

## CONSISTENCY MATRIX - SB35 NOI APPLICATION - 910 S MARIPOSA

BURBANK MUNICIPAL CODE SECTION / ADOPTED PLAN	SUBSECTIONS/EXPANSION	SB 35 NOI APPLICATION - APPLICANT NOTES	COMPLIANCE DETERMIANTION
10-1-502: USES IN ALL ZONES (EXCEPT RESIDENTIAL ZONES)		The project is in the M-1 zone and located within the Rancho Commercial land use designation. Pursuant to Burbank Municipal Code (BMC) Section 10-1-801.5 (General Plan Consistency), in the M-1 Zone, residential uses are allowed with a maximum density of up to 20 unit/acre subject to “discretionary approval”. The project is proposing 30 units on a one-acre lot.	
10-1-630: ADDITIONAL REQUIREMENTS FOR THE RANCHO AREA			
A. APPLICABILITY	<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>	Project site is located in the Rancho. Project is consistent with the objective development standards in the code for the Rancho area.	

<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: <ol style="list-style-type: none"> <li>a. Exterior woods, including rough cut timber and large section timber</li> <li>b. Slump <ol style="list-style-type: none"> <li>a. Block or other adobe-like masonry</li> <li>c. Clay roof tile</li> </ol> </li> </ol> </li> </ol>	<p>As depicted on the elevations, the project includes the following architectural elements:</p> <ul style="list-style-type: none"> <li>• Strong horizontal elements (long roof line)</li> <li>• Adobe (stucco) wall surface</li> <li>• Recessed windows</li> <li>• Multi-paneled windows</li> <li>• Concrete “s” roof tiles</li> <li>• Exterior woods</li> <li>• Block masonry</li> </ul>	
<p>C. VEGETATION</p>	<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> <ol 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> </ol>	<p>The project will comply with this section. The requirement has been noted on the Plans, and the tree species list will be finalized during the Construction Document process.</p>	

Article 6. RESIDENTIAL USES AND STANDARDS			
DIVISION 5. AFFORDABLE HOUSING INCENTIVES			
10-1-635 CALCULATION OF DENSITY BONUS AND NUMBER OF INCENTIVES AND CONCESSIONS	<p>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:</p> <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>4. Five percent of the total units of the Housing Development as Affordable Units affordable to very low-income households; or</li> <li>5. A Senior Citizen Housing Development; or</li> <li>0. 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>	<p>The project is located on a one acre site in the M-1 Zone which permits 20 units/acre. The project sets aside 3 units (15%) as Affordable Units for very low income households (criteria A.1.) and includes a request for a 50 percent density bonus, resulting in a total proposed density of 30 units which will be subdivided as for-sale units.</p>	

	<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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The City's Inclusionary Housing Ordinance (BMC Section 10-1-646) requires a minimum of 15 percent of newly constructed dwelling units in Residential Developments to 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.</p> <p>The Project has a base density allowance of 20 units per acre, and would require 15 percent, or 3 units, as Low or Moderate Income.</p> <p>As the Project provides three (3) Very Low Income units, it satisfies the requirements of the City's Inclusionary Housing Ordinance.</p> <p>The Project complies with this objective standard.</p>	
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	<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>The Project site is in the M-1 (Limited Industrial) Zone and within the Rancho Commercial General Plan Land Use Designation which permits a base density of 20 dwelling units per acre. The Project site is one acre, which results in a base density of 20 units. The Project includes a request for a 50 percent density bonus, resulting in a total proposed density of 30 units which will be subdivided as for-sale units. To receive the 50 percent density bonus, the Project must set aside 15 percent of the base density, or 3 units, as Very Low Income. The Project sets aside 3 units as Very Low Income which satisfies both the density bonus requirements of the State Density Bonus Law (Government Code Section 65915) and BMC 10-1-635.A, as well as the SB 35 requirement to provide at least 10% of the "total units" for Low Income households, or those households making below 80 percent of the area median income.</p> <p>By providing 3 Very Low Income units, the Project also complies with the Inclusionary Housing Ordinance, as stated in the item above. The Project complies with this objective standard.</p>	
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	<p>D. The developer may request a lesser Density Bonus than the project is entitled to, but no reduction will be 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>State Law preempts. See item above whereby the project complies with the CA state density bonus law and the Inclusionary Housing Ordinance by providing 15% VLI units and receives a 50% density bonus.</p>	
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	<p>E. Subject to the findings included in Section 10-1-641, when a developer seeks a Density Bonus, the City shall grant incentives or concessions listed in Section 10-1-641 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>The Project will include a request for one incentive, as permitted for a project which provides at least 10 percent of the total units for Low Income Households. BMC 10-1-640(A)(1) permits applicants to seek “A reduction of site Development Standards or a modification of zoning code requirements... which result in identifiable, financially sufficient, and actual cost reductions.” BMC 10-1-640(A)(1)(e) refers specifically to “Increased maximum building height and/or stories” as an incentive that may be proposed. In accordance with the BMC, the applicant will utilize one incentive to request a 30-foot increase in height above the 35 foot height limit for the portion of the building within 50-150 feet of the R1-H zone, and an 15-foot increase in height above the 50 foot height limit for the portion of the building within 150-300 feet of the R1-H zone. The portion of the building within 300+ feet of the R1-H zone has a height limit of 70 feet per the BMC. Please refer to elevations and sections from the project plans for further context.</p> <p>This incentive will allow for more efficient construction and site design which will result in cost reductions for the Project and provide for affordable housing costs for the sale of the three (3) Very Low Income units.</p>	
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	<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 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>State Law preempts. See item above whereby the project complies with the CA state density bonus law and the Inclusionary Housing Ordinance by providing 15% VLI units and receives a 50% density bonus.</p>	
	<p>A. 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>N/A</p>	
<p>10-1-636: LAND DONATION</p>		<p>N/A</p>	



10-1-637: CHILD CARE FACILITIES		N/A	
10-1-638: CONDOMINIUM CONVERSIONS		N/A	
10-1-639: AFFORDABILITY AND DEVELOPMENT STANDARDS			
	A. Affordable Units shall be constructed concurrently with Market Rate Units or pursuant to a schedule included in the Density Bonus Housing Agreement.	The Affordable Units within the project will be constructed concurrently with Market Rate Units. The Project complies with this standard.	

	<p>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, 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>The project will comply with this standard.</p>	
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	<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 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>Through the provision of 3 Very Low Income Owner units, the Project complies with the Inclusionary Housing Ordinance.</p> <p>The Project will comply with this standard for the sale of the Affordable Units, in accordance with the Conditions of Approval.</p> <p>Please refer to the above response to item 10-1-635 B for additional information pertaining to the project's consistency with this section.</p>	
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	<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 Development Standards, except those which may be modified as provided by this Division.</p>	<p>The project will comply with this section. Further detail will be provided within the subsequent "Formal SB35" application.</p>	
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	<p>E. 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 10-1-635 at the following ratios:</p> <p>a. Zero to one (1) bedrooms: one (1) onsite parking space.</p> <p>a. Two (2) to three (3) bedrooms: two (2) onsite parking spaces.</p> <p>. Four (4) and more bedrooms: two and one-half (2 1/2) parking spaces.</p> <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>The project complies with the parking requirements outlined in CA Gov. Code Section 65913.4(d)(2), which states that the local government may not impose parking requirements for streamlined developments that exceed one parking space per unit.</p> <p>The project provides a total of 43 parking spaces for 30 units at 1.43 spaces/du, therefore the complies with this standard and CA Gov. Code Section 65913.4(d)(2).</p>	
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	<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>The project will comply with this section.</p>	
<p>10-1-640; DEVELOPMENT STANDARDS MODIFIED AS INCENTIVE OR CONCESSION A-D</p>		<p>The Project will include a request for one incentive, as permitted for a project which provides at least 10 percent of the total units for Low Income Households.</p> <p>BMC 10-1-640(A)(1) permits applicants to seek “A reduction of site Development Standards or a modification of zoning code requirements... which result in identifiable, financially sufficient, and actual cost reductions.” BMC 10-1-640(A)(1)(e) refers specifically to “Increased maximum building height and/or stories” as an incentive that may be proposed.</p> <p>In accordance with the BMC, the applicant will utilize one incentive to request a 30-foot increase in height above the 35 foot height limit for the portion of the building within 50-150 feet of the R1-H zone, and a 15-foot increase in height above the 50 foot height limit for the portion of the building within 150-300 feet of the R1-H zone. The portion of the building within 300+ feet of the R1-H zone has a height limit of 70 feet per the BMC. Please refer to elevations and sections from the project plans for further context.</p>	

		This incentive will allow for more efficient construction and site design which will result in cost reductions for the Project and provide for affordable housing costs for the sale of the three (3) Very Low Income units.	
10-1-641: APPLICATION REQUIREMENTS AND REVIEW		The project will comply with this section.	
10-1-642: DENSITY BONUS HOUSING AGREEMENT		The project will comply with this section.	
10-1-644: PURPOSE OF INCLUSIONARY ORDINANCE		The project is consistent with this section.	
10-1-651: STANDARDS FOR INCLUSIONARY UNITS		The project complies with this standard.	

10-1-801.5: GENERAL PLAN  
CONSISTENCY

The area of the lot is 1 acre. The applicable baseline density is 20 units/acre. The project's base density is 20 units and the project is eligible for a 50% density bonus according to CA state density bonus law, to permit a total of 30 units. The project proposes 30 units and complies with this standard.



10-1-802: USES IN THE M-1 ZONE		The site has a General Plan designation of Rancho Commercial, which permits residential uses at a density of 20 units per acre. SB 35 permits projects to utilize general plan designations which permit residential or a mix of residential and nonresidential uses, even if the zoning does not permit residential uses. As the project is eligible to use SB35, it utilizes the residential use permissions and density of the Rancho Commercial designation. The project complies with this standard.	
10-1-805: LOCATION AND OPERATION OF USES		<b>N/A</b>	
<b>10-1-806: PROPERTY DEVELOPMENT STANDARDS</b>			

<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (A) STRUCTURE HEIGHT</p>		<p>The project proposes a single structure with a maximum structure height of 65'.</p> <p>The distance from the project to the R-1H across Mariposa Street is greater than 50 feet.</p> <p>BMC 10-1-806 dictates that the maximum height of a structure shall be determined by its distance from the closest residential lot line, as follows:</p> <ul style="list-style-type: none"> <li>- At 50-less than 150 feet, the max height is 35 feet</li> <li>- At 150-less than 300 feet, the max height is 50 feet</li> <li>- At 300 feet and greater, the max height is 70 feet</li> </ul> <p>Portions of the proposed building fall within all of the distance segments outlined above.</p> <p>Therefore, in accordance with the BMC, the applicant will utilize one incentive to request a 30-foot increase in height above the 35 foot height limit for the portion of the building within 50-150 feet of the R1-H zone, and an 15-foot increase in height above the 50 foot height limit for the portion of the building within 150-300 feet of the R1-H zone. The portion of the building within 300+ feet of the R1-H zone is within the height limit of 70 feet per the BMC.</p>
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<p>(B) OPEN SPACE (B)(1) Distance Requirements</p>	<p>Each lot which abuts or is adjacent to an R-1, R-1-H, or R-1 lot shall provide open space not less than 20 feet wide along the area that abuts the residential property.</p>	<p>The project site's western boundary is separated by more than 20 feet of open space from the adjacent R-1H lot.</p> <p>A 30 foot wide public right-of-way, the proposed 37 foot wide dedicated area, and an average &gt;13 foot wide front yard setback together separate the project site from the adjacent R-1H lot.</p>	
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (B)(2) Determination of Open Space</p>	<p>This open space shall be measured from the lot line of the residential property to the structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided in this section.</p>	<p>The 30 foot right-of-way, the proposed 37 foot dedication, and the project's front yard setback area are all included in the open space calculation between the project site and the R-1H zone.</p>	
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (B)(3) Landscaping Requirement</p>		<p>A public right-of-way is utilized in the calculation of the open space, therefore this landscaping requirement does not apply. Nevertheless, the project provides an average &gt;13' wide landscaped area contained within the front yard setback area, in addition to a 7 foot wide planting strip within the new parkway.</p>	
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (B) Open Space (B)(4) Parking Allowed in Open Space</p>		<p>The project does not propose any parking within the open space area.</p>	

<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS:  (C) Yards  (C)(1) Front Yard - Definition</p>	<p>Means a yard extending across the front of a lot for the full width of the lot extending from the front lot line or future street line to a required depth between the side lot lines. The depth of a front yard is a distance specified for the zone in which it is located and measured inward from the front lot line.</p>	<p>The project provides minimum setbacks:  Front Yard: Average of &gt;13'  Rear Yard: at least 30'8"  Side Yards: at least 8'5"</p>	
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<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (C) Yards (C)(2) Setbacks</p>	<p>a. All structures, including semi-subterranean garages, but excluding above-grade parking structures, shall be set back at least five (5) feet from the front lot line or 20 percent of the building height, whichever is greater; this setback requirement may be averaged. Such setback shall be required for that portion of a building that is within 20 feet above grade and shall be calculated for the length of the building frontage only. Any open space or surface parking lots not in front of a structure shall not be included in calculating average setbacks. Portions of buildings over 20 feet in height may extend over required front yard setbacks, except in areas where required trees are planted.</p> <p>Above-grade parking structures shall be set back from the front lot line at least five (5) feet or 20 percent of building height, whichever is greater, but in no event shall the setback be less than three (3) feet. This setback requirement may be averaged. When abutting or adjacent R-1, R-1-H or R-2 zones, above-grade parking structures must be setback 20 feet from the residential property line.</p> <p>When abutting or adjacent R-3 or R-4 zones, above-grade parking structures must be setback 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>The structure is proposed to be set back by more than an average of 13', which is 20% of the proposed building height of 65'.</p> <p>Please refer to the project plans for setback calculations details.</p> <p>The project proposes a semi-subterranean garage, which is setback by more than an average of 13' from the front lot line.</p> <p>The project does not abut, and is not adjacent to, any R-3 or R-4 zones.</p>	
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<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS:  (C) Yards  (C)(3) Landscaping</p>	<p>c. A minimum of 50 percent of front and exposed side yards shall be landscaped.</p> <p>b. 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>c. The planting of vines on masonry buildings is encouraged.</p> <p>d. To qualify as landscaped area, all areas not occupied by trees or shrubs must be planted with turf or other ground cover with a minimum soil depth of 12 inches. All planters must 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 three (3) foot planter depth shall be required and the planter must 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>d. 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>e. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet.</p> <p>f. For additional landscaping requirements for above-grade parking structures and surface parking lots, see Article 14, Division 4 of this Chapter.”</p>	<p>Please see Landscape Plans for further details pertaining to the project’s consistency with this section. The project will comply with this standard.</p>	
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<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (D) Masonry Wall</p>	<p>A six (6) foot high decorative masonry wall shall be erected along every property line forming a boundary with a residential zone, except that along the front setback area of such residential zone the wall shall be reduced to three (3) feet.</p>	<p>The project will comply with this section and further details will be provided within the subsequent “Formal SB35” application.</p>	
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (A) Off-Street Parking</p>	<p>Yards may be used for off-street parking if consistent with this article.</p>	<p>No yards used for off-street parking.</p>	
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (B) ADDITIONAL STANDARDS</p>	<p>The requirement is <i>“The standards contained in Articles 11 through 16 of this Chapter also apply to the Media District commercial and industrial zones. In the event of any conflict between the requirements contained in Articles 11 through 16 and the other requirements of this Section, the requirements of this Section rule.”</i></p>	<p>The project is consistent with this section.</p>	
<p>ARTICLE 11. GENERAL PROPERTY DEVELOPMENT REGULATIONS 10-1- 1101: COMPLIANCE</p>	<p>The requirement is <i>“No lot or structure shall be created, erected, altered, or maintained contrary to the provisions of this chapter.”</i></p>	<p>The project is consistent with this section.</p>	

10-1-1102: ERECTION OF MORE THAN ONE STRUCTURE ON A RESIDENTIAL LOT	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>	The project is consistent with this section.	
10-1-1103: LOT TO HAVE FRONTAGE	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>	The project is consistent with this section, as the project site has a street frontage along South Mariposa Street of approximately 144 feet.	
10-1-1104: FRONTAGE ON ALLEYS	The requirement is <i>“Alleys shall not be considered public streets for street frontage requirements of this chapter.”</i>	N/A	
10-1-1105: HAZARDOUS AREAS	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>	The project will comply with this section.	



<p>10-1-1106: USES IN COMPLETELY ENCLOSED BUILDINGS</p>	<p>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.</i></p> <p><i>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></p>	<p>N/A</p>	
<p>10-1-1108: OPEN STORAGE AREAS MUST BE ENCLOSED</p>	<p>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.</p>	<p>N/A</p>	

<p>10-1-1109: JUNK YARDS MUST BE FENCED</p>	<p>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>”</p>	<p>N/A</p>	
<p>10-1-1110: ACCESSORY BUILDINGS CONVERTED TO LIVING QUARTERS</p>	<p>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.”</p>	<p>N/A</p>	

<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (C) ROOF DESIGN</p>	<p>The requirement is <i>“All parapets shall have returns equal to the height of the parapet. Parapets used for fire separation purposes should be visually integrated into the building. All mansards shall be continuous on all sides of a building visible from neighboring properties and public rights-of-way, including those elevations facing a street, alley, yard, setback or open space. All mansards on all other elevations which are not exposed or visible to neighboring properties and public rights-of-way, shall have a return at least equal to the height of the mansard. All roof mounted equipment shall be screened from view through the use of architectural screening systems which are visually integrated into building design with respect to color, material and form.”</i></p>	<p>The project will comply with this section.</p>	
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (D) WINDOW TREATMENT</p>	<p>The requirement is <i>“Those buildings on lots with 75 feet or less of street frontage which are built to the street property line shall have a minimum 25 percent of the building facade on the ground floor devoted to window treatment.”</i></p>	<p>N/A</p>	

<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (C) BUILDING MATERIALS</p>	<p>The requirement is <i>“All facades visible to the public and surrounding neighbors must be designed, treated and finished in a manner compatible with the other visible sides of the building.”</i></p>	<p>The project is consistent with this section. The building facade visible to the street have similar façade design and use similar exterior materials (stucco, “s” tiles).</p>	
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (E) VARIATION ON PLANE</p>	<p>The requirement is <i>“All building elevations fronting public streets or residentially zoned lots shall contain elements designed for the purpose of providing visual variation including expressed floor or surface breaks, balconies, projections, recesses, awnings and horizontal setbacks.”</i></p>	<p>The project is consistent with this section.</p> <p>The western façade of the building faces South Mariposa Street. The submitted elevations plans show elements designed for the purpose of providing visual variation such as expressed floor or surface breaks, balconies, projections, recesses, and horizontal setbacks.</p>	
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (F) ENTRIES</p>	<p>The requirement is <i>“Pedestrian entrances on exposed elevations shall be recessed and architecturally highlighted.”</i></p>	<p>The project is consistent with this section. There is a pedestrian entrance on the exposed elevation facing the street and that entrance is recessed.</p>	

<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (F) APPENDAGES, AWNINGS AND MARQUEES</p>	<p><i>The requirement is “All appendages, awnings and marquees shall be flame resistant or erected with non-combustible materials and meet Uniform Fire Code requirements, and shall not protrude far enough to obstruct a ladder placed at ground level at a 70 degree angle to the building openings above the appendage, awnings or marquees.”</i></p>	<p>The project is consistent with this section.</p>	
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (A) EXTERIOR STAIRWAYS</p>	<p><i>The requirement is “Enclosures or landscape barriers must be provided wherever there is less than seven (7) feet vertical clearance below stairs. Front entry stair rails should be integrated into the overall building and site design. Thin section wrought iron and stair rails that have minimal form, mass or color reference to the design elements within the facades are discouraged. Open risers are prohibited.”</i></p>	<p>Not Applicable. The project does not propose any exterior stairs.</p>	

<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (H) LOCATION AND SCREENING OF TRASH BINS</p>	<p>The requirement is <i>“Trash bins shall not be located in any required front or street side yard, but may be permitted within the required interior side and rear yards. Trash enclosures shall be recessed or within the structure, or enclosed by a six (6)foot high masonry wall on three (3) sides and have a solid permanent metal gate(s). Doors and gates of trash enclosures cannot swing out into any public right-of-way. If the lot abuts an alley, the trash bin must be directly accessible from the alley.”</i></p>	<p>The project proposes and locates a separate and enclosed trash area within the semi-subterranean garage level of the building.</p> <p>Doors and or gates of said trash area will not swing out into any public right of way.</p> <p>The project is consistent with this section.</p>	
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<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (J) FENCES AND WALLS (1) HEIGHT</p>	<p>The requirement is <i>“Except as otherwise provided for property located at an intersection, the height of walls, fences and hedges may not exceed:</i>  <i>b. Three (3) feet above the finished grade of the lot within any required front yard and within the required side yard on the street side of a corner or reverse corner lot; provided, however, that where a parking lot abuts or is across the street from a residential zone, a six (6) foot high masonry wall may be constructed within the required front yard and within the required side yard on the street side of a corner or reverse corner lot to the extent specified in Article 14, Division 4 of this Chapter or in a Conditional Use Permit granted by the Board or the Council.</i>  <i>a. Eight (8) feet above the finished grade of the lot within any yard area behind the required front yard or required side yard on the street side of a corner or reverse corner lot except cutoff area. Where topographic features or other conditions create an unnecessary hardship the Building Director may permit these height limits to be exceeded, provided the modification will not have a detrimental effect upon adjacent properties or conflict with architectural characteristics of the surrounding neighborhoods.”</i></p>	<p>The project will comply with this section and further details will be provided within the subsequent “Formal SB35” application.</p>	
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10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (J) FENCES AND WALLS (2)	The requirement is <i>“All fences and walls must comply with the corner cutoff provisions of Section 10-1-1303.”</i>	The project complies with this standard.	
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (J) FENCES AND WALLS (3)	The requirement is <i>“The requirements of this Subsection do not apply to security fencing maintained by a governmental entity.”</i>	N/A	
10-1-1114: ART IN PUBLIC PLACES		The project will comply with this standard as required during plan check.	
10-1-1115: ARCADE DEVELOPMENT REGULATIONS		N/A	
10-1-1116: ALCOHOLIC BEVERAGES - ON-PREMISES AND OFF-PREMISES; CONDITIONAL USE PERMIT REQUIRED		N/A	
10-1-1117: BILLIARD PARLOR DEVELOPMENT STANDARDS		N/A	
10-1-1118: WIRELESS TELECOMMUNICATIONS FACILITIES. REGULATIONS AND DEVELOPMENT STANDARDS		N/A	
10-1-1120: ADULT BUSINESSES: REGULATIONS AND DEVELOPMENT STANDARDS		N/A	
10-1-1121: SHOPPING CART CONTAINMENT		N/A	
10-1-1122: EMERGENCY SHELTER DEVELOPMENT STANDARDS		N/A	
10-1-1123: TEMPORARY AID CENTER DEVELOPMENT STANDARDS		N/A	



ARTICLE 11.5. RESIDENTIALLY ADJACENT USES 10-1-1150: RESIDENTIALLY ADJACENT PROPERTY AND USES: PURPOSE AND APPLICABILITY		N/A	
10-1-1151: RESIDENTIALLY ADJACENT USES - CONDITIONAL USE PERMIT REQUIRED FOR NEW LATE NIGHT BUSINESS AND NEW OUTDOOR SPEAKERS		N/A	
10-1-1152: RESIDENTIALLY ADJACENT USES - ADMINISTRATIVE USE PERMIT REQUIRED FOR NEW LATE NIGHT OPERATIONS		N/A	
10-1-1153: RESIDENTIALLY ADJACENT USES - DEVELOPMENT STANDARDS FOR NEW CONSTRUCTION		The project is consistent with this section.	
10-1-1154: RESIDENTIALLY ADJACENT USES - OPERATIONAL REQUIREMENTS FOR ALL BUSINESSES		N/A	
ARTICLE 12. GENERAL YARD AND SPACE STANDARDS 10-1-1201: YARDS OPEN AND UNOBSTRUCTED	The requirement is <i>“Every yard shall be open, unoccupied, and unobstructed vertically except for projections and encroachments authorized by this Code.”</i>	The project is consistent with this section.	

10-1-1203: YARDS CANNOT SERVE OTHER BUILDINGS OR LOTS	The requirement is <i>“No yard or open space area shall be used to meet the requirements of this chapter for more than one (1) structure, nor shall a yard or open space on one (1) lot be used to meet yard or open space requirements on any other lot unless the two (2) lots are owned by the same person and are developed as a single parcel.”</i>	The project proposes a single building.	
10-1-1204: REQUIREMENTS ON THROUGH LOTS	The requirement is “Front yards as required for the zone in which the lot is located shall be maintained at each end of a through lot.”	N/A	
10-1-1205: UNDEDICATED STREETS	The requirement is <i>“All land within the undedicated portion of a partially dedicated or future street shall remain open and unobstructed. Such land shall not be counted in meeting any yard and open space requirements of this chapter.”</i>	N/A	
10-1-1206: ACCESS TO UTILITY POLES	Whenever a utility pole is situated on a lot, required yard areas shall be maintained to provide unobstructed access to the pole.	The project will comply with this section.	

<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (G) DEFINITION AND APPLICABILITY</p>	<p>The requirement is <i>“The requirements of this Section apply to all non-residential zones only. For the purposes of this Section, “REQUIRED YARD” means the minimum yard depth as specified in this Chapter for the zone in which the lot is located. The encroachments specified herein are measured from the required setback line, not from the exterior wall of the structure.”</i></p>	<p>The project is consistent with this section.</p>	
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (H) FIRE ESCAPES</p>	<p>The requirement is <i>“Fire escapes may project into any required yard not more than four (4) feet but shall not reduce the clear width of the yard to less than three (3) feet.”</i></p>	<p>The project does not contain any fire escapes. The project will comply with City Fire Department requirements.</p>	
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (I) EAVES, CORNICES, CANOPIES, ETC.</p>	<p><i>“Eaves, cornices, canopies, belt courses, sills and other similar architectural features may project into any required front yard not more than four (4) feet, and may extend into a required side or rear yard not more than two (2) inches for each one (1) foot of the width of such required side or rear yard; provided, however, that where the required side yard is in excess of three (3) feet, eaves may project to within 30 inches of the side lot line. On corner lots and reverse corner lots, eaves may not project more than three (3) feet into the required side yard abutting the side street.”</i></p>	<p>The project plans comply with this section.</p>	

<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (E) UNCOVERED PORCHES, PATIOS AND PLATFORMS</p>	<p>Eaves, cornices, canopies, belt courses, sills and other similar architectural features may project into any required front yard not more than four (4) feet, and may extend into a required side or rear yard not more than two (2) inches for each one (1) foot of the width of such required side or rear yard; provided, however, that where the required side yard is in excess of three (3) feet, eaves may project to within 30 inches of the side lot line. On corner lots and reverse corner lots, eaves may not project more than three (3) feet into the required side yard abutting the side street.</p>	<p>The average front yard setback is &gt;13' and the project does not propose any eaves, cornices, or architectural elements projecting into the front yard by more than four feet.</p>	
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (J) STAIRWAYS, HANDICAP RAMPS AND BALCONIES</p>	<p>The requirement is <i>“Open, unenclosed stairways, handicap ramps or balconies not covered by a roof or canopy may project into a required front yard not more than four (4) feet. On corner lots and reverse corner lots, open, unenclosed stairways, handicap ramps or balconies not covered by a roof or canopy may project into the required side yard abutting the side street not more than three (3) feet.”</i></p>	<p>The project does not contain any uncovered balconies and/or unenclosed stairways and ramps that project into a required yard.</p>	
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (E) PORTE-COCHERE</p>	<p>The requirement is <i>“Porte-Cocheres may extend into a side yard but are limited to 25 feet in length along the side lot line.”</i></p>	<p>The project does not propose a porte-cochere.</p>	

<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (G) UTILITY POLES</p>	<p>The requirement is <i>“Utility poles servicing the property may extend into the side yard two (2) feet from the lot line.”</i></p>	<p>The project will comply with this section.</p>	
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (L) GARAGE DOORS</p>	<p>The requirement is <i>“Garage doors shall not, when open or being opened, project beyond any lot line”</i></p>	<p>The project does not propose any garage doors.</p>	
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (A) ACCESSORY APPLIANCES</p>	<p>The requirement is <i>“When approved by the City Planner, accessory appliances such as swimming pool equipment, water heaters, air conditioning equipment and the like may be located in any side or rear yard provided they do not prevent passage through such side or rear yard and are covered or concealed in such a manner as to not be objectionable when viewed from adjoining property.”</i></p>	<p>The project will comply with this section.</p>	

10-1-1211: MISCELLANEOUS  
ENCROACHMENTS  
(J) CHIMNEYS

The requirement is “*Chimneys may extend into a required side yard to a distance of not less than 30 inches from the side lot line, provided, however, that on corner lots and reverse corner lots, chimneys may not project more than two (2) feet into the required side yard abutting the side street.*”

The project does not propose any chimneys.

<p>ARTICLE 13. GENERAL HEIGHT STANDARDS  DIVISION 1. HEIGHTS FOR BUILDINGS, WALLS AND FENCES  10-1-1301: EXCEPTIONS TO BUILDING HEIGHT LIMITS</p>	<p>The requirement is <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></p>	<p>The project is consistent with this section.</p>	
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<p>10-1-1303: CORNER CUTOFF</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>  <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>  <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>  <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>Please refer to the project plans. The project is consistent with this section.</p>	
<p>DIVISION 2. HEIGHTS SURROUNDING BOB HOPE AIRPORT  10-1-1305 through 10-1-1309</p>	<p>The Project site is located in Zone 5 according to the City’s FAA Filing Requirement Map, which requires FAA Notice for all structures with height at 200 feet or greater.</p>	<p>The project height does not exceed the structure height which would trigger the requirement for FAA notice.</p>	



ARTICLE 14. GENERAL OFF-STREET PARKING STANDARDS DIVISION 1. GENERAL PROVISIONS 10-1-1401: PARKING SPACE DIMENSIONS	<p><i>Residential Use: 8'-6" minimum width</i></p> <p><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><b>PARKING BAY WIDTHS FOR TWO-WAY TRAFFIC AND DOUBLE LOADED AISLES</b></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>	All parking spaces have a minimum dimension of 8'6" in width and 18' in depth, such measurements are depicted on the project plans.	
10-1-1403: INGRESS AND EGRESS; BACKING INTO HIGHWAY		The project complies with this section.	
10-1-1404: TANDEM PARKING		The project complies with this section.	
10-1-1405: PARKING OR STORING AIRPLANES, BOATS, VEHICLES, ETC. WITHIN CERTAIN YARDS IN RESIDENTIAL ZONES		N/A	
10-1-1405.5: BICYCLE PARKING SPACES		Please see Page 9 of the project plans for the number and location of short-term and long-term bicycle parking spaces.	

10-1-1406: SITE PLAN	The requirement is “ <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> ”	The project is consistent with this section.	
10-1-1407: USE OF VACANT LOTS IN RESIDENTIAL AND COMMERCIAL ZONES FOR PARKING VEHICLES		N/A	
10-1-1407.01: USE OF PARKING AREAS FOR STORAGE	The requirement is “ <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> ”	N/A	
10-1-1407.1: CENTRAL BUSINESS DISTRICT DOWNTOWN PARKING AREA		N/A	
DIVISION 2. PARKING REQUIREMENTS 10-1-1408: SPACES REQUIRED	The requirement is “ <i>Residential Uses: As provided for each residential zone in Article 6 of this chapter.</i> ”	Pursuant to SB35, CA Gov Code 65913.4(d)(2), the project is required to have 1 parking space per unit. The project provides a total of 43 spaces at 1.43 spaces/du.	
10-1-1409: WAIVER WITHIN A PARKING DISTRICT		N/A	

10-1-1410: WAIVER AS TO EXISTING USES		N/A	
10-1-1411: MUST SERVE ONE USE; EXCEPTIONS	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> ”	Only one use, residential, is proposed on the site.	
10-1-1413: MEASUREMENT OF DISTANCES	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> ”	The parking spaces are located on the lower level of the building it serves.	
10-1-1414: OFF-SITE PARKING AGREEMENT FOR NON-SHARED AND EXCLUSIVE PARKING 10-1-1415: SHARED PARKING AGREEMENT - ON OR OFF-SITE		The project does not propose off-site parking.	
10-1-1416: APPLICABILITY OF PARKING AREA REQUIREMENTS	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 101-1420 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 nonresidential zone.</i> ”	The project is consistent with this section.	
10-1-1417: PARKING LOT DESIGN STANDARDS		The project is consistent with this section.	

10-1-1417.1: SETBACKS AND WALLS		The project is consistent with this section.	
10-1-1417.2: PARKING LOTS ABUTTING AND ADJACENT TO RESIDENTIAL ZONES		N/A	
10-1-1418: LANDSCAPING		N/A	
10-1-1419: PARKING STRUCTURES		The project is consistent with this section.	
10-1-1420: LIGHTING	<p>The requirement is “<i>All off-street parking areas shall be provided with lighting as follows:</i></p> <p><i>4. 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>1. All lighting shall be arranged to prevent glare or direct illumination on adjoining properties and streets.”</i></p>	The project will comply with this section during the plan check phase.	
10-1-1421: MAINTENANCE		The project will comply with this section.	
10-1-1422: PREREQUISITES TO IMPROVEMENT AND USE		The project will comply with this section.	

<p>ARTICLE 15. GENERAL OFF-STREET LOADING STANDARDS 10-1-1501: LOADING SPACES REQUIRED 10-1-1502: LOADING SPACE DIMENSIONS</p>		<p>N/A</p>	
<p>10-1-1503: LOCATION OF AND ACCESS TO LOADING SPACES</p>			
<p>ARTICLE 16. GENERAL VEHICULAR ACCESS STANDARDS 10-1-1601: ACCESS TO STREET</p>	<p>The requirement is <i>“Every lot shall be provided with permanent vehicular access to a street or an alley upon which it abuts.”</i></p>	<p>The project site will provide vehicular access from Mariposa Street.</p>	

<p>10-1-1602: CURB CUTS</p>	<p>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></p>	<p>The Project is within a non-residential zone (M-1) and includes two-way circulation. The project includes one curb cut and is ~26 feet wide, which is less than the 38-foot maximum. The proposed curb cut is near the middle of the property.</p> <p>The nearest intersecting street is Valleyheart. Vehicular access to the site is located more than 30 feet away from Valleyheart Drive.</p>	
<p>10-1-1603: DRIVEWAY WIDTH</p>	<p>The requirement is “Every driveway shall be at least 10 feet wide, and a maximum as approved by the Director.”</p>	<p>The project is consistent with this section.</p>	

10-1-1604: DRIVEWAY SLOPES	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>	The project is consistent with this section. Refer to project plans for further details.	
10-1-1605: PROTECTIVE BARRIER IN NONRESIDENTIAL ZONES	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 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>	The project will comply with this section and further details will be provided within the subsequent “Formal SB35” application.	
10-1-1606: TURN AROUND AREAS	The requirement is <i>“A 24 foot turning radius shall be provided for access to driveways and right- angle parking stalls.”</i>	The project is consistent with this section.	
10-1-1607: APPROVAL BY PUBLIC WORKS DIRECTOR	The requirement is <i>“All vehicular accessways to the street must be approved by the Public Works Director.”</i>	The project will comply with this section.	

10-1-1608: DRIVE-THROUGH RESTAURANTS 10-1-1609: RESIDENTIALLY ADJACENT DRIVE-THROUGH ESTABLISHMENTS		N/A	
Article 17. PROTECTION AGAINST NUISANCES 10-1-1701-1707		The project will comply with this section.	
DIVISION 8. TRANSPORTATION DEMAND MANAGEMENT		N/A	
Article 24. RANCHO MASTER PLAN ZONES			
Division 2 – 7 (NB – RBP Zones)		N/A	
Division 9. Commercial Stables		N/A	
<b>TITLE 11 SUBDIVISION</b>			
ARTICLE 2 TENTATIVE MAP FILING		Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	
ARTICLE 3 TENTATIVE MAP APPROVAL		Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	
ARTICLE 3.2 TENTATIVE MAP APPROVAL FOR CONDOMINIUM MAPS AND FOR PARCEL MAPS		Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	
ARTICLE 11 LOT DESIGN		Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	



ARTICLE 12 DEDICATIONS GENERALLY		Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	
ARTICLE 15 IMPROVEMENTS		Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	
<b>BURBANK2035 GENERAL PLAN</b>			
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.	The project is consistent with this section.	
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	The project is consistent with this section.	
Policy 2.5	Require the use of sustainable construction practices, building infrastructure, and materials in new construction and substantial remodels of existing buildings.	The project is consistent with this section.	

Policy 4.6	Provide adequate open space and amenities in residential projects that encourage residents to gather and that supplement public open spaces.	The project is consistent with this section.	
MOBILITY ELEMENT CHAPTER – TABLE M-2, SIDEWALK STANDARD, RANCHO COMMERCIAL	Standard Sidewalk Width – 15 feet (10 feet minimum)	Please see sheet L-4 further details.	
BURBANK GREENHOUSE GAS REDUCTION PLAN (GGRP) UPDATE (ADOPTED BY CITY COUNCIL ON MAY 3, 2022)		The project will comply with this section.	

ARTICLE 6. RESIDENTIAL USES AND STANDARDS			
DIVISION 3.5. MULTIFAMILY RESIDENTIAL-ONLY DEVELOPMENT IN NONRESIDENTIAL ZONES			
10-1-623 APPLICATION REQUIREMENTS	<p>A – Application Material  B – State Laws Invoked  C – Consistency Table  D – History of Hazardous Material Use or Storage</p>	<p>A – Application material provided as required in the BMC.</p> <p>B – This is an SB35 application for streamlined ministerial review. Please refer to the Introduction Letter and Attachments for a narrative of the project and supporting material for SB35 qualification criteria.</p> <p>C – Consistency Table hereby included.</p> <p>D – Applicant has no knowledge of the site being classified by the Burbank Fire Dept as having a history of hazardous materials use or storage. However, out of an abundance of caution, the applicant has a Phase 1 environmental report which concludes that no further action is needed or required. Said report is on file with the City of Burbank for this site, but is included again as part of this Application.</p>	
10-1-624 PROPERTY DEVELOPMENT STANDARDS			
	(A) Standards Table	See table items addressed below.	
	(B) Floor Area Ratio	This is a residential-only housing development project and is not subject to a floor area ratio limitation.	
	(C) Lot Coverage	The building footprint is 16,658.5 sq ft. This amounts to 38.1% of the gross lot area, and 43.4% of the post-dedication lot area, both below the 80% lot coverage limit provided by this code section. The project is consistent with this requirement. Please refer to Page 8 of the project plans for further details.	
	(D) Height	Please refer to the analysis contained for code sections 10-1-806(A) and 10-1-640 above in this consistency matrix for the project’s compliance with the Height requirement in this section as well as the development standards in the M-1 zone. The project will be utilizing an incentive for a height increase and is consistent with this section.	

	(E) Yard Setbacks and Encroachments	<p>Please refer to the analysis contained for code sections 10-1-640(C) above for information on the project's compliance with this section.</p> <p>The project has 144 feet of frontage on Mariposa Street.</p> <p>The project contains a semi-subterranean garage and has an average front yard setback of greater than 13', which is greater than 20% of the proposed building height of 65'.</p> <p>There are no encroachments into the required yards.</p> <p>The project meets the Yard Setbacks and Encroachments requirements.</p>	
	(F) Buffer Area	<p>The project site is across the street from the R1-H zone.</p> <p>There will be approximately 67 feet between the R1-H zone and the front lot line of the project post-dedication. Furthermore, within the dedication, the plans call for a 7 foot wide continuous landscaped parkway.</p> <p>The project is consistent with this section.</p>	
	(G) Plane Breaks and Modulation	<p>The project contains one building with a street-facing façade width of approximately 114'6" (See page 9 of the project plans). The requirement would be a plane break of at least 20 feet for the portions of the building up to 40' in height recessed at least 5 feet.</p> <p>The project meets this requirement. An excess of 50% of the street-facing façade of the building is recessed by more than 20 feet (See setback calculations on Page 19-21 of the project plans).</p> <p>The code requires portions of the building above 40 feet to be recessed an additional 5 feet. The building is recessed further at every story, and therefore meets this requirement as well at the portions of the building above 40 feet.</p> <p>The project is consistent with this section.</p>	
	(H) Fences, Walls, Hedges, and Other Yard Features	<p>The project will comply with this section and further details will be provided within the subsequent "Formal SB35" application.</p>	

	<p>(I) Parking Areas and Driveways</p>	<p>1 – All parking spaces are at least eight (8) feet, six (6) inches wide and no less than 18 feet deep. See Page 9 of the plans.  2 – No individual garages or carports.  3 – The project is consistent with this item.  4 – Tandem parking spaces are provided and comply with the minimum tandem parking space size requirement. The project complies with the parking requirements outlined in CA Gov. Code Section 65913.4(d)(2), which states that the local government may not impose parking requirements for streamlined developments that exceed one parking space per unit. The project provides 43 parking spaces for 30 units.  5 – The project will comply with this item.  6 - The project is consistent with this item.  7 - The project is consistent with this item.  8 - The project is consistent with this item.  9 - The project is consistent with this item.  10 – Backup space of 26 feet is provided within the parking level.  11 – The building has 144 feet of frontage and only one curb cut.  12 - The project will comply with this item.</p> <p>The project further provides 6 long term bicycle parking spaces (located in the garage area) and 2 short term bicycle parking spaces (outside first level) for a total of 8 parking spaces, which amounts to more than 0.25 bicycle parking spaces per unit.</p>	
	<p>(J) Parking Garages</p>	<p>The top deck of the semi-subterranean garage is not higher than five (5) feet above the natural ground surface. Refer to sections and elevations in project plans.</p> <p>The project will comply with the screening requirements of the BMC with respect to portions of the semi-subterranean garage extending above the ground surface on the front yard.</p> <p>The garage opening on the front elevation provides access to a common parking area for all units.</p> <p>The single gate to the parking garage is located more than 26' from the property line on the street-facing elevation.</p> <p>The project will comply with the garage opening width requirement on street-facing elevations and further details will be provided in the subsequent "Formal SB35" application.</p> <p>The project is consistent with this section.</p>	

	(K) Private Open Space	<p>The project complies with this section.</p> <p>Each unit has a minimum of 91 sq ft of private open space. No such open space has a dimension less than 5 feet.</p> <p>Please refer to the project plans for further information (namely the floor plans and Pages 3, 22-24).</p>	
	(L) Common Areas and Amenities	<p>The project contains 30 units and is required to have a minimum of 100 sq ft of common area per unit. The project has more than 20,000 sq ft of common area on the first floor alone.</p> <p>The project provides a children's outdoor play area, cooking area with built-in barbeque, and permanently affixed outdoor seating.</p> <p>The project complies with this section. Please refer to the project plans for further information (namely Pages 3, 22-24, as well as the Landscape Plans).</p>	
	(M) Pedestrian Circulation	<p>The project complies with this section. Please refer to the architectural and landscape plans for further details.</p>	
	(N) Landscaping	<p>The project is on a 1 acre site and provides 19,000+ sq ft of landscaping in the common open space area.</p> <p>The project complies with this section. Please refer to the landscape plans and open space calculations.</p> <p>Further detail regarding irrigation and planter matters will be provided at the plan check stage, or as required.</p>	
	(O) Building Orientation and Design	<p>Building entry is oriented towards Mariposa street.</p> <p>Windowless expanses of walls do not exceed 20 feet in linear length for each habitable story of the structure.</p> <p>Appropriate breaks in the building wall are provided throughout. Refer to project plans.</p>	

	(P) Materials and Colors	The project proposes a minimum of two (2) colors and materials, inclusive of window and door trim materials, on the primary structure. Further color and material information will be provided as part of the "Formal SB35" application.	
	(Q) Windows and Awnings	The project will comply with this section.  Windows are recessed by more than 3 inches from the façade.  Windows and Doors make up more than 25 percent of the ground floor area of the street facing façade.  The project will incorporate glass and transparency on the street facing façade. Further detail will be provided during the subsequent application.	
	(R) Roof Design and Massing	The project is consistent with this section.	
	(S) Entries and Porches	The ground floor includes a common lobby or entryway to facilitate pedestrian access to the right of way.  Entrance is recessed more than 30 inches from the building face.  No unit or project entry opens directly into a parking area or vehicular circulation area.	
	(T) Balconies and Stairways	Balconies for the units are at least five (5) feet deep.  Balconies on elevations that are adjacent to residential zones are enclosed by a solid opaque wall at least five (5) feet tall.  The project is consistent with this section.	
	(U) Trash Collection Areas	The project provides a designated on-site trash and recycling collection area contained within the semi-subterranean garage.  The trash area is approximately 19' x 19'.  The trash bins and enclosures are not located in any required front or street side yard area.  The lot does not abut an alley.	
	(V) Lighting	The project will comply with this section during the plan check phase.	

	(W) Other Features	<p>1 – Venting/Exhaust: The project will comply with this section during the plan check phase.</p> <p>2 – Gutters and Downspouts: The project will comply with this section during the plan check phase.</p> <p>3 – MEP (FDC): The project will comply with this section and further details will be provided in the Formal SB35 application.</p>	
	(X) Signs	The project will comply with this section.	
	(Y) Other Objective Design and Development Standards	The project is consistent with this section and will be in compliance with all objective design and development standards in the BMC applicable to this site and project.	