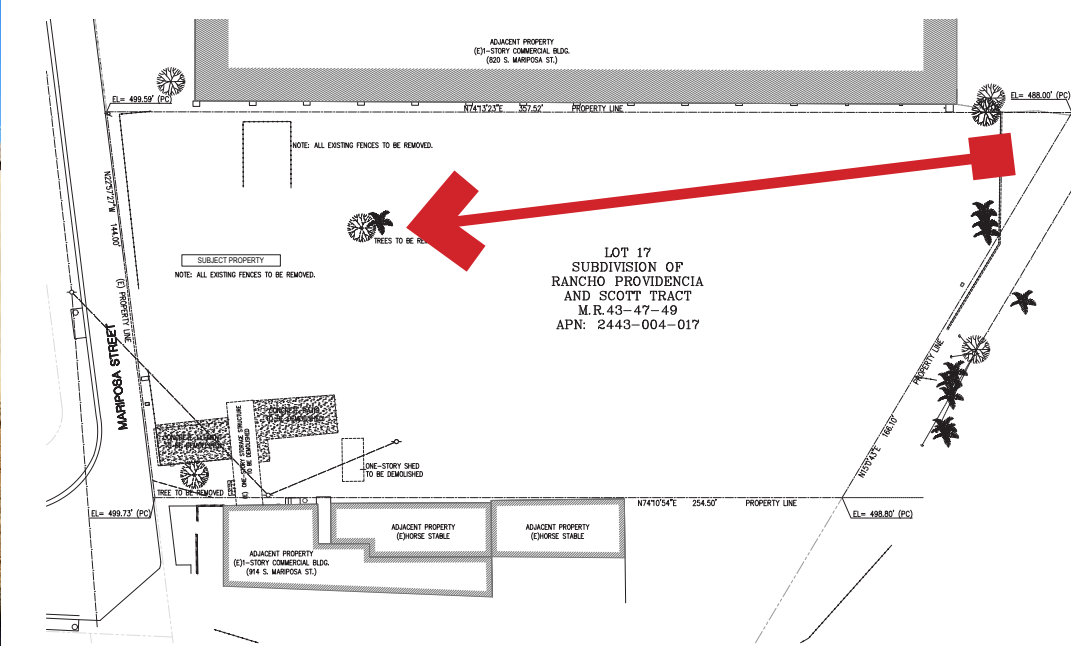
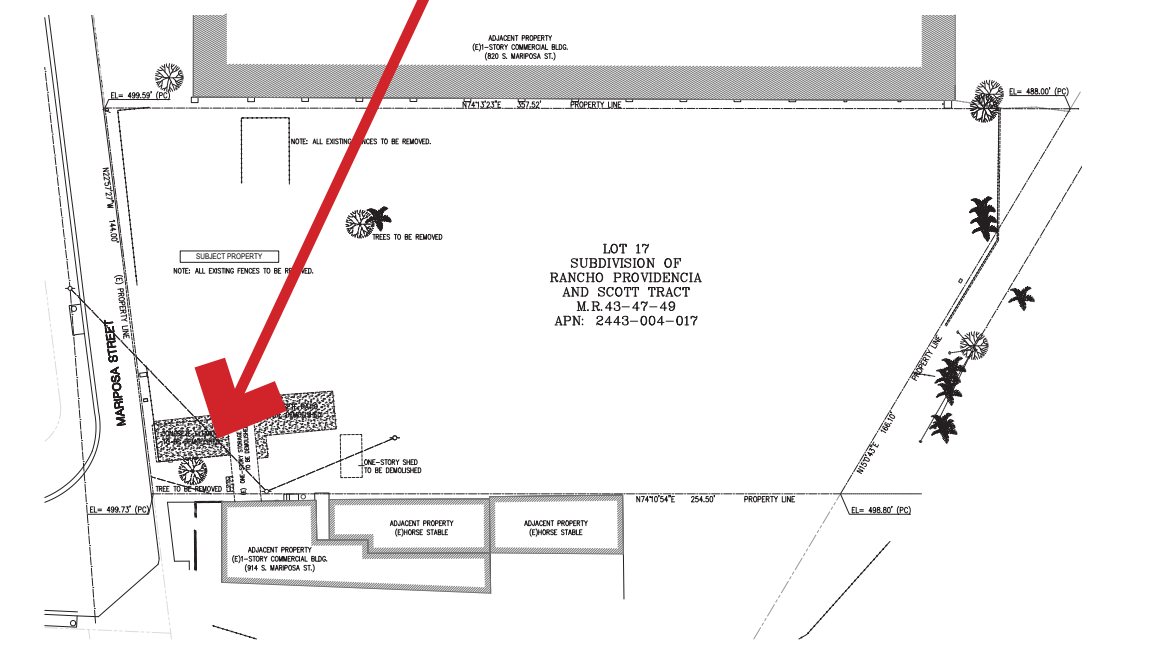
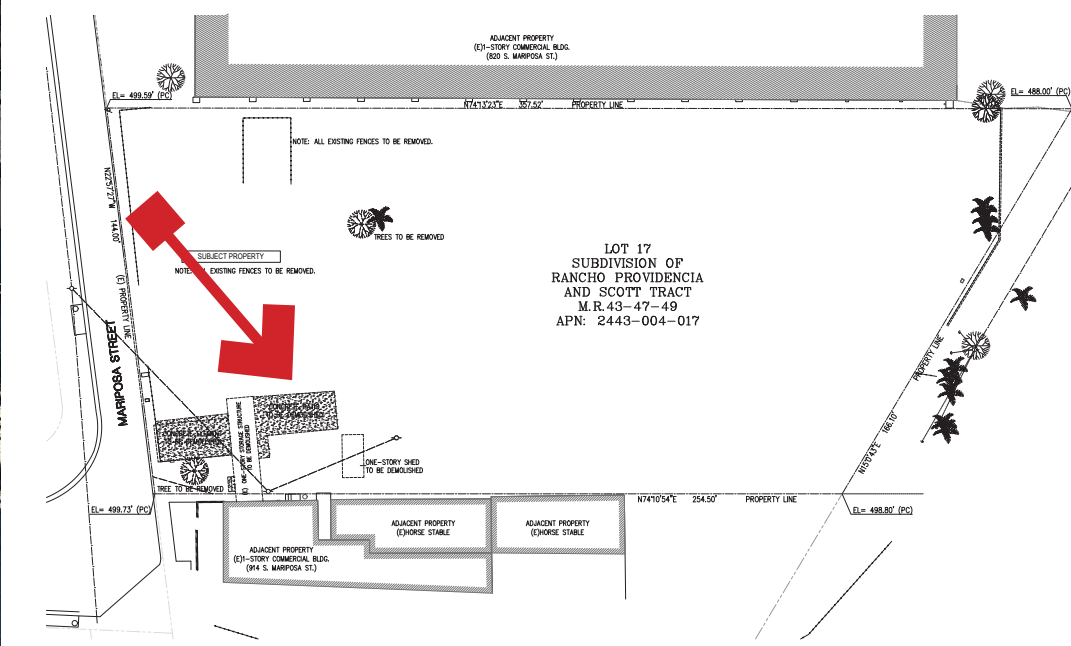
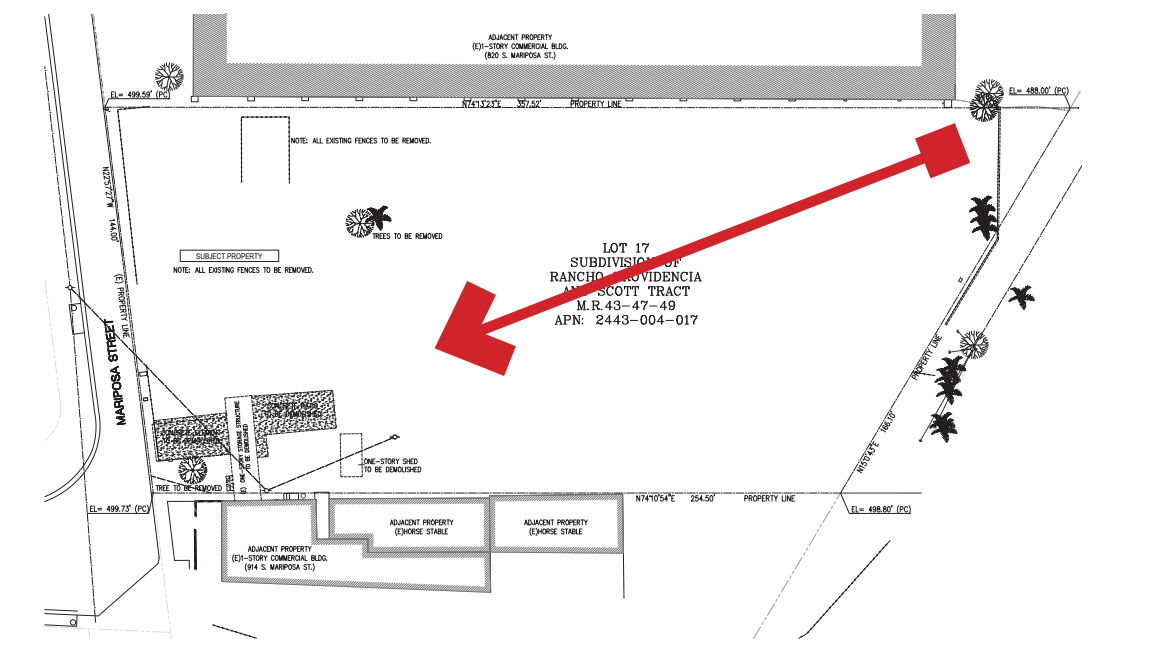
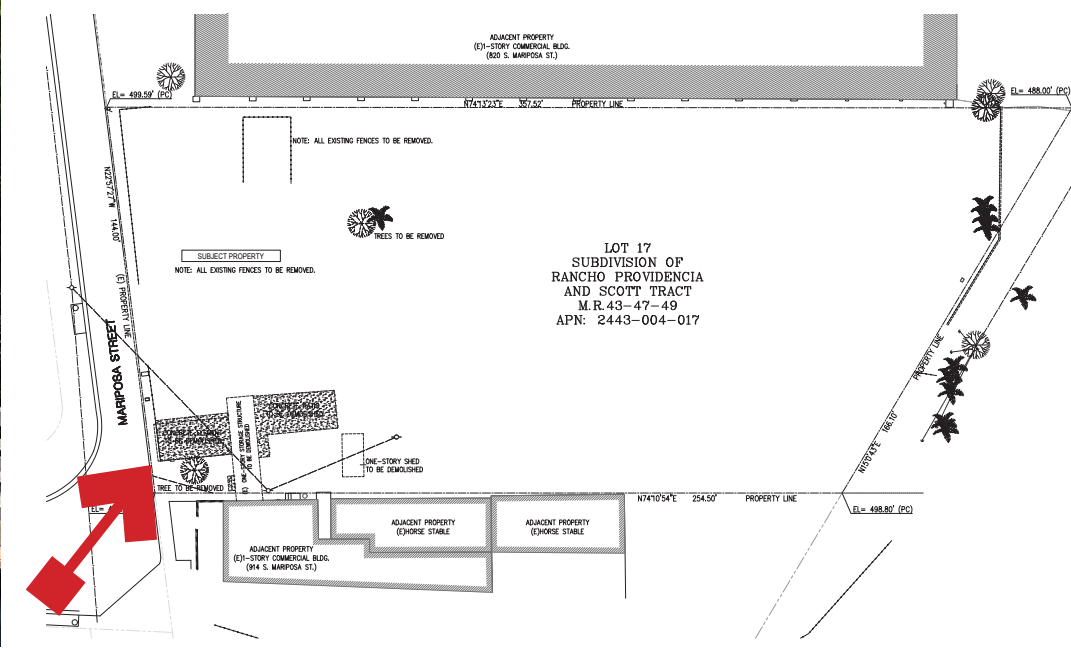
### LEGEND



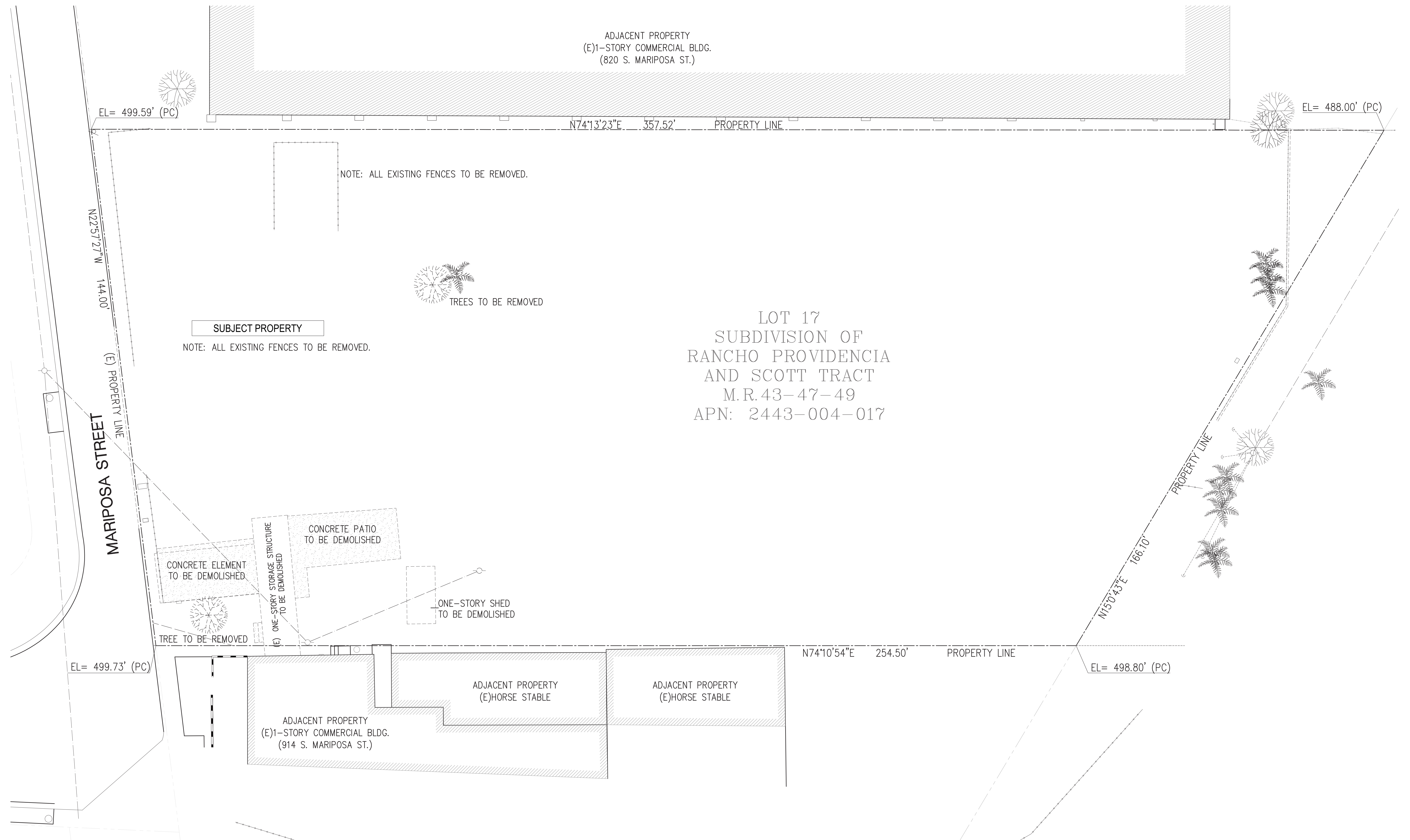
---	BOUNDARY LINE
---	RIGHT OF WAY
---	WATER
---	SEWER
---	ELECTRICAL
---	RAIL FENCE
---	CHAIN LINK FENCE
---	BUILDING
---	RET. WALL/ WALL
---	SIGN
---	TREE



CURRENT SITE CONDITIONS:



# ATTACHMENT 1 - 127

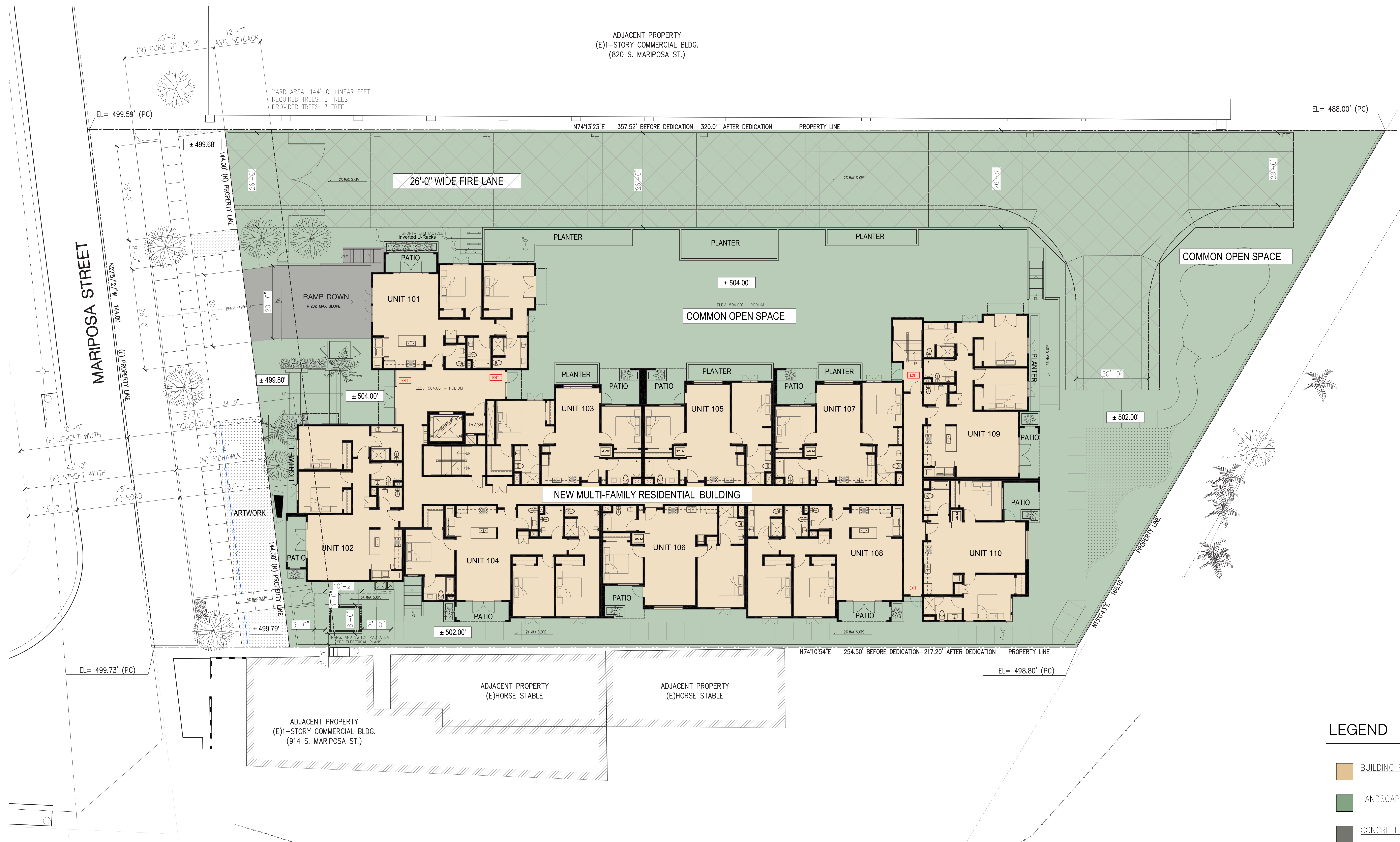


SCALE : 3/32" = 1'-0"

## DEMOLITION PLANS



# ATTACHMENT 1 - 128



- NOTES:**
1. SHORT-TERM AND LONG-TERM BICYCLE RACKS TO BE PROVIDED PER SECTION 4.1.2 OF THE CITY OF BURBANK COMPLETE STREET OBJECTIVE DEVELOPMENT STANDARDS.
  2. THE SITE PLAN WILL COMPLY WITH BMC 10-1-1420 AS APPLICABLE DURING THE PLAN CHECK PROCEES.

**LEGEND**

- BUILDING FOOTPRINT
- LANDSCAPE AREA
- CONCRETE DRIVEWAY
- 26' WIDE FIRELANE

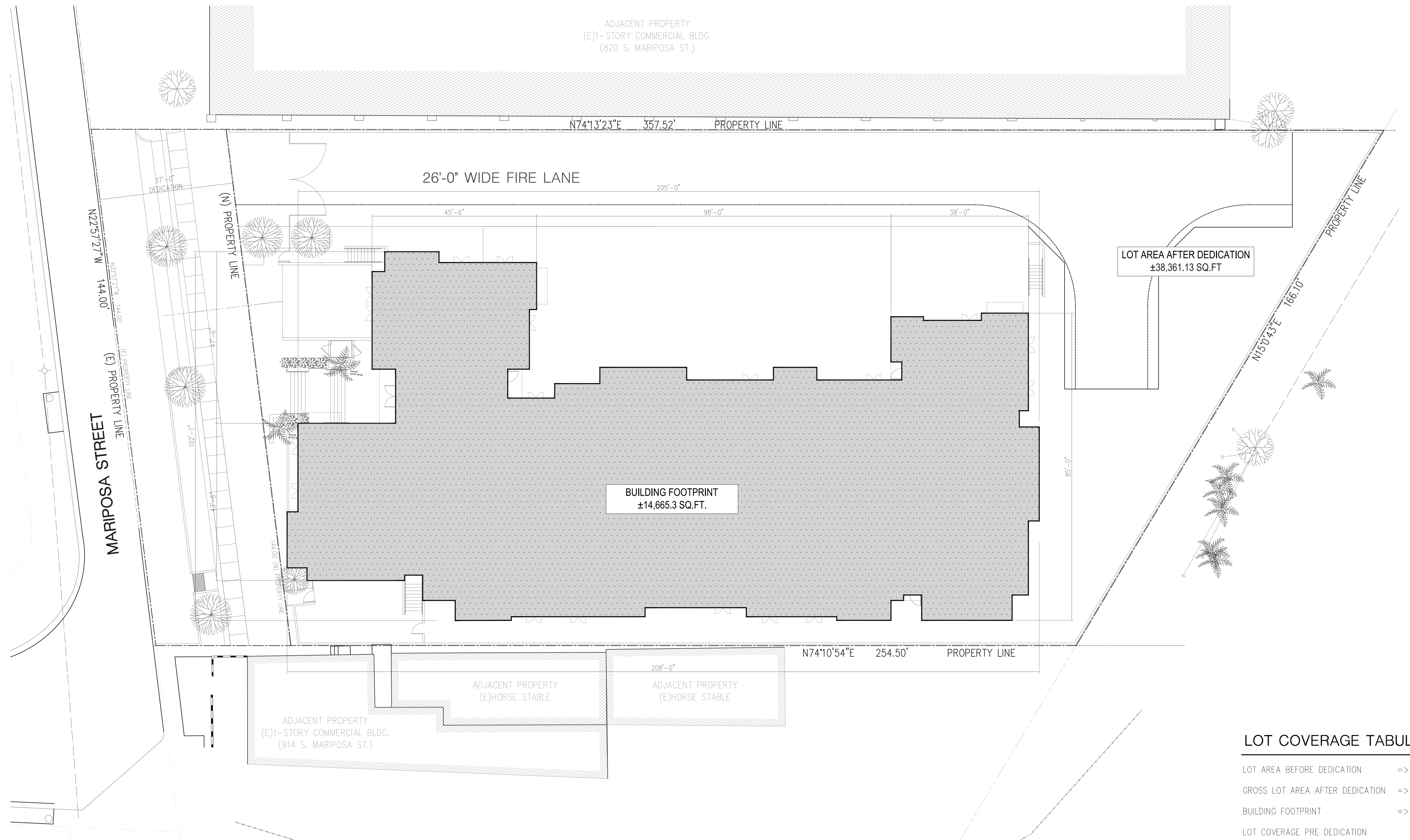
SCALE : 3/32" = 1'-0"

**SITE PLAN**





# ATTACHMENT 1 - 129



## LOT COVERAGE TABULATION

LOT AREA BEFORE DEDICATION	=> ±43,688.6 SF
GROSS LOT AREA AFTER DEDICATION	=> ±38,361.13 SF
BUILDING FOOTPRINT	=> ±14,665.3 SF
LOT COVERAGE PRE DEDICATION	=> 33.5%
LOT COVERAGE AFTER DEDICATION	=> 38.2%



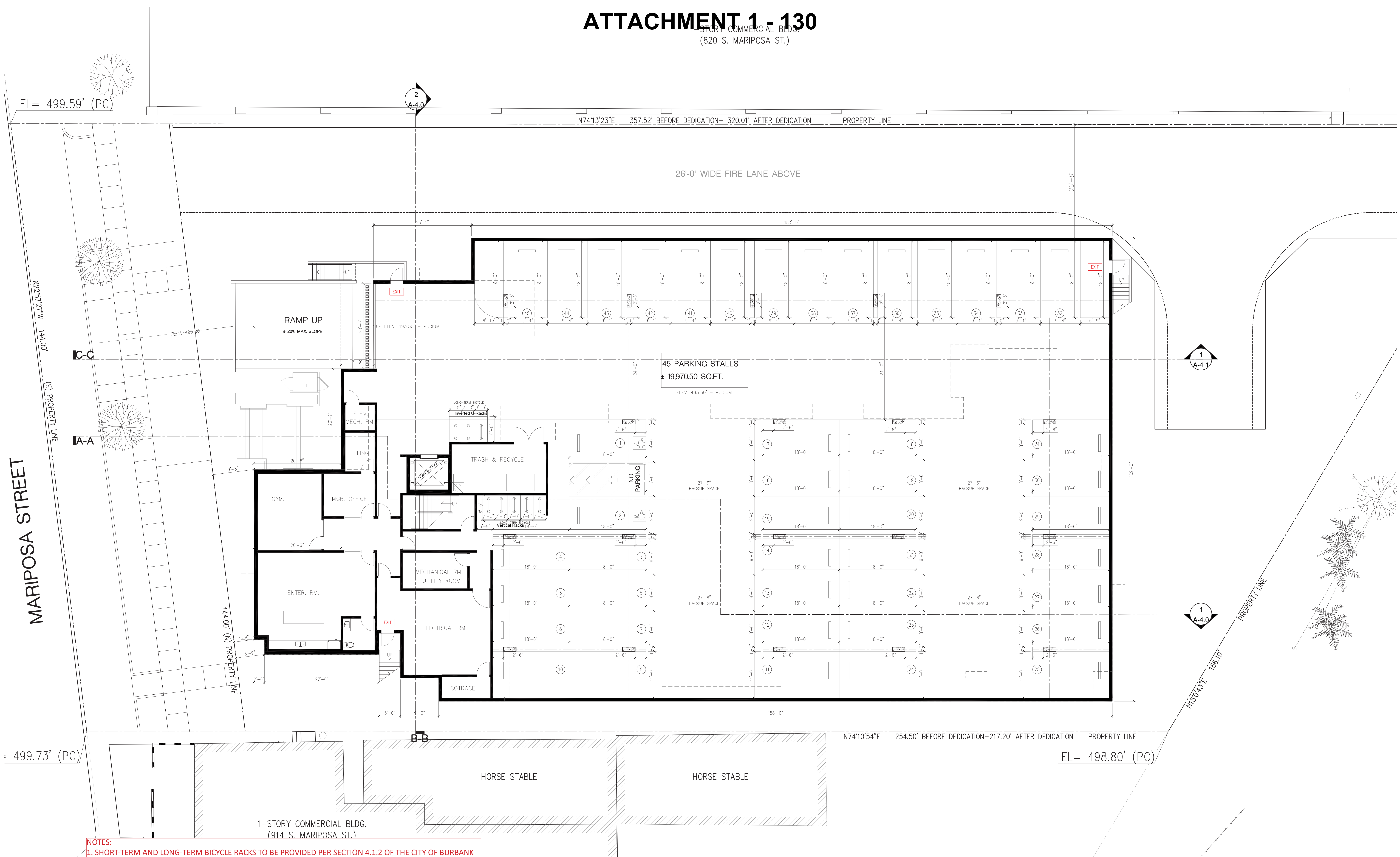
SCALE : 3/32" = 1'-0"

## DIAGRAMS: LOT COVERAGE



# ATTACHMENT 1 - 130

1-STORY COMMERCIAL BLDG.  
(820 S. MARIPOSA ST.)



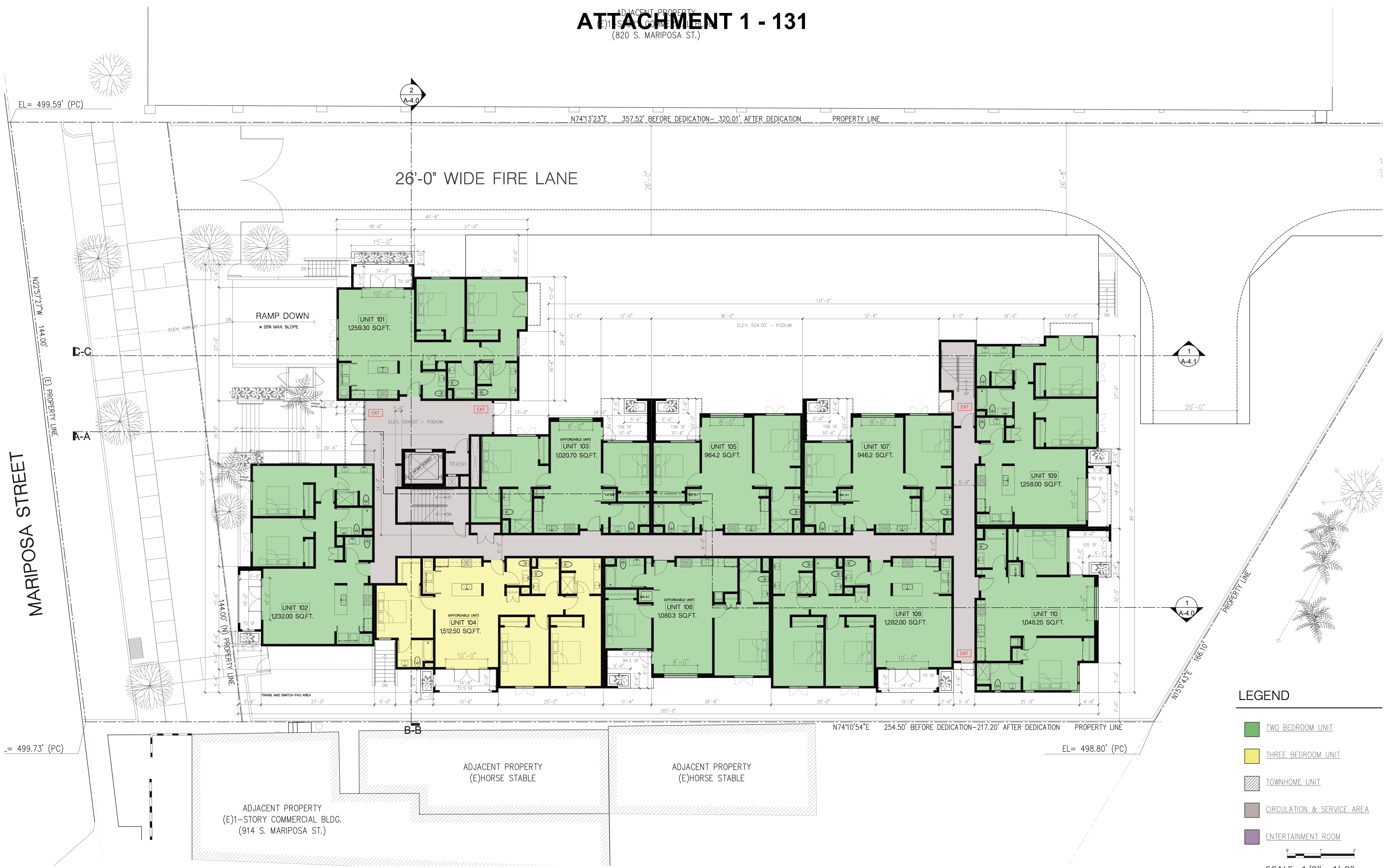
**NOTES:**  
 1. SHORT-TERM AND LONG-TERM BICYCLE RACKS TO BE PROVIDED PER SECTION 4.1.2 OF THE CITY OF BURBANK COMPLETE STREET OBJECTIVE DEVELOPMENT STANDARDS.  
 2. THE PARKING PLAN WILL COMPLY WITH BMC 10-1-1420 AS APPLICABLE DURING THE PLAN CHECK PROCEES.

SCALE : 1/8" = 1'-0"

PLANS: SEMI-SUBTERRANEAN PARKING

# ATTACHMENT 1 - 131

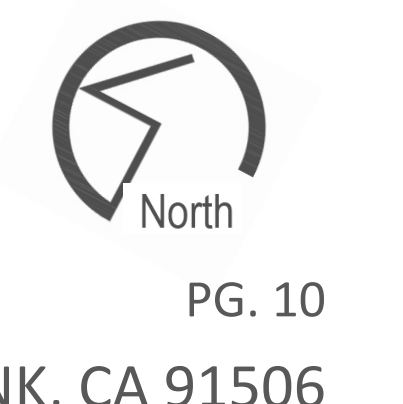
ADJACENT PROPERTY (E) 1-STORY COMMERCIAL BLDG. (914 S. MARIPOSA ST.)  
(820 S. MARIPOSA ST.)



- LEGEND**
- TWO BEDROOM UNIT
  - THREE BEDROOM UNIT
  - TOWNHOME UNIT
  - CIRCULATION & SERVICE AREA
  - ENTERTAINMENT ROOM

SCALE : 1/8" = 1'-0"

PLANS: FIRST FLOOR



# ATTACHMENT 1 - 132



**LEGEND**

- TWO BEDROOM UNIT
- THREE BEDROOM UNIT
- TOWNHOME UNIT
- CIRCULATION & SERVICE AREA
- ENTERTAINMENT ROOM

SCALE : 1/8" = 1'-0"

PLANS: SECOND FLOOR

# ATTACHMENT 1 - 133



## LEGEND

- TWO BEDROOM UNIT
- THREE BEDROOM UNIT
- TOWNHOME UNIT
- CIRCULATION & SERVICE AREA
- ENTERTAINMENT ROOM



SCALE : 1/8" = 1'-0"

PLANS: THIRD FLOOR



# ATTACHMENT 1 - 134



## LEGEND

- TWO BEDROOM UNIT
- THREE BEDROOM UNIT
- TOWNHOME UNIT
- CIRCULATION & SERVICE AREA
- ENTERTAINMENT ROOM



SCALE : 1/8" = 1'-0"

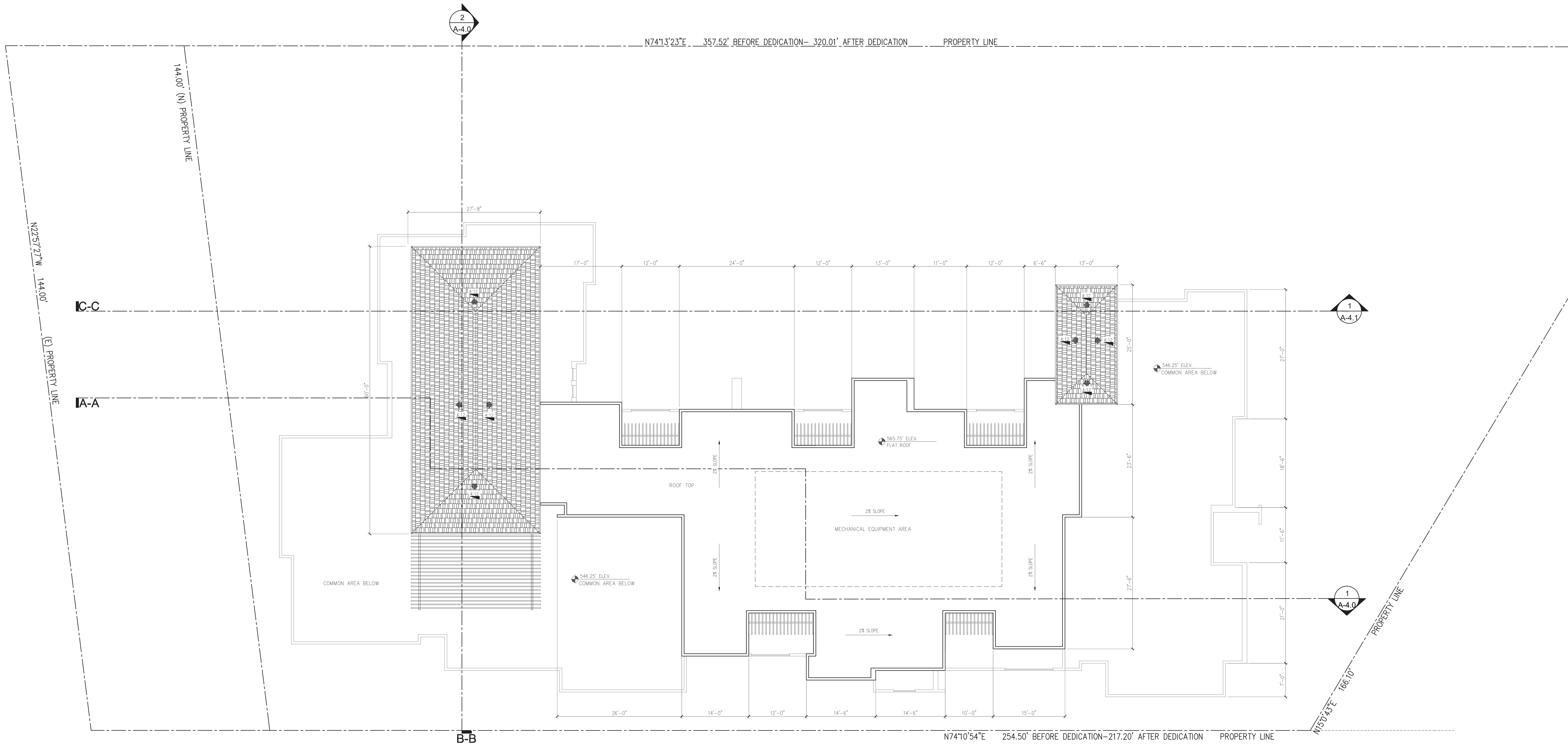
## PLANS: FOURTH FLOOR



# ATTACHMENT 1 - 135



# ATTACHMENT 1 - 136



NOTE: MECHANICAL EQUIPMENT TO BE SCREENED ACCORDING TO THE BURBANK MUNICIPAL CODE.

SCALE : 1/8" = 1'-0"

PLANS: ROOF LEVEL





# ATTACHMENT 1 - 137



WEST ELEVATION

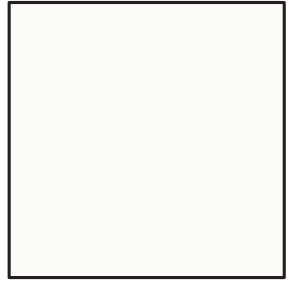




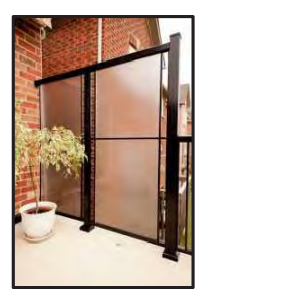
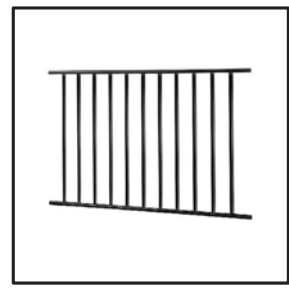


2



EAST ELEVATION

1

MATERIAL BOARD:

-  1 STUCCO BUILDING COLOR  
SMOOTH FINISH  
BENJAMIN MOORE PAINT  
PRENTIS CREAM CW-100 OR EQUAL
-  2 STUCCO BUILDING COLOR  
SMOOTH FINISH  
BENJAMIN MOORE PAINT  
TARPLEY BROWN CW-170 OR EQUAL
-  3 STONE CLADDING  
5/8" THICKNESS  
0.75 LB/PIECE OR EQUAL
-  4 PARKING GARAGE GATE:  
MC NICHOLS CO. GRILL GATE  
OR EQUAL
-  5 SUPERIOR CLAY ROOFING TILE  
CORONA TAPERED MISSION  
BY : MCA  
COLORS: CUSTOM BLENDS  
OR EQUAL PRODUCT
-  6 SIERRA PACIFIC WINDOWS ALUM.  
CLAD WOOD FRAME ALPINE  
SILVER  
METALLIC FINISH & PATIO  
DOORS OR EQUAL
-  7 CUSTOM WROUGHT IRON GATE/FENCE
-  8 CUSTOM WROUGHT IRON RAILING
-  9 HINKLEY LIGHTING  
1670-LL  
EDGEWATER OUTDOOR LIGHTING  
OR EQUAL
-  10 CUSTOM WOOD TRELLIS

NOTE: THE BALCONES WILL COMPLY WITH BMC 10-1-624T AS APPLICABLE DURING THE PLAN CHECK PROCESS.

SCALE : 1/8" = 1'-0"

ELEVATIONS

# ATTACHMENT 1 - 138



SOUTH ELEVATION

2



NORTH ELEVATION

1

NOTE: THE BALCONES WILL COMPLY WITH BMC 10-1-624T AS APPLICABLE DURING THE PLAN CHECK PROCESS.

SCALE : 1/8" = 1'-0"

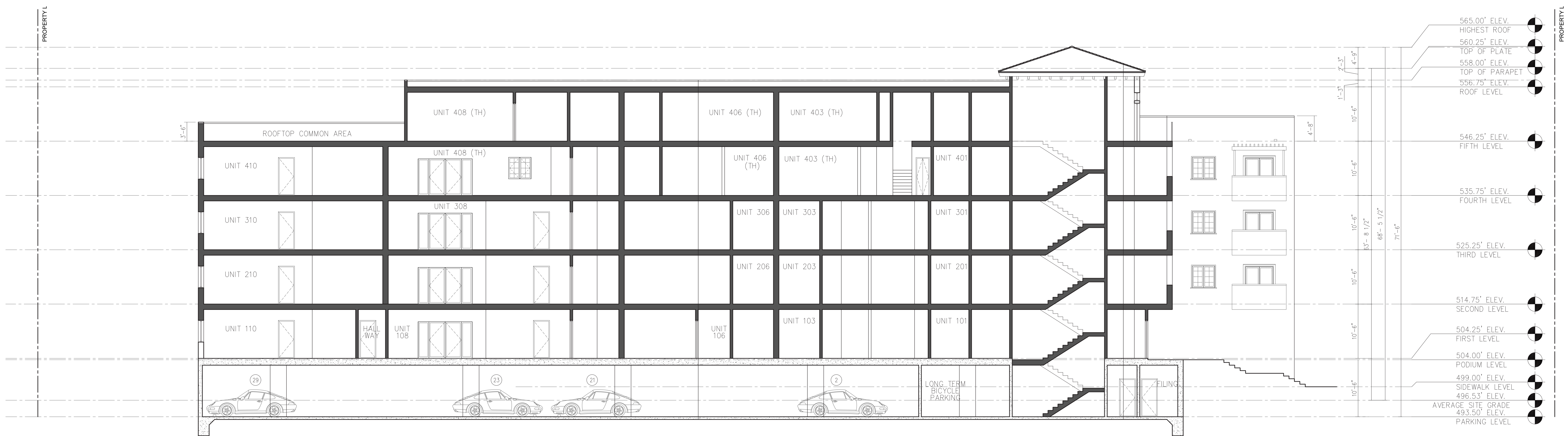
ELEVATIONS

# ATTACHMENT 1 - 139



SECTION B-B

2



SECTION A-A

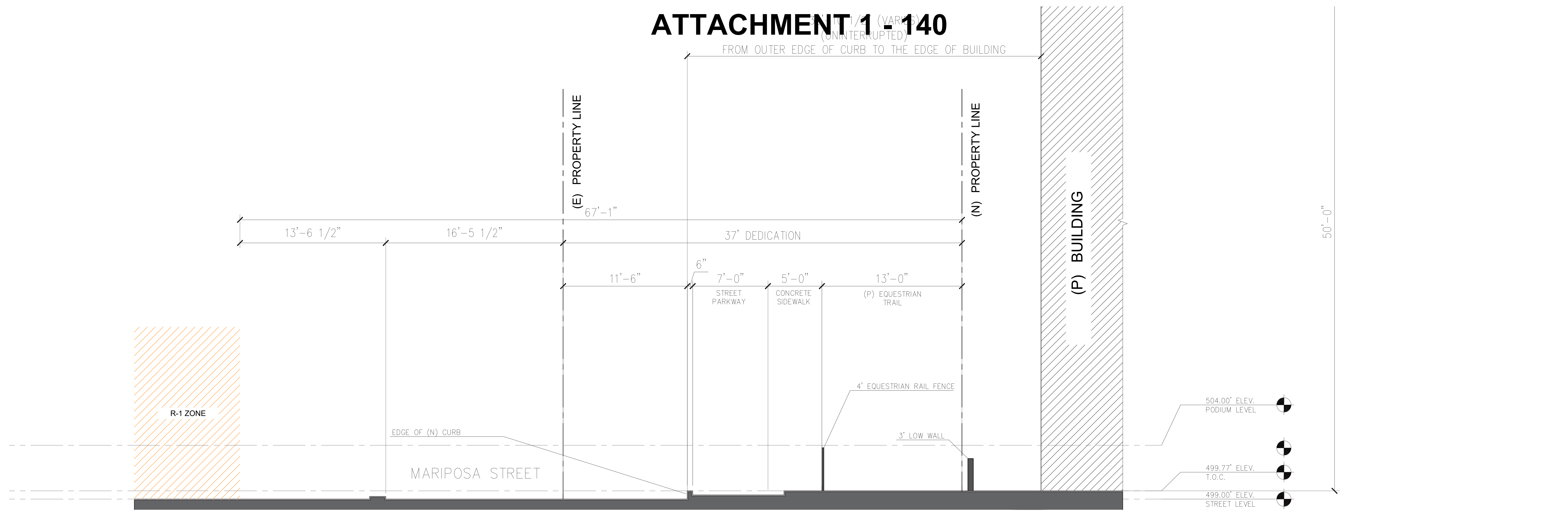
1

SCALE : 1/8" = 1'-0"

SECTIONS

# ATTACHMENT 1 - 140

(VARIATION UNINTERRUPTED)



STREET CROSS-SECTION

SCALE : 1/4" = 1'-0"

2



SECTION C-C

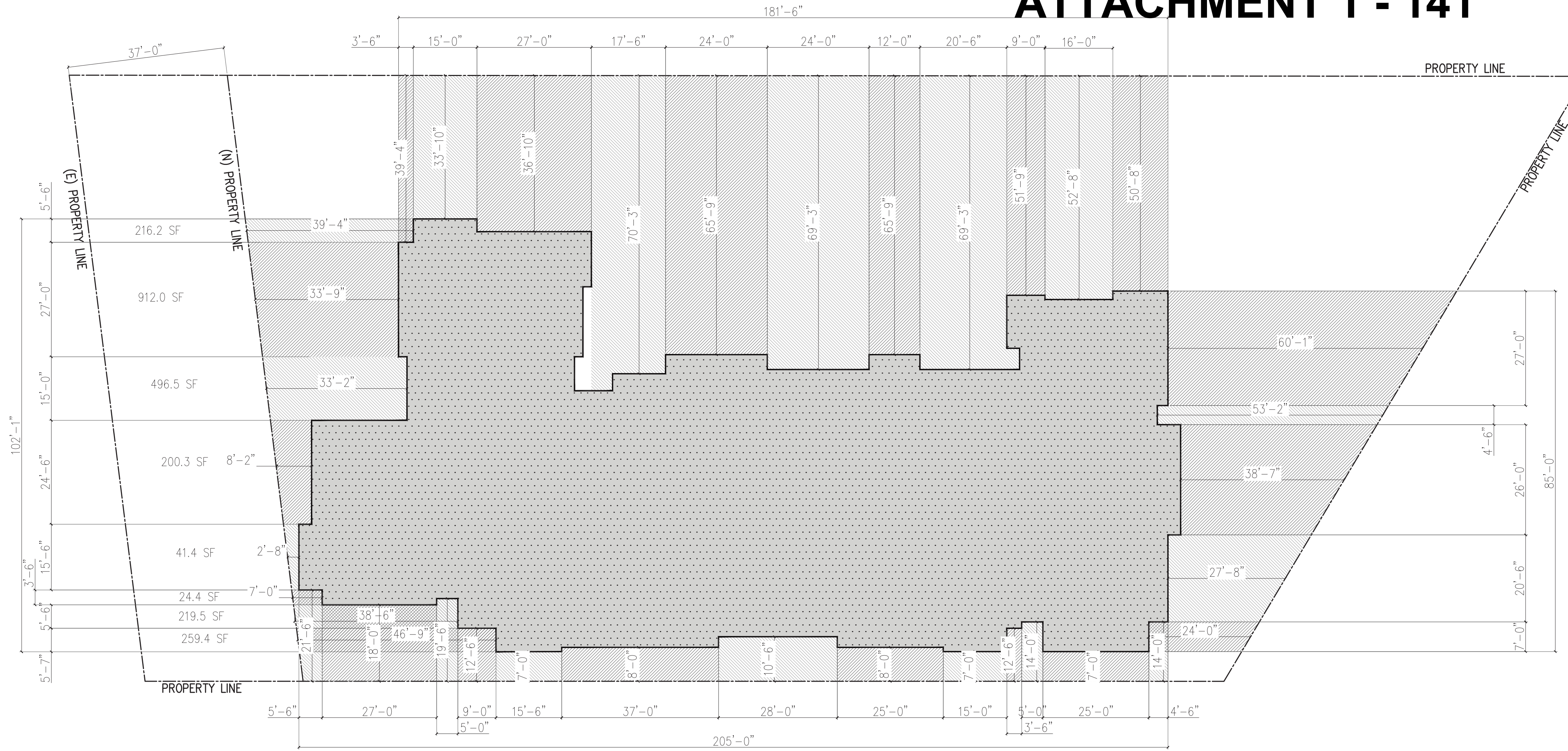
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SCALE : 1/8" = 1'-0"

SECTIONS

# ATTACHMENT 1 - 141



**AVERAGE FRONT SETBACK CALCULATIONS:**

MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"

PROVIDED AVERAGE ON 1ST FLOOR= 23'-2"

TOTAL FRONTAGE= 102'-1"

(216.2 SF) + (912 SF) + (496.5 SF) + (200.3 SF) + (41.4 SF) + (24.4 SF) + (219.5 SF) + (259.4 SF) = 2,437.2 SF / 102'-1" = 23'-2"

SECOND FLOOR SETBACK DIAGRAM



**AVERAGE FRONT SETBACK CALCULATIONS:**

MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"

PROVIDED AVERAGE ON 1ST FLOOR= 23'-10 1/2"

TOTAL FRONTAGE= 102'-1"

(216.2 SF) + (912 SF) + (564 SF) + (200.3 SF) + (41.4 SF) + (24.4 SF) + (219.5 SF) + (259.4 SF) = 2,437.2 SF / 102'-1" = 23'-10 1/2"

FIRST FLOOR SETBACK DIAGRAM

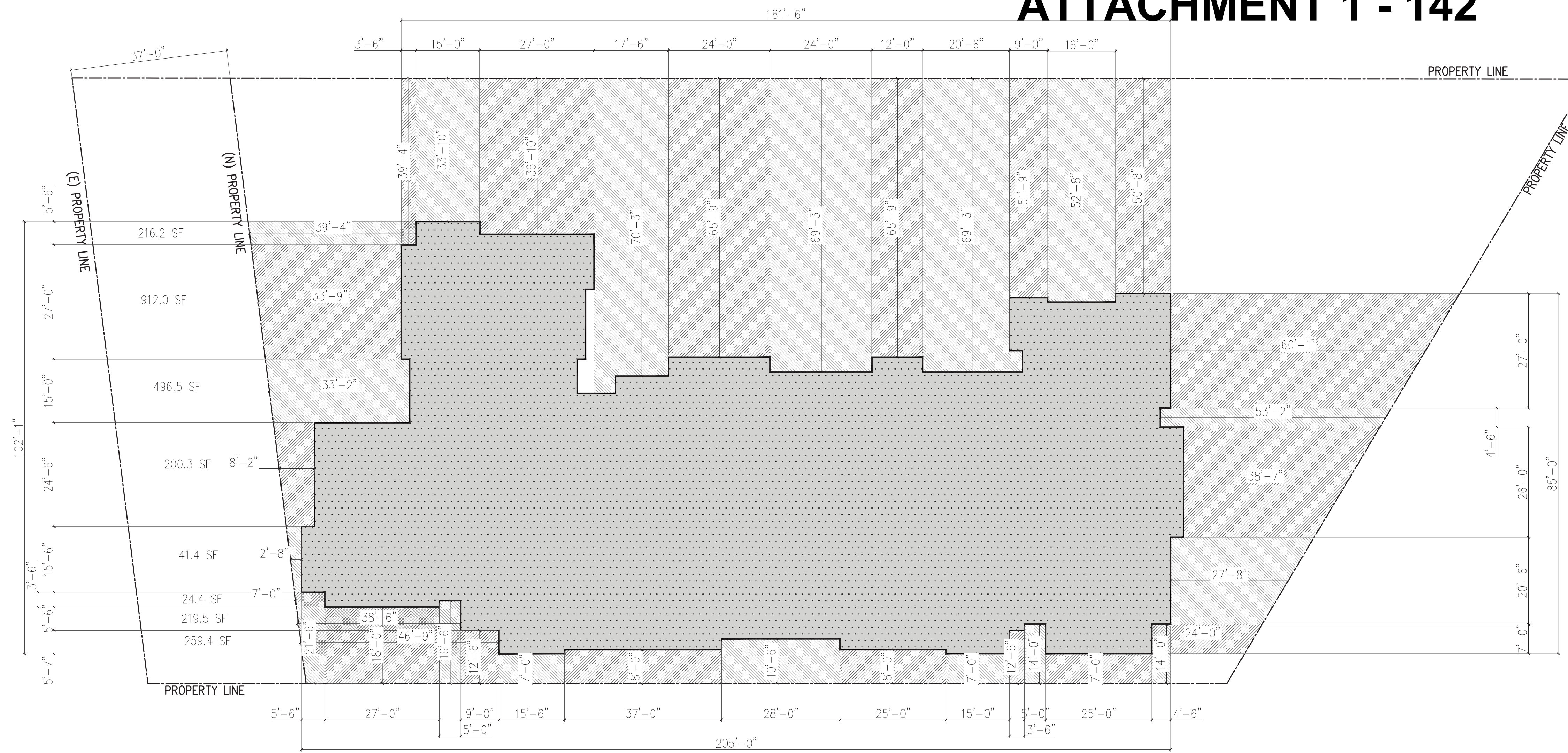
1

SCALE : 1/16" = 1'-0"

DIAGRAMS: SETBACKS



# ATTACHMENT 1 - 142



**AVERAGE FRONT SETBACK CALCULATIONS:**

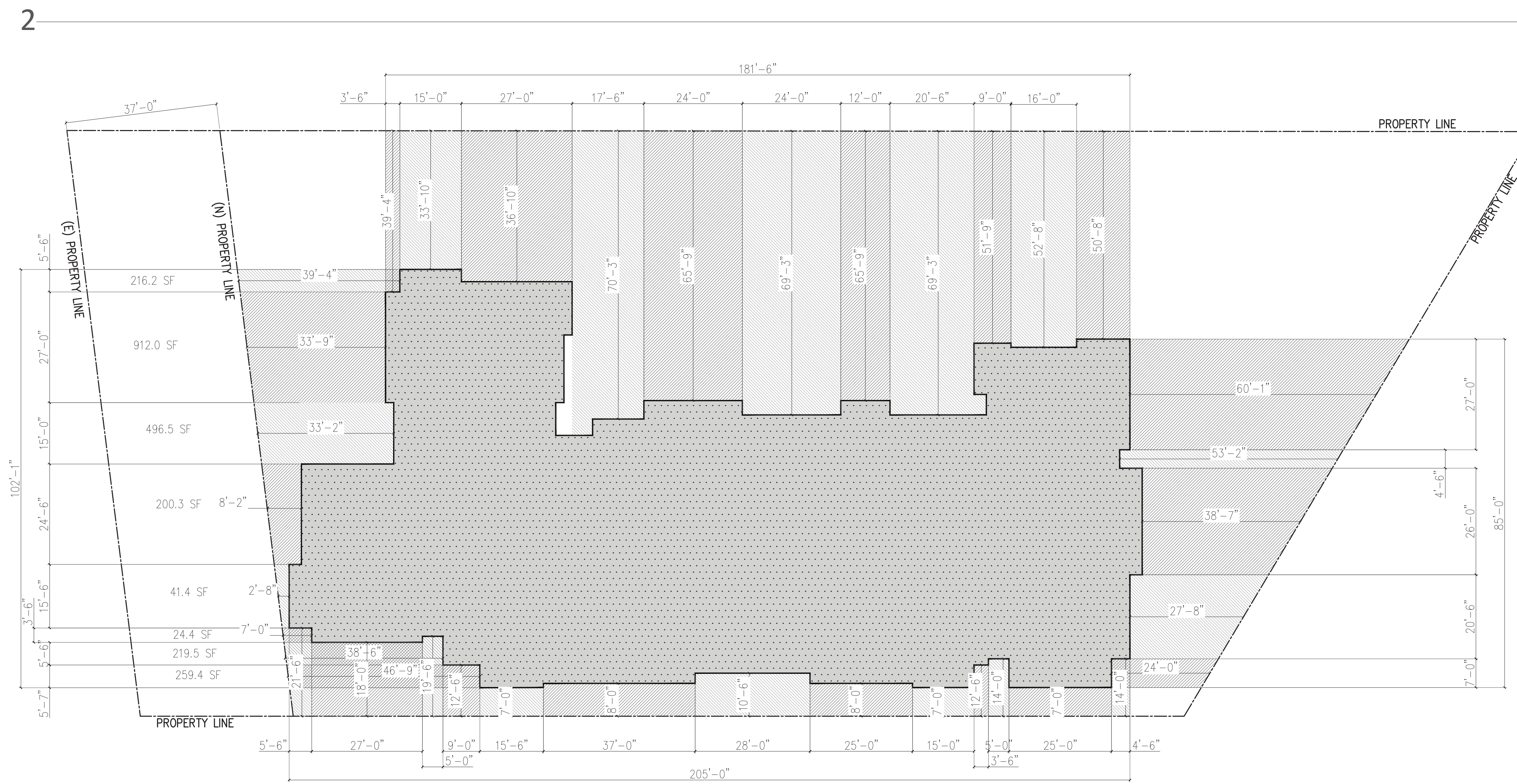
MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"  
 => 12'-9" + 5'-0" = 17'-9"

**PROVIDED AVERAGE ON 4TH FLOOR = 23'-2"**

TOTAL FRONTAGE= 102'-1"

(216.2 SF) + (912 SF) + (496.5 SF) + (200.3 SF) + (41.4 SF) + (24.4 SF) + (219.5 SF) + (259.4 SF) = 2,437.2 SF / 102'-1" = 23'-2"

FOURTH FLOOR SETBACK DIAGRAM



**AVERAGE FRONT SETBACK CALCULATIONS:**

MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"

**PROVIDED AVERAGE ON 1ST FLOOR= 23'-2"**

TOTAL FRONTAGE= 102'-1"

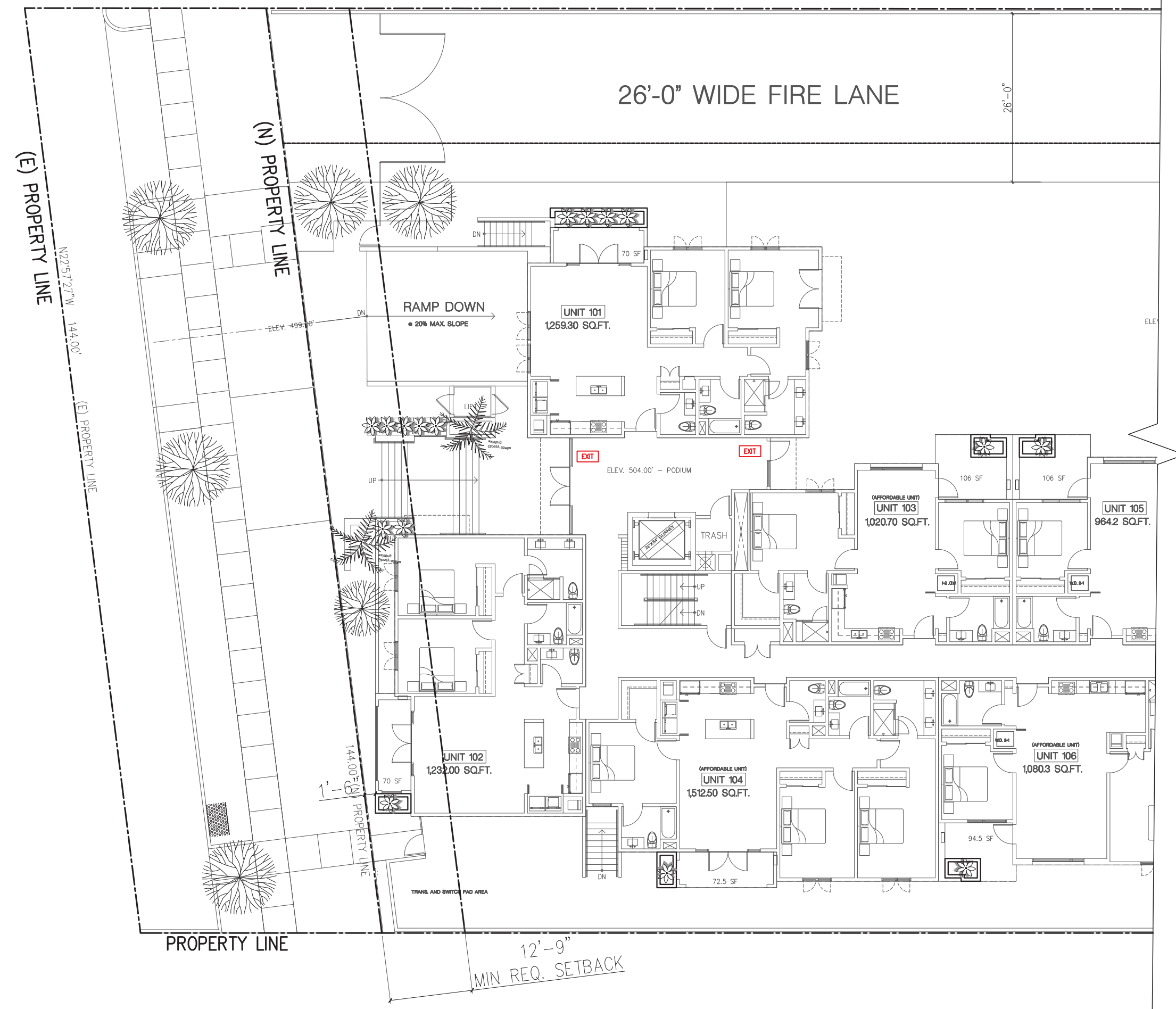
(216.2 SF) + (912 SF) + (496.5 SF) + (200.3 SF) + (41.4 SF) + (24.4 SF) + (219.5 SF) + (259.4 SF) = 2,437.2 SF / 102'-1" = 23'-2"

THIRD FLOOR SETBACK DIAGRAM

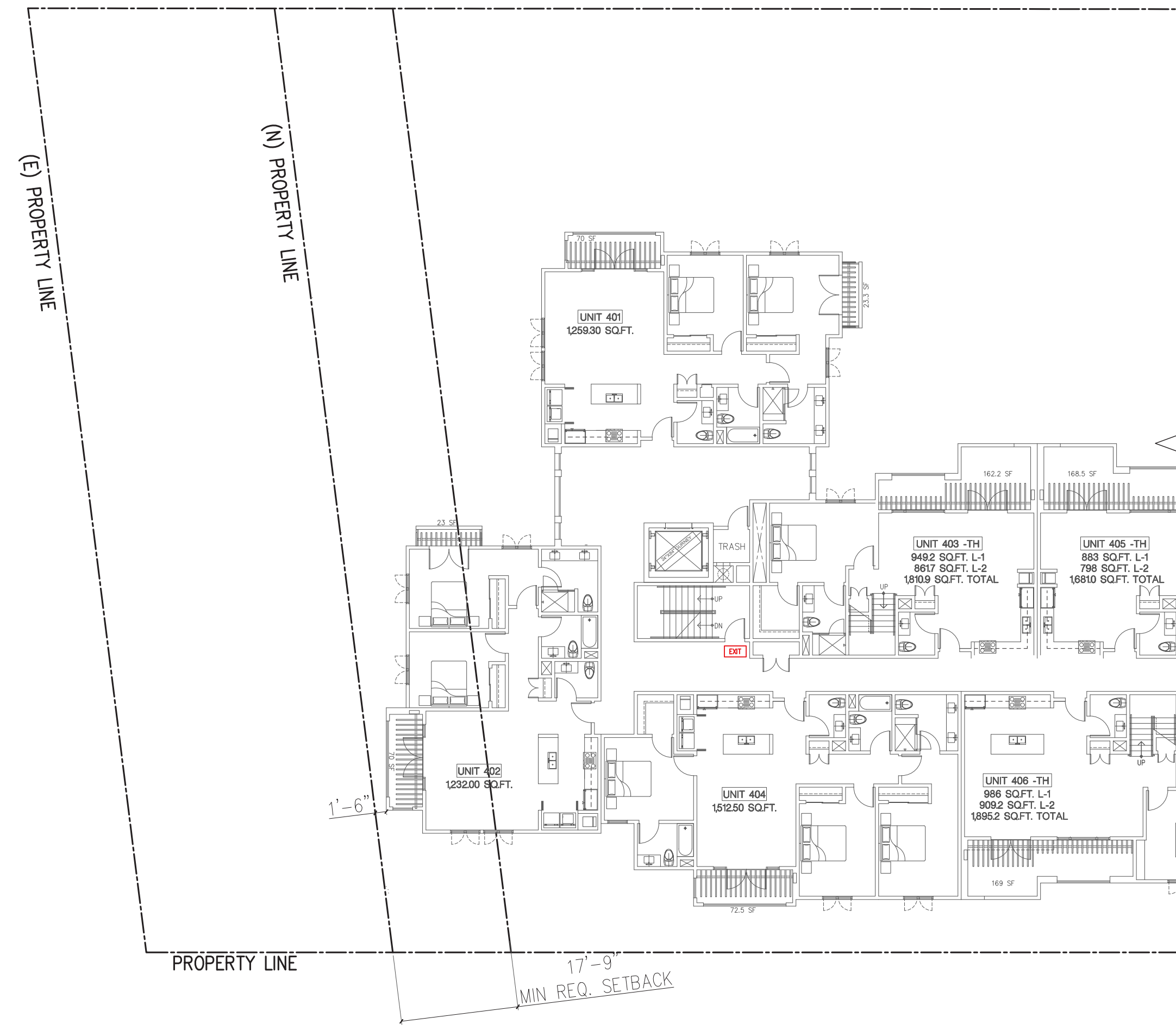
SCALE : 1/16" = 1'-0"

DIAGRAMS: SETBACKS

# ATTACHMENT 1 - 143



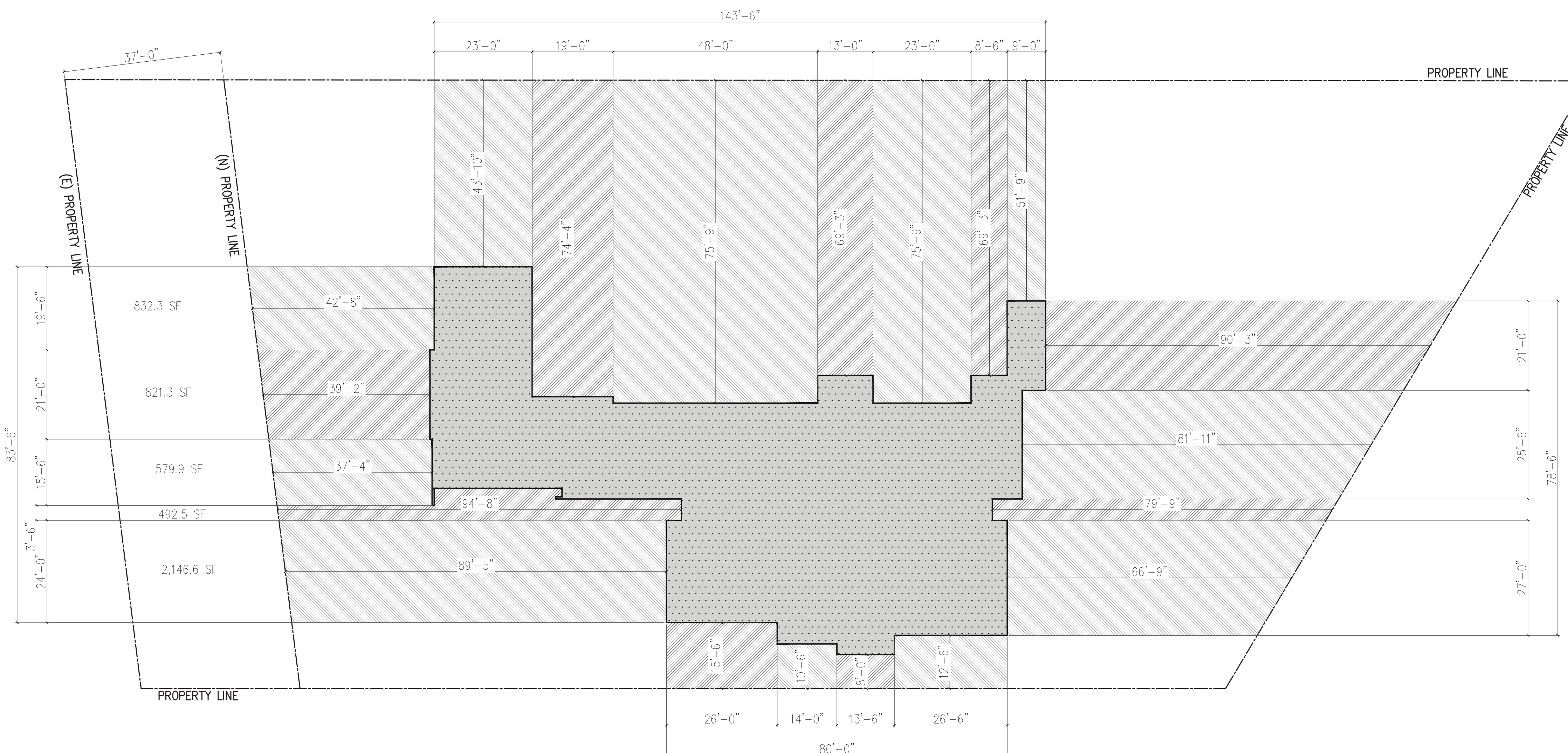
1ST FLOOR ~ 3RD FLOOR



4TH FLOOR

ENCROACHMENT DIAGRAM

2



**AVERAGE FRONT SETBACK CALCULATIONS:**

**MIN AVG = 63'-8 1/2" BLDG HGT X 20% = 12'-9"**  
**=> 12'-9" + 5'-0" = 17'-9"**  
**PROVIDED AVERAGE ON 5TH FLOOR = 58'-4"**

**TOTAL FRONTAGE= 83'-6"**  
**(832.3 SF) + (821.3 SF) + (579.9 SF) + (492.5 SF) + (2,146.6 SF) = 8,872.6 SF / 83'-6" = 58'-4"**

FIFTH FLOOR SETBACK DIAGRAM

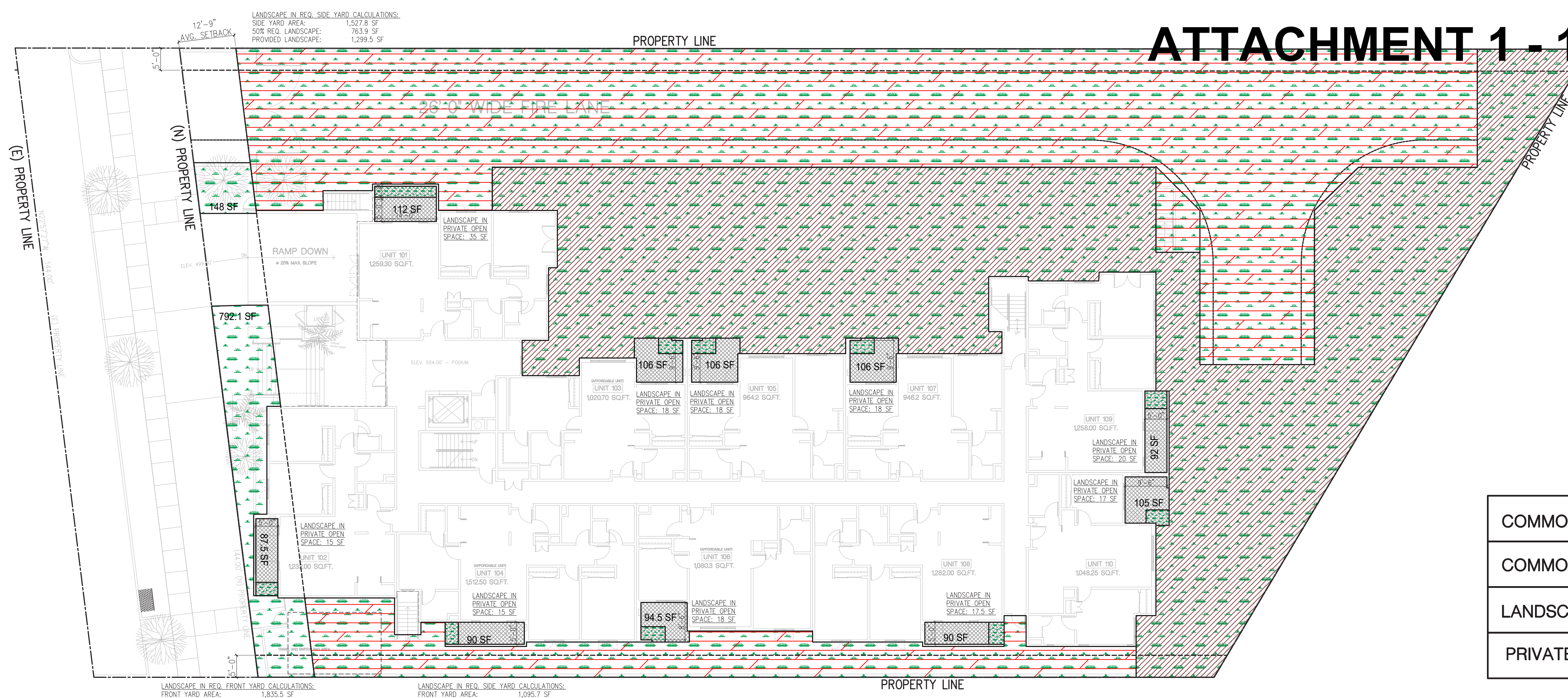
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SCALE : 1/16" = 1'-0"

DIAGRAMS: SETBACKS



# ATTACHMENT 1 - 144

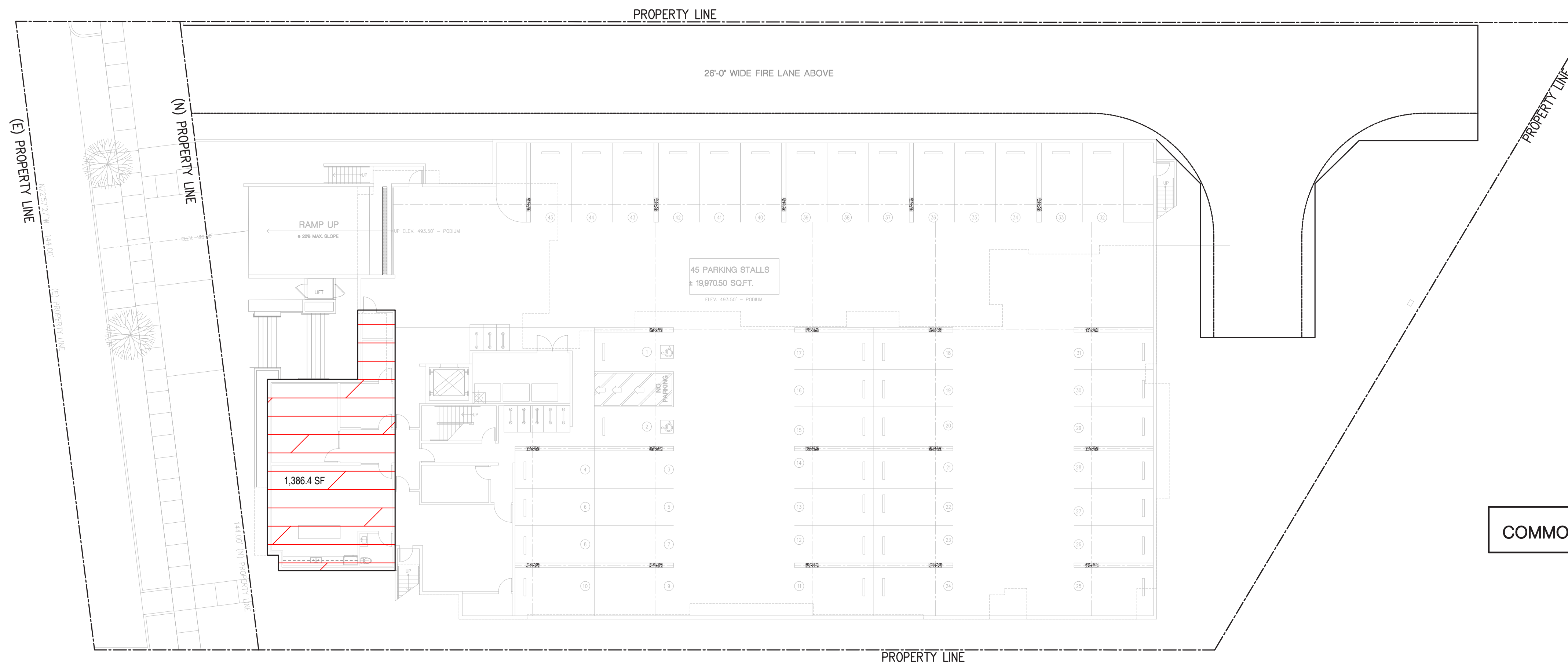


COMMON AREA: 10,429.3 S.F.
COMMON OPEN SPACE: 9,725.6 S.F.
LANDSCAPING IN COMMON OPEN SPACE: 9,725.6 S.F.
PRIVATE OUTDOOR SPACE: 989 S.F.

- NOTES:  
 1. PROJECT WILL COMPLY WITH BMS 10-1-624(E)7 AS APPLICABLE DURING THE PLAN CHECK PROCESS.  
 2. MINIMUM 10% OF PRIVATE OPEN SPACES ON THE GROUND LEVEL ARE LANDSCAPED.

FIRST FLOOR OPEN SPACE DIAGRAM

2



COMMON AREA: 1,386.4 S.F.
---------------------------

SEMI-SUBTERRANEAN OPEN SPACE DIAGRAM

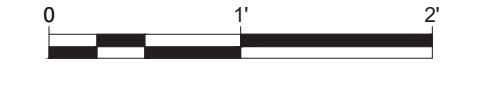
1

FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
COMMON AREA	1,386.4 S.F.	10,429.3 S.F.				517 S.F.	12,332.7 S.F.
COMMON OPEN SPACE AREA		9,725.6 S.F.				5,966.2 S.F.	15,691.8 S.F.
LANDSCAPING IN COMMON OPEN SPACE		9,725.6 S.F.					9,725.6 S.F.
PRIVATE OUTDOOR SPACE:		989 S.F.	867.5 S.F.	867.5 S.F.	1,067 S.F.	481.7 S.F.	4,272.7 SF

NOTE: ANY OPEN SPACE WITH MINIMUM DIMENSION OF LESS THAT 5 FEET IS NOT A PART OF THE CALCULATIONS.

**LEGEND**

- COMMON OPEN SPACE
- PRIVATE OUTDOOR SPACE
- COMMON AREA
- LANDSCAPE AREA

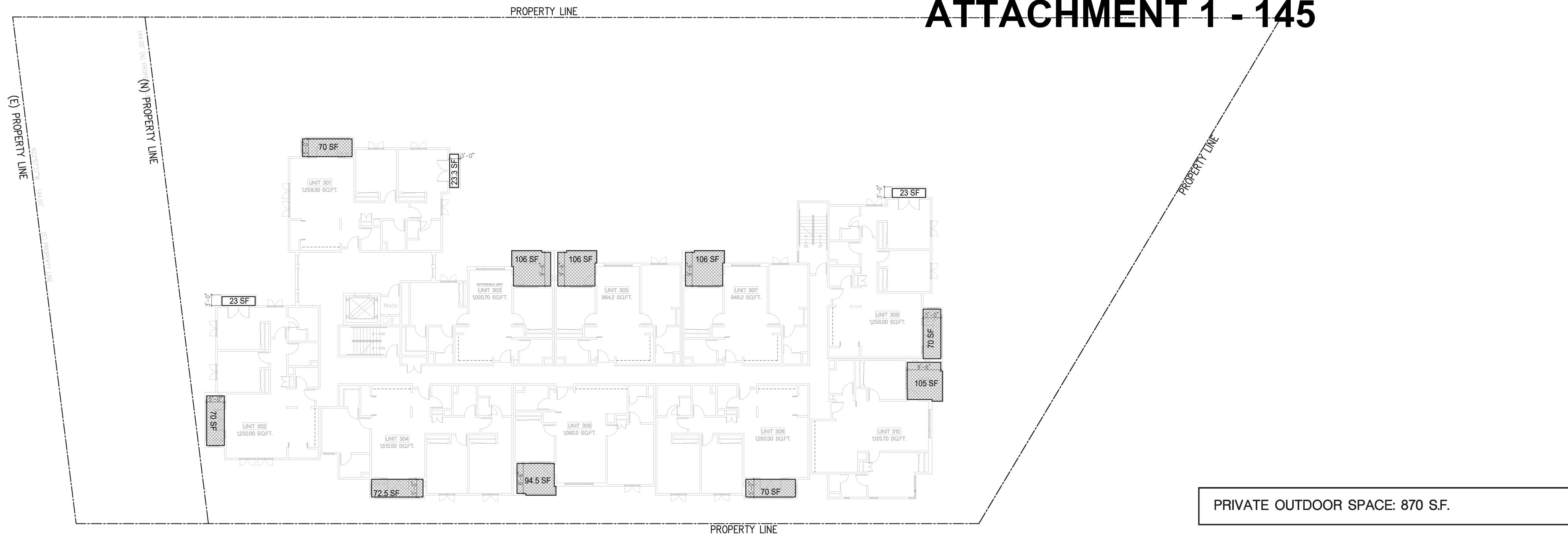


SCALE : 1/16" = 1'-0"

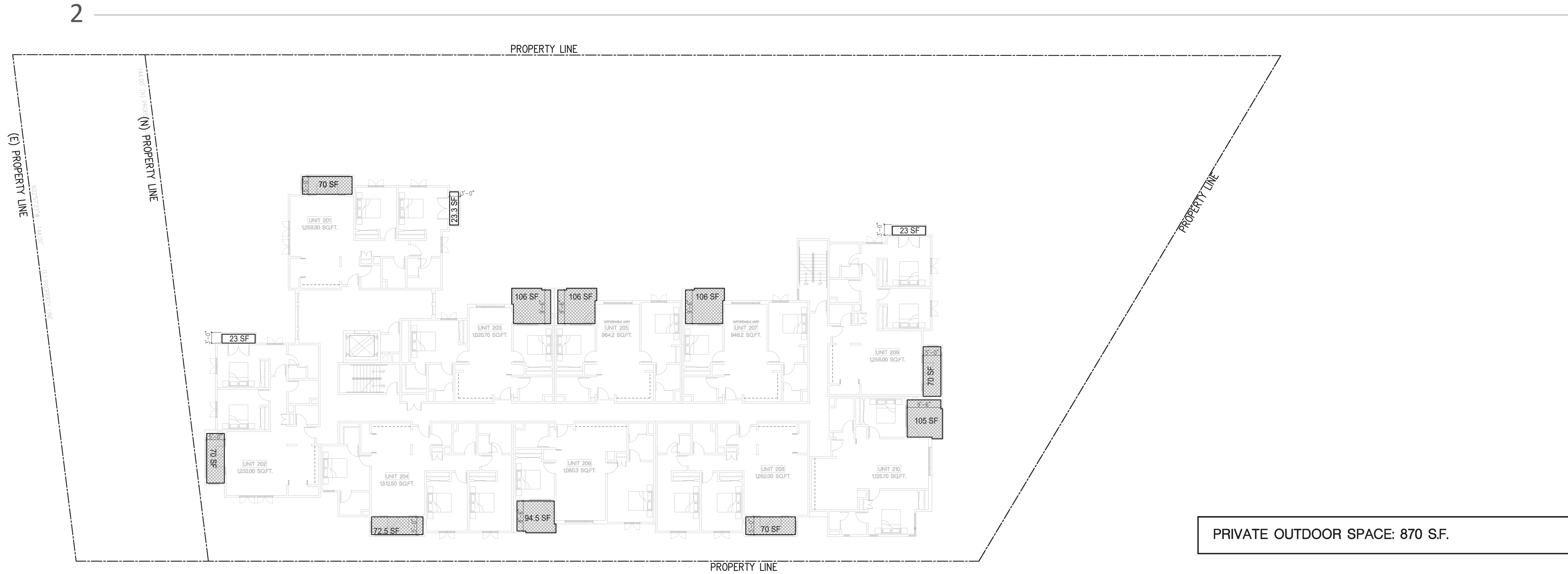
DIAGRAMS: OPEN SPACE



# ATTACHMENT 1 - 145



THIRD FLOOR OPEN SPACE DIAGRAM



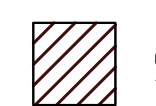
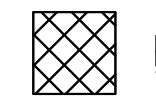
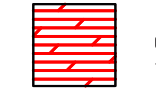
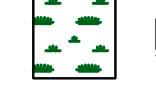
SECOND FLOOR OPEN SPACE DIAGRAM

## OPEN SPACE TABULATION

FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
COMMON AREA	1,386.4 S.F.	10,429.3 S.F.				517 S.F.	12,332.7 S.F.
COMMON OPEN SPACE AREA		9,725.6 S.F.				5,966.2 S.F.	15,691.8 S.F.
LANDSCAPING IN COMMON OPEN SPACE		9,725.6 S.F.					9,725.6 S.F.
PRIVATE OUTDOOR SPACE:		989 S.F.	867.5 S.F.	867.5 S.F.	1,067 S.F.	481.7 S.F.	4,272.7 SF

NOTE: ANY OPEN SPACE WITH MINIMUM DIMENSION OF LESS THAT 5 FEET IS NOT A PART OF THE CALCULATIONS.

## LEGEND

-  COMMON OPEN SPACE
-  PRIVATE OUTDOOR SPACE
-  COMMON AREA
-  LANDSCAPE AREA

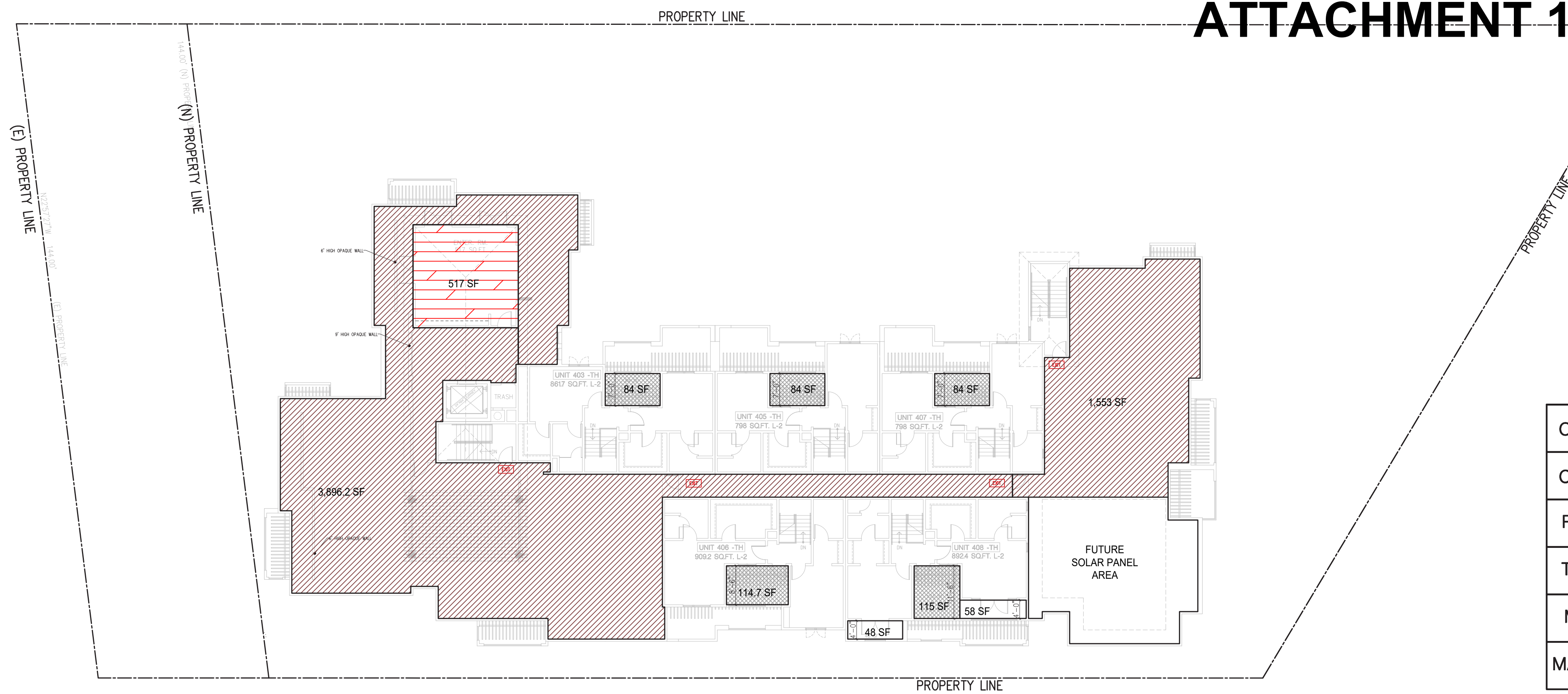


SCALE : 1/16" = 1'-0"

## DIAGRAMS: OPEN SPACE



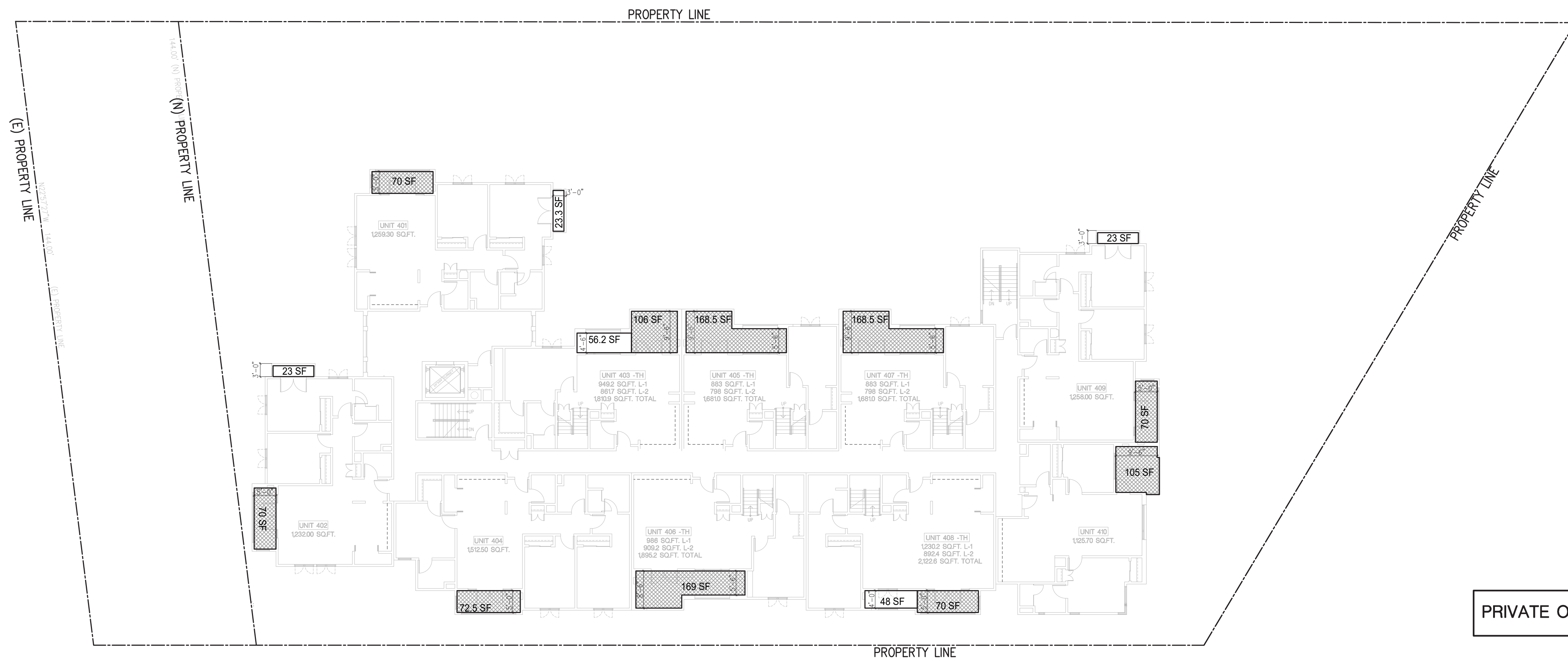
# ATTACHMENT 1 - 146



COMMON AREA: 517 S.F.
COMMON OPEN SPACE: 6,514.2 S.F.
PRIVATE OUTDOOR SPACE: 481.7 S.F.
TOTAL ROOF AREA: 13,690.9 SF
MAX ALLOWED ROOF DECK AREA (50%) = 6,845.5 SF
MAX PROPOSED ROOF DECK AREA (43.5%) = 5,966.2 SF

FIFTH FLOOR OPEN SPACE DIAGRAM

2



PRIVATE OUTDOOR SPACE: 1,069.5 S.F.
-------------------------------------

FOURTH FLOOR OPEN SPACE DIAGRAM

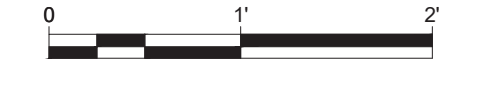
1

FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
COMMON AREA	1,386.4 S.F.	10,429.3 S.F.				517 S.F.	12,332.7 S.F.
COMMON OPEN SPACE AREA		9,725.6 S.F.				5,966.2 S.F.	15,691.8 S.F.
LANDSCAPING IN COMMON OPEN SPACE		9,725.6 S.F.					9,725.6 S.F.
PRIVATE OUTDOOR SPACE:		989 S.F.	867.5 S.F.	867.5 S.F.	1,067 S.F.	481.7 S.F.	4,272.7 SF

NOTE: ANY OPEN SPACE WITH MINIMUM DIMENSION OF LESS THAT 5 FEET IS NOT A PART OF THE CALCULATIONS.

**LEGEND**

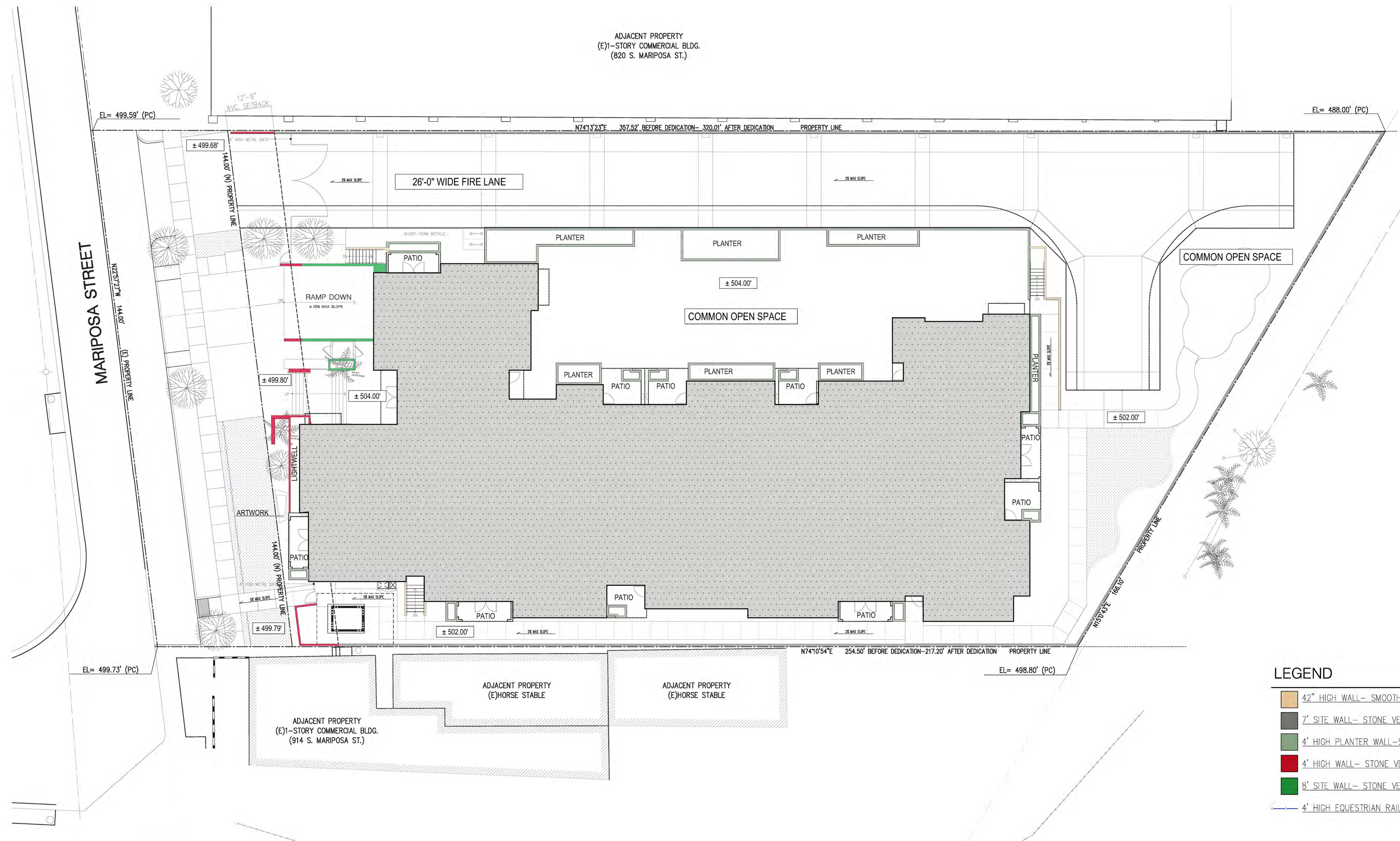
- COMMON OPEN SPACE
- PRIVATE OUTDOOR SPACE
- COMMON AREA
- LANDSCAPE AREA



SCALE : 1/16" = 1'-0"

DIAGRAMS: OPEN SPACE

# ATTACHMENT 1 - 147

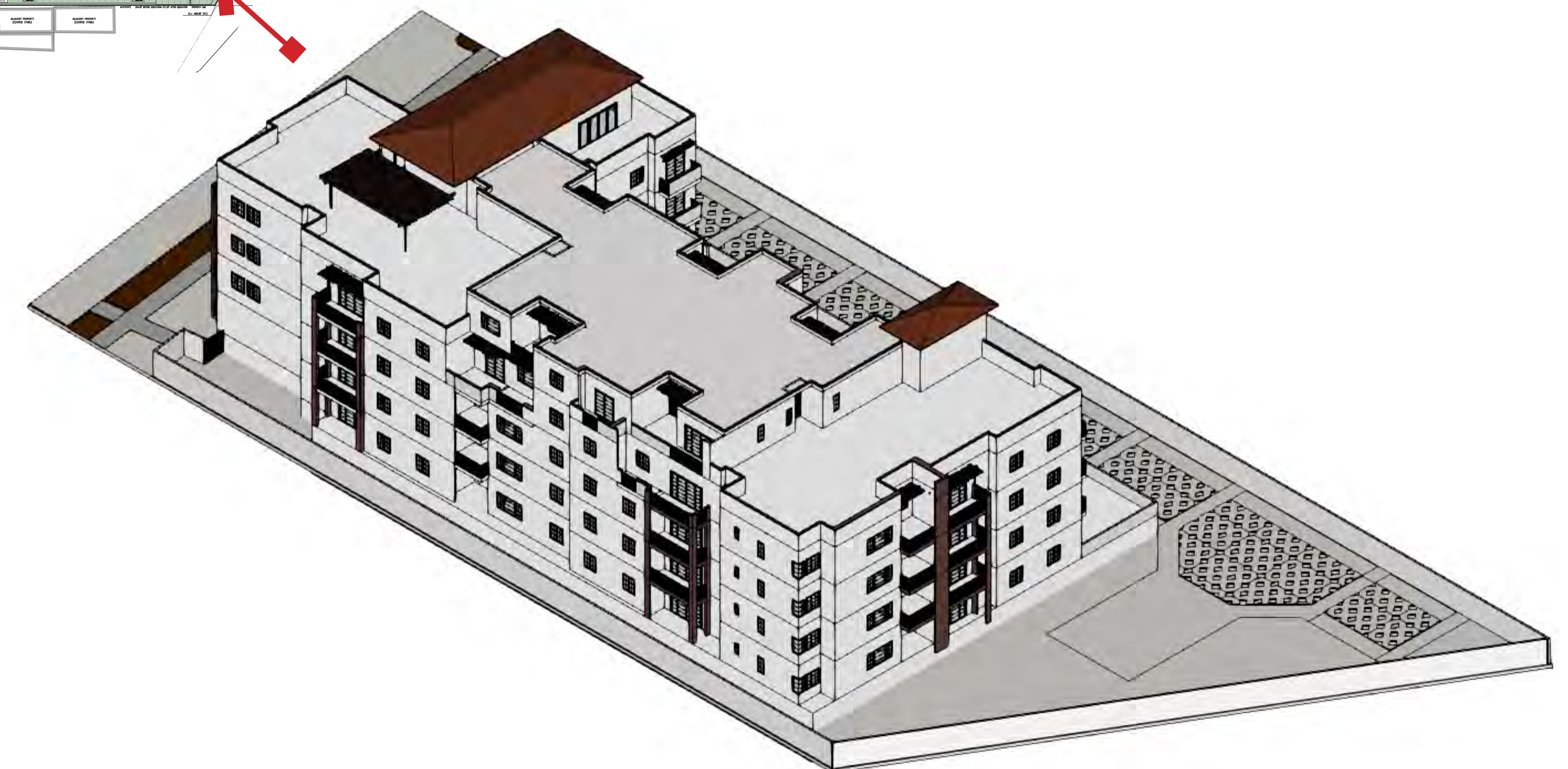
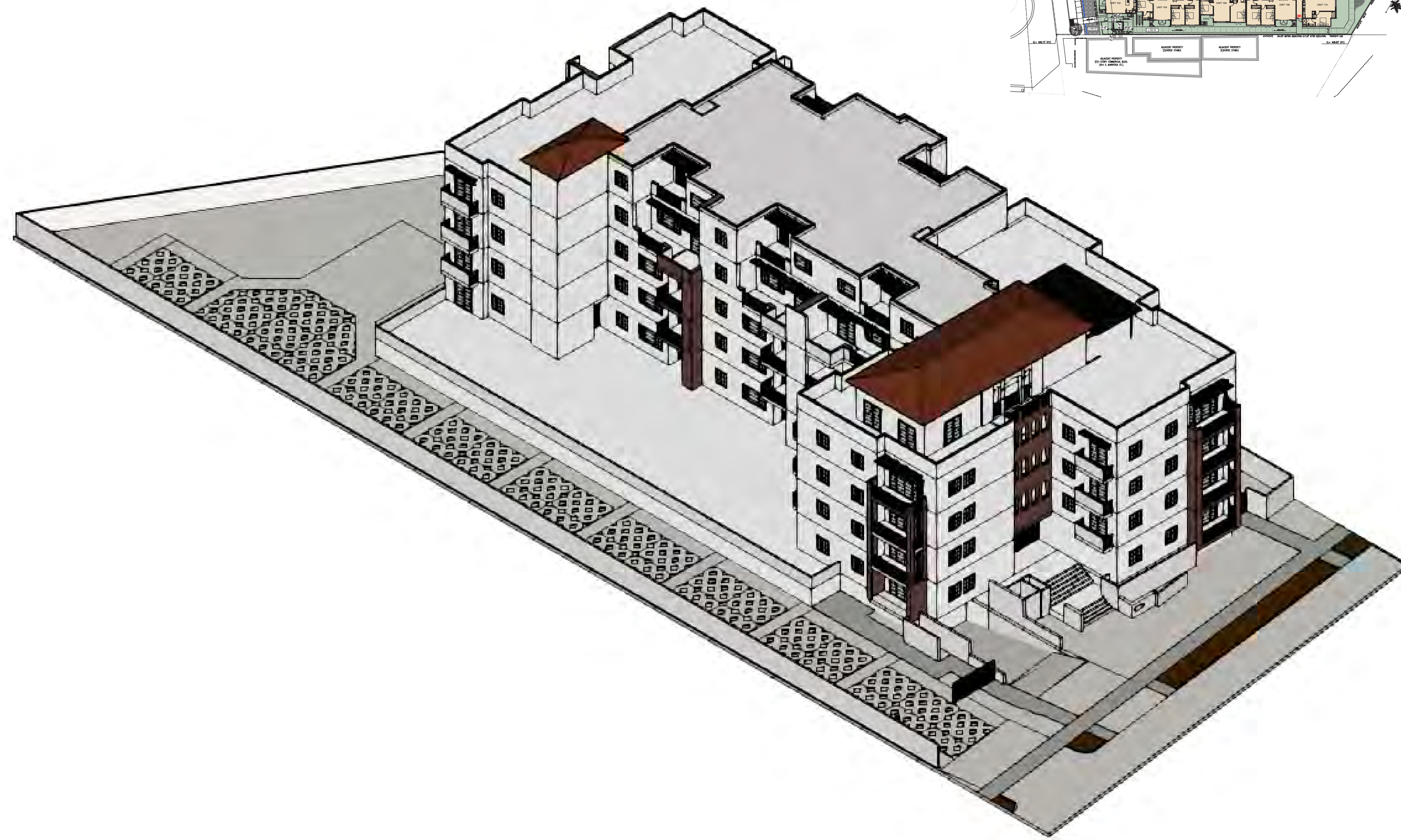
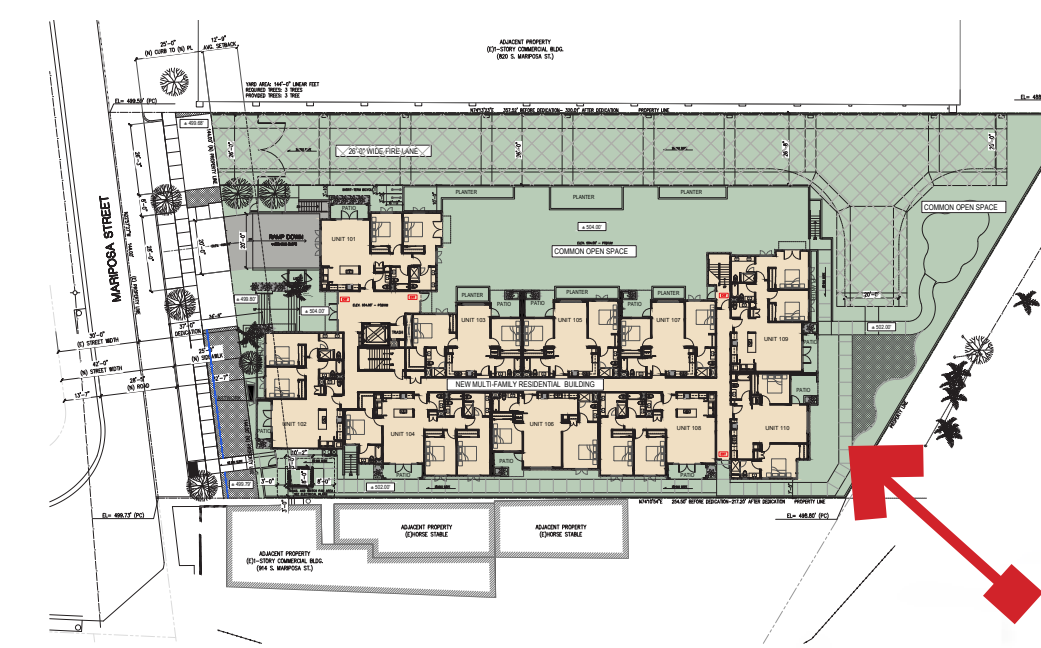
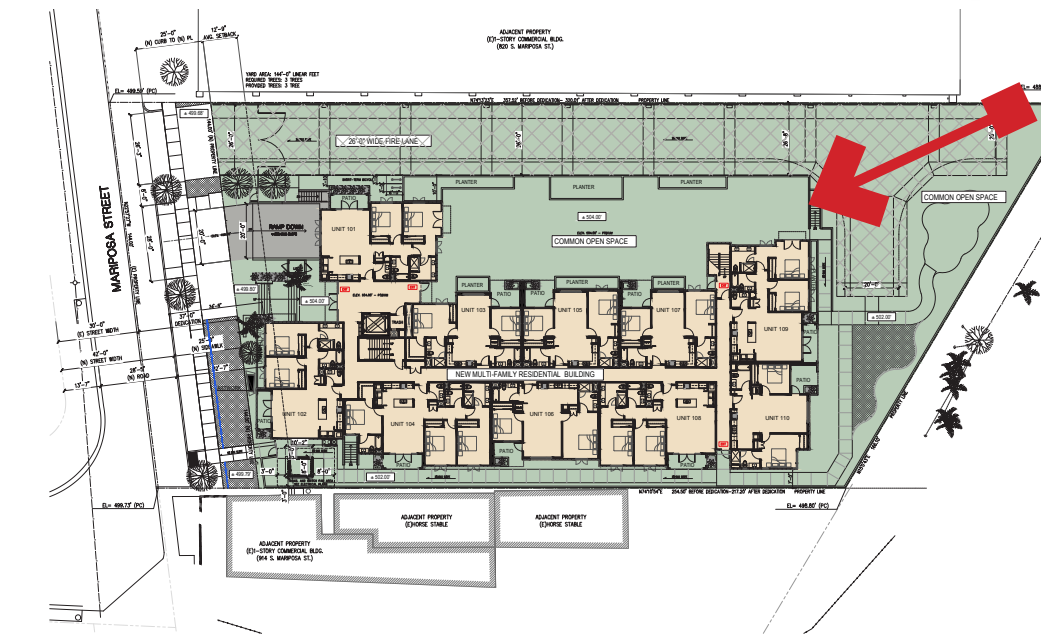
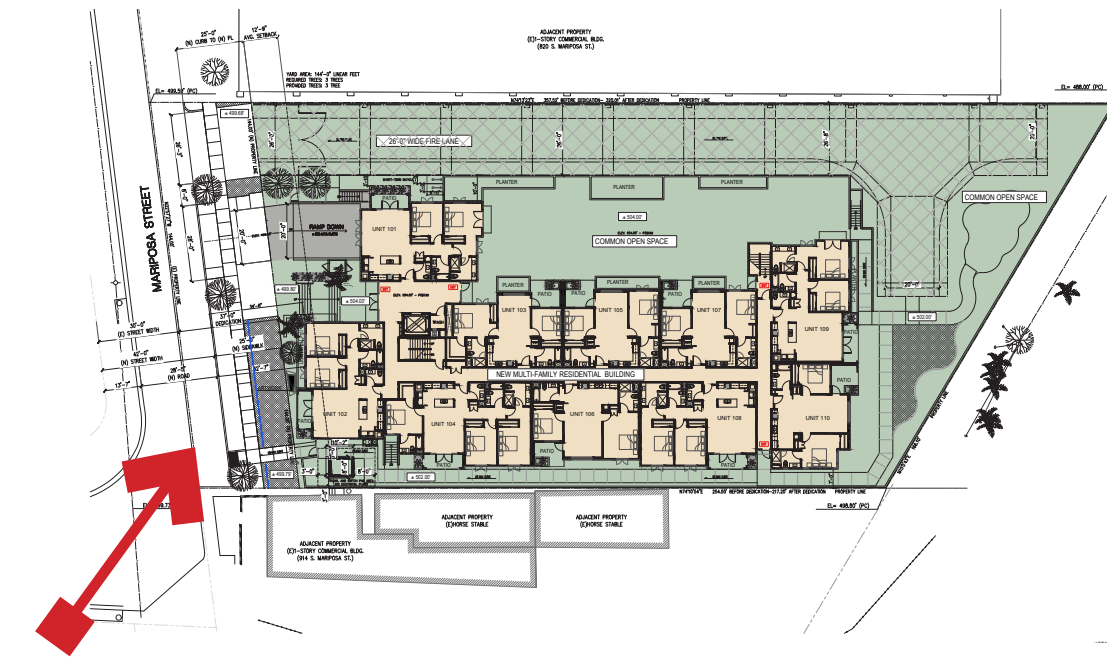
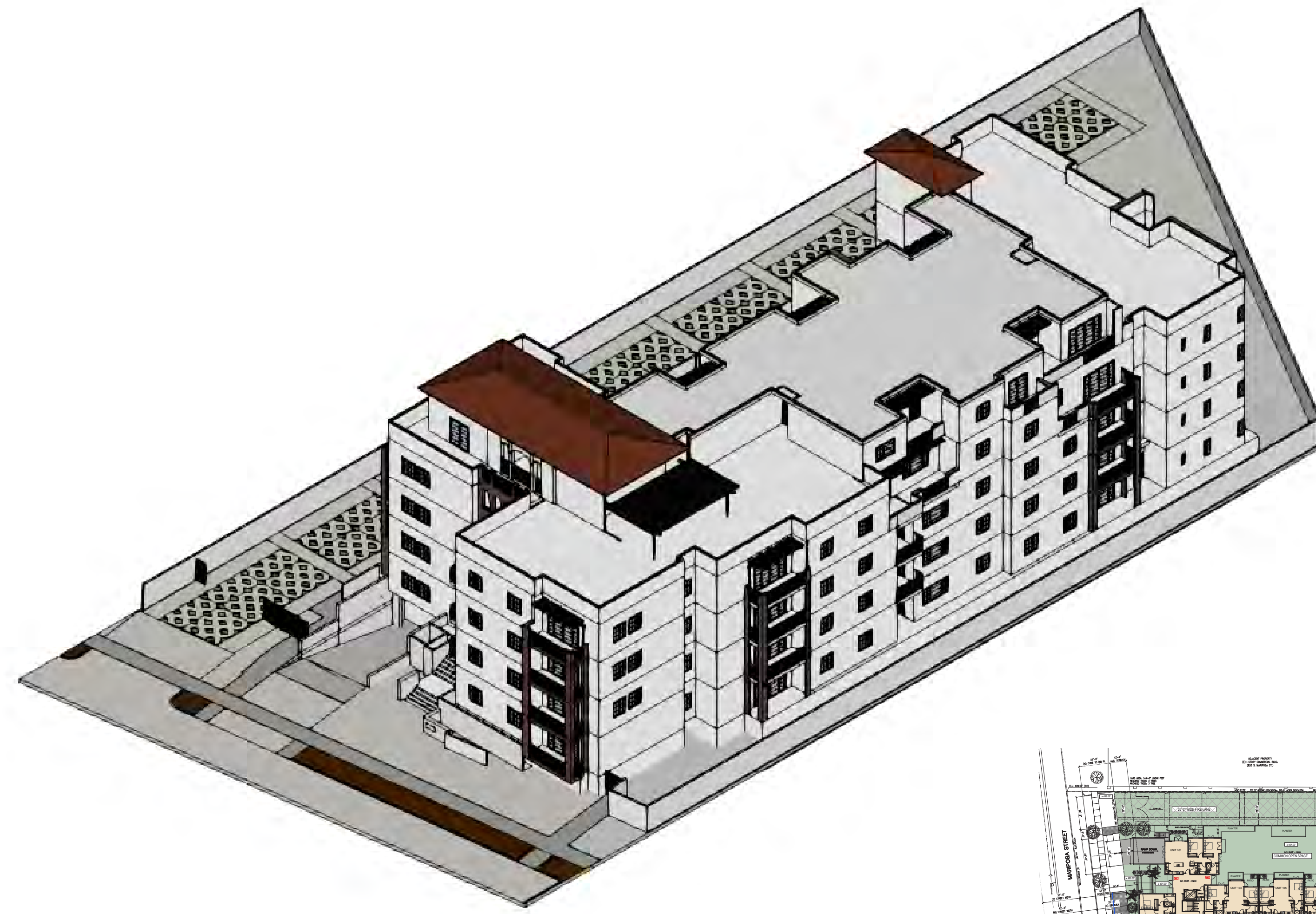


- LEGEND**
- 42" HIGH WALL - SMOOTH STUCCO FINISH
  - 7' SITE WALL - STONE VENEER FINISH
  - 4' HIGH PLANTER WALL - SMOOTH STUCCO FINISH
  - 4' HIGH WALL - STONE VENEER FINISH
  - 8' SITE WALL - STONE VENEER FINISH
  - 4' HIGH EQUESTRIAN RAIL FENCE (WOOD/VINYL)

SCALE : 3/32" = 1'-0"

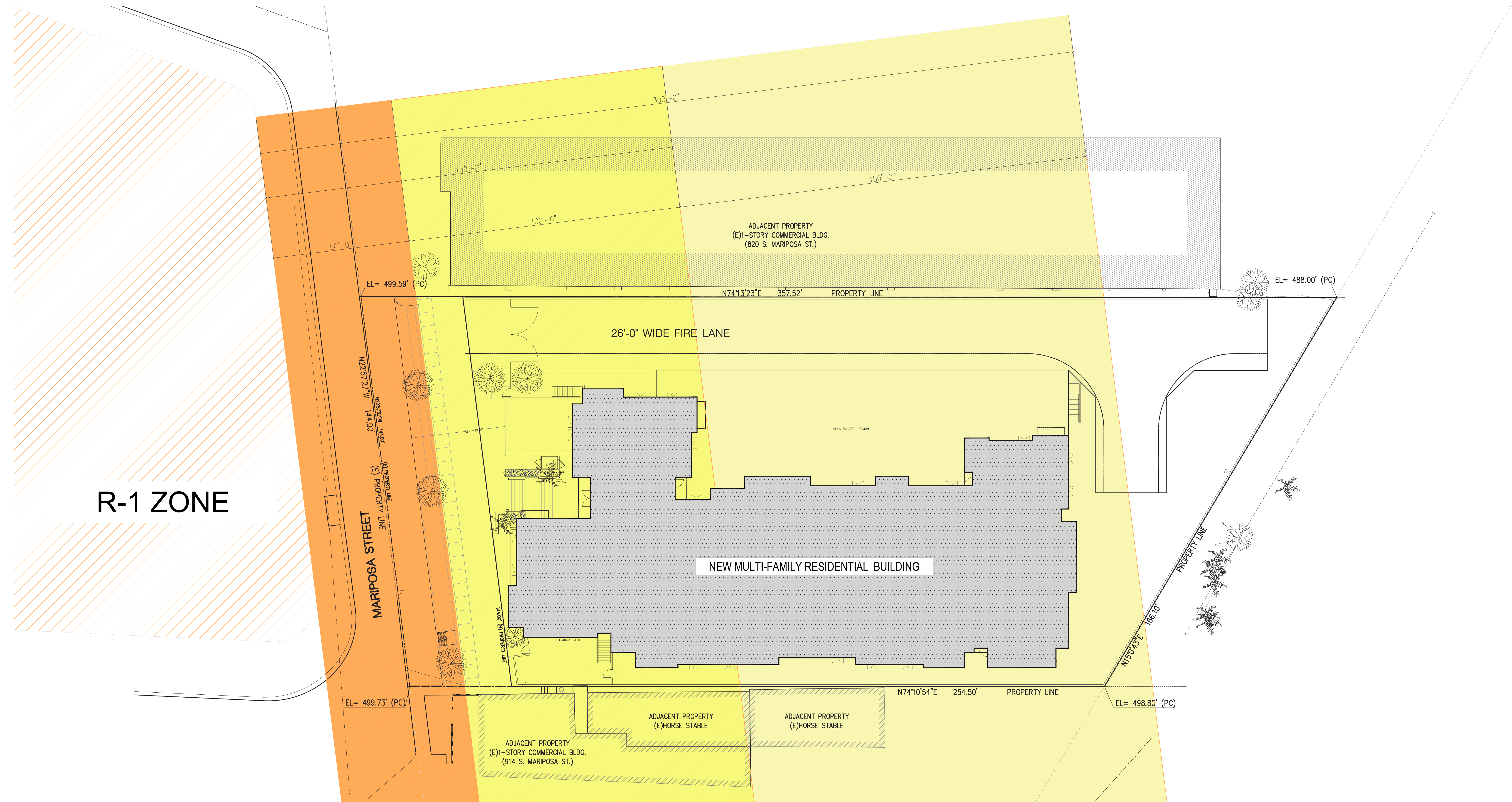
## DIAGRAMS: SITE WALLS AND FENCES

# ATTACHMENT 1 - 148



3D VIEWS: MASSING STUDIES

# ATTACHMENT 1 - 149



R-1 ZONE

MARIPOSA STREET

NEW MULTI-FAMILY RESIDENTIAL BUILDING

26'-0" WIDE FIRE LANE

ADJACENT PROPERTY  
(E)1-STORY COMMERCIAL BLDG.  
(820 S. MARIPOSA ST.)

ADJACENT PROPERTY  
(E)1-STORY COMMERCIAL BLDG.  
(914 S. MARIPOSA ST.)

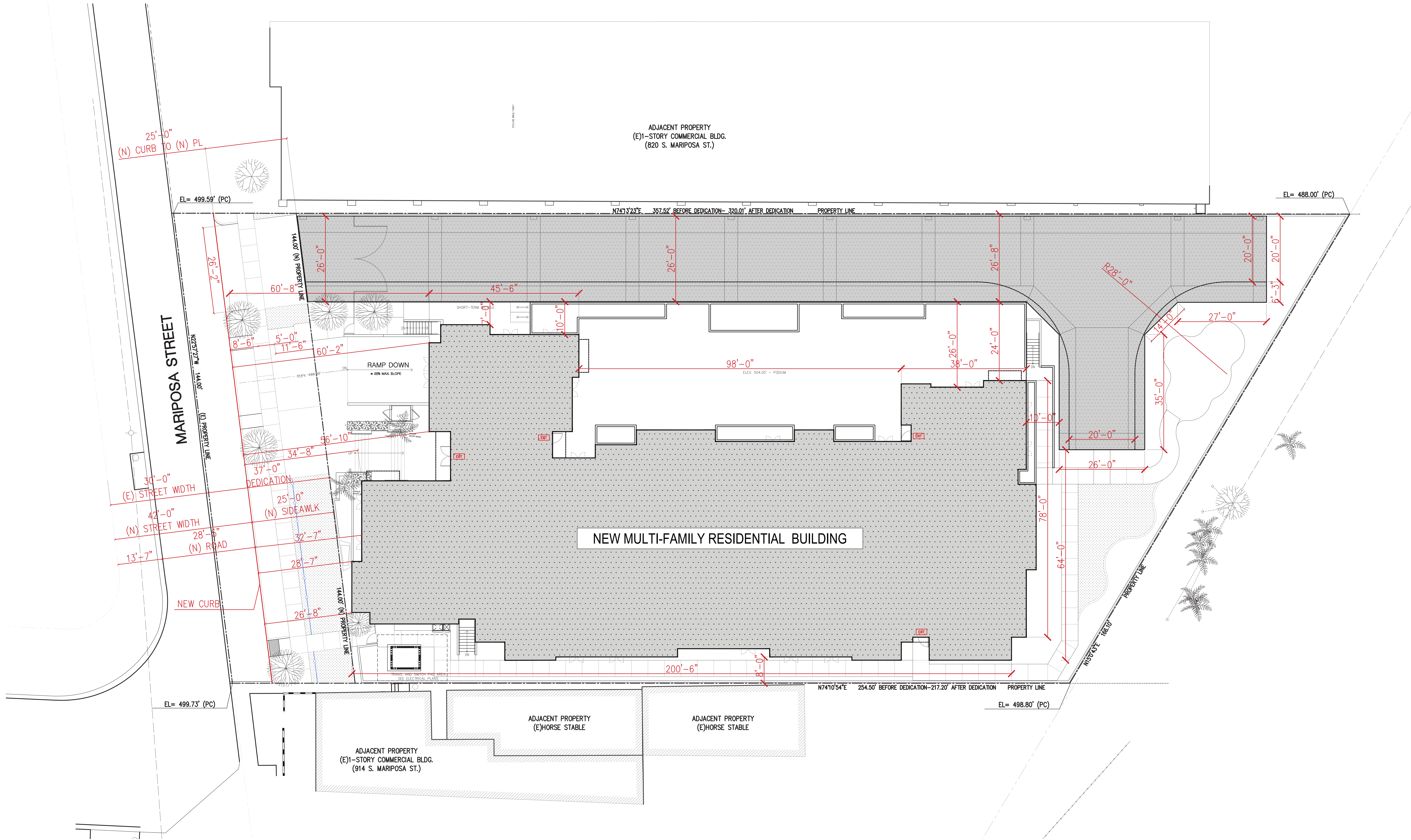
ADJACENT PROPERTY  
(E)HORSE STABLE

ADJACENT PROPERTY  
(E)HORSE STABLE

NOTE: DISTANCES FROM CLOSEST RESIDENTIAL LOT LINE PER BMC 10-1-806.A.1.



ATTACHMENT 1 - 150

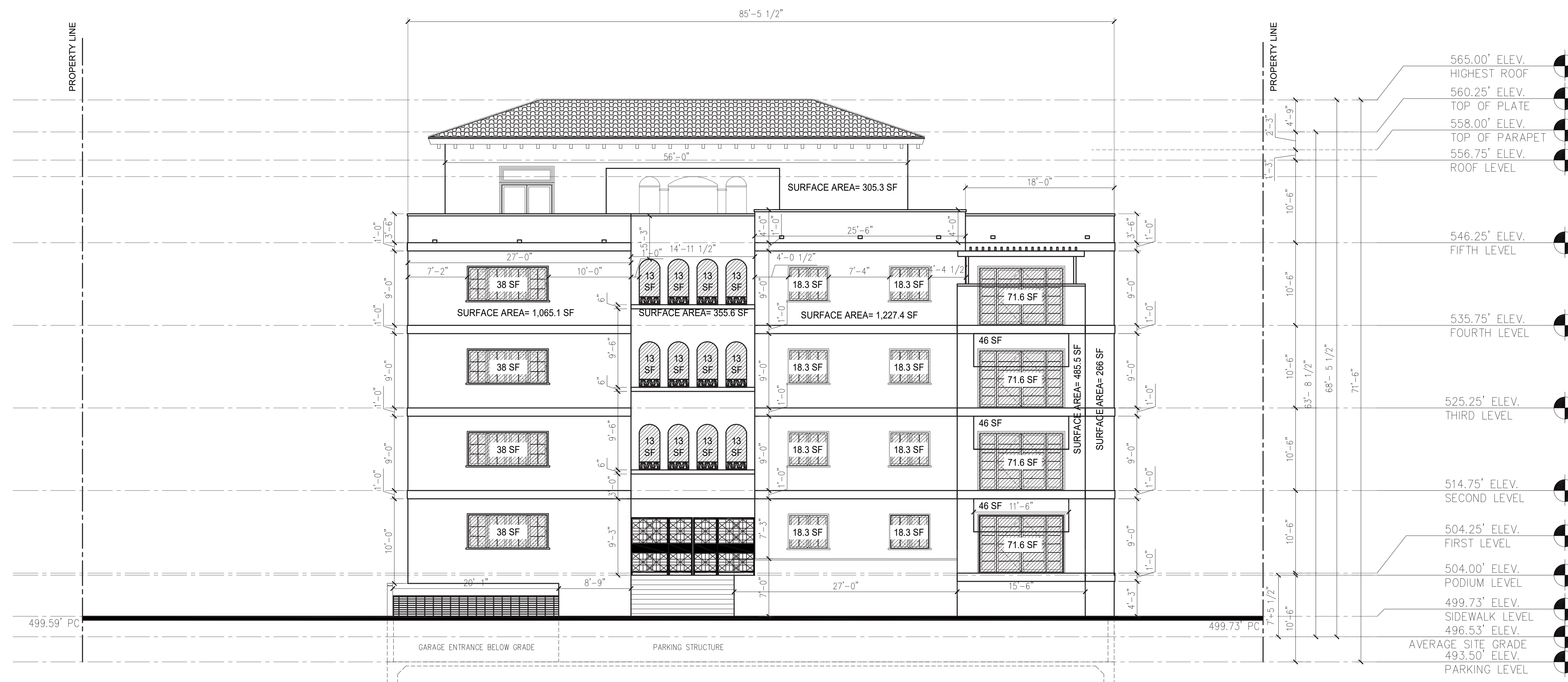


SCALE : N.T.S.

SUPPLEMENTAL DIAGRAM #2

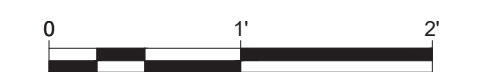
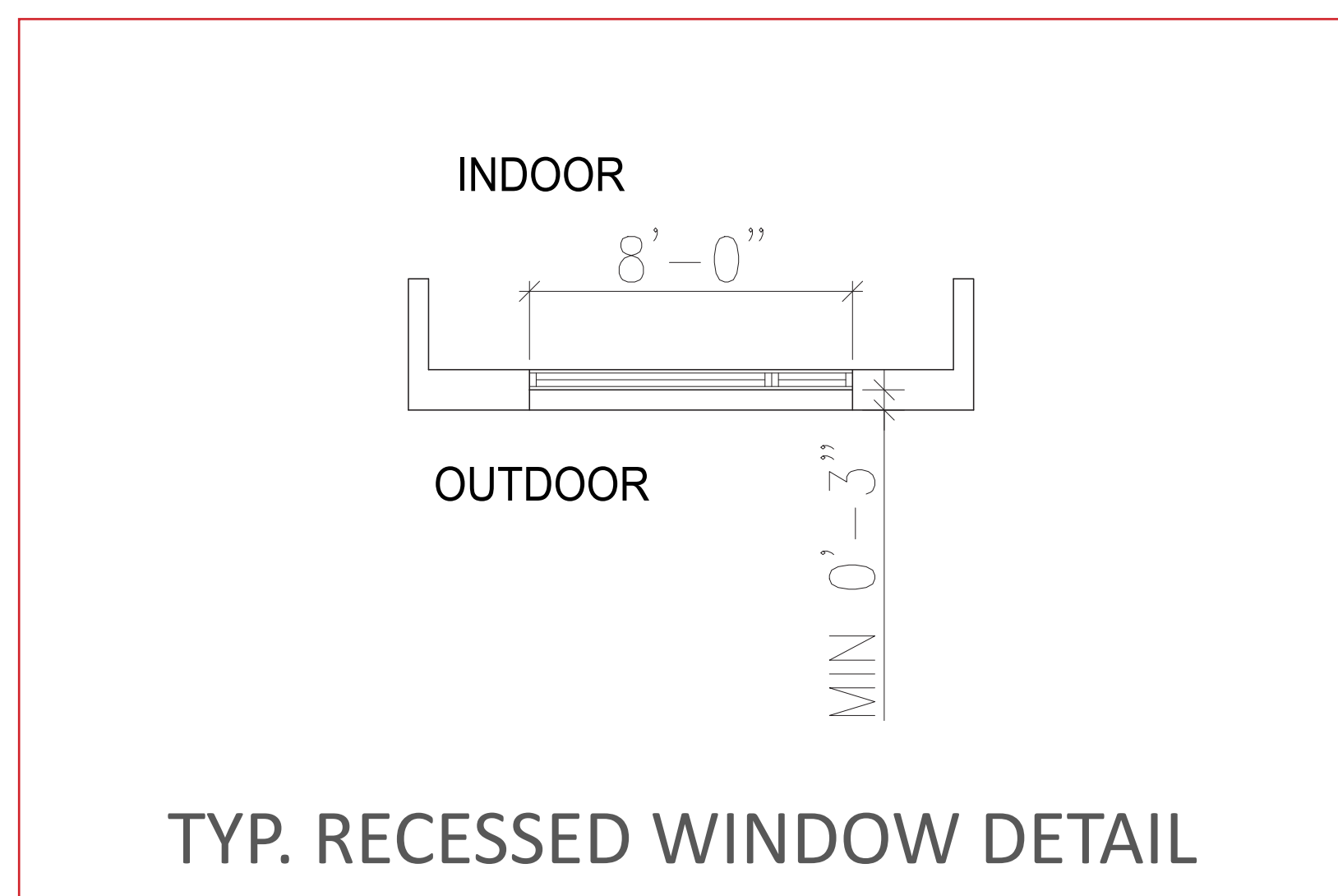


# ATTACHMENT 1 - 151



## NOTES:

1. Windows shall be recessed by a minimum of 3 inches from the facade.
2. At least 25 percent of the ground floor area (height and width) of each street-facing facade shall be windows or entrance doors. Those buildings on lots with 75 feet or less of street frontage which are built to the street property line shall have a minimum 35 percent of the building facade on the ground floor devoted to window treatment.
3. Street-facing facades shall incorporate glass providing views into the lobby, common area, or amenity areas. The minimum transparency is as follows:
  - a. Ground floor: 15%
  - b. Overall Facade: 10%
4. Ground floor transparency is measured as the percentage of building frontage that consists of transparent openings between a height of 2 feet and 10 feet above sidewalk elevation.
5. The following requirements apply to all awnings, if used:



SCALE : 1/8" = 1'-0"

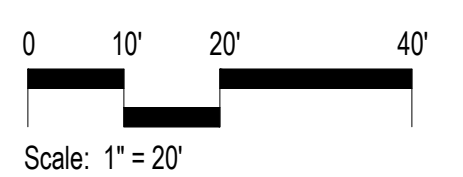
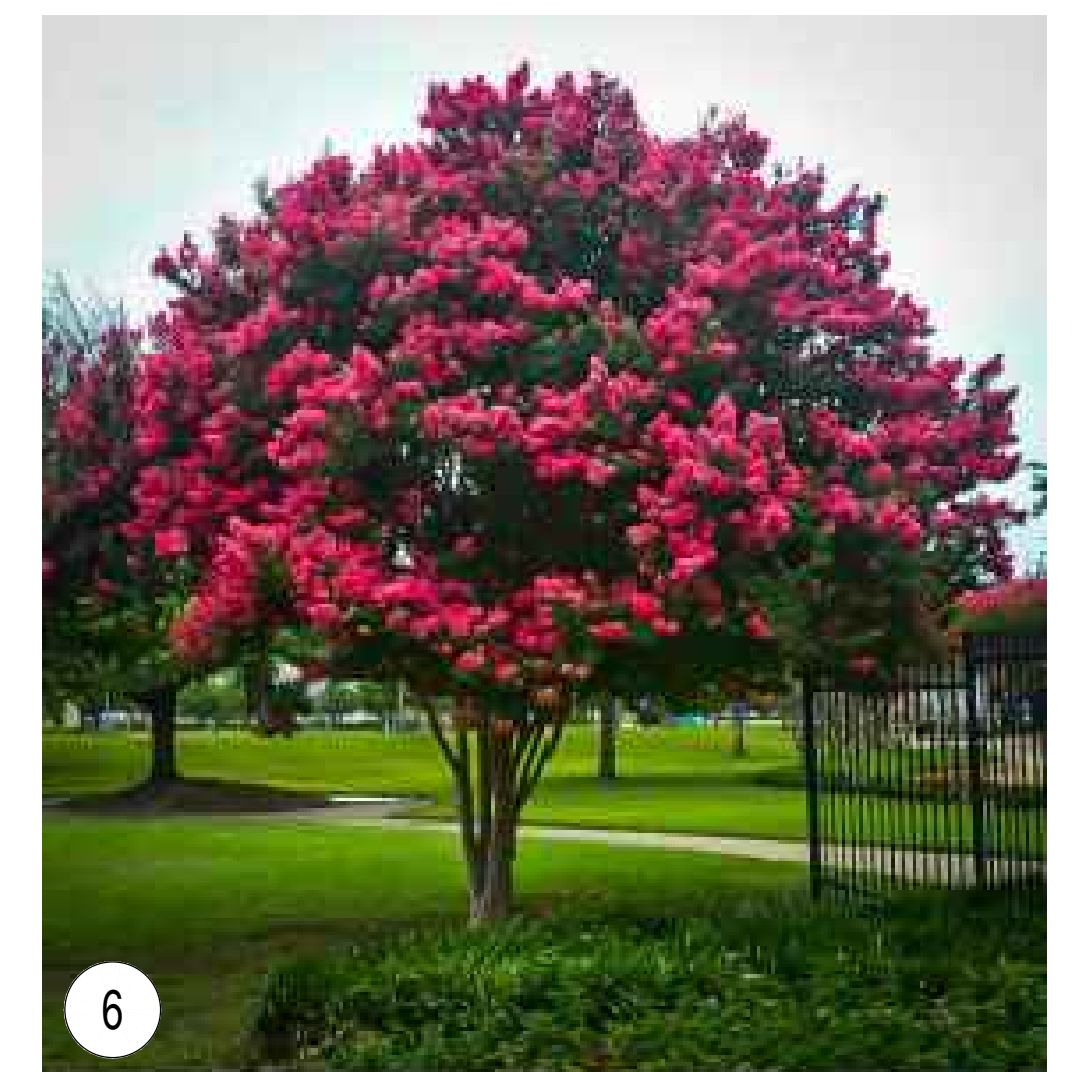
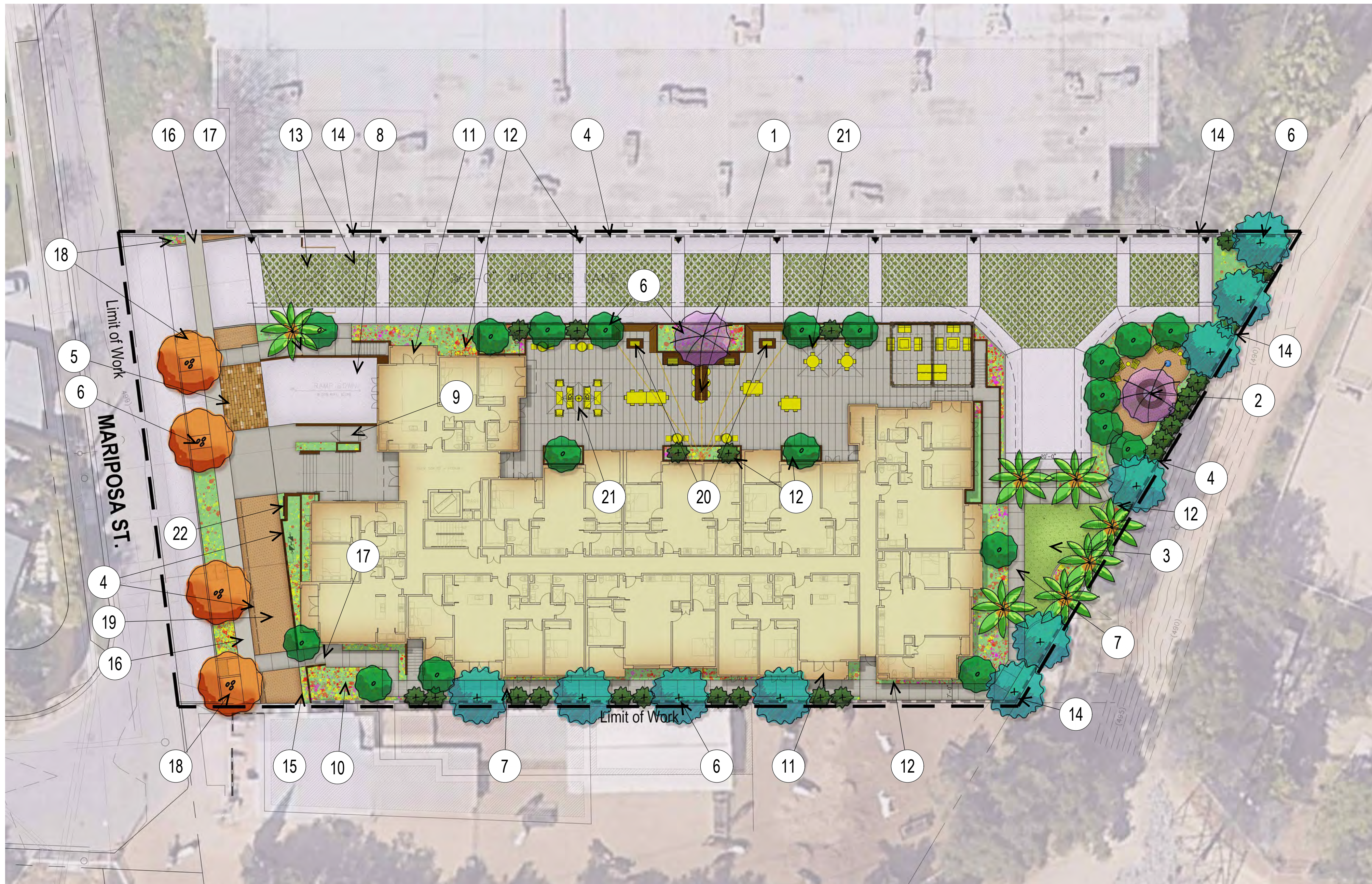
## SUPPLEMENTAL DIAGRAM #3



# ATTACHMENT 1 - 152

## LEGEND

1. Community open space area on Podium with BBQ Island, Shade Structure, Fire tables, Dining furniture for small social events and group gatherings. See sheet Enlargement L-2.
2. Water Garden with water fountain, specimen tree with circular bench seating, and adirondack seating.
3. Putting green.
4. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan L-3.
5. Enhanced stamped paving at main project entry.
6. Proposed tree, per Planting Plan L-4.
7. 5' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
8. Vehicular ramp for parking area, per Civil plans.
9. ADA lift per local codes.
10. Transformer & switch pad area by others.
11. Private patio / homeowner maintained.
12. Common area landscape, builder installed and HOA maintained.
13. Underground utility device by others.
14. Property line.
15. Public street R.O.W.
16. Proposed public street sidewalk, per Civil plans.
17. Pedestrian metal gates (ADA compliant).
18. Proposed street parkway.
19. Proposed decomposed granite equestrian trail.
20. Natural Gas Fire pit with raised planter and built-in bench.
21. Large Umbrella area with seating.
22. Potential public Art feature, per separate future submittal.



Butterfly Gardens LLC

## Schematic Landscape Plan

2nd City Submittal | Project No.: SP01-D  
Date: Oct. 4, 2024

L-1

# Burbank - Butterfly Gardens

studio  
PAD  
Landscape Architecture  
22175 N. Pacific Avenue, Suite 100  
Laguna Hills, CA 92653 | www.studiopad.com



# ATTACHMENT 1 - 153

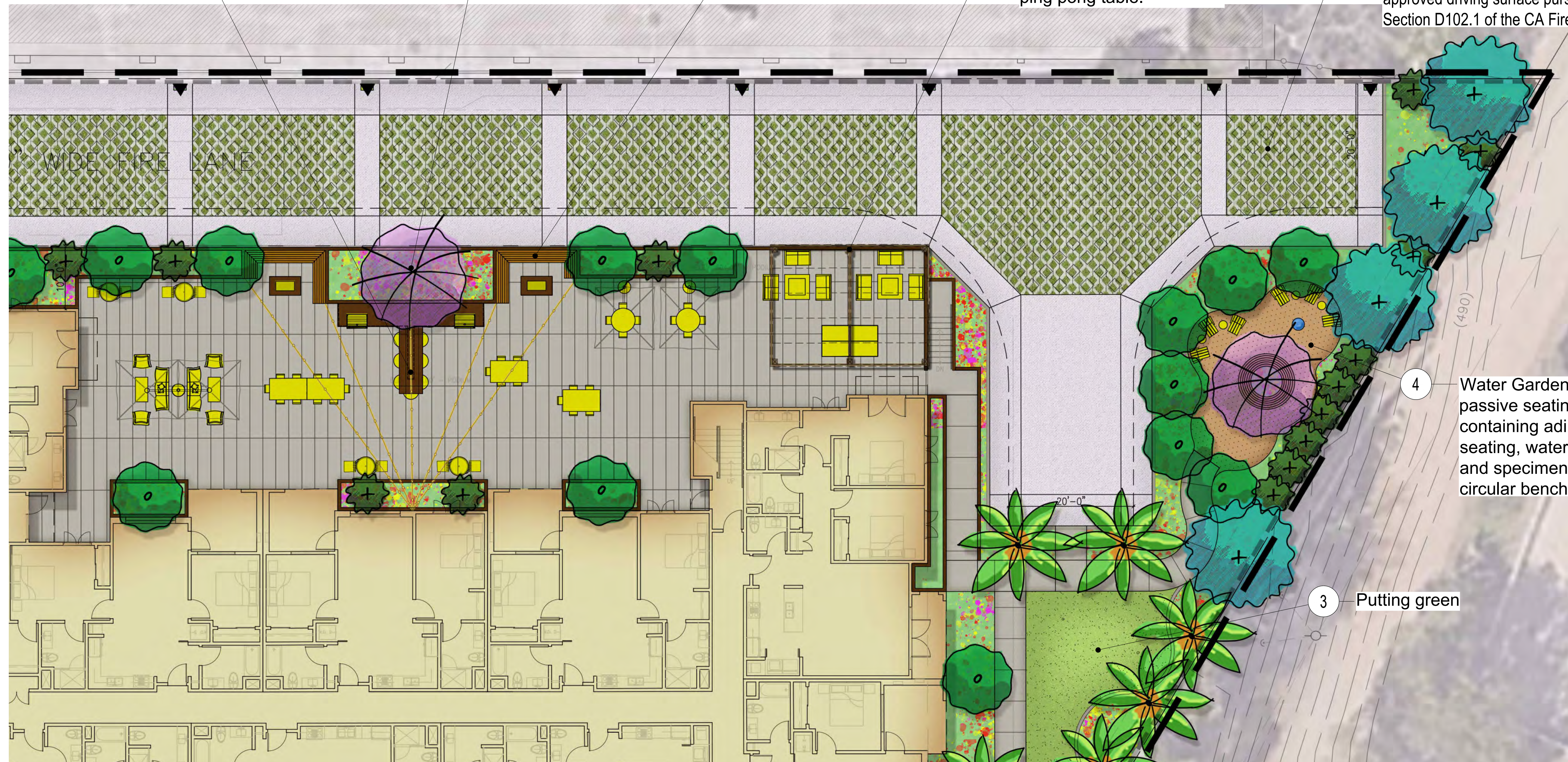
1 BBQ Island dining tables & chairs & fire pit area.

5 Accent flowering tree

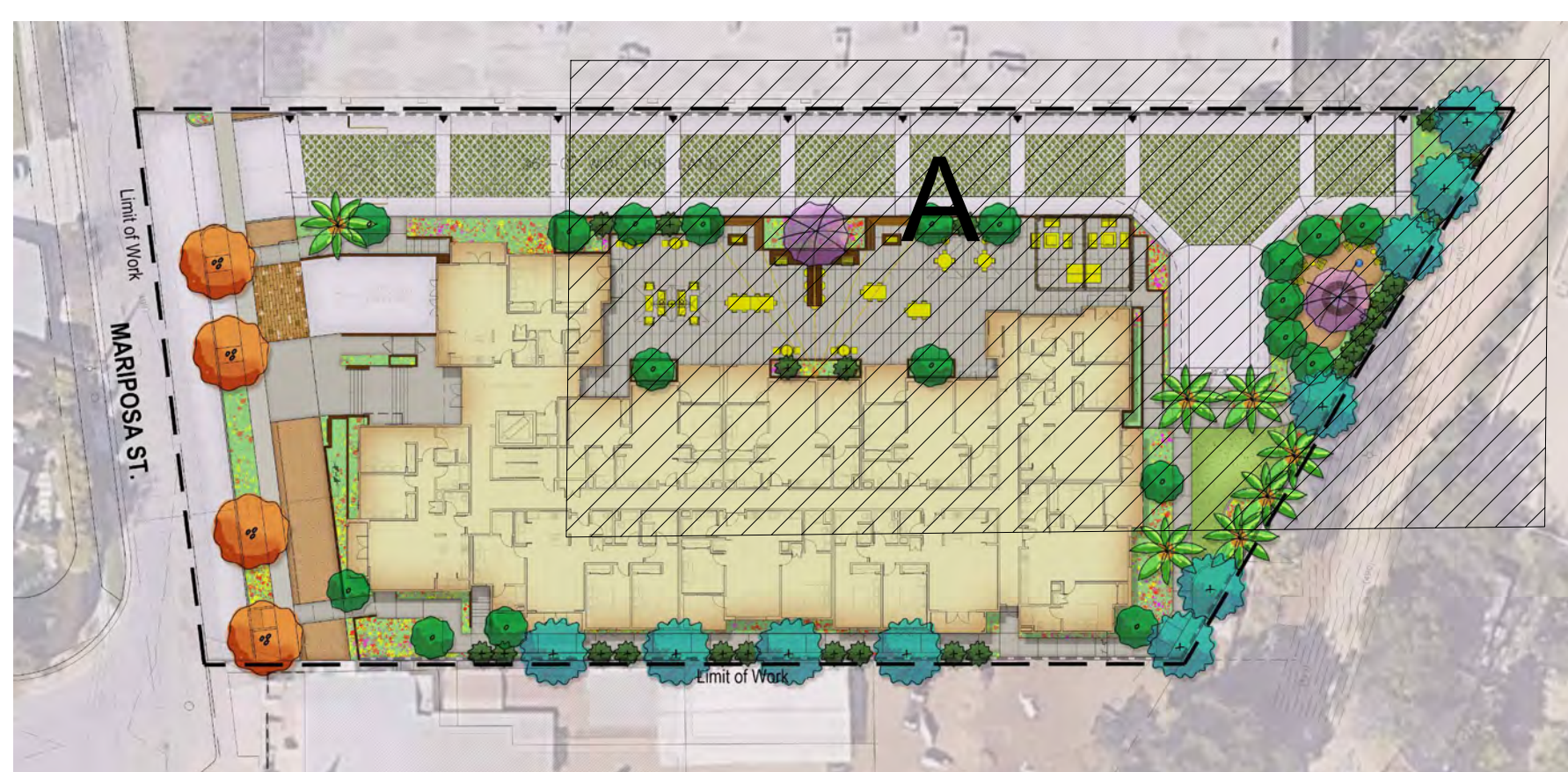
2 Raised planter with built-in bench.

1 Shade structure with lounge chairs, fire pits, & ping pong table.

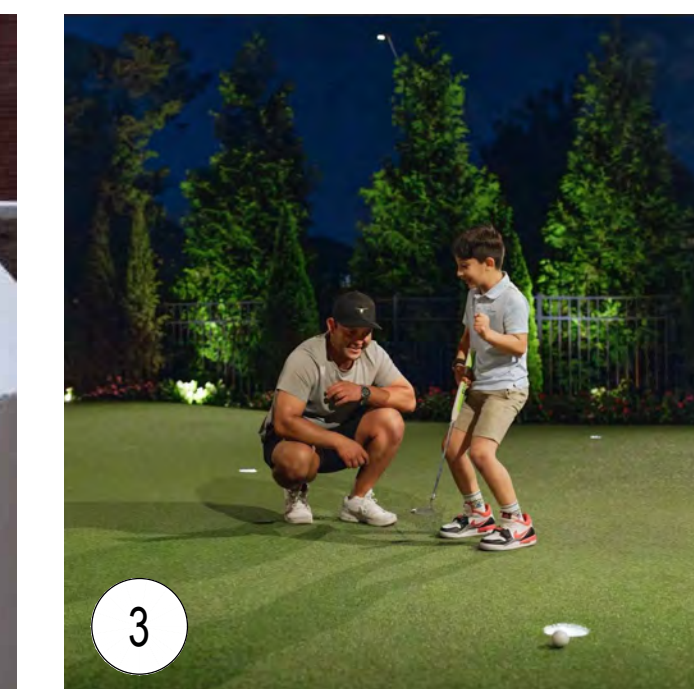
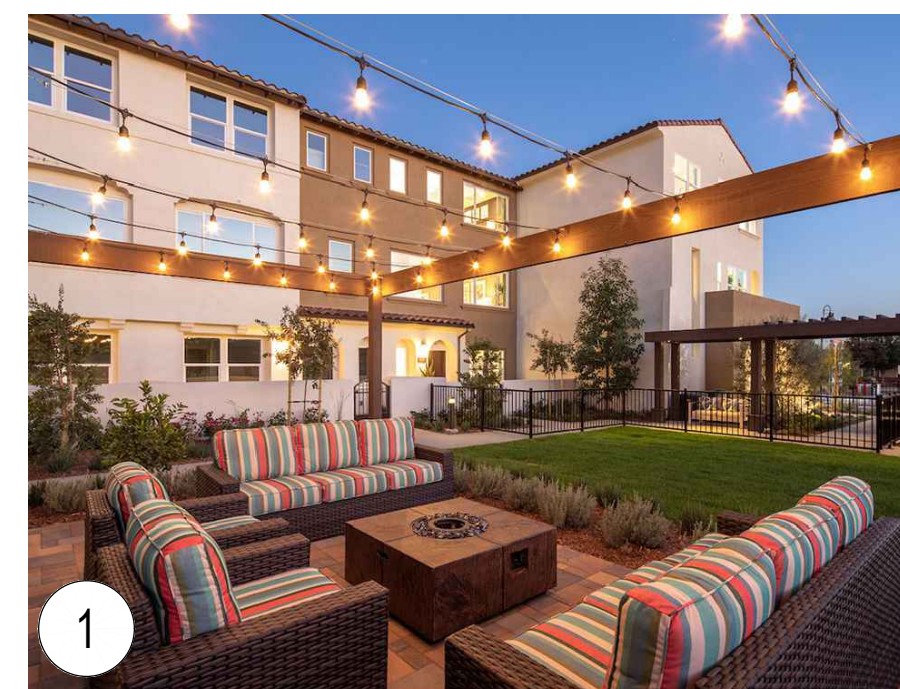
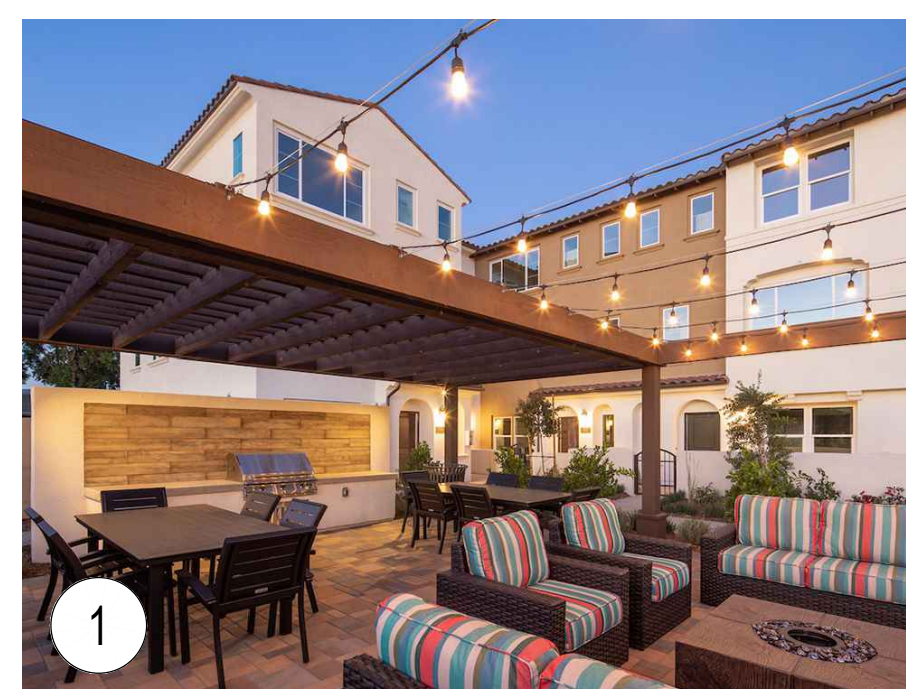
6 Permeable fire lane  
Fire Lane will be constructed with an approved driving surface pursuant to Section D102.1 of the CA Fire Code.



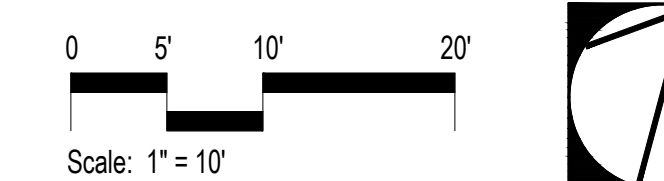
## ENLARGEMENT A: COMMUNITY OPEN SPACE AREA



KEY MAP  
Scale: NTS



\*Conceptual images (provided herein are conceptual and subject to change)



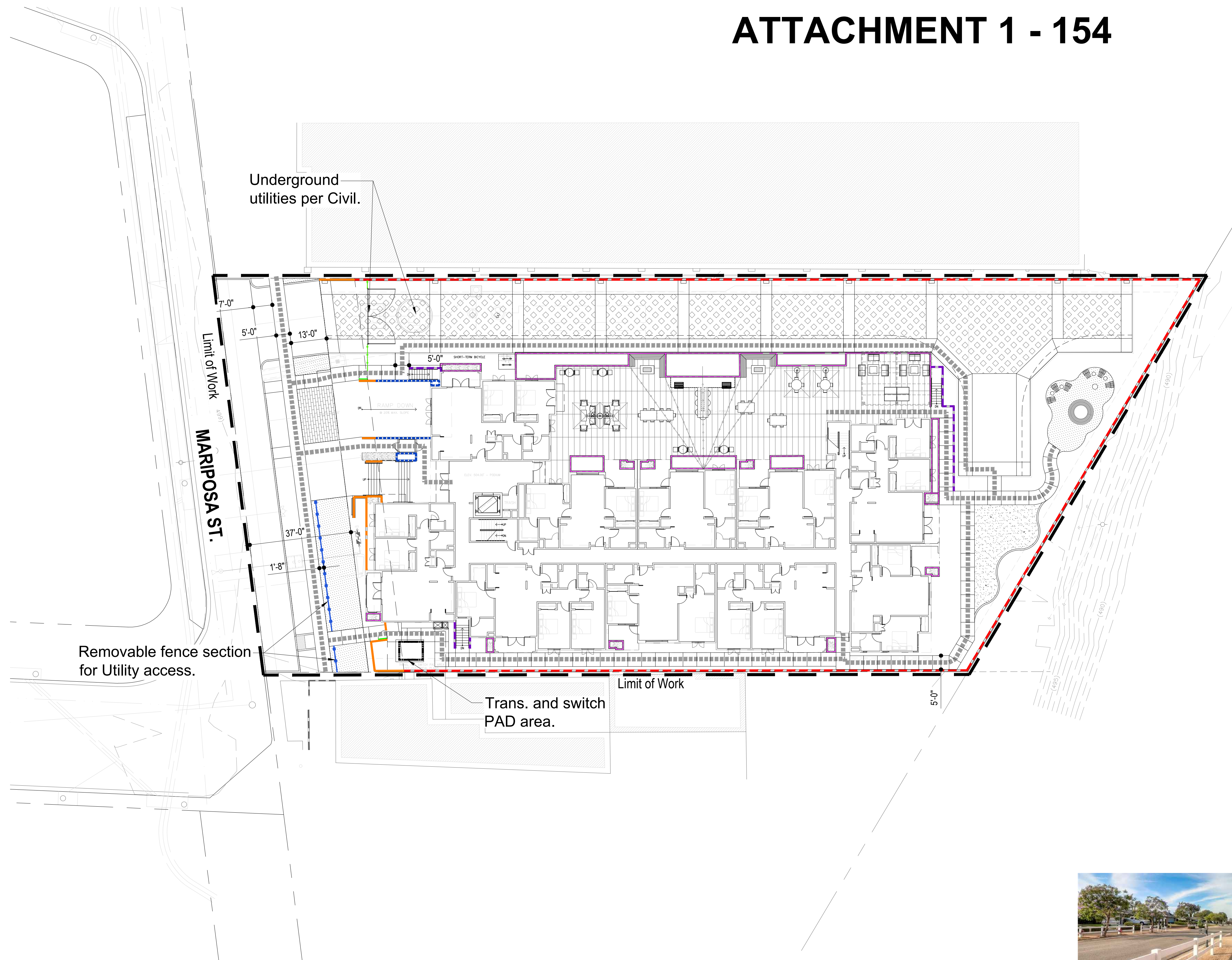
## Schematic Enlargement Plan

Butterfly Gardens LLC

2nd City Submittal | Project No.: SP01-D  
Date: Oct. 4, 2024

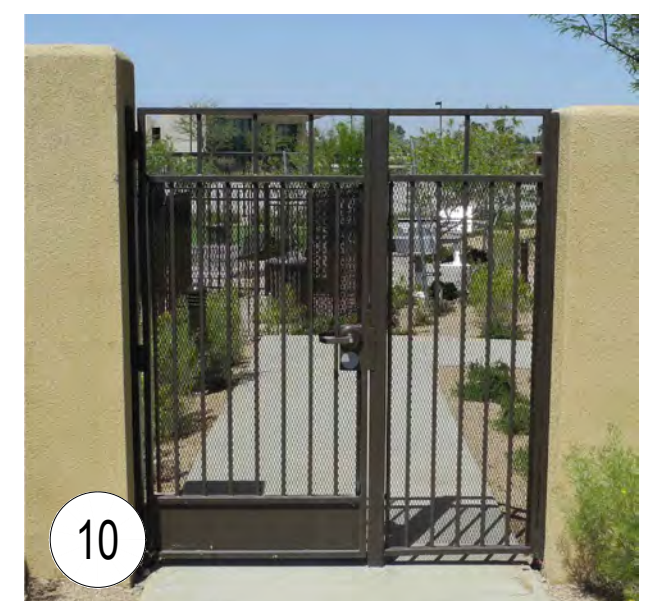
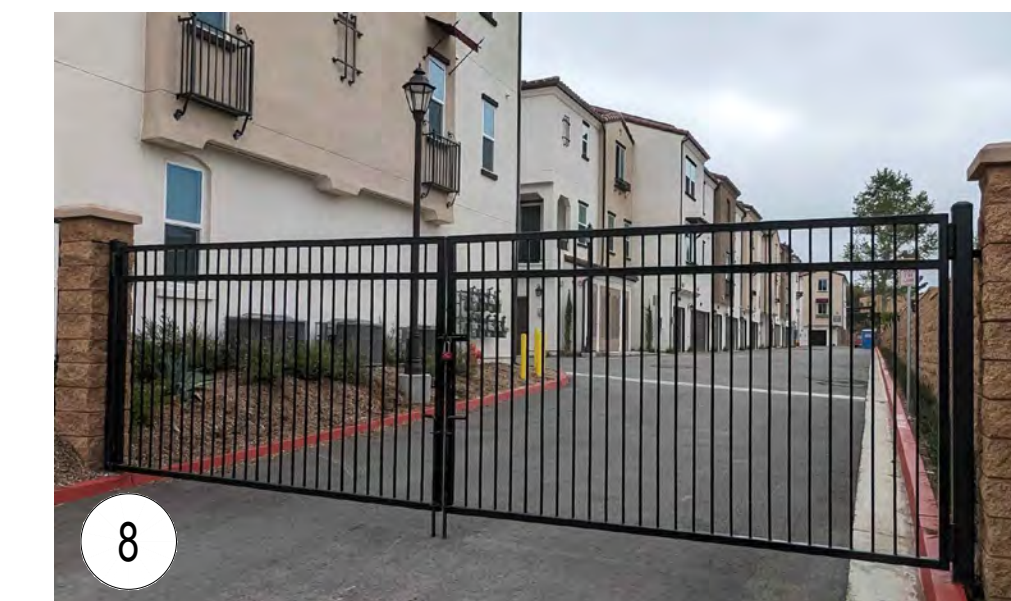
L-2

# ATTACHMENT 1 - 154

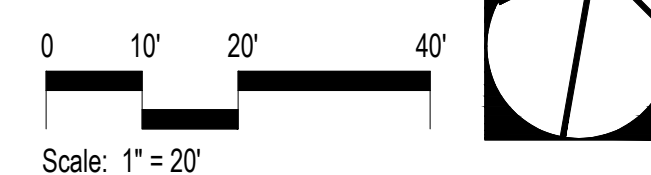


## WALL LEGEND

- 1 8'-0" High stone veneer finished wall, with flat stone cap.
  - 2 7'-0" High stone veneer finished wall, with flat stone cap.
  - 3 4'-0" High stone veneer finished wall, with flat stone cap.
  - 4 42" High smooth stucco over CMU wall, with flat stucco cap.
  - 5 4'-0" High smooth stucco over CMU wall, with flat stucco cap.
  - 6 4'-0" High T.S. fence (black color).
  - 7 4'-0" High equestrian rail fence (wood).
  - 8 4'-0" High vehicular entry gate.
  - 9 6'-6" High (18" sq.) stucco over CMU pilaster, with stucco cap.
  - 10 4'-0" High metal gates.
- ADA Path of Travel



- NOTES:
- Project to comply with BMC 10-1-806(D) during the plan check phase, to provide a 3' masonry wall in all required portions of the front yard setback as a buffer to the R1-H zone across Mariposa Street.
  - Points where equestrian path crosses the driveway and pedestrian access paths shall have a surface of concrete with stiff broom finish, per CSODS Section 5.1. The equestrian path shall be separated from the Pedestrian Zone of the Sidewalk area by a 4-foot lodgepole fence, per CSODS Section 5.1.



## Schematic Walls & Fence Plan

[Revised 11/08/2024]

Butterfly Gardens LLC

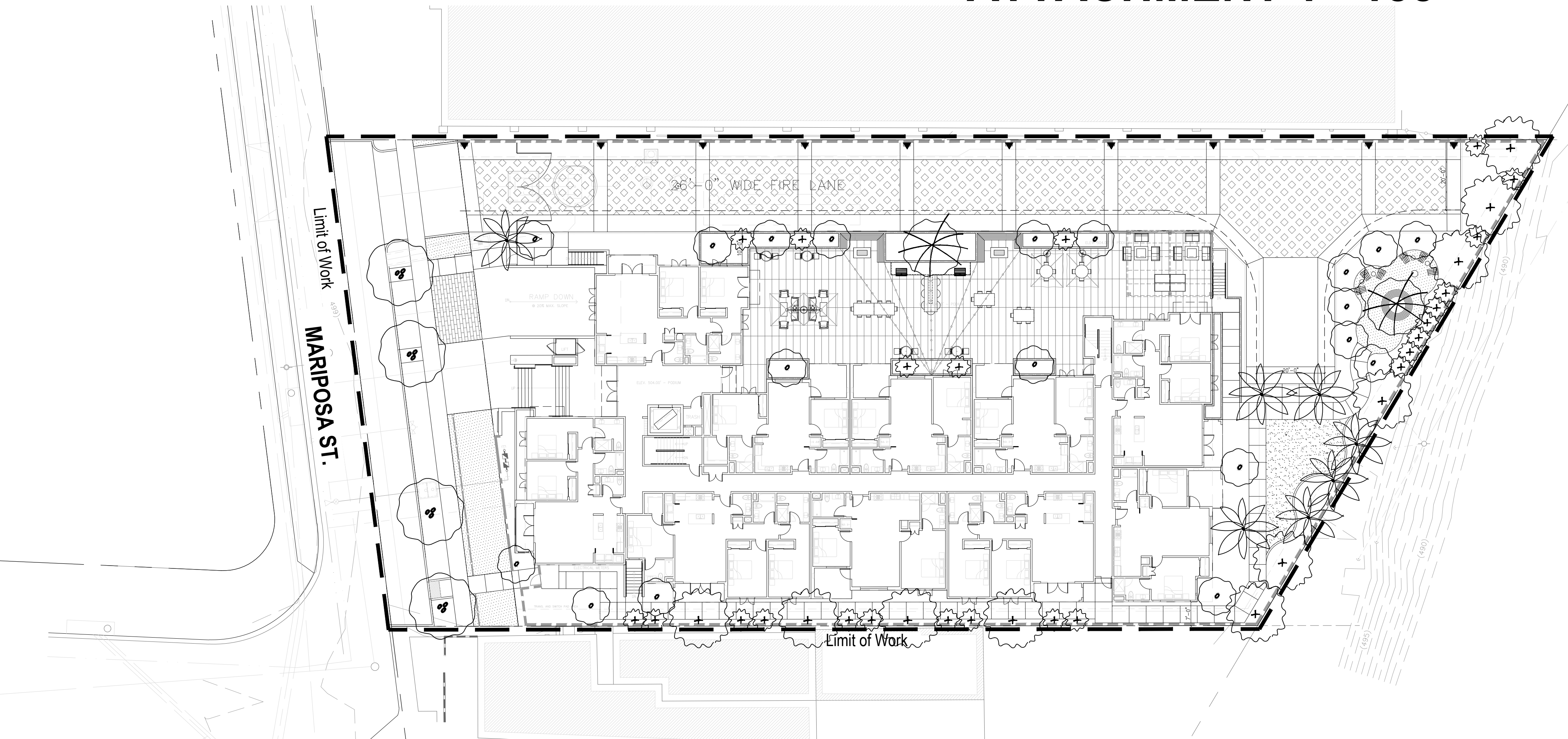
2nd City Submittal | Project No.: SP01-D  
Date: Oct. 4, 2024

L-3

# Burbank - Butterfly Gardens PAD

studio  
Landscape Architecture  
22175 N. Pacific Coast Hwy, Suite 100  
Laguna Hills, CA 92653 | www.studiopad.com

# ATTACHMENT 1 - 155



## PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	WUCOLS (R3)	Qty.
		Botanical Name (Common Name)				
<b>TREES</b>						
	Palm	Syagrus romanzoffiana (Queen Palm)	Single	36" Box	Mod.	7
	Focal	Magnolia grandiflora 'Little Gem (Southern Magnolia)	Single	36" Box	Mod.	2
	Canopy Deciduous	Sycamore racemosa (California Sycamore)	Single	36" Box	Mod.	4
	Street / Screen	Tristania conferta (Brisbane Box)	Single	24" Box	Mod.	10
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree) Geijera parviflora (Australian Willow)	Single	36"/24" Box	Low	19
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus gracillior (Fern Pine)	Single	24" Box	Low Mod.	24
					Total =	66
<b>VINES</b>						
	Screening	Bougainvillea 'Monka' (Oo-La La Bougainvillea)		5 Gal	Low	10
					Total =	10

## SHRUBS and GROUND COVER

		WUCOLS (R3)
Anigozanthos	Kangaroo Paw	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Cordylone 'Pink Passion'	Pink Passion Dracaena Palm	Low
Dasyliirion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Iris sp.	Iris	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Ligustrum japonicum 'Texanum'	Japanese Privet	Low
Nassella pulchra	Purple Needlegrass	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Clara'	India Hawthorn	Low
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary	Low
Strelitzia reginae	Bird of Paradise	Low
Trachelospermum jasminoides	Star Jasmine	Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low

## VINES & ESPALIERS

Antigonon leptopus	Coral Vine
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea
Macfadyena unguis-cati	Cat's Claw Vine
Pandorea jasminoides 'Lady Di'	White Bower Vine
Trachelospermum jasminoides	Star Jasmine

### CITY OF BURBANK MUNICIPAL CODE :

- Refer to BMC 10-1-624 (H), (K), (L), and (N).
- Refer to BMC M-1 light industrial zone, established to provide for and encourage the grouping together of light industrial uses capable of being operated under such standards as to location and appearance of buildings and treatment of land about them, that they will be unobtrusive and not detrimental to surrounding commercial or residential uses. (Ord. 487, 7-23-2002)

### Preliminary Shrubs Quantity:

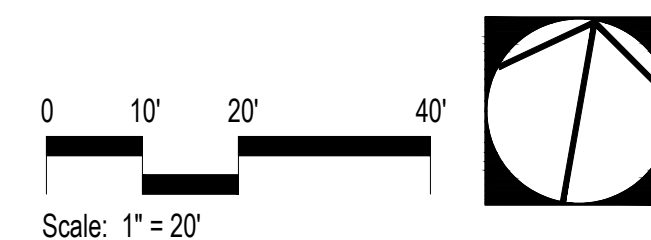
Overall Landscape Area: 23,605 sf

- Shrubs (15 gallon, 20% of SF Area @ 48" o.c. spacing) = 70 each
- Shrubs (5 gallon, 60% of SF Area @ 36" o.c. spacing) = 36 each
- Shrubs (1 gallon, 20% of SF Area @ 30" o.c. spacing) = 15 each

### NOTES:

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
- Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
- The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
- All trees within 5' of hardscape to be installed with deep root barriers.

## Schematic Planting Plan



Butterfly Gardens LLC

2nd City Submittal | Project No.: SP01-D  
Date: Oct. 4, 2024

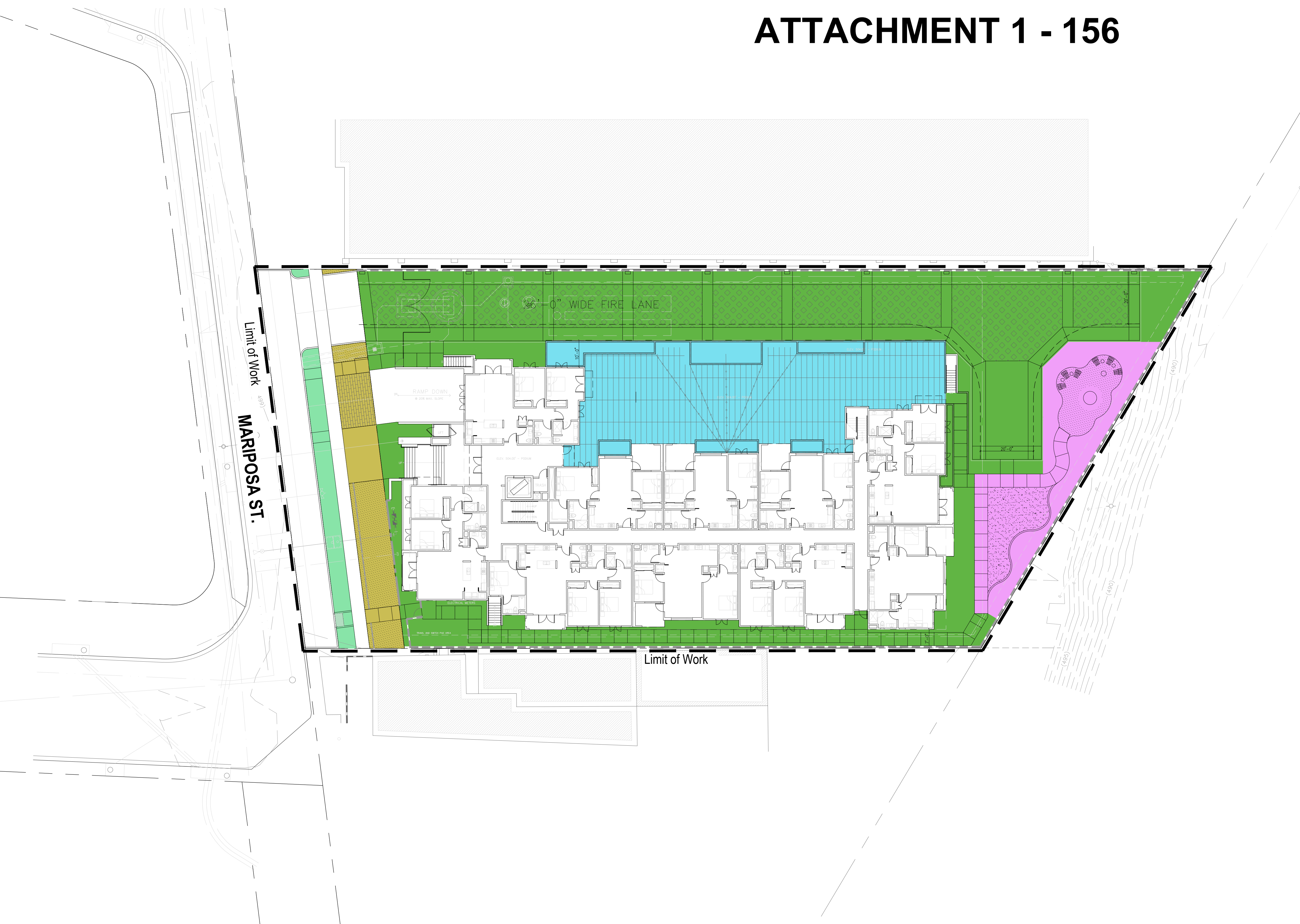
**L-4**

# Burbank - Butterfly Gardens



2025 © studio PAD LLC  
Landscape Architecture  
Landscape Architecture  
Landscape Architecture

# ATTACHMENT 1 - 156



O.S. / LANDSCAPE SCHEDULE (1ST FLOOR)		
SYMBOL	NOTES	QTY
[Purple]	REC.AREA OPEN SPACE-PROGRAMMED Includes walks, (builder installed, HOA maintained)	2,746 sf
[Blue]	COMMON LANDSCAPE(PODIUM) (Homeowner installed, Homeowner maintained)	5,251 sf
[Green]	COMMON LANDSCAPE(NON-PROGRAMMED) (Builder installed, HOA maintained)	13,528 sf
[Light Green]	PARKWAY LANDSCAPE (Builder installed, HOA maintained)	761 sf
[Yellow]	SETBACK: LANDSCAPE/EQUESTRIAN TRAIL D.G.	1,520 sf

PROGRAMMED O.S. LANDSCAPE = 2,746 sf (+5250 sf at Podium)  
 TOTAL ON-SITE COMMON O.S. LANDSCAPE = 21,525 sf

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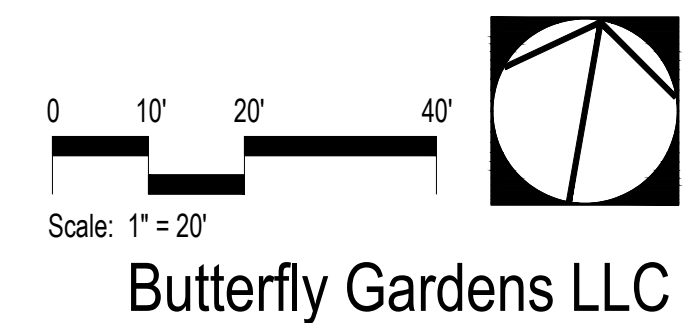
UPPER LEVELS OPEN SPACE (Provided by Architect):  
 ROOF TOP= 5,532.1 sf

---

**TOTAL PROVIDED COMMON O. S.= 27,057.1 sf**

SEE ARCHITECTURE PLANS FOR OTHER PRIVATE OPEN SPACE TABULATIONS.

Schematic Open Space Exhibit



Butterfly Gardens LLC

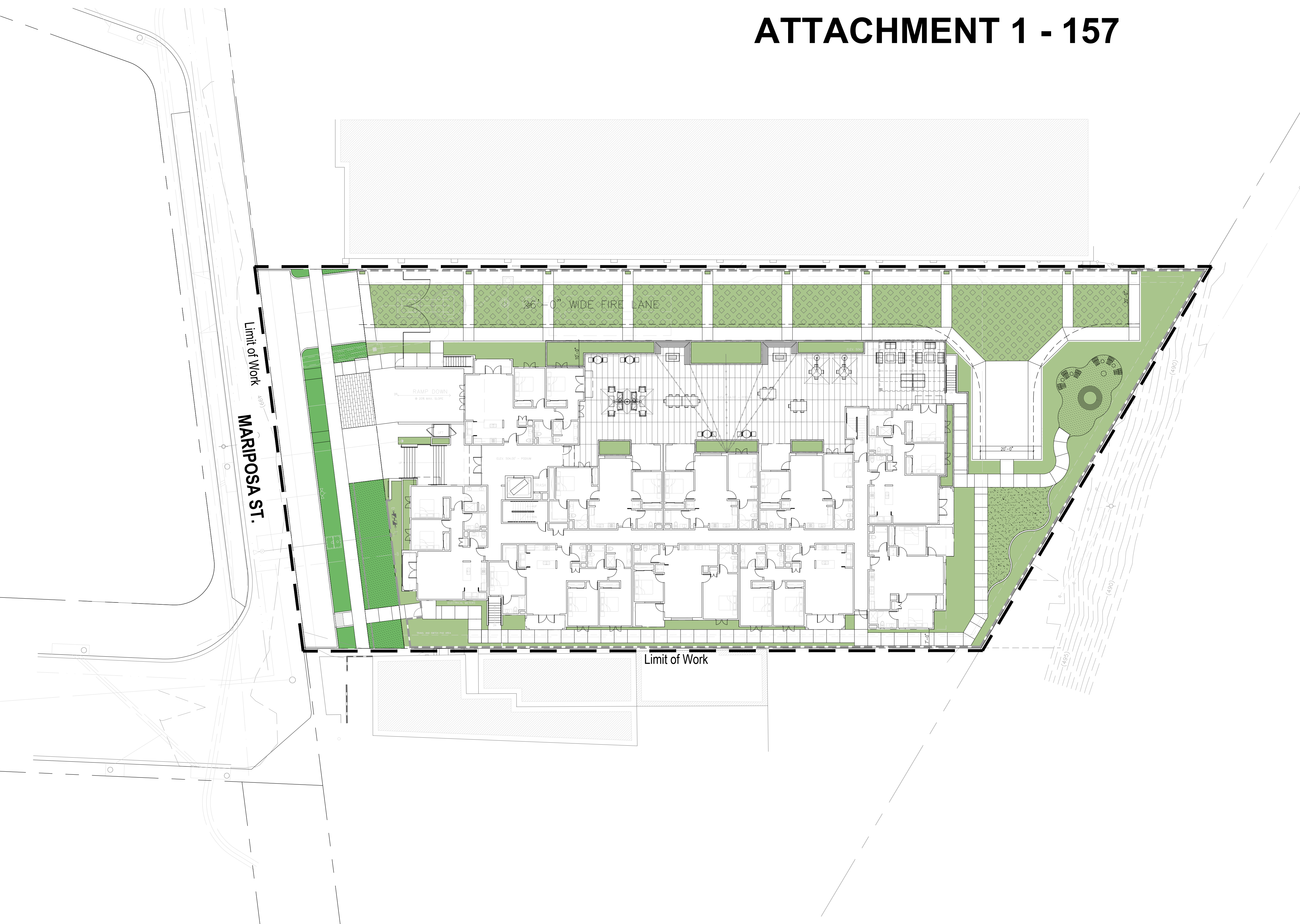
2nd City Submittal | Project No.: SP01-D  
 Date: Oct. 4, 2024

**L-5**

Burbank - Butterfly Gardens **studio** **PAD**

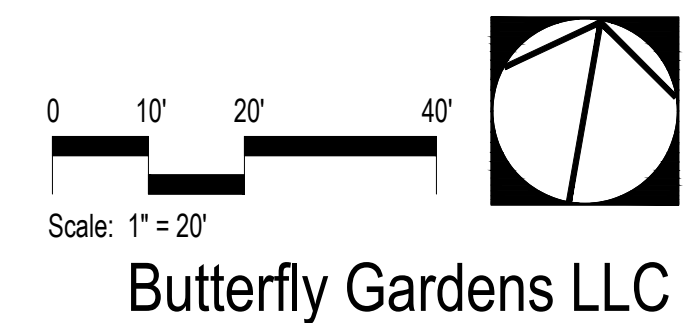


# ATTACHMENT 1 - 157



PERMEABLE AREA SCHEDULE	
	PERMEABLE LANDSCAPE AREAS <i>Takeoff: 10,111 sf</i>
	SETBACK PERMEABLE LANDSCAPE AREAS <i>Takeoff: 1,569 sf</i>

Schematic Permeable Area Exhibit



Butterfly Gardens LLC

2nd City Submittal | Project No.: SP01-D  
Date: Oct. 4, 2024

**L-6**

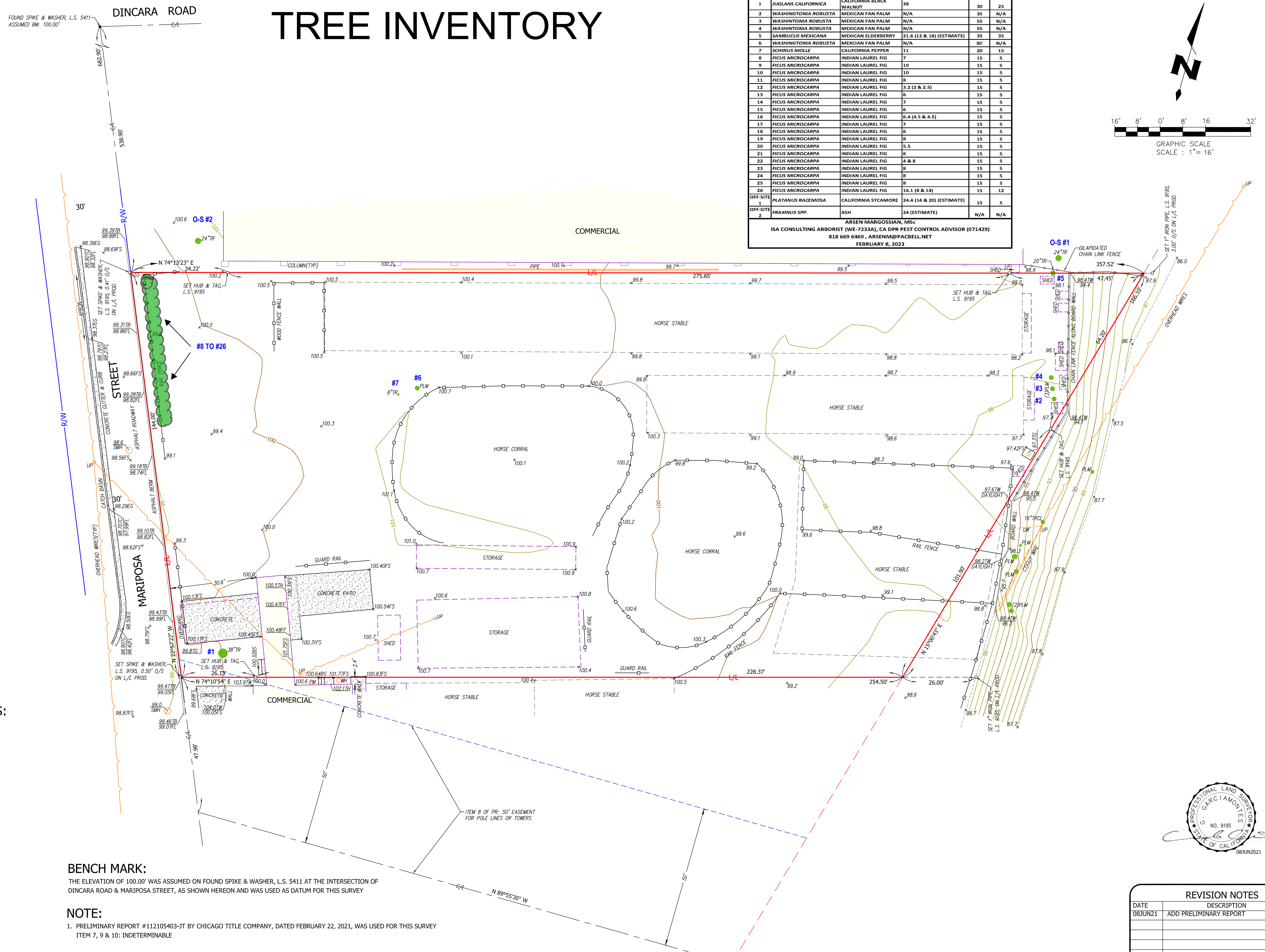
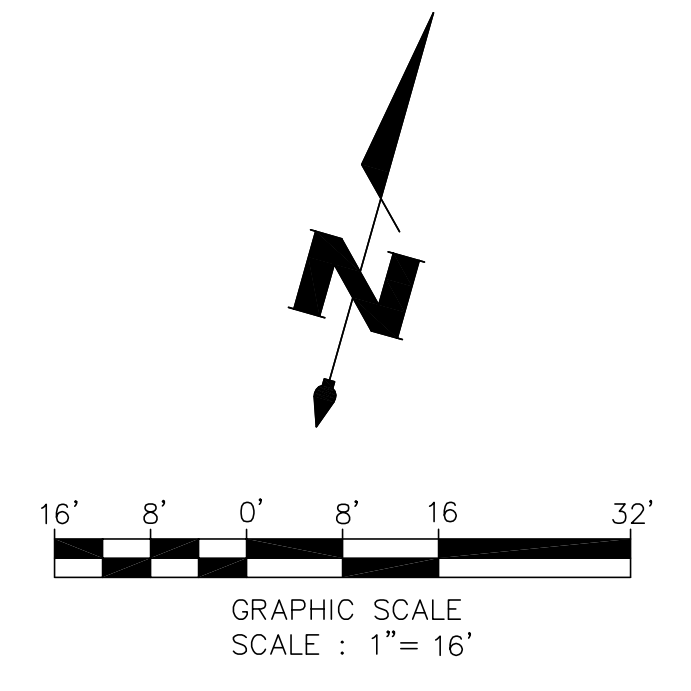
# Burbank - Butterfly Gardens



# TREE INVENTORY

910 S. MARIPOSA ST., BURBANK, CA 91506					
TREE #	SPECIES	COMMON NAME	DIAMETER (DBH, IN INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT	38	30	25
2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	35	N/A
3	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	55	N/A
4	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	55	N/A
5	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	21.6 (12 & 18) (ESTIMATE)	35	35
6	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	30'	N/A
7	SCHINUS MOLLE	CALIFORNIA PEPPER	11	20	15
8	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
9	FICUS MICROCARPA	INDIAN LAUREL FIG	10	15	5
10	FICUS MICROCARPA	INDIAN LAUREL FIG	10	15	5
11	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
12	FICUS MICROCARPA	INDIAN LAUREL FIG	3.2 (2 & 2.5)	15	5
13	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
14	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
15	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
16	FICUS MICROCARPA	INDIAN LAUREL FIG	6.4 (4.5 & 4.5)	15	5
17	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
18	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
19	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
20	FICUS MICROCARPA	INDIAN LAUREL FIG	5.5	15	5
21	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
22	FICUS MICROCARPA	INDIAN LAUREL FIG	4 & 8	15	5
23	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
24	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
25	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
26	FICUS MICROCARPA	INDIAN LAUREL FIG	16.1 (8 & 14)	15	12
OFF-SITE #1	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24.4 (14 & 20) (ESTIMATE)	15	5
OFF-SITE #2	FRAXINUS SPP.	ASH	24 (ESTIMATE)	N/A	N/A

ARSEN MARGOSSIAN, MSc  
ISA CONSULTING ARBORIST (WE-7233A), CA DPR PEST CONTROL ADVISOR (071429)  
818 669 6469, ARSENIM@PACBELL.NET  
FEBRUARY 8, 2023



- ABBREVIATIONS:**
- BM BENCH MARK
  - BS BOTTOM OF STEP
  - C/L CENTERLINE
  - EG EDGE OF GUTTER
  - FF FINISHED FLOOR
  - FL FLOWLINE
  - FS FINISHED SURFACE
  - GW GUY WIRE
  - L/L LOT LINE
  - LP LIGHT POLE
  - O/S OFFSET
  - PLM PALM TREE
  - PM POWER METER
  - PR PRELIMINARY REPORT
  - R/W RIGHT OF WAY
  - SMH SEWER MANHOLE
  - SS STREET SIGN
  - TB TOP OF BERM
  - TC TOP OF CURB
  - TG TOP OF GRATE
  - TH THRESHOLD
  - TR TREE
  - TRCL TREE CLUSTER
  - TS TOP OF STEP
  - TW TOP OF WALL
  - TYP TYPICAL
  - UP UTILITY POLE
  - WH WATER HEATER

**BENCH MARK:**  
THE ELEVATION OF 100.00' WAS ASSUMED ON FOUND SPIKE & WASHER, L.S. 5411 AT THE INTERSECTION OF DINCARA ROAD & MARIPOSA STREET, AS SHOWN HEREON AND WAS USED AS DATUM FOR THIS SURVEY

**NOTE:**  
1. PRELIMINARY REPORT #112105403-JT BY CHICAGO TITLE COMPANY, DATED FEBRUARY 22, 2021, WAS USED FOR THIS SURVEY  
ITEM 7, 9 & 10: INDETERMINABLE



REVISION NOTES		
DATE	DESCRIPTION	BY
08JUN21	ADD PRELIMINARY REPORT	SGM

PREPARED BY:  
**GMON Surveying, Inc.**  
Gerardo Garciamontes, PLS 9195  
200 N. San Fernando Road #318, Los Angeles CA 90031  
Office: 323.336.6725 | 818.478.2017  
gmonsurveying.com

PREPARED FOR:  
**Garen Gozumian**  
(818) 590-9559

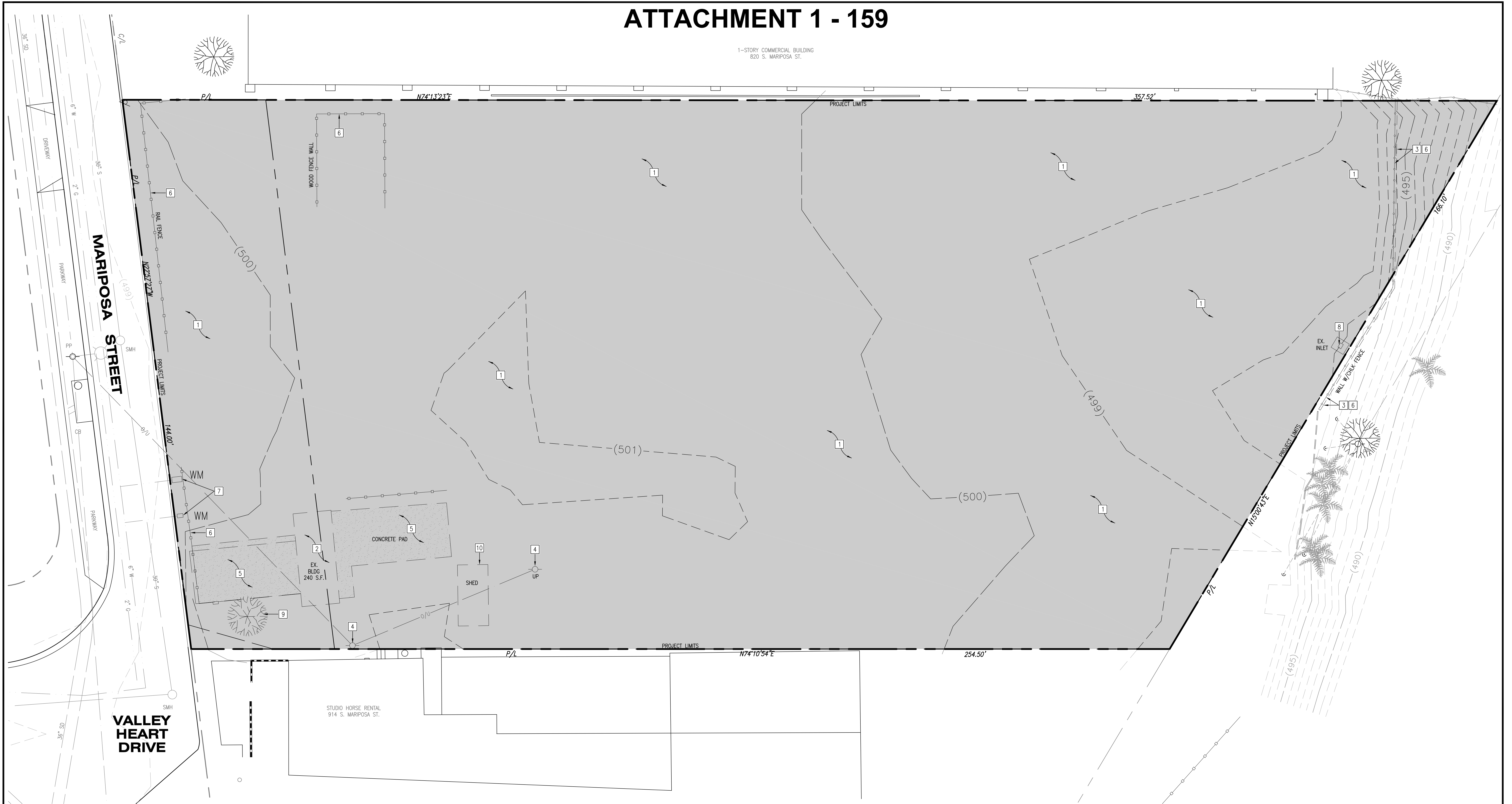
**TOPOGRAPHY & BOUNDARY SURVEY**  
Portion of Block 69, Subdivision of Rancho Providencia  
and Scott Tract, M.R. 43, Pgs. 47-59  
SITE AREA:  
43,690 SQ.FT.

JOB NO. 21-1486  
SCALE: 1" = 16'  
DATE: MAY 2021  
DRAFTED: BG

SHEET NO.  
**1**  
OF 1 SHEET

# ATTACHMENT 1 - 159

1-STORY COMMERCIAL BUILDING  
820 S. MARIPOSA ST.

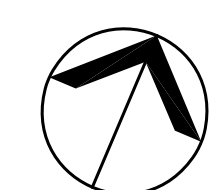


### DEMOLITION NOTES

- |  |   |
|--|---|
| <p>1 REMOVE ALL DEBRIS AS NEEDED.</p> <p>2 REMOVE AND DISPOSE OF EXISTING BUILDING. EXISTING USE IS RESTROOM/STORAGE.</p> <p>3 REMOVE AND DISPOSE OF EXISTING WALL.</p> <p>4 REMOVE AND DISPOSE OF EXISTING POWER POLE, AND ALL CONDUIT, AND WIRING.</p> <p>5 REMOVE AND DISPOSE OF EXISTING CONCRETE.</p> <p>6 REMOVE AND DISPOSE OF EXISTING FENCING/ RAILS.</p> | <p>7 REMOVE AND DISPOSE OF EXISTING WATER METERS.</p> <p>8 REMOVE AND DISPOSE OF EXISTING INLET GRATE.</p> <p>9 REMOVE AND DISPOSE OF EXISTING TREES.</p> <p>10 REMOVE EXISTING STORAGE AND TEMPORARY STRUCTURES.</p> |
|--|---|

### LEGEND

- |  |                           |
|--|---------------------------|
|  | PROPERTY BOUNDARY         |
|  | RIGHT OF WAY CENTERLINE   |
|  | CURB AND GUTTER           |
|  | WALL                      |
|  | PROJECT/DEMOLITION LIMITS |



0 5 10 20 30  
SCALE: 1"=10' DATE: 10/03/2024

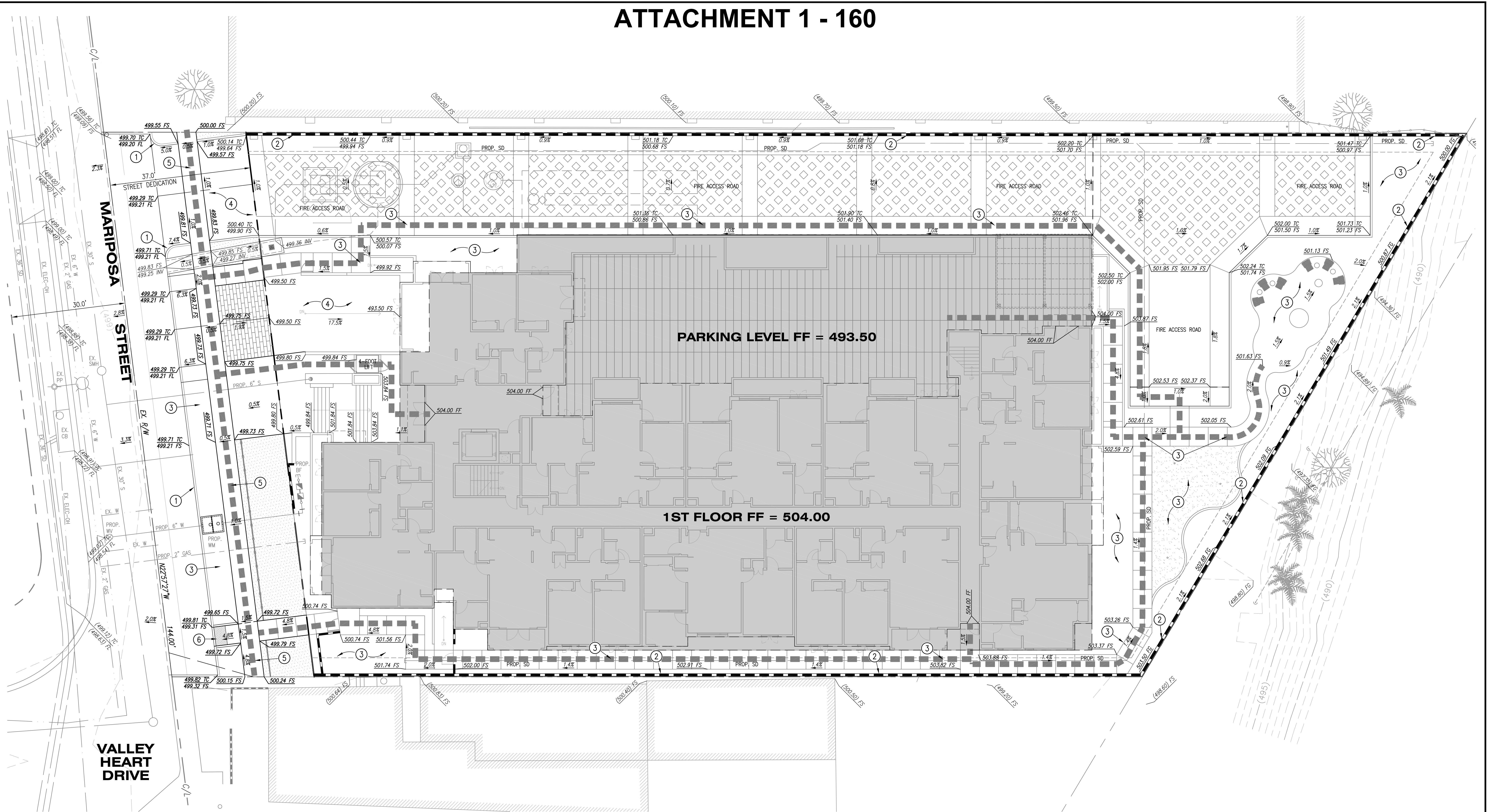
**BUTTERFLY GARDENS**  
**BUTTERFLY GARDENS LLC**

**DEMOLITION PLAN**

**910 S. MARIPOSA STREET, BURBANK, CALIFORNIA 91506**

**KHR ASSOCIATES**  
CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440  
Irvine, California 92614

# ATTACHMENT 1 - 160

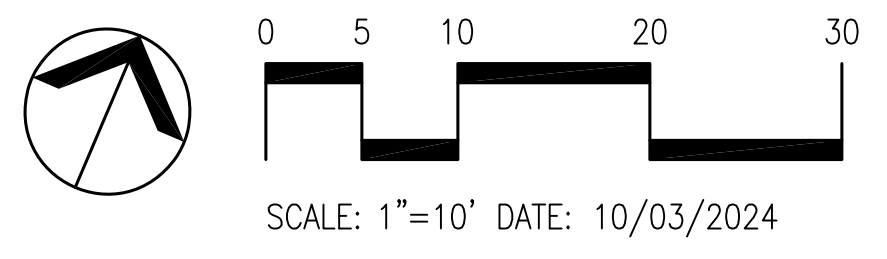


**CONSTRUCTION NOTES:**

- ① CONSTRUCT 6-INCH PCC CURB ONLY.
- ② CONSTRUCT CMU BLOCK WALL.
- ③ CONSTRUCT HARDSCAPE AND LANDSCAPING, SEE LANDSCAPE ARCHITECTURAL PLAN.
- ④ CONSTRUCT 4-INCH THICK PCC DRIVEWAY PAVEMENT.
- ⑤ CONSTRUCT 4-INCH THICK PCC SIDEWALK PAVEMENT.
- ⑥ CONSTRUCT HANDICAP RAMP WITH TRUNCATED DOMES.

**LEGEND:**

- ① CONSTRUCTION NOTE REFERENCE
- ▨ PARKING GARAGE
- — — ADA PATH OF TRAVEL



**BUTTERFLY GARDENS**  
**BUTTERFLY GARDENS LLC**

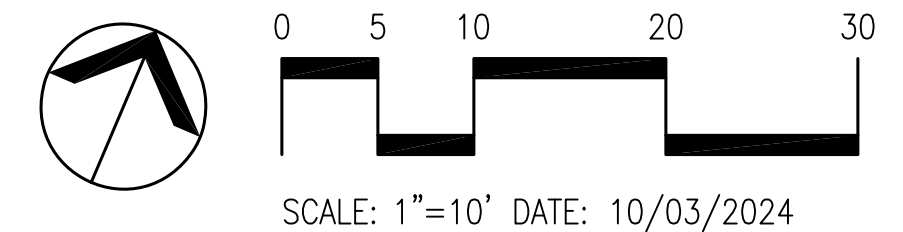
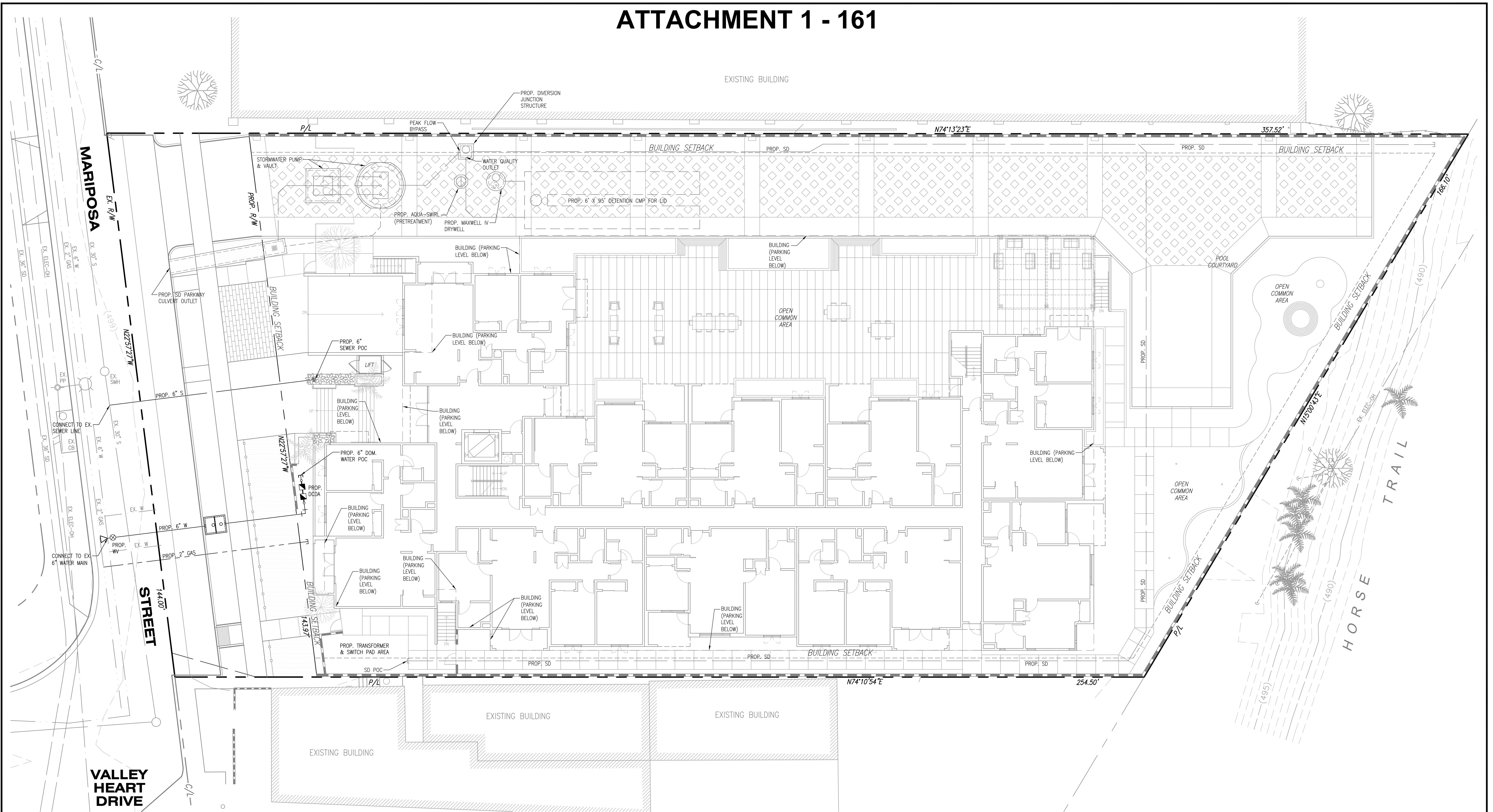
**PRELIMINARY GRADING AND DRAINAGE PLAN**  
 910 S. MARIPOSA STREET, BURBANK, CALIFORNIA 91506

**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
 17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440  
 Irvine, California 92614

C:\Users\SPH\OneDrive\Documents\Projects\Butterfly Gardens\Burbank\GIS\PRELIM\GRD.dwg Oct. 04, 2024 - 8:10am



# ATTACHMENT 1 - 161



**BUTTERFLY GARDENS**  
**BUTTERFLY GARDENS LLC**

**PRELIMINARY UTILITY PLAN**  
**910 S. MARIPOSA STREET, BURBANK, CALIFORNIA 91506**

**KHR ASSOCIATES**  
CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440  
Irvine, California 92614

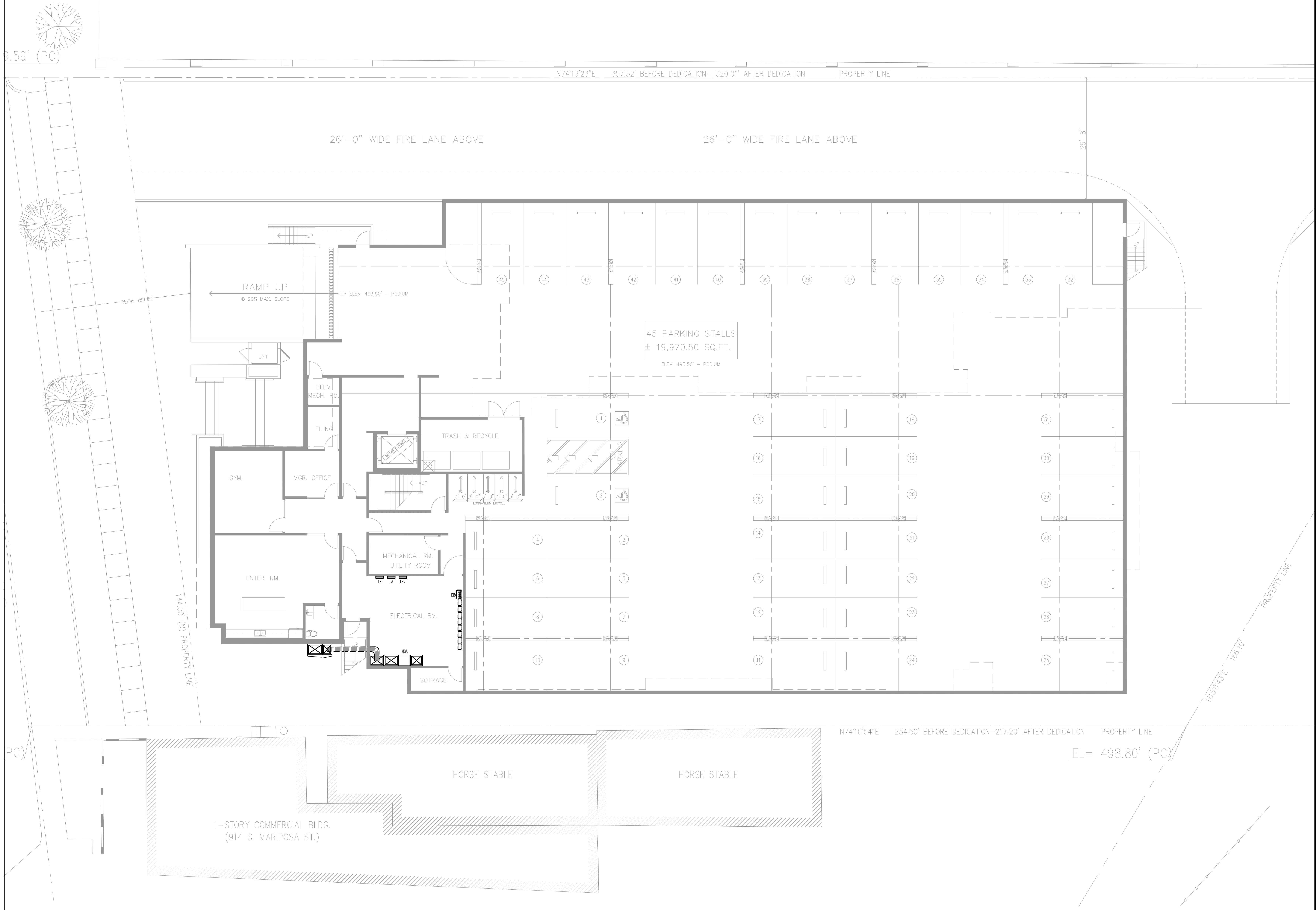
# ATTACHMENT 1 - 162

1-STORY COMMERCIAL BLDG.  
(820 S. MARIPOSA ST.)



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**PROJECT NAME & SITE ADDRESS:**

MARIPOSA GARDENS  
910 S. MARIPOSA ST  
BURBANK, CA 91506

**Drawing Content:**

ELECTRICAL  
POWER  
PARKING PLAN

Revisions: \_\_\_\_\_ Date: \_\_\_\_\_

Revisions	Date

Designer: JPB  
Manager: FF  
Date: 10-4-2024  
Job No: 23-111-MAR

Drawing No:

# E-2.0

## SEMI-SUBTERRANEAN PARKING PLAN

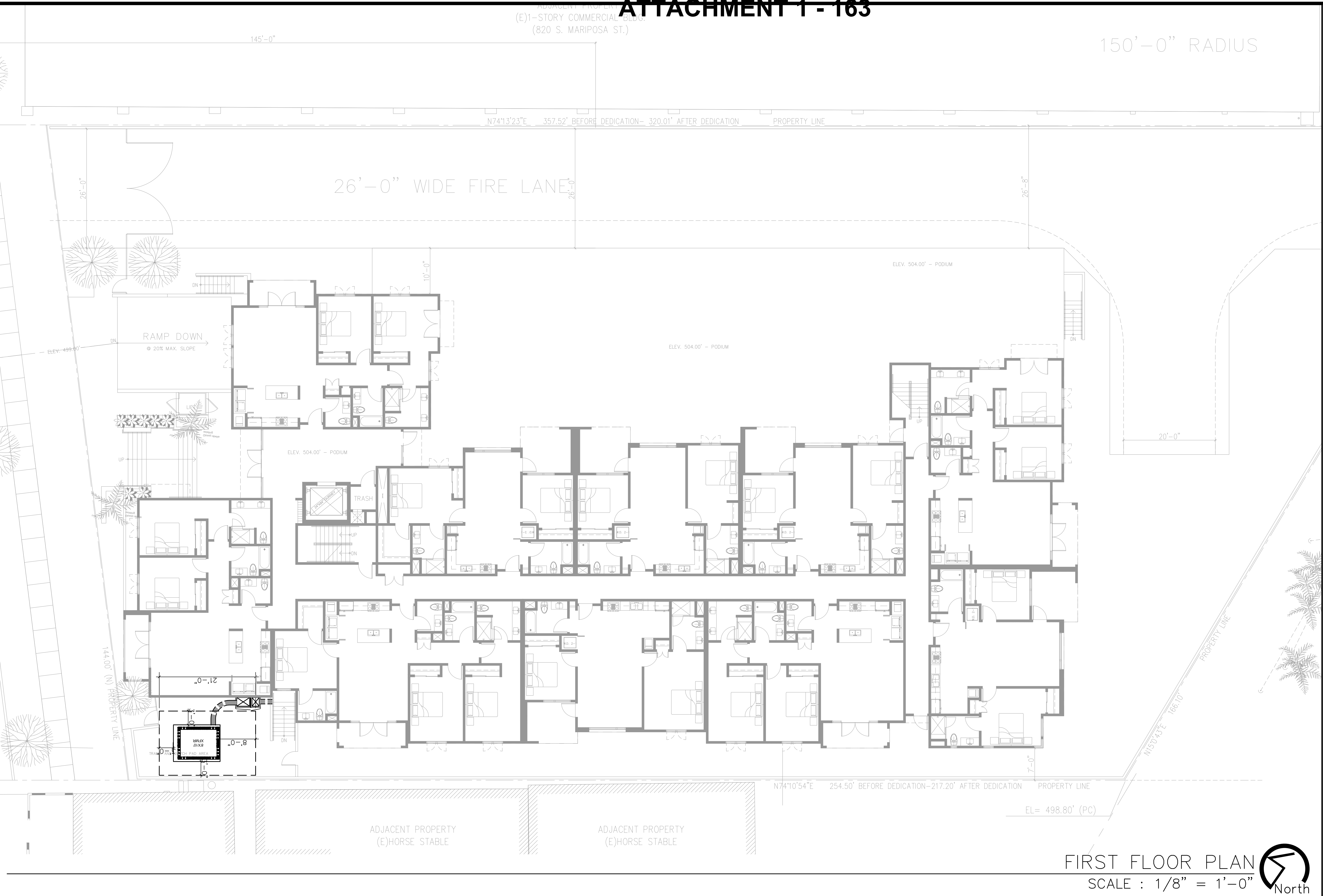
SCALE : 1/8" = 1'-0"



NOTE: DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. CONTRACTORS AND/OR FABRICATOR IS SOLE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. CONTRACTOR/ FABRICATOR IS SOLE RESPONSIBLE FOR STRUCTURAL INTEGRITY AND PERFORMANCE OF ALL ELEMENTS. CONTRACTOR/ FABRICATOR IS SOLE RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS. CONTRACTOR/ FABRICATOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS AND GIVE THE ARCHITECT 14 WORKING DAYS TO REVIEW AND CONFIRM. DO NOT SCALE DRAWING.

ADJACENT PROPERTY  
(E)1-STORY COMMERCIAL BLDG.  
(820 S. MARIPOSA ST.)

150'-0" RADIUS



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PROJECT NAME & SITE ADDRESS:

MARIPOSA GARDENS  
910 S. MARIPOSA ST  
BURBANK, CA 91506

Drawing Content :

ELECTRICAL  
POWER  
FIRST FLOOR  
PLAN

Revisions :                      Date :


Designer : JPB  
Manager : FF  
Date : 07-8-2024  
Job No : 23-111-MAR

Drawing No :

FIRST FLOOR PLAN  
SCALE : 1/8" = 1'-0"

- GENERAL NOTES:**
1. MAXIMUM VOLTAGE DROP FOR BRANCH CIRCUITING SHALL BE LESS THAN 3%. CONTRACTOR TO UPSIZE CONDUCTORS AND FEEDERS ACCORDINGLY.
  2. ALL RECEPTACLES, F.A. DEVICES, ETC. THROUGHOUT (OTHER THAN ELECTRICAL AND MECHANICAL ROOMS) SHALL BE COORDINATED WITH ARCHITECT'S DRAWINGS PRIOR TO ROUTING ANY CONDUITS.
  3. VERIFY EXACT LOCATION AND MOUNTING HEIGHT OF ALL EQUIPMENT, DEVICES, OUTLETS AND RECEPTACLES PER ARCHITECTURAL DRAWINGS PRIOR TO ROUTING THE CONDUITS.
  4. VERIFY RECEPTACLE NEMA CONFIGURATION FOR OWNER FURNISHED EQUIPMENT.
  5. VERIFY EXACT LOCATION OF J-BOXES (POINT OF CONNECTION) FOR DIRECT CONNECTED EQUIPMENT WITH EQUIPMENT MANUFACTURER. VERIFY THEIR REQUIREMENTS PRIOR TO ROUTING ANY CONDUIT.
  6. PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL ROOMS EQUIPMENT LAYOUTS.
  7. PROVIDE LARGER CUBIC INCH CAPACITY J-BOX DUE TO THE QUANTITY OF WIRES, CONDUIT-TO-BOX CONNECTIONS, DEVICES, ETC. IN THE BOX PER SEC. 314.16.
  8. ALL MULTIWIRE BRANCH CIRCUITS TO HAVE DEDICATED NEUTRAL CONDUCTORS.
  9. CONDITIONAL NOTE: ANY SERVICE DROP TRAVERING THROUGH THE PROJECT SITE AND SERVING A NEIGHBORING PROPERTY IS TO BE UNDERGROUND BY BWP AT DEVELOPER'S EXPENSE. ANY BWP FACILITIES INSTALLED ON THE DEVELOPMENT THAT SERVE OTHER CUSTOMERS WILL REQUIRE AN EASEMENT. FURTHER CONSULTATION WITH BWP REQUIRED AT THE BUILDING PERMIT PLAN CHECK PHASE TO DETERMINE APPLICABILITY AND SCOPE.

E-2.1

ELECTRICAL FEEDER TABLE (ALUMINUM)

3 WIRE + GROUND					4 WIRE + GROUND						
FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP. GROUND	ISOLATED GROUND	FEEDER CODE	CONDUIT	PHASE	NEUTRAL	EQUIP. GROUND	ISOLATED GROUND
FA350	(1)1 1/2	3#4	-	1#6	-	FM350	(1)1 1/2	3#4	1#4	1#6	-
FA370	(1)1 1/2	3#2	-	1#6	-	FM370	(1)1 1/2	3#2	1#2	1#6	-
FA390	(1)1 1/2	3#1/0	-	1#4	-	FM390	(1)2	3#1/0	1#1/0	1#4	-
FA3125	(1)1 1/2	3#1/0	-	1#4	-	FM125	(1)2	3#1/0	1#1/0	1#4	-
FA3150	(1)2	3#2/0	-	1#4	-	FM150	(1)2	3#2/0	1#2/0	1#4	-
FA3175	(1)2	3#4/0	-	1#4	-	FM175	(1)2 1/2	3#4/0	1#4/0	1#4	-
FA3200	(1)2 1/2	3#250	-	1#4	-	FM200	(1)3	3#250	1#250	1#4	-
FA3225	(1)2 1/2	3#300	-	1#2	-	FM225	(1)3	3#300	1#300	1#2	-
FA3250	(1)3	3#400	-	1#2	-	FM250	(1)3 1/2	3#400	1#400	1#2	-
FA3300	(1)3	3#500	-	1#2	-	FM300	(1)3 1/2	3#500	1#500	1#2	-
FA3350	(1)3 1/2	3#600	-	1#1	-	FM350	(1)4	3#600	1#600	1#1	-
FA3400	(2)2 1/2	6#250	-	2#1	-	FM400	(2)3	6#250	2#250	2#1	-
FA3450	(2)3	6#300	-	2#1/0	-	FM450	(2)3	6#300	2#300	2#1/0	-
FA3500	(2)3	6#400	-	2#2/0	-	FM500	(2)3 1/2	6#400	2#400	2#2/0	-
FA3600	(2)3	6#500	-	2#2/0	-	FM600	(2)3 1/2	6#500	2#500	2#2/0	-
FA3700	(2)4	6#750	-	2#3/0	-	FM700	(3)4	6#400	3#400	3#3/0	-
FA3800	(3)3	9#500	-	3#3/0	-	FM800	(3)4	9#500	3#500	3#4/0	-
FA31000	(3)3 1/2	9#600	-	3#4/0	-	FM1000	(3)4	9#600	3#600	3#4/0	-
FA31200	(4)3 1/2	12#500	-	4#250	-	FM1200	(4)3 1/2	12#500	4#500	4#250	-
FA31500	(5)3 1/2	15#500	-	5#350	-	FM1500	(5)4	15#500	5#500	5#350	-
FA31600	(5)3 1/2	15#600	-	5#400	-	FM1600	(5)4	15#600	5#600	5#350	-
FA32000	(6)3 1/2	18#600	-	6#400	-	FM2000	(6)4	18#600	6#600	6#400	-
FA32500	(7)4	21#750	-	7#600	-	FM2500	(8)4	24#500	8#500	8#600	-

A. CONDUIT SIZES ARE MINIMUM. USE 1" CONDUIT MINIMUM FOR UNDERGROUND WORK.  
 B. ABOVE 86 DEG. F (30 DEG. C) AMBIENT INCREASE WIRE SIZE PER NATIONAL ELECTRICAL CODE (NEC)  
 C. DERATE WIRE SIZE PER NEC FOR:  
 • MORE THAN (3) CURRENT-CARRYING WIRES IN CONDUIT  
 • CONDUIT FILL

- GENERAL NOTES:
- FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, REFER TO E001 & E02.
  - FOR PANEL SCHEDULES REFER TO E70.
  - THE FEEDER LENGTHS AS SHOWN ON THE SINGLE LINE DIAGRAM ARE MEANT ONLY FOR CALCULATING THE VOLTAGE DROP AND SHORT CIRCUIT CURRENT, AND ARE NOT TO BE USED FOR BIDDING OR CONSTRUCTION.
  - ALL CIRCUIT BREAKERS, TRANSFORMERS, SWITCHBOARDS, DISTRIBUTION BOARDS, PANELBOARDS SHALL BE OF SAME MANUFACTURER.
  - ALL DISTRIBUTION BOARDS SHALL BE FLOOR (FREE) STANDING, LION.
  - IN ALL SWITCHBOARDS & DISTRIBUTION BOARDS, NEUTRAL BUS SHALL BE SAME SIZE AS LINE BUS.
  - ALL GROUNDING CONNECTIONS BELOW GROUND SHALL BE CAPPED.
  - EQUIPMENT WITH SERIES RATING APPLIED WILL BE FIELD MARKED "CAUTION SERIES RATED SYSTEM 6000 AMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED."



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PROJECT NAME & SITE ADDRESS:  
 MARIPOSA GARDENS  
 910 S. MARIPOSA ST  
 BURBANK, CA 91506

Drawing Content:  
 ELECTRICAL  
 SINGLE LINE  
 DIAGRAM

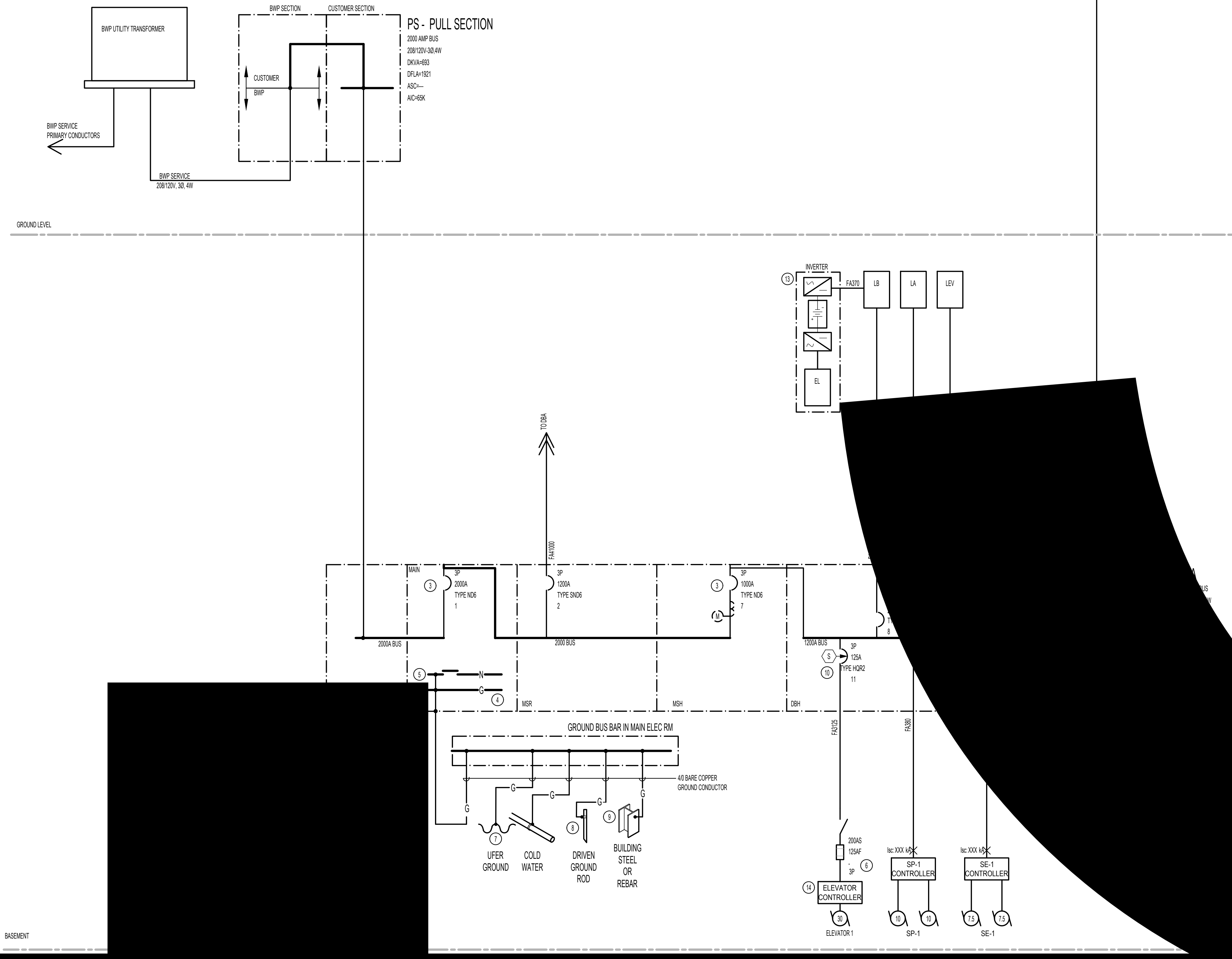
ELECTRICAL  
 SINGLE LINE DIAGRAM -  
 MAIN DISTRIBUTION

Revisions: \_\_\_\_\_ Date: \_\_\_\_\_

Designer: JPB  
 Manager: FF  
 Date: 10-4-2024  
 Job No: 23-111-MAR

Drawing No: \_\_\_\_\_

E-6.1



# ATTACHMENT 1 - 165

**GENERAL NOTES:**

1. FOR GENERAL NOTES, SYMBOLS AND ABBREVIATIONS, REFER TO E001 & E002.
2. FOR PANEL SCHEDULES REFER TO E700.
3. THE FEEDER LENGTHS AS SHOWN ON THE SINGLE LINE DIAGRAM ARE MEANT ONLY FOR CALCULATING THE VOLTAGE DROP AND SHORT CIRCUIT CURRENT, AND ARE NOT TO BE USED FOR BIDDING OR CONSTRUCTION.
4. ALL CIRCUIT BREAKERS, TRANSFORMER, SWITCHBOARDS, DISTRIBUTION BOARDS, PANELBOARDS SHALL BE OF SAME MANUFACTURER.
5. ALL DISTRIBUTION BOARDS SHALL BE FLOOR (FREE) STANDING, 100A.
6. IN ALL SWITCHBOARDS & DISTRIBUTION BOARDS, NEUTRAL BUS SHALL BE SAME SIZE AS LINE BUS.
7. ALL DRINKING CONNECTIONS BELOW GROUND SHALL BE CASHFIELD.
8. EQUIPMENT WITH SERIES RATINGS APPLIED WILL BE FIELD MARKED "CAUTION, SERIES RATED SYSTEM 6000 AMP AVAILABLE, IDENTIFIED REPLACEMENT COMPONENT REQUIRED."

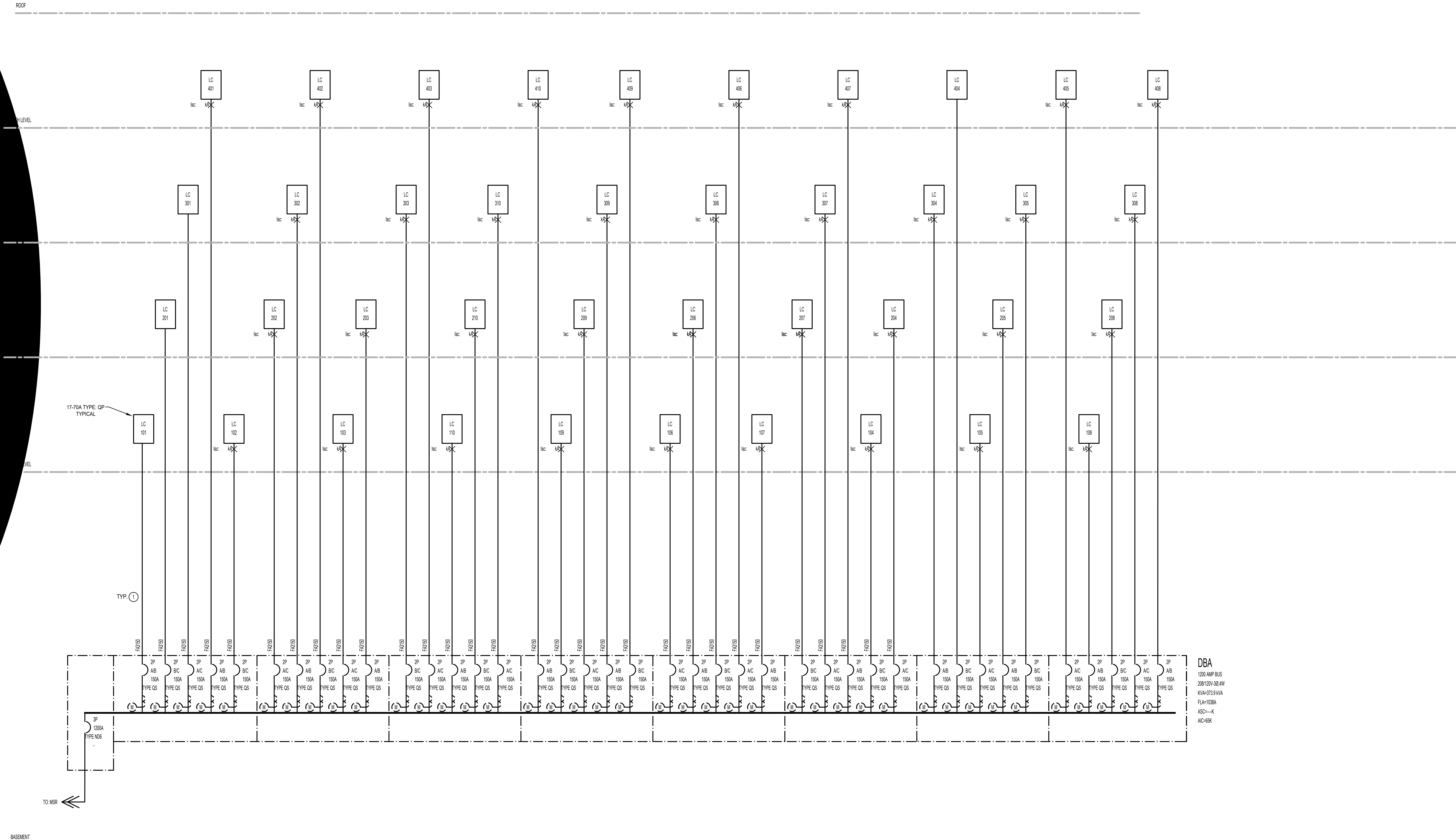
**SHEET NOTES:**

ALL METAL WATER PIPING SHALL BE MADE WITHIN 5 FT. FROM THE WALL OR CURB. ALL METAL WATER PIPING SHALL BE MADE WITHIN 5 FT. FROM THE WALL OR CURB. ALL METAL WATER PIPING SHALL BE MADE WITHIN 5 FT. FROM THE WALL OR CURB. ALL METAL WATER PIPING SHALL BE MADE WITHIN 5 FT. FROM THE WALL OR CURB.



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**PROJECT NAME & SITE ADDRESS:**

MARIPOSA GARDENS  
910 S. MARIPOSA ST  
BURBANK, CA 91506

**Drawing Content :**

## ELECTRICAL SINGLE LINE DIAGRAM

**Revisions : Date :**

Revisions	Date

Designer : JPB  
Manager : FF  
Date : 10-4-2024  
Job No : 23-111-MAR

**Drawing No :**

# E-6.2

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# ATTACHMENT 1 - 166

PANEL LOAD CALCULATION- TYPE: 2 BEDROOM		PANEL LOAD CALCULATION- TYPE: 3 BEDROOM	
(PER NEC 220-82(A)(B)(C))		(PER NEC 220-82(A)(B)(C))	
Total Area (sq ft)	1138 sq ft	Total Area (sq ft)	1633 sq ft
General Power and Lighting @ 3VA/sq ft	3417 VA	General Power and Lighting @ 3VA/sq ft	5079 VA
Small Appliance Load (2 @ 1500VA each)	3000 VA	Small Appliance Load (2 @ 1500VA each)	3000 VA
Laundry	1500 VA	Laundry	1500 VA
Net General Lighting and Appliance	7917 VA	Net General Lighting and Appliance	9579 VA
Bathroom Exhaust Fan (1)	39 VA	Bathroom Exhaust Fan (1)	39 VA
Refrigerator	600 VA	Refrigerator	600 VA
Kitchen Microwave/Hood	1700 VA	Kitchen Microwave/Hood	1700 VA
Dishwasher @100%	1200 VA	Dishwasher @100%	1200 VA
Electric Range @100%	9000 VA	Electric Range @100%	9000 VA
Electrical Dryer @100%	4992 VA	Electrical Dryer @100%	4992 VA
Garbage Disposal @100%	1176 VA	Garbage Disposal @100%	1176 VA
	26624 VA		29286 VA
FIRST 10000 VA @ 100%	10000 VA	FIRST 10000 VA @ 100%	10000 VA
REMAINING @ 40%	6650 VA	REMAINING @ 40%	7314 VA
CONDENSING UNIT @ 100% (3 TON)	5000 VA	CONDENSING UNIT @ 100% (3 TON)	5000 VA
HEAT PUMP/WATER HEATER	6240 VA	HEAT PUMP/WATER HEATER	6240 VA
AIR BALANCE SF-EF	100 VA	AIR BALANCE SF-EF	100 VA
Total Demand VA	27990 VA	Total Demand VA	29654 VA
Total Demand A @208V, 1PH	135 A	Total Demand A @208V, 1PH	143 A
Service Size calculation total	31724 VA	Service Size calculation total	34386 VA

## 1 RESIDENTIAL DWELLING UNIT LOAD CALCULATIONS

SCALE: NOT TO SCALE

Load Designation	Total kVA per Unit Type
DBA (@28% NEC 220.84 Demand)	373.2 KVA
ELEVATOR (@ 20HP each)	22.4 KVA
HOUSE LOADS	75.0 KVA
PANEL EV (ELECTRIC VEHICLE CHARGING STATIONS)	105 KVA
SF-1 (2@7.5 HP)	18.2 KVA
SE-1 (2@ 5 HP)	12.6 KVA
GEF (1@ 5 HP)	6.3 KVA
GEF (1@ 5 HP)	6.3 KVA
POOL EQUIPMENT	30.0 KVA
LID CISTERNS (1@ 5 HP)	6.3 KVA
Total Com. Load	656.2 KVA
25% LCL	26.2 KVA
25% LML	5.6 KVA
TOTAL DEMAND LOAD	687 KVA
TOTAL DEMAND LOAD (AMPS @ 208V)	1903 A

### RESIDENTIAL EV CHARGING STATIONS

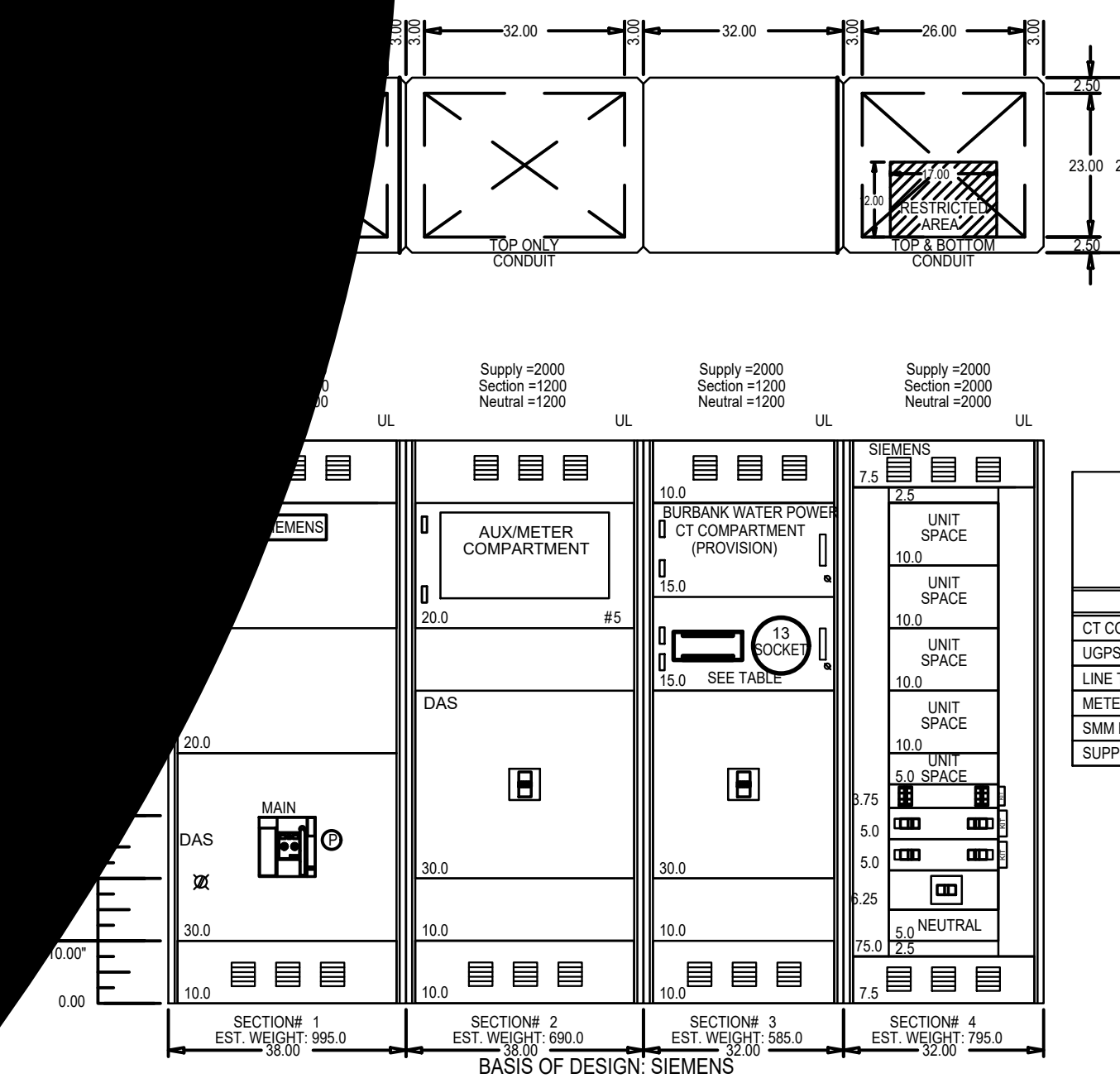
TOTAL NUMBER OF RESIDENTIAL PARKING SPACES:	QTY	kVA
46		
EV CHARGER	15%	7
LOW POWER LEVEL 2 EV READY	40%	18
TOTAL		105

2000A SERVICE AT120/208V

UNIT DESIGNATION	Number of Units LEVEL 1	Number of Units LEVEL 2	Number of Units LEVEL 3	Number of Units LEVEL 4	Number of Units LEVEL 5	kVA Per Unit	kVA All Units
2 BEDROOM	9	9	9	4		31.7 KVA	963.4 KVA
3 BEDROOM	1	1	1	6		34.4 KVA	309.5 KVA
Number of Units served:						40	
Subtotal Residential Connected Load						1332.9 KVA	
Demand factor (Table 220.84)						28%	
Subtotal Residential Demand Load						373.2 KVA	
Total Com. Load (kVA)						373.2 KVA	
Total Com. Load (AMPS @ 208V)						1036 A	

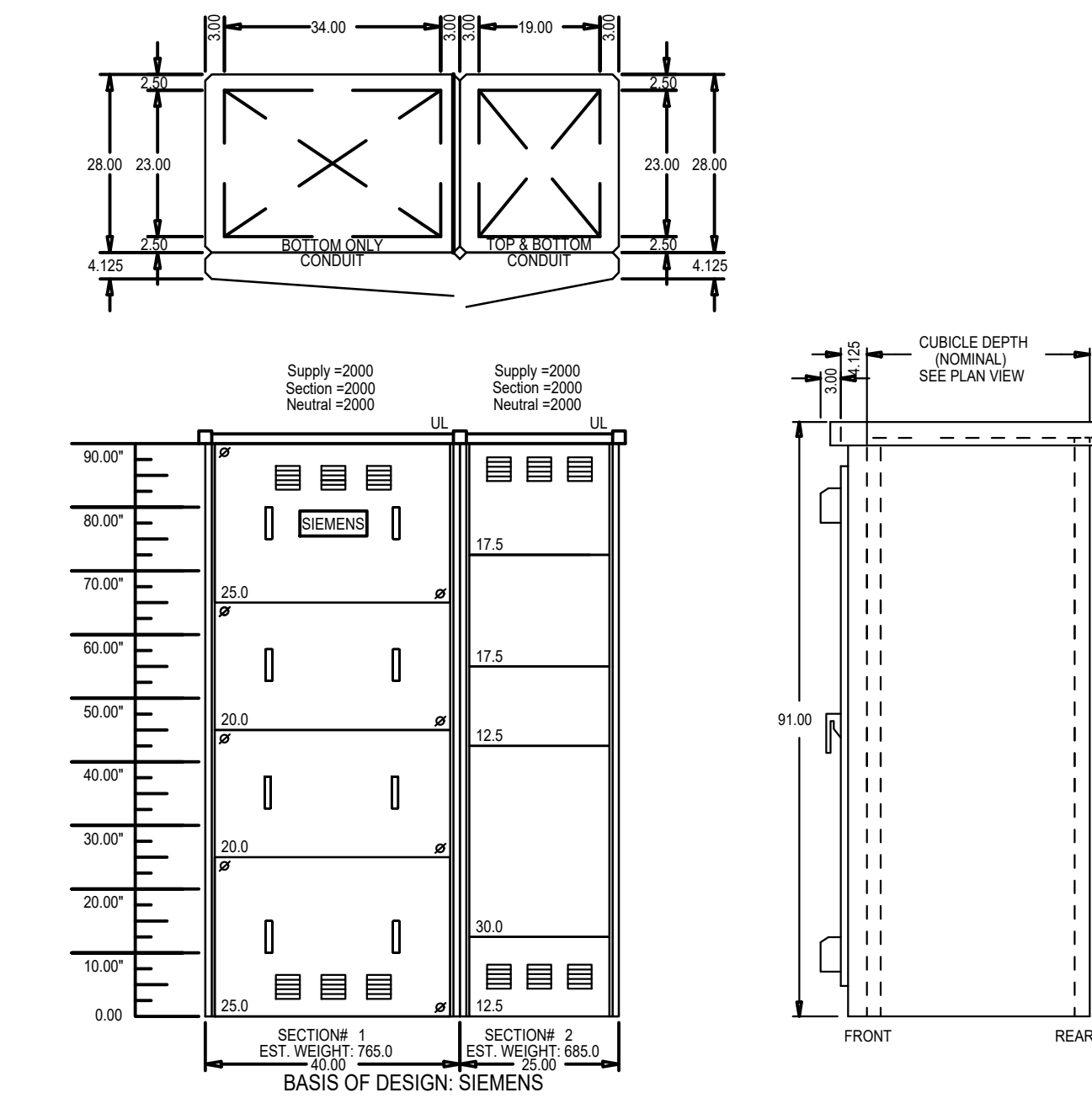
## 2 RESIDENTIAL SERVICE LOAD CALCULATIONS

SCALE: NOT TO SCALE



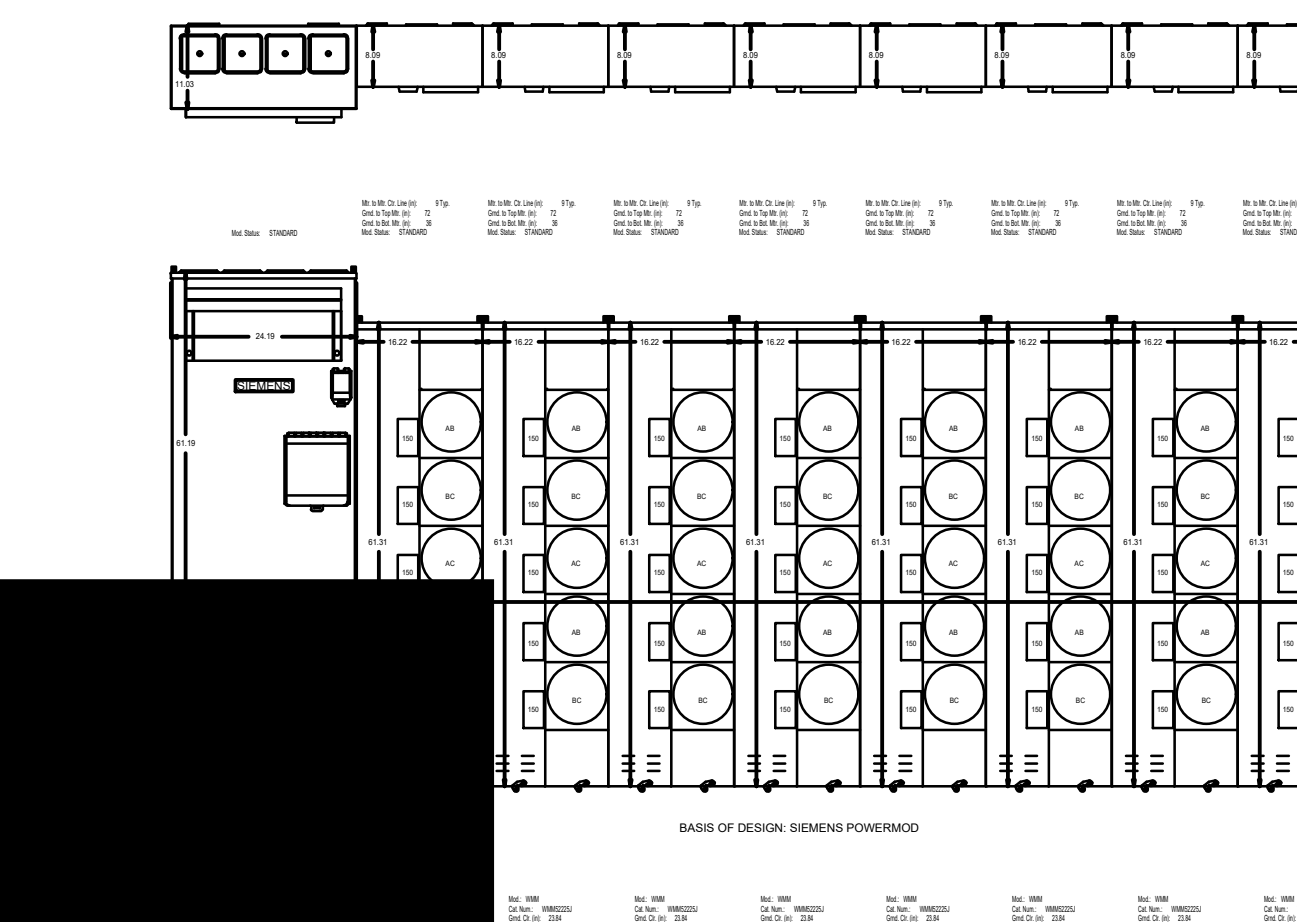
## 3 MSA ELEVATION

SCALE: NOT TO SCALE



## 4 PS ELEVATION

SCALE: NOT TO SCALE



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PROJECT NAME & SITE ADDRESS:

MARIPOSA GARDENS  
910 S. MARIPOSA ST  
BURBANK, CA 91506

Drawing Content :

ELECTRICAL  
LOAD  
CALCULATIONS  
AND  
ELEVATIONS

Revisions : Date :

Revisions	Date

Designer : JPB  
Manager : FF  
Date : 10-4-2024  
Job No : 23-111-MAR

Drawing No :

E-6.3

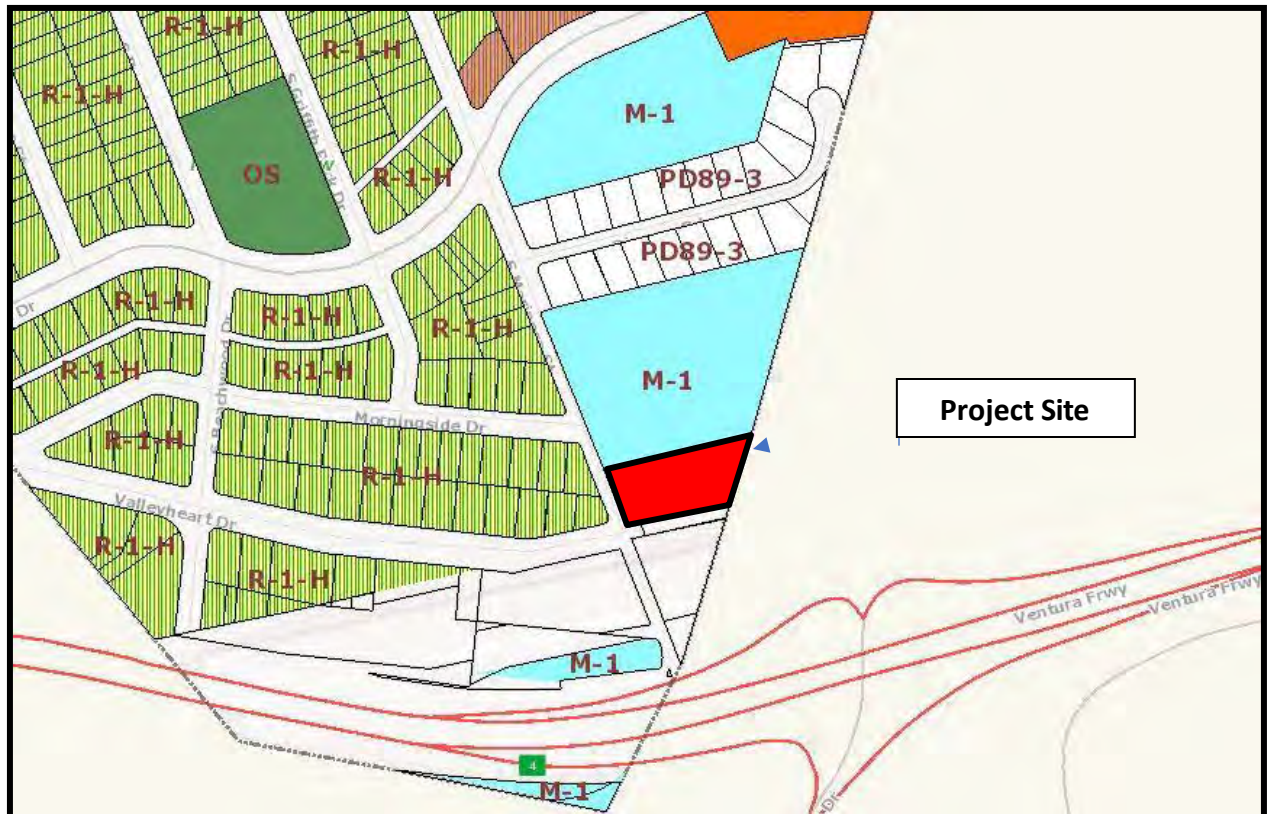
**EXHIBIT E**  
**INFORMATIONAL MAPS**

# SITE AERIAL MAP

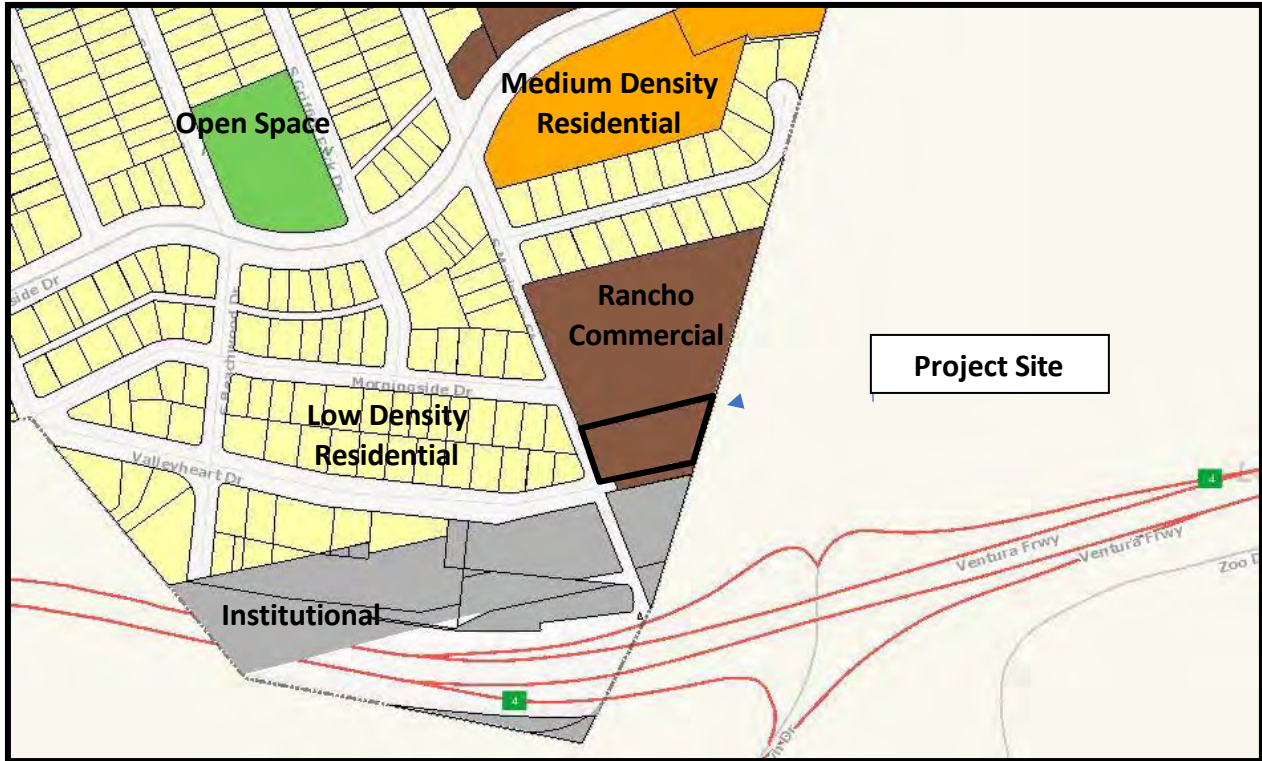




# ZONING MAP



# GENERAL PLAN LAND USE DESIGNATION MAP



Details

Basemap

Share

Print

Measure

Bookm

About

Content

Legend

Legend

Final Linear Features



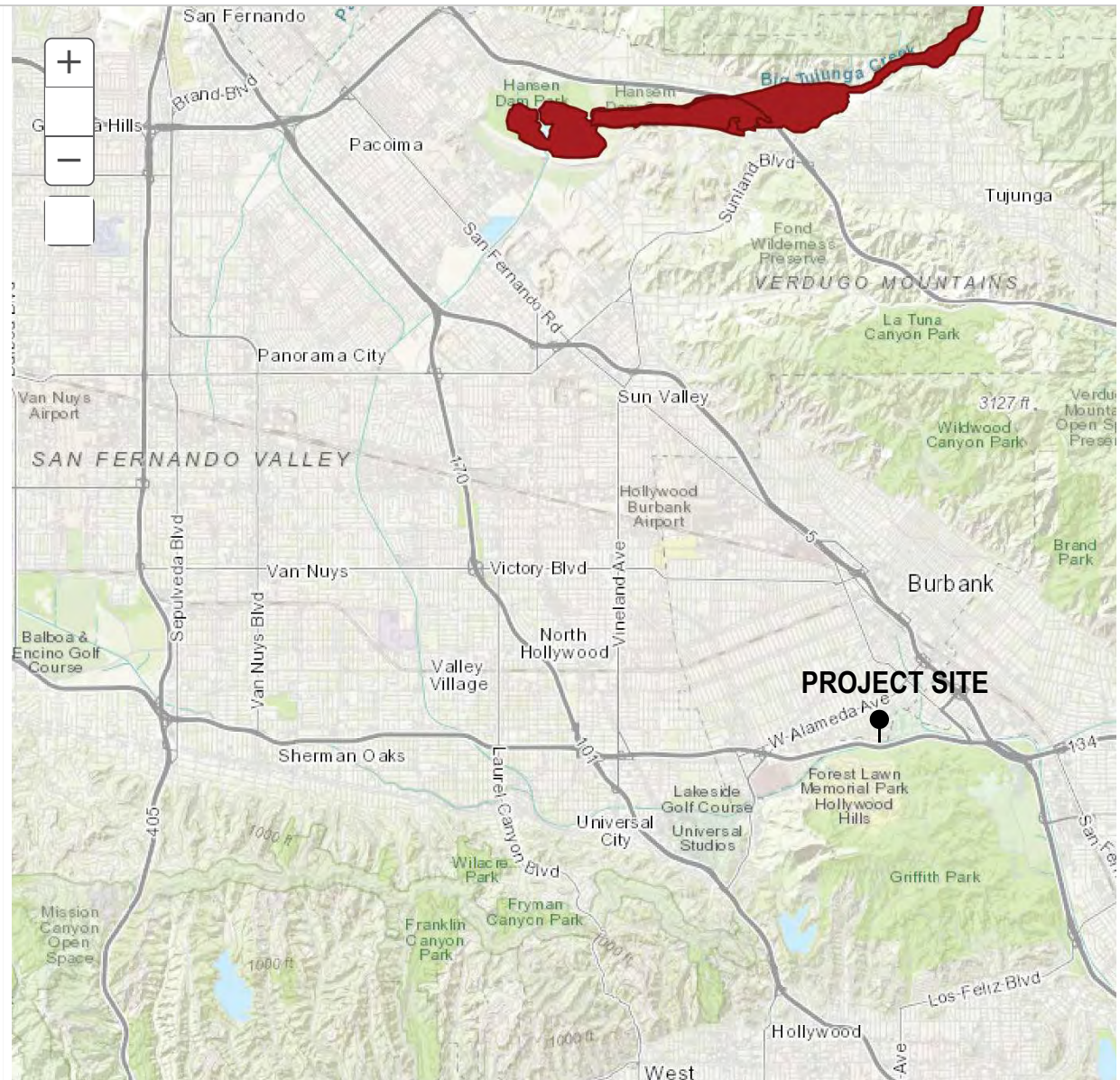
Final Polygon Features



Proposed Linear Features



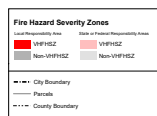
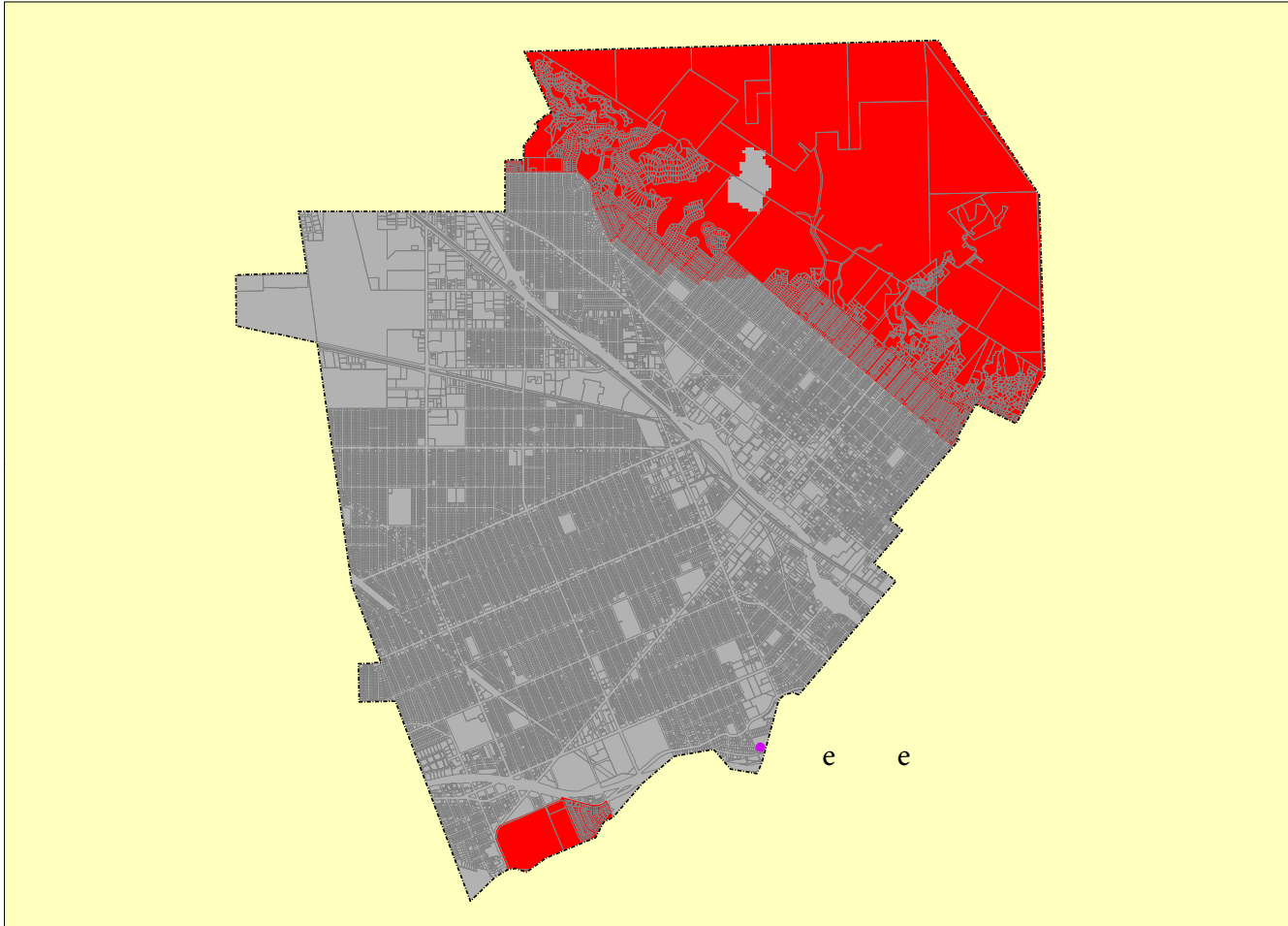
Proposed Polygon Features



NTS

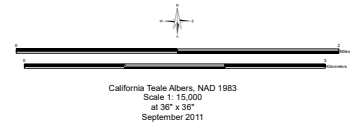


## Very High Fire Hazard Severity Zones in LRA As Recommended by CAL FIRE



Government Code 67073.99 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify and map Very High Fire Hazard Severity Zones (VHFHSZ) in unincorporated areas of the State. CAL FIRE is required to map Very High Fire Hazard Severity Zones (VHFHSZ) in unincorporated areas of the State. CAL FIRE is required to map Very High Fire Hazard Severity Zones (VHFHSZ) in unincorporated areas of the State. CAL FIRE is required to map Very High Fire Hazard Severity Zones (VHFHSZ) in unincorporated areas of the State.

This map was developed using data products such as parcel and city boundaries provided by local government agencies. In certain cases, this includes copyrighted geographic information. The maps are for display purposes only - questions and requests related to parcel or city boundary data should be directed to the appropriate local government entity.



The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at <http://frap.cdf.ca.gov>  
For more information, contact CAL FIRE-FRAP, PO Box 942426, Sacramento, CA 94244-2460, (916) 327-3939.

Jerry Brown, Governor,  
State of California  
Julie Leland, Secretary for Resources,  
The Natural Resources Agency  
Ken Pimlott, Director,  
Department of Forestry and Fire Protection

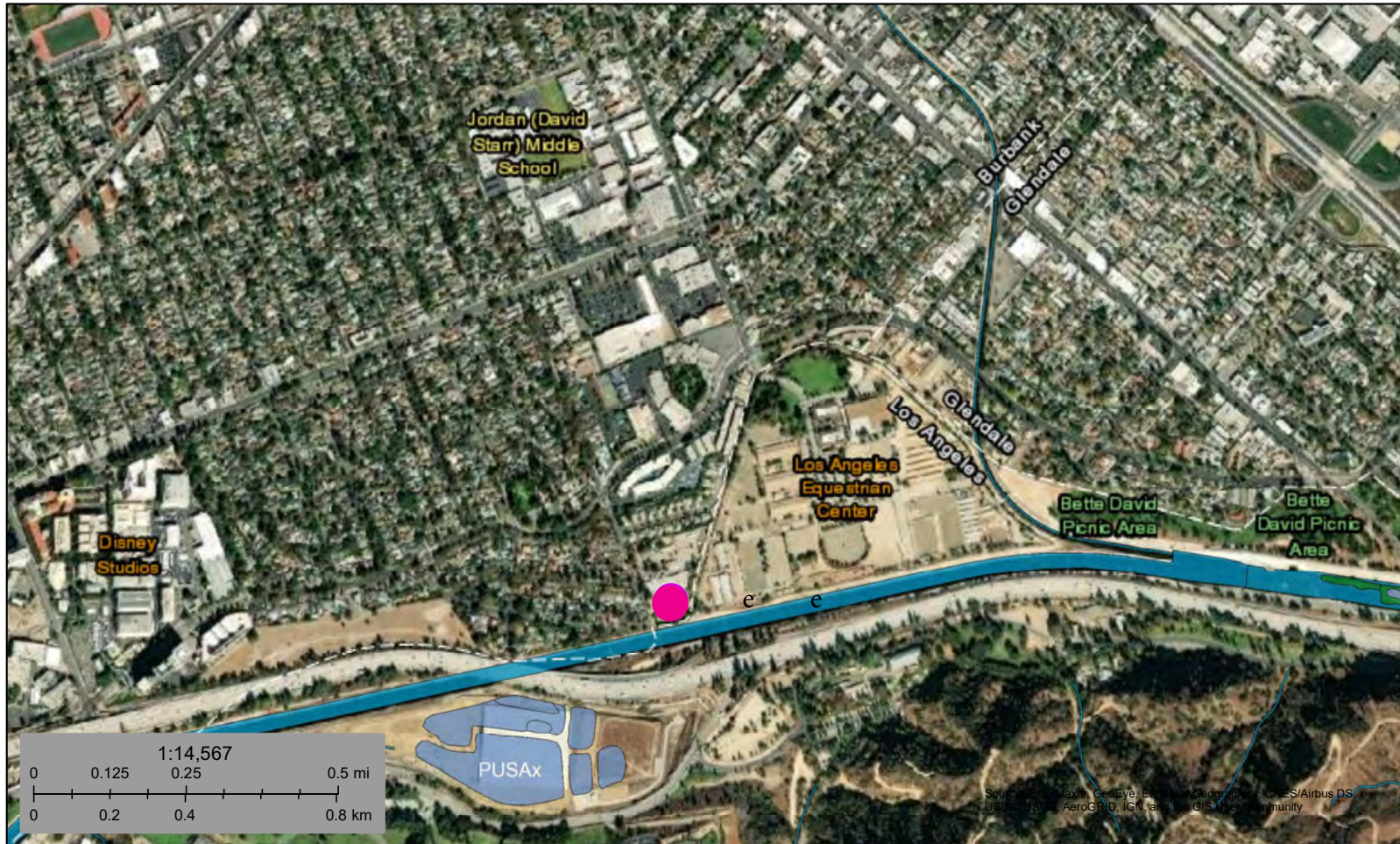
MAP ID: Burbank

DATA SOURCES  
CAL FIRE Fire Hazard Severity Zones (FRHSZ06\_1)  
CAL FIRE Very High Fire Hazard Severity Zones in LRA - Los Angeles (c19hsz06\_5)










**U.S. Fish and Wildlife Service**  
**National Wetlands Inventory**



**Wetlands**

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

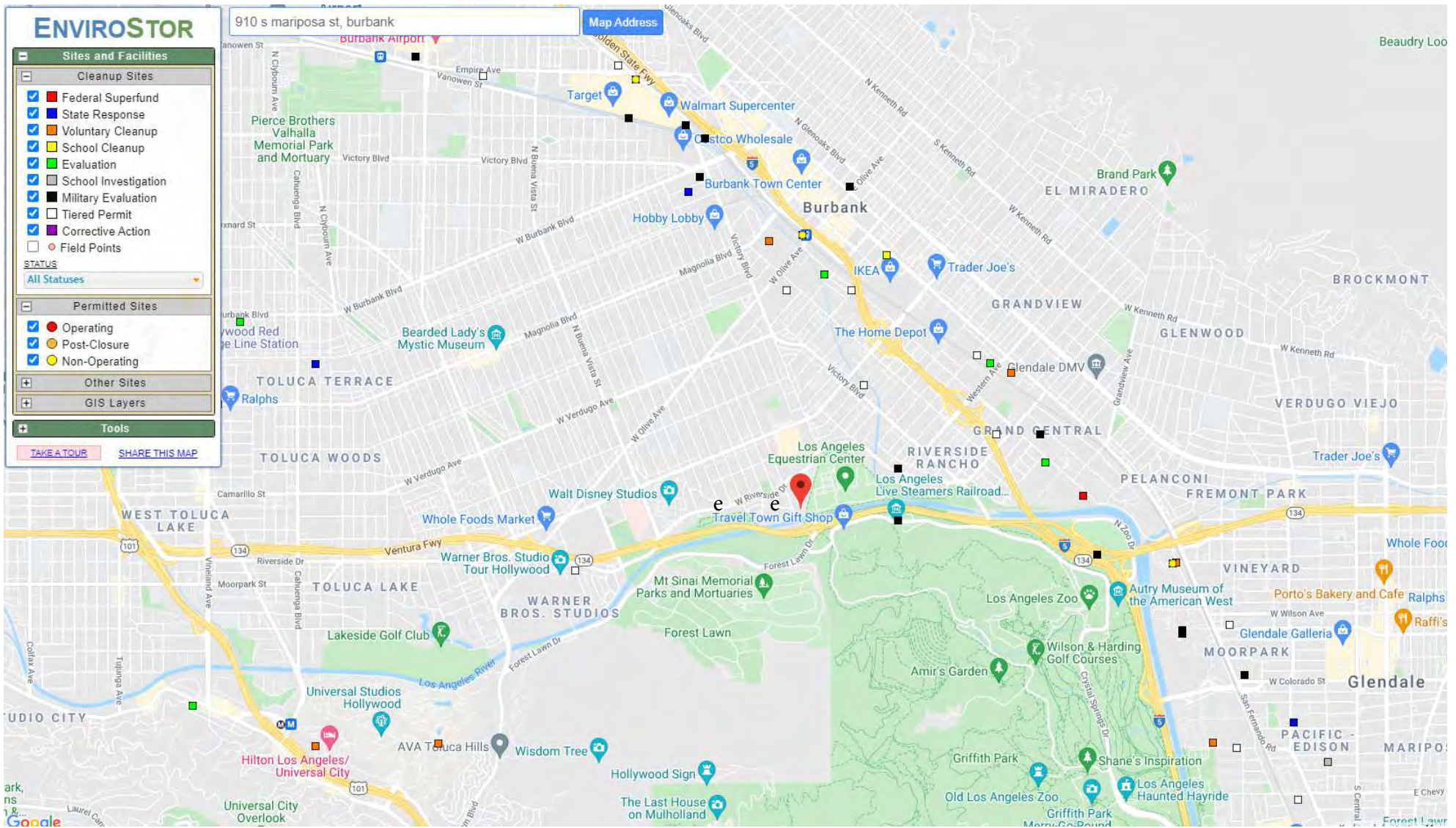
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

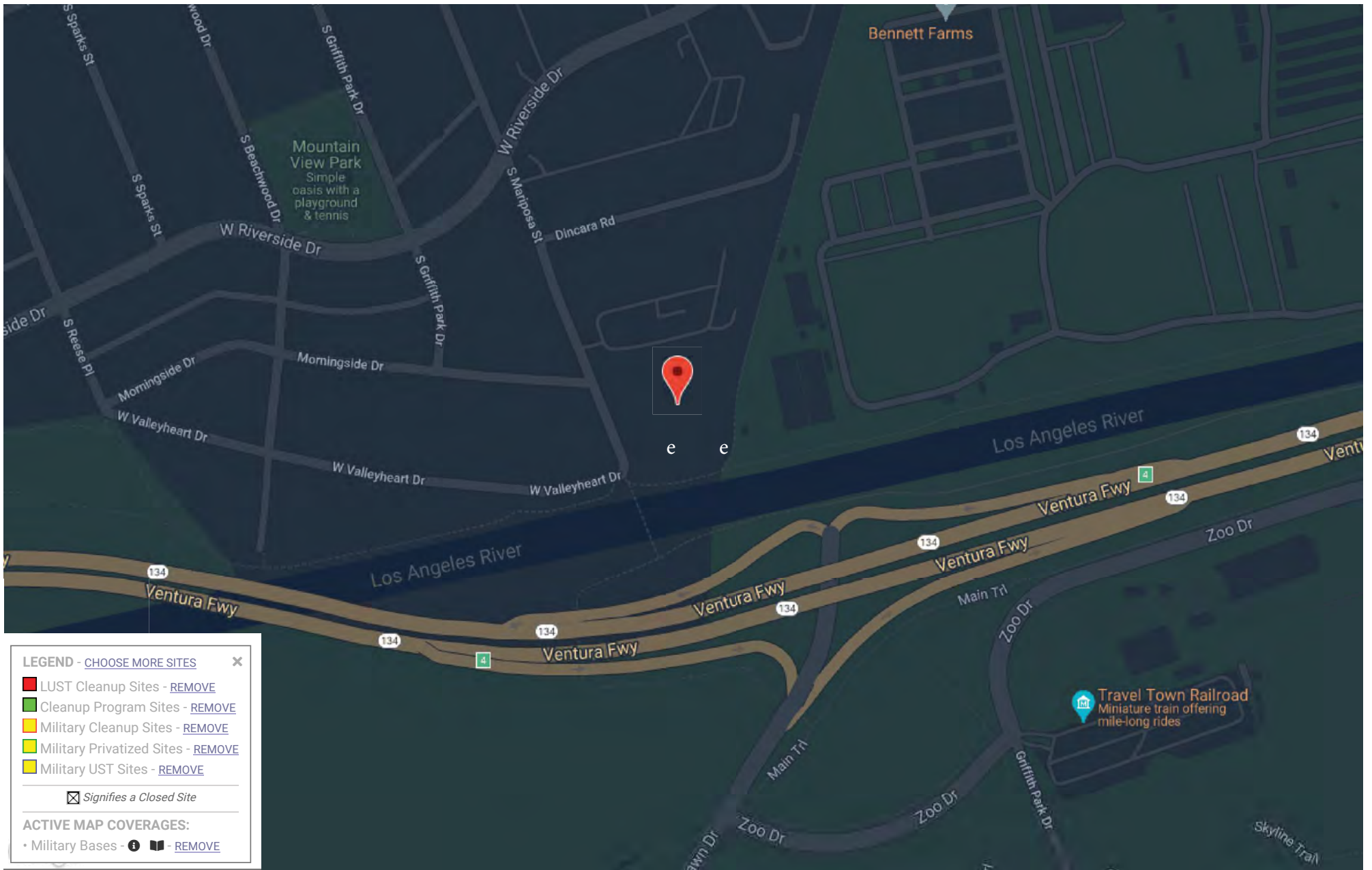
-  Lake
-  Other
-  Riverine

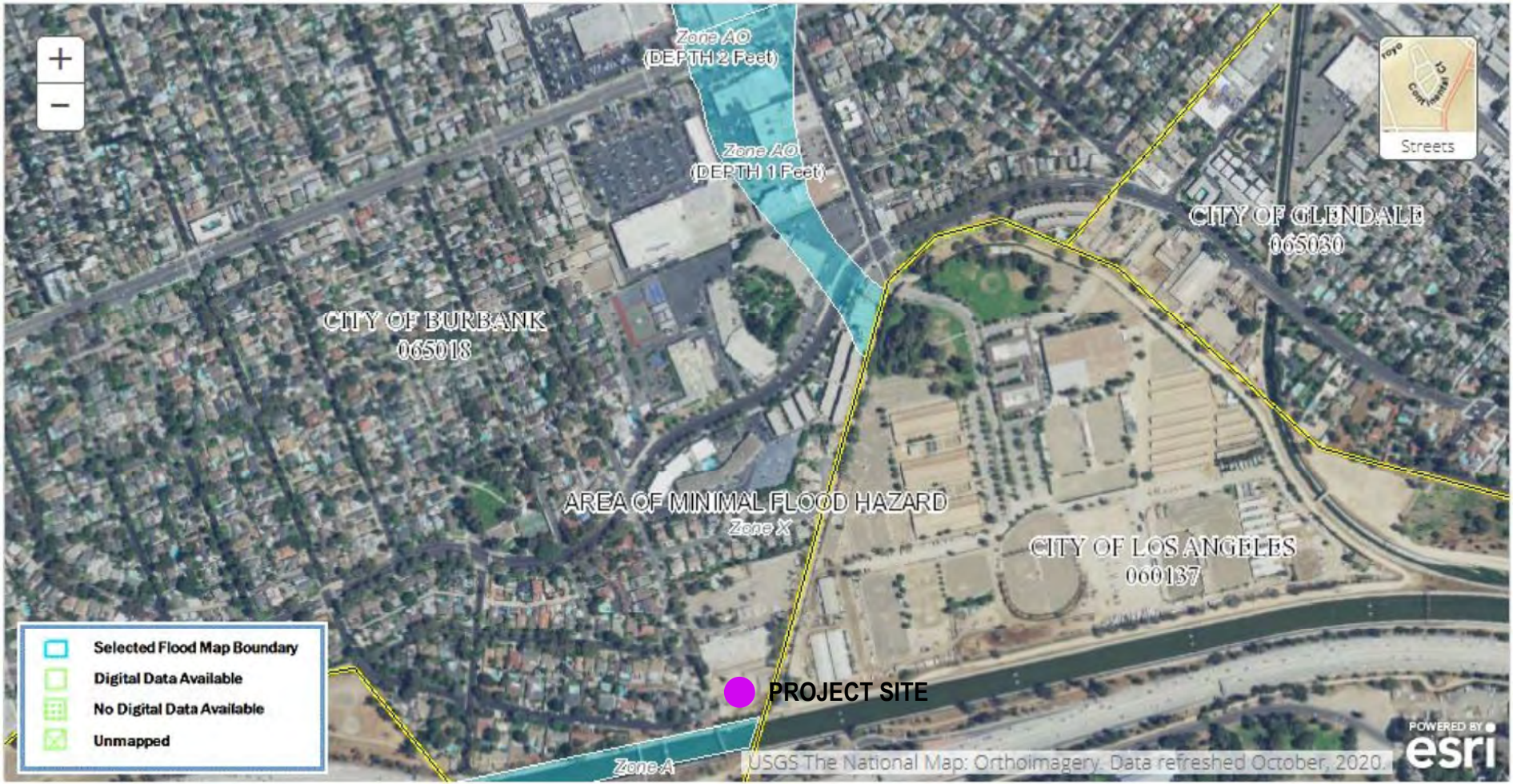
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
 This page was produced by the NWI mapper





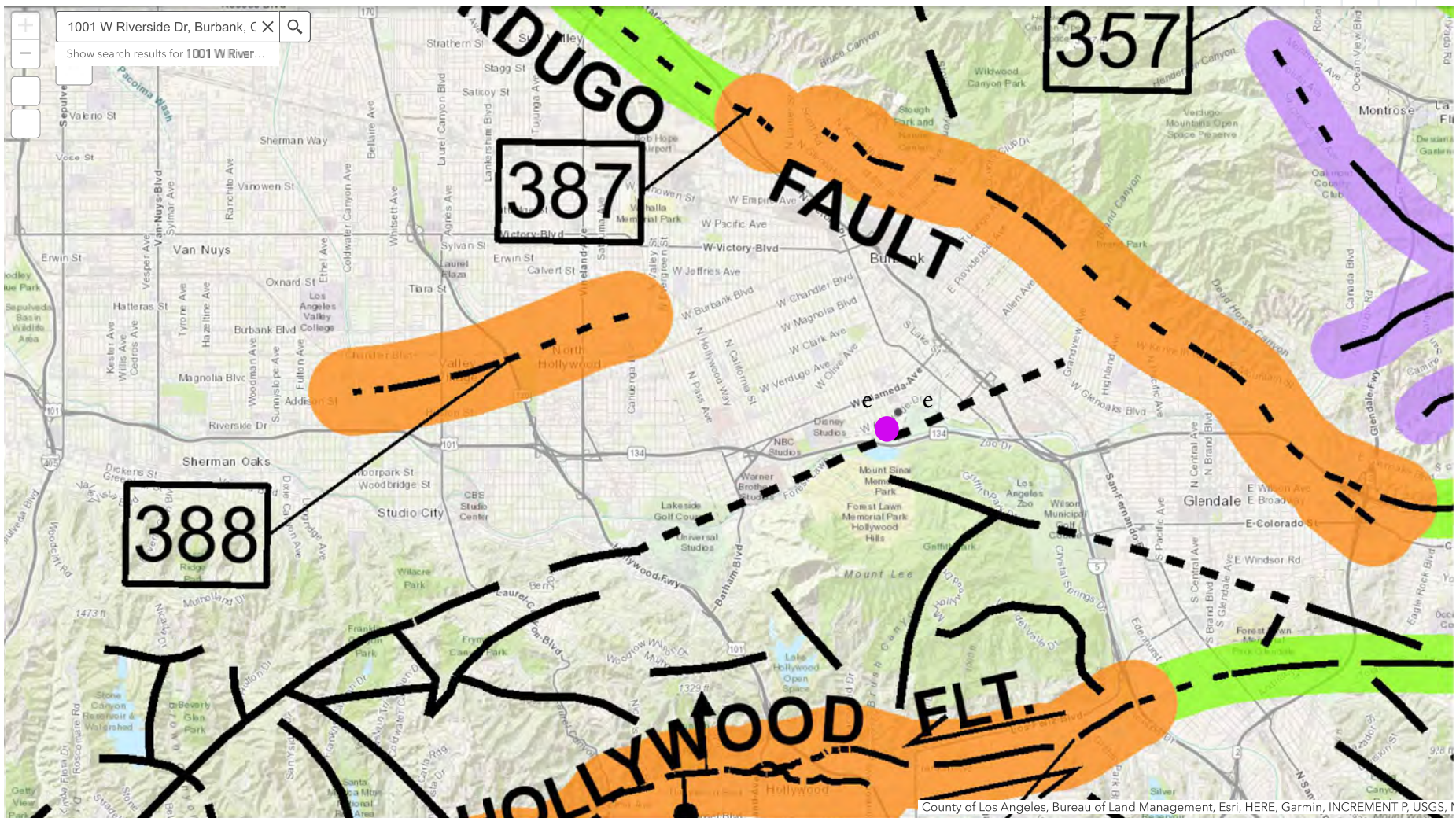






# Fault Activity Map of California

California Geological Survey



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, N

1mi  
-118.338 34.219 Degrees

<https://maps.conservation.ca.gov/cgs/fam/app/>



**EXHIBIT F**

**PREVAILING WAGE LETTER**

May 3, 2024

Butterfly Gardens LLC  
1812 W. Burbank Blvd #7350  
Burbank, CA 91506  
info@butterflygardensburbank.com

**RE: Compliance with SB 35 Prevailing Wage Requirements  
910 S. Mariposa Avenue – SB 35 Project – 40 condo units**

Butterfly Gardens LLC, is the applicant of a housing development located at 910 S. Mariposa Street in the City of Burbank. The project includes the demolition of the existing structure on the site and the new construction of 40 for-sale condominium units ranging from 1,056 to 2,100 square feet in size in a single five-story building, with a total of 47 parking spaces in a semi-subterranean garage (the "Project").

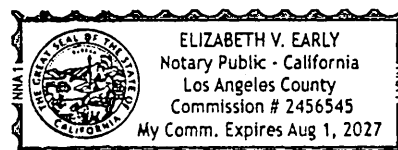
As the developer of the Project, Butterfly Gardens LLC certifies that it will comply with the prevailing wage requirements of Senate Bill ("SB") 35 and set forth in Section 65913.4(a)(8) of the Government Code, including that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages or apprenticeship wages, as applicable.

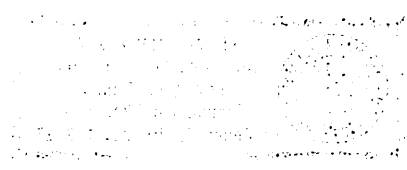
Specifically, Butterfly Gardens LLC certifies that:

1. The prevailing wage requirement of SB 35 will be included in all contracts for the performance of the work;
2. All contractors and subcontractors shall be required to pay to all construction workers and apprentices at least the general prevailing rate of per diem wages or apprenticeship wages, as applicable;
3. All contractors and subcontractors shall be required to maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided therein; and
4. The obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.

Signed: \_\_\_\_\_

Butterfly Gardens LLC  
Garen Gozumian, Managing Member





**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles }  
On May 03, 2024 before me, Elizabeth V. Early, Public } *Notary*  
Date Here Insert Name and Title of the Officer  
personally appeared Garen Gozumian  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature Elizabeth V. Early  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_