



## CHAPTER

## 8

## Housing Element

## INTRODUCTION

**Housing Our Residents**

Housing is a basic human need, and the suitability of one's housing with regard to size, location, cost and special need requirements is a critical component of a person's quality of life. It is the City of Burbank's intent to ensure that all residents can find suitable housing in the community. Furthermore, the City is committed to preserving and enhancing the existing quality residential neighborhoods in the community. This Housing Element identifies the housing needs in the community and outlines a strategy for meeting these needs through creative programming and funding. The 2014-2021 City of Burbank Housing Element is a policy document that identifies the City's housing goals, objectives and programs to the year 2021 and provides direction for the expenditure of funds and City resources. This Element is an update of the 2008 Housing Element.

**Purpose and Statutory Requirements**

This Housing Element covers the SCAG region's planning period of January 1, 2014 to October 1, 2021. The Element identifies strategies and programs that focus on preserving and improving housing and neighborhoods, providing adequate housing sites, assisting in the provision of affordable housing, removing governmental and other constraints to housing investment, and promoting fair and equal housing opportunities.

The Housing Element consists of the following components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs
- A review of potential market, governmental and infrastructure constraints to meeting Burbank's identified housing needs
- An evaluation of residential sites, financial and administrative resources available to address the City's housing goals



- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs

In the preparation of the Housing Element, various sources of information are consulted. One of the most cited sources is the 2010 U.S. Census. The 2010 Census provides demographic characteristics that are widely accepted. Several data sources supplement the Census data on topics of income, housing and household characteristics, and are referenced as they appear.

## Relationship To Other General Plan Elements

This 2014-2021 Housing Element is internally consistent with the other elements of this General Plan. The Land Use and Housing Elements ensure that adequate residential land and infrastructure services are provided to accommodate all types and densities of housing. The Housing Element is also consistent with the Land Use Element development capacity. The Mobility Element includes goals and policies to improve the connection between residential areas and public transportation. State law requires that the Safety and Open Space Conservation Elements include an analysis and policies regarding flood hazard and management information that are incorporated in this Housing Element.

## Public Participation

The City of Burbank has made an effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the Housing Element process, from development of the draft Element through the public review and adoption process.

On June 24, 2013, the Planning Board conducted a study session prior to submitting the draft Housing Element to the State Department of Housing and Community Development (HCD). This meeting was widely noticed by means of newspaper publication and letters to agencies. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, the City notified agencies and organizations that serve the low- and moderate-income and special needs communities in Burbank and surrounding areas. Local stakeholders, housing service providers and public organizations were invited to review and comment on the 2014-2021 Housing Element and to attend the study session. Approximately 330 letters were mailed out to different stakeholders, interested parties, organizations, and agencies. Burbank also used their e-notify system and the City's website to advertise the study session as an upcoming event.

The study session presentation included a description of the Housing Element and why it is being updated at this time, as well as the various issues Burbank is required to address in the Element. The study session included discussion of Burbank's identified housing needs. Residents attending this meeting were encouraged to share their thoughts, ideas and concerns regarding housing in Burbank and to ask questions.

## Public Comments Received

During the Planning Board Study Session there were no public comments. The City did receive one email on the Housing Element with the following comments:

- Supportive of the program to create new mixed use building standards and create a clearer and easier process for developers.
- Does not support promoting second dwelling units in R-1 single family neighborhoods. Does not support removing the separation of second dwelling units to make it easier to accommodate new second dwelling units.



## Citywide Housing Goals and Policies

The California Legislature has declared that: “The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.” A number of state objectives originate from this major goal and give further direction to cities in how to attain the State Housing Goal. In light of the above stated Housing Goal, and Burbank’s identified housing needs and conditions in this Element, the following goals and policies are presented as part of the City’s comprehensive housing program.

### GOAL 1 EXISTING HOUSING STOCK

*Burbank seeks to conserve and improve the existing housing stock.*

- Policy 1.1: Preserve the character, scale and quality of established residential neighborhoods.*
- Policy 1.2: Sustain and strengthen Focus Neighborhoods through partnership with the Burbank Housing Corporation in acquisition and rehabilitation of deteriorated properties and provision as long-term affordable housing.*
- Policy 1.3: Undertake comprehensive code enforcement and neighborhood improvement activities within CDBG target areas to improve the quality of life and condition of housing within these neighborhoods.*
- Policy 1.4: Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at-risk of conversion to market rents.*
- Policy 1.5: Strengthen the City’s Inclusionary Housing Ordinance to provide affordable units in apartment projects approved for conversion to condominium ownership.*
- Policy 1.6: Maintain the quality of life within neighborhoods by providing adequate maintenance to streets, sidewalks and alleys, parks, and other community facilities.*

### GOAL 2 VARIETY OF HOUSING SITES

*Burbank seeks to provide housing sites that accommodate a range of housing types to meet the diverse needs of existing and future residents.*

- Policy 2.1: Facilitate mixed-use developments in targeted areas, including Downtown and the Media District. Promote adaptive reuse of non-residential buildings for residential units.*
- Policy 2.2: Consistent with the Land Use Element, promote opportunities for a variety of housing types, including small lot development, live-work units and mixed-use development, to accommodate the City’s diverse housing needs.*
- Policy 2.3: Encourage and facilitate the adaptive re-use of underutilized commercial and industrial buildings in appropriate locations to augment the supply of housing in the community and to create additional opportunities for providing affordable housing.*
- Policy 2.4: Take advantage of existing infrastructure and public improvements to provide additional affordable housing by allowing second units in single-family zoning districts.*



### GOAL 3 AFFORDABLE HOUSING

*Burbank will assist in the development of housing affordable to all economic segments of the community.*

- Policy 3.1: Encourage production of a variety of housing types to address the needs of lower (including extremely low), moderate, and upper income households to maintain an economically diverse and balanced community.*
- Policy 3.2: Facilitate the development of community-serving uses, such as childcare and family resource centers, within housing development.*
- Policy 3.3: Provide regulatory incentives and concessions to facilitate the development of affordable housing.*
- Policy 3.4: Utilize inclusionary housing as a tool to integrate affordable units within market rate developments. Ensure in-lieu fee revenues are expended in proportion to the targeted income group for which they were collected.*
- Policy 3.5: Encourage the development of affordable housing for large families and the disabled by providing specific incentives and concessions within the City's Inclusionary Housing Ordinance.*
- Policy 3.6: Encourage use of sustainable and green building design in new and existing housing.*

### GOAL 4 CONSTRAINTS TO HOUSING

*Burbank will address governmental constraints to the maintenance, improvement, and development of housing.*

- Policy 4.1: Offer regulatory incentives and concessions, including density bonuses and reduced development standards, where feasible to offset or reduce the costs of developing affordable housing.*
- Policy 4.2: Regularly review the City's Zoning Code to ensure it facilitate uses that meet the needs of special needs households.*
- Policy 4.3: Provide opportunities for new housing types, including small lot single-family development, live-work units and mixed-use residential development, to address Burbank's changing housing needs.*

### GOAL 5 EQUAL HOUSING OPPORTUNITIES

*Burbank will promote non-discrimination and ensure fair and equal housing opportunities for all persons.*

- Policy 5.1: Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair and equal housing opportunities.*
- Policy 5.2: Assist in settling disputes between tenants and landlords.*
- Policy 5.3: Support continued efforts to implement the Los Angeles Area Homeless Services Authority (LAHSA) Continuum of Care program for the homeless.*
- Policy 5.4: Continue to provide funding support to local service agencies to provide emergency housing and services to the homeless and at-risk homeless population.*



*Policy 5.5: Collaborate with faith-based and other grassroots community efforts to provide shelter and supportive services to the homeless and those at-risk of homelessness through a comprehensive strategy.*

*Policy 5.6: Continue to address the special housing needs of seniors through provision of affordable housing, housing referral, and case management services.*

*Policy 5.7: Continue to address the special housing needs of persons with disabilities (including developmental disabilities) through provision of supportive housing.*

## HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment discusses the characteristics of Burbank's population and housing stock to better understand the nature and extent of unmet housing needs. The information illustrates how Burbank has grown and changed, and identifies patterns and trends that serve as the basis for defining the City's housing policies and programs. Projections are also provided to show how the community is expected to change over the next two decades.

### Demographic Profile

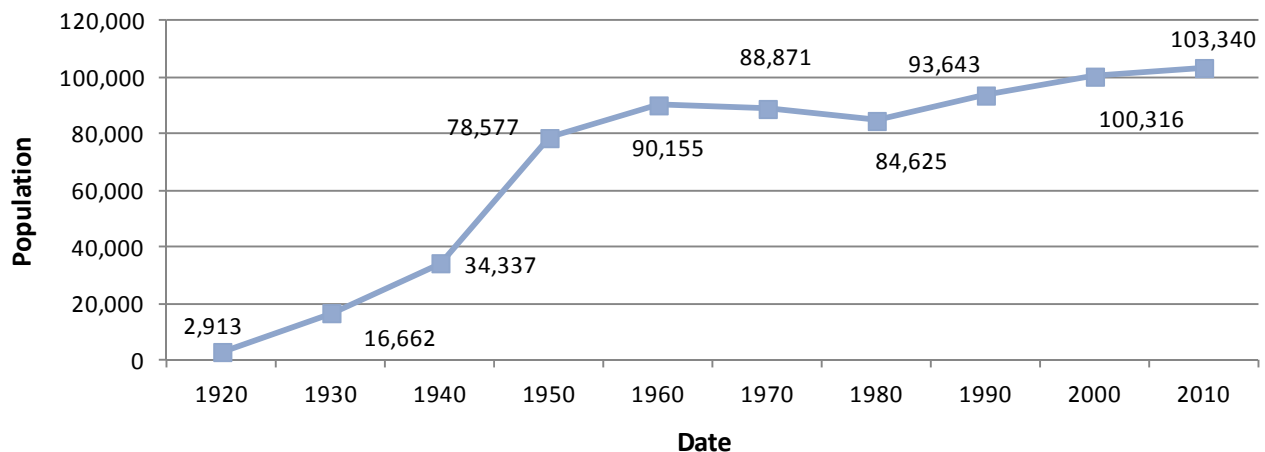
Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Burbank residents.

### Population Growth and Trends

As part of the post-war population boom that spurred rapid growth and development throughout Southern California, the vast majority of Burbank's population growth occurred prior to 1960. As illustrated in Exhibit 8-1, between 1940 and 1950 the City's population more than doubled from 34,000 to 78,000 residents; this rapid growth resulted from expanding economic opportunities in the media and aerospace industries and associated high levels of post World War II housing construction. Following this boom period, population growth began to slow and eventually began to decline. In 1960, Burbank's population peaked at 90,000 then declined steadily over the next two decades, falling to 85,000 residents in 1980 as the City approached residential build-out. Over the next two decades, however, Burbank experienced renewed growth and in 2000 reached a population of 100,000 residents. Over the past five years, Burbank has experienced very little growth due to the recession that began in 2007.



**Exhibit 8-1**  
**Burbank Population Growth 1920–2010**



Source: California Department of Finance, Demographic Research Unit and U.S. Census

Burbank’s population growth is influenced by its employment opportunities, high quality public schools, ready access to regional transportation routes and location within metropolitan Los Angeles. Table 8-1 illustrates the population growth trends in Burbank and nearby communities.

**Table 8-1**  
**Regional Population Growth Trends 1980–2010**

Jurisdiction	1980	1990	2000	2010	Percent Change		
					1980-1990	1990-2000	2000-2010
<b>Burbank</b>	<b>84,625</b>	<b>93,643</b>	<b>100,316</b>	<b>103,340</b>	<b>10.7%</b>	<b>7.1%</b>	<b>3.0%</b>
Glendale	139,060	180,038	194,973	191,719	29.5%	8.3%	-1.7%
Pasadena	118,072	131,591	133,936	137,122	11.4%	1.8%	2.4%
La Cañada Flintridge	20,153	19,378	20,318	20,246	-3.8%	4.9%	-0.4%
Los Angeles County	7,477,421	8,863,052	9,519,338	9,818,605	18.5%	7.4%	3.1%

Source: Census 1980, 1990, 2000, and 2010.

According to SCAG’s 2012 Regional Transportation Plan (RTP) growth forecasts, the population of Burbank is expected to grow to approximately 112,400 by 2020 and 115,300 by 2035, an 11.5 percent increase over existing conditions. These numbers have been revised from previous forecasts that predicted higher growth levels.

### Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs. These housing choices evolve over time, and it is important to examine the changes in the age structure of Burbank residents in order to identify any potential impacts on housing needs.

Table 8-2 displays the age distribution of the City’s population in 1980, 1990, 2000 and 2010, and illustrates several trends which have occurred over the past three decades. While the proportion of school-age children (ages 5 to 17) evidenced a noticeable decline from 1980 to 1990, this age group showed a



significant increase during the 1990s and 2000s. From 1990 to 2010, the proportion of children increased from 13.8 to 17.9 percent, representing an increase of 5,487 school-aged children in the community.

As shown in Table 8-2, college-age adults (ages 18 to 24) decreased significantly between 1980 and 2000, but have increased both in number and proportion in 2010. While this group comprised almost 11.5 percent of Burbank's population in 1980, by 2000 this proportion had decreased to approximately 7.7 percent.

The share of young adults (aged 25 to 44 years) comprises the largest share (31.5 percent) of all residents in 2010. However, this group has steadily declined since the 1990s, when it comprised 36.0 percent of the general population.

**Table 8-2**  
**Age Distribution 1980-2010**

	1980		1990		2000		2010	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Preschool (0-4 years)	4,405	5.2%	5,805	6.2%	5,759	5.7%	5,134	5.0%
School Age (5-17 years)	13,752	16.3%	12,967	13.8%	16,578	16.5%	18,454	17.9%
College Age (18-24 years)	9,732	11.5%	9,216	9.8%	7,732	7.7%	8,893	8.6%
Young Adults (25-44 years)	24,208	28.6%	33,670	36.0%	35,504	35.4%	32,513	31.5%
Middle Age (45-64 years)	19,764	23.4%	18,329	19.6%	21,884	21.8%	24,552	23.8%
Senior Adults (65 + years)	12,764	15.1%	13,656	14.6%	12,859	12.8%	13,794	13.3%
<b>TOTAL</b>	<b>84,625</b>	<b>100.0%</b>	<b>93,643</b>	<b>100%</b>	<b>100,316</b>	<b>100%</b>	<b>103,340</b>	<b>100%</b>

Source: Census 1990, 2000, and 2010.

Burbank's senior population also showed a steady proportional decrease between 1980 and 2000. While adults aged 65 and older accounted for 15.1 percent of the population in 1980, by 2000, seniors accounted for only 12.8 percent of all residents, with the actual number of seniors decreasing by almost 800 individuals during those decades. However, data for 2010 show a slight increase in the senior population, from 12.8 percent to 13.3 percent, which may be a result of new construction of housing specifically for seniors in and around Downtown Burbank.

## Race and Ethnicity

Table 8-3 displays the racial/ethnic composition of Burbank's population in 1990, 2000 and 2010. Similar to many communities throughout Southern California, Burbank has continued to become more ethnically and racially diverse. This diversity often brings changes in terms of different income levels, family types and languages that may affect housing needs and opportunities. While White residents continue to comprise the majority of the City's population, this proportion has decreased from 69.2 percent in 1990 to 58.3 percent in 2010.

In contrast, the City's share of Hispanic residents increased slightly over the past 20 years, growing from 22.1 percent in 1990 to 24.5 in 2010. Although Asian residents represent a relatively smaller segment of



the population, the share of Asian residents nearly doubled since 1990, increasing from 6.6 percent in 1990 to 11.4 percent in 2010. The African American population has grown slightly, from 1.5 percent in 1990 to 2.4 percent in 2010. While the Census does not identify persons of Armenian descent as a separate ethnic category, it is important to note that a significant number of Armenians live in the City. The Armenian Relief Society located in Glendale estimates that one-third of the approximately 30,000 persons served on an annual basis are from Burbank.

**Table 8-3**  
**Racial and Ethnic Composition 1990–2010**

Racial/Ethnic Group	1990		2000		2010	
	Population	Percent	Population	Percent	Population	Percent
White	64,838	69.2%	59,590	59.4%	60,265	58.3%
Hispanic	20,670	22.1%	24,953	24.9%	25,310	24.5%
Asian	6,155	6.6%	9,166	9.1%	11,753	11.4%
African American	1,430	1.5%	1,915	1.9%	2,443	2.4%
Native American	418	0.4%	314	0.3%	196	0.2%
Other*	132	0.1%	4,378	4.4%	3,373	3.3%
<b>TOTAL</b>	<b>93,643</b>	<b>100%</b>	<b>100,316</b>	<b>100%</b>	<b>103,340</b>	<b>100%</b>

Source: U.S. Census 1990, 2000, and 2010.

Notes: The 2000 Census introduced a new category “two or more races” that was not a component of the 1990 Census. Therefore, the pool of individuals in the “Other” category has expanded and may now include individuals previously accounted for in another category.

## Employment

Burbank has long been a major employment center in the San Fernando Valley and the Los Angeles region. The City’s estimate of daytime employment is approximately 100,000 jobs. When compared to the approximately 44,000 housing units in the City, the resulting jobs-to-housing ratio exceeds 2:1, making Burbank an employment-rich community. SCAG projects continued job growth in Burbank, with an estimated 2035 employment base of nearly 114,700 jobs.

The City has a large and varied economy that is supported by a core of motion picture and media-related industries, including the Walt Disney Company and Warner Brothers Entertainment. In addition, major public and quasi-public employers in Burbank include Providence/St. Joseph Hospital, Burbank Unified School District, Bob Hope Airport and the City of Burbank. The top employers in Burbank are identified in Table 8-4.





**Table 8-4**  
**Major Burbank Employers: 2012**

No.	Name	Employees	Type
1	Walt Disney Company	9,466	Entertainment
2	Warner Bros. Entertainment, Inc.	8,000	Entertainment
3	Providence/St. Joseph Hospital	3,500	Medical
4	NBC/Universal	2,045	Entertainment
5	Burbank Unified School District	2,010	Education
6	Yahoo!, Inc.	1,800	Media
7	City of Burbank	1,509	Government
8	Bob Hope Airport	1,400	Aviation
9	WMC Mortgage	900	Finance
10	Health Line Clinical Labs	560	Medical
11	Foto-Kem Industries	544	Media Related
12	Clear Channel Communications	477	Entertainment

Source: Burbank Chambers of Commerce.

With regard to employment characteristics of Burbank residents, as illustrated in Table 8-5, information jobs account for the largest occupational category at 26.6 percent. Arts, entertainment, recreation, accommodation and food services occupations account for a total of 12.3 percent of the jobs. Professional, scientific and management occupations, together with educational and health occupations, account for the jobs held by 21.4 percent of City residents.

Burbank's unemployment rate has remained at 8.3 percent through December 2012, below that of Los Angeles County (10.2 percent) and the State of California as a whole (9.8 percent).

**Table 8-5**  
**Occupations of Burbank Residents: 2010**

Occupation	Jobs	Percent
Agriculture, forestry, fishing and hunting, and mining	30	0.03%
Construction	4,195	4.4%
Manufacturing	6,720	7.1%
Wholesale trade	2,080	2.2%
Retail trade	9,170	9.6%
Transportation and warehousing and utilities	2,815	3.0%
Information	25,345	26.6%
Finance, insurance, real estate, and rental and leasing	6,210	6.5%
Professional, scientific, management, administrative, and waste management	10,185	10.7%
Educational, health, and social services	10,180	10.7%
Arts, entertainment, recreation, accommodation, and food services	11,675	12.3%
Other services except public administration	4,660	4.9%
Public administration	1,935	2.0%
<b>Total</b>	<b>95,200</b>	<b>100.0%</b>

Source: U.S. Census, 2010.



## Household Profile

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Burbank.

### Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include all persons living together that are related by blood, marriage, or adoption. A single person living alone is also a household, but a household does not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people residing in the same dwelling unit, such as roommates.

According to the 2010 Census, 41,940 households reside in Burbank, with an average household size of 2.45 persons and an average family size of 3.13 persons (refer to Table 8-6). This represents a slight increase in household size (from 2.39 in 2000) and slight decrease in family size (from 3.14 in 2000). Larger households may translate into a greater number of overcrowded households, particularly since the majority of housing growth over the past decade has been in multi-family units, and the City's existing stock of single-family homes are dominated by smaller unit sizes.

**Table 8-6**  
**Household Characteristics: 1990-2010**

Household Type	1990		2000		2010	
	HHSlds	Percent	HHSlds	Percent	HHSlds	Percent
Families	23,307	59.3%	24,362	58.6%	25,422	60.6%
With children	10,643	27.1%	11,843	28.5%	11,386	27.1%
With no children	12,664	32.2%	12,519	30.1%	14,036	33.5%
Singles	12,583	32.0%	13,977	33.6%	12,823	30.6%
Other non-families	3,385	8.6%	3,269	7.9%	3,695	8.8%
Total Households	39,275	100.0%	41,608	100.0%	41,940	100.0%
Householder 65 years and older	8,477	21.6%	8,179	19.7%	10,545	25.1%
Average Household Size	2.36		2.39		2.45	
Average Family Size	3.03		3.14		3.13	

Source: U.S. Census 1990, 2000, and 2010.

As shown in Table 8-6, the majority of Burbank households are comprised of families (60.6 percent). Families are divided among those with children (27.1 percent of all households) and those without children (33.5 percent of all households). During the 2000s, families with children decreased by 3.8 percent. Single-person households also decreased by 8.3 percent between 2000 and 2010. Families without children increased slightly in number, as did non-families consisting of roommates and other unrelated individuals.

### Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.



### Income Definitions

The State and federal governments classify household income into several groupings based upon the relationship to the County area median income (AMI), adjusted for household size. The State utilizes the income groups presented in Table 8-7. However, federal housing programs utilize slightly different income groupings and definitions, with the highest income category generally ending at 95 percent AMI. For purposes of the Housing Element, the State income definitions are used throughout, except for the data that have been compiled by the federal Department of Housing and Urban Development (HUD) where specifically noted.

**Table 8-7**  
**State Income Categories**

Income Category	% County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	0-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120%+ AMI

Source: Section 50093 of the California Health and Safety Code

### Income Characteristics

Between 2000 and 2010, the median family income in Burbank grew from \$56,767 to \$63,356, an increase of almost 12 percent. The median income level in Burbank has been consistently higher than that of Los Angeles County, which was \$55,476 in 2010.

With the increase in median income in Burbank between 2000 and 2010, poverty decreased during the same period. As shown in Table 8-8, approximately eight percent of all residents live in poverty, compared to 10 percent in 2000, with the number of families living in poverty dropping from 1,998 to 1,578.

**Table 8-8**  
**Poverty Status**

Groups in Poverty	1990		2000		2010	
	Persons /Families	Percent	Persons/ Families	Percent	Persons/ Families	Percent
Individuals	7,723	8%	10,484	10%	8,402	8%
Children (under 18)	2,223	12%	2,895	13%	1,909	10%
Families	1,059	5%	1,998	8%	1,578	6%
Female-Headed with Children	510	12%	551	19%	474	21%

Source: U.S. Census, 1990, 2000, and 2010.



## Income by Household Type and Tenure

Table 8-9 shows household income levels in Burbank by household type and tenure. Approximately 39 percent of Burbank households are considered lower income. Of the City’s approximately 15,900 lower-income households, nearly 70 percent are renters and 31 percent are owners.

While renters were more likely to earn lower incomes than owners, there is significant variation by household type. Half of large renter households and the elderly households in Burbank had lower incomes. Both the elderly and large renter households are particularly vulnerable to rent increases and other changes in living expenses. Many elderly people are on limited incomes, while large households often have difficulty finding affordable units that have an adequate number of bedrooms.

Burbank has an estimated 4,545 households earning extremely low incomes; 77 percent of these are renter households. Market rents serve as a significant barrier to adequate housing for this group, as confirmed by the 2010 Census which documents 70 percent of Burbank’s extremely low-income renters spending greater than half their income on rent. As depicted in Table 8-9, the “Elderly” and “Small Family” comprise the majority of Burbank’s extremely low-income renters. The primary housing needs of this population are related to affordability, and include rent subsidies and housing supportive services.

**Table 8-9**  
**Income by Household Type and Tenure 2009**

	<b>Extremely Low Income</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Total Lower Income</b>
<b>Household Type</b>	<b>0-30% AMI</b>	<b>31-50% AMI</b>	<b>51-80% AMI</b>	<b>0-80% AMI</b>
<b>Renter Households</b>				
Elderly	39%	25%	12%	77%
Small Family	13%	14%	19%	46%
Large Family	10%	9%	29%	48%
Total Renters	16%	14%	19%	49%
<b>Owner Households</b>				
Elderly	11%	10%	22%	43%
Small Family	3%	4%	10%	18%
Large Family	2%	2%	15%	19%
Total Owners	6%	8%	14%	27%
<b>All Households</b>				
Total	11%	11%	17%	39%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.



## Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households, the homeless. In addition, many often have lower incomes as a result of their situation. Table 8-10 summarizes the special needs populations in Burbank. Each of these population groups, as well as their housing needs, is described below.

**Table 8-10**  
**Special Needs Populations 2010**

<b>Persons/Household Type</b>	<b>Persons</b>	<b>Households</b>	<b>Percent</b>
Seniors (65+)	13,794		13.3%
With a Disability	5,006		4.8%
Senior Households		8,726	20.8%
Renter		3,660	8.7%
Owner		5,069	12.1%
Seniors Living Alone		1,165	2.8%
Large Households		2,510	6.0%
Renter		940	2.2%
Owner		1,570	3.7%
Persons with Disability	8,392		8.1%
Percent Employed (age 18-64)	3,045		3.0%
Female-Headed Households		4,984	11.9%
with Related Children under 18		2,185	5.2%
Homeless	202		0.2%
Total Persons/Households	103,340	41,940	100%

Source: U.S. Census, 2010. LAHSA 2011 Greater Los Angeles Homeless Count.

### Senior Households

Approximately 13 percent of Burbank residents are over age 65, and about 25 percent of all households are headed by seniors. While most seniors own their home (58 percent), a substantial proportion (42 percent) rent. About half of the City's elderly live alone. Approximately 37 percent of elderly residents in Burbank have some type of disability, which may limit their abilities. These persons are defined as frail elderly.

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular concern due to the fact that many of the elderly have limited incomes. As housing expenses rise, they may have less money available for medical costs and other vital services. The frail elderly have special needs apart from those of other elderly persons. These may include additional health care needs, modifications to housing, or more specialized housing in a 24-hour care environment.

Rising housing costs are a major concern since half of Burbank's elderly households have lower incomes (<80% AMI), and nine percent live in poverty. Moreover, over half of Burbank's elderly renter households and one quarter of the City's elderly owner households are spending more than 30 percent of their income on housing costs, the definition of housing overpayment. As presented in the later section on assisted rental housing, Burbank has 11 senior housing projects, providing nearly 1,500 units affordable to lower-income seniors. As a result, the City offers a residential rehabilitation loan program,



which includes deferred loans as well as grants, to assist low and moderate income persons with home repairs and accessibility improvements.

Licensed residential care facilities for the elderly offer housing to frail elderly who are unable to live independently. They provide care, supervision and assistance with activities of daily living. Burbank is fortunate to have 18 licensed elderly residential facilities totaling 830 beds, which can also assist those elderly with physical disabilities.

### **Large Households**

Large households consist of five or more persons and are considered a special need population due to the limited availability of affordable and adequately sized housing, particularly for lower-income large households. Burbank has a total of 3,586 large households, representing nine percent of the City's total households. Approximately 41 percent of these large households are renters, with half of large renter households earning lower incomes. Sixty percent of the City's lower-income large family renters experience a housing cost burden (spending more than 30% of their income on rent).

The CHAS (Comprehensive Housing Affordability Strategy) Databook documents the mismatch between the need for larger rental units and the City's supply of smaller units. There are approximately 2,500 rental units in Burbank with three or more bedrooms which are generally the appropriately sized units for large households of five or more members. In contrast, there are approximately 3,600 large households in the City. The disparity in the supply and demand for large rental units is even more pronounced among lower-income households, with 940 lower-income large family renter households and only 590 adequately sized and affordable units. This imbalance between supply and demand contributes to nearly one-fifth of the City's renter households residing in overcrowded conditions,<sup>1</sup> and demonstrates the need for larger apartment units consisting of three or more bedrooms. In response to this need, the Burbank Housing Corporation (BHC), Burbank's non-profit housing developer, has a policy to provide three-bedroom units within its acquisition/rehabilitation projects whenever economically feasible.

### **Female-Headed Households**

Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The 2010 Census reports approximately 4,984 female-headed households in Burbank; 2,185 of these households had children. Of those households with children, nearly one-fifth lived in poverty. These households need assistance with housing subsidies, as well as accessible and affordable day care. Without access to affordable housing, many of these households may be at risk of becoming homeless.

### **Persons with Disabilities**

A disability is defined as a long lasting physical, mental, or emotional condition that impairs an individual's mobility, ability to work, or ability for self-care. The special housing needs of disabled persons result from limited, often fixed incomes; shortage of accessible housing; and higher health care costs associated with the disability.

An estimated 8.1 percent (8,392 persons) of Burbank's population has some type of disability. Seniors comprise approximately 60 percent of Burbank's disabled population, many of whom are served by the City's nearly 1,500 units of affordable senior rental housing.

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<sup>1</sup> HUD defines "overcrowding" as greater than 1.01 persons per room, excluding kitchens, porches and hallways.



The living arrangement for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

In addition to accessible housing, persons with disabilities may require supportive housing and assistance. For those persons who may require additional care and supervision, licensed community care facilities offer special residential environments for persons with disabilities including physical, mental, and emotional disabilities. Eight licensed adult residential facilities that serve disabled persons are located within Burbank, providing a total capacity of 25 beds.

### **Developmentally Disabled**

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The Census does not record developmental disabilities. The California State Council on Developmental Disabilities estimates that nationwide 1.8 percent of the population meet the federal definition of a developmental disability. This equates to an estimated 1,850 persons in the City of Burbank with developmental disabilities, based on the 2010 Census population.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Frank D. Lanterman Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The Frank D. Lanterman Regional Center is a private, not-for-profit corporation contracting with the State of California for the provision of services to persons with developmental disabilities pursuant to the Lanterman Act. The Center serves over 7,000 children and adults with developmental disabilities, who have or are at risk for a developmental delay or disability, and who are at high-risk of parenting an infant with a disability.

According the California Department of Development Services, approximately 560 Burbank residents are reported as consumers of the services provided at the local Regional Center. The largest age groups of Burbank residents being served at the Regional Center are the 0-14 year group (264 clients) and the 23-54 year group (138 clients). State data also show that the majority of the clients at the Regional Center live at home (86 percent).





Several resources are available to developmentally disabled residents. Easter Seals of Southern California is assisting with housing services, education and learning programs, and employment opportunities under WorkFirst. The Easter Seals Residential Services, which helps move individuals out of development centers and into local communities, has purchased two homes in Burbank to serve individuals with physical and developmental disabilities. The Atwater Park Center in Los Angeles (Atwater Village) provides full-day childcare, extended hours, and half-day preschool services.

### Homeless

The Los Angeles Homeless Services Authority (LAHSA) coordinates the biennial Greater Los Angeles Homeless Count for the Los Angeles County/City Continuum of Care (LA CoC) as part of the national effort required by HUD to enumerate the homeless population. The LA CoC includes all of Los Angeles County, except the cities of Glendale, Pasadena, and Long Beach, who administer and operate their own respective Continuum of Care systems and conduct their own homeless counts. The January 2011 “point in time” count enumerated 51,340 homeless individuals in the County, reflecting a 3% decrease from the 2009 count. Using survey data on the length and recurrence of homelessness, the 51,340 point in time count represents an annual estimate of 120,070 unduplicated persons who were homeless in the LA CoC during the twelve months surrounding the count.

Within Burbank, LAHSA’s 2011 point in time count identified a total of 114 unsheltered and 88 sheltered homeless. The City’s sheltered homeless included the following: 40 individuals in transitional housing; 38 individuals in the Glendale Emergency/Winter shelter who reported they were from Burbank; and 10 homeless persons in families that were part of the Family Promise of East San Fernando Valley Program. Utilizing LAHSA’s factors, the 202 sheltered and unsheltered homeless counted translates to an estimated 472 persons experiencing homelessness in Burbank over an entire year.

The City participated in the 2013 Greater Los Angeles Homeless Count administered by the Los Angeles Homeless Services Authority and the Los Angeles County/City Continuum of Care. Final results of the 2013 Homeless Count will be available by summer 2013, which may result in an increase to homeless services in the community.

While no permanent shelter exists within Burbank, approximately 300 emergency shelter beds are located in adjacent communities, including:

- **Ascencia Emergency Housing (Glendale).** Provides 60-90 days of shelter for families and individuals going through Ascencia’s case management program. The facility has a 40-bed capacity, two of which are in a private room for persons with special needs.
- **Los Angeles Family Housing Valley Shelter (North Hollywood).** Provides 165 emergency shelter spaces for single homeless adults. The shelter offers a veterans program to assist homeless veterans with health care, benefits advocacy, employment search and permanent housing placement assistance.

As previously mentioned above, no permanent year-round shelter exists within Burbank. However, in FY 2007 and FY 2008, the City of Burbank hosted a Regional Winter Shelter Program at the Burbank National Guard Armory as a cold weather shelter, providing capacity for up to 150 individuals. For FY 2009 and 2010, cold weather shelter provisions were provided in the City of Glendale by EIMAGO, Inc. In both years (2009 and 2010) the City of Burbank provided transportation assistance to the winter shelter facility located in the City of Glendale. For 2011-2012, the City of Burbank and City of Glendale tried a Homeless Solution Project providing emergency shelter and intensive case management targeted toward Burbank and Glendale homeless individuals and families. Beginning in 2010, Burbank added Outreach Services to the





Burbank homeless as well as transportation assistance through bus tokens. In 2012-2013, the City of Burbank and Glendale operated a regional winter shelter at the Glendale Armory for homeless individuals. The winter shelter provided 80 beds from December 1, 2013 to March 1, 2013. The winter shelter program may change year to year based on LAHSA funding for regional winter shelters.

### **Transitional Housing**

Burbank Housing Corporation (BHC), in partnership with Family Services Agency (FSA) and the Housing Authority of the City of Burbank, owns and operates four transitional housing facilities within Burbank, see Table 8-11. Residents are identified, assessed and placed in these programs by FSA. Once housed, the residents will remain in these affordable homes for up to two years while they work to prepare themselves for independent living. Puerta Nueva provides five units of transitional housing for women and children who are surviving domestic violence and abuse. The Home Front program provides seven units of housing and support to homeless families with children, and Linden House provides four units of transitional housing for homeless, at-risk or emancipated young persons between the ages of 18 and 22. BHC's Transitional Housing Program expanded by 11 additional rental units for the use of Transitional Supportive Housing for homeless veterans or those at risk of homelessness. The program now has 26 transitional housing units.

Los Angeles Family Housing operates a Transitional Living Center in North Hollywood, providing 260 beds of emergency and transitional housing for families with supportive services. Once accepted into a program, homeless families are permitted to remain at the Transitional Living Center for up to two years. In Glendale, Ascencia provides a Scattered site Transitional Housing Program for families with children within 12 apartments scattered among different properties in the city.

**Table 8-11**  
**Burbank Housing Corporation Transitional Housing**

Development	Households w/out Children	Households w/at least 1 adult & 1 child (families)	Households w/ children under 18 (unaccompanied youth)	Beds/Units for use by individuals or families	Winter Shelter or Seasonal	Total
<i>Home Front – Households with Children</i>						
Units	0	7	0	0	0	7
Beds	0	49	0	0	0	49
<i>Puerta Nueva – Single Females and Households with Children</i>						
Units	0	5	0	0	0	5
Beds	0	22	0	0	0	22
<i>Linden House – Single Males and Females</i>						
Units	3	0	0	0	0	3
Beds	6	0	0	0	0	6
<i>1101 Verdugo Avenue/1108 Angeles Avenue – Homeless Veterans<sup>1</sup></i>						
Units				11		11
Beds				TBD		TBD

Source: City of Burbank, Housing & Economic Development Division, 2013.

Notes: 1) The City of Burbank, Burbank Housing Authority, and Burbank Housing Corporation acquired this project in 2013.

### **Homeless Services**

In an ongoing effort to continue to address the needs of the homeless and those at-risk of homelessness, the City will continue its partnerships with experienced service providers capable of leveraging other funding; the ability to create or secure affordable housing; perform homeless case management; and



engage the homeless through a street outreach component in order to connect them to available services. The City's goal is to expand on current homeless programs and activities with a greater emphasis on homeless veterans and families to assist with their successful transition toward self-sufficiency.

### ***Street Outreach***

A component of the City's efforts to reach out to homeless persons involves a Burbank Street Outreach Program during the winter months (November – March). Previously, in 2012-2013, the Glendale/Burbank Regional WSP consisted of a Burbank Street Outreach Program that assisted 54 unsheltered homeless persons to provide information and bus tokens to the winter shelter program; aid the homeless with resources available to them; and create a Vulnerability Index database for each homeless person interviewed. The Vulnerability Index will be used to identify the most chronic and vulnerable homeless in the community as well as be used to prioritize resource utilization. The City will continue to explore opportunities to implement a seasonal or year-round Street Outreach Program with the support of partnerships and leveraging of funds.

### ***Burbank Mental Health Evaluation Team***

In 2012, the Burbank Police Department (BPD) aligned with the Los Angeles County Department of Mental Health and created a co-response police/mental health clinician model (Burbank Mental Evaluation Team, or BMHET) to address the growing needs of those suffering from mental illness and homelessness. BMHET is comprised of BPD officers and a licensed Department of Mental Health clinician, and is used to respond to calls for service where subjects appear to have mental health disorders. Once on scene, BMHET determines if further mental health treatment is required, utilizing the various resources available through the LA County Department of Mental Health. By providing sustained mental health care for homeless in need, the City hopes to reduce the number of individuals facing chronic homelessness. The City will integrate the new BMHET into its Consolidated Plan Homeless Strategy.

### ***Case Management Program***

Homeless individuals or families and those at-risk of homelessness have the opportunity to voluntarily participate on a Case Management Program offered by the Burbank Temporary Aid Center. Participants are connected to supportive services, treatments, public resources and support groups. The Case Management Program was initially a pilot program funded by the City's General Fund in FY 2009-2010 and 2010-2011, In FY 2011-2012, the Case Management Program was able to become fully sustainable as a result of the seed funding provided by the City.

### ***United Way of Greater Los Angeles***

Since March 2012, the City has supported the United Way of Greater Los Angeles' Home For Good Initiative on developing sustainable and effective permanent housing solutions to end chronic and veteran homelessness, including homeless prevention. The United Way will assist communities, such as Burbank, by providing resources and technical assistance to develop programs.

### ***Other Programs and Activities***

Burbank proposes to implement a veteran supportive services program in partnership with local organizations/agencies. The proposed veteran supportive services program would include: employment assistance, job coaching, case management, and vocational training to Burbank homeless veterans and those at-risk of becoming homeless. The City's Economic Development Division will provide a range of economic expansion and growth activities that may benefit low to moderate income residents. Further, the City's Management Services Department staffs the Workforce Connection job resource center located at 141 Glenoaks Blvd. Workforce Connection serves as the City's primary center for job training and



assistance, serving as a one-stop career center providing job seekers and employers access to a variety of employment resources.

The Salvation Army and BTAC offer a wide variety of services to homeless individuals and families in Burbank. Both agencies provide food, rental and utility assistance, clothing, transportation assistance, laundry, and showers. In addition, BTAC offers daily lunches and medical cost assistance. Both agencies also provide referrals to nearby shelters. Through City CDBG assistance, BTAC and the Salvation Army assist a combined 1,000 persons with emergency services on an annual basis.

### Victims of Domestic Violence

Persons who are victims of domestic violence often need shelter and services such as counseling and child care. While precise estimates for Burbank are not available, nationwide approximately 31 percent of all women have been victims of violence committed by a spouse or intimate partner. According to social service agencies that assist victims of domestic violence, spousal abuse has been on the increase over the past 10 years. Immigrant women are particularly vulnerable to abuse and are often reluctant to report incidences or seek assistance from local authorities. The immediate housing needs of victims of domestic violence relate to shelter and transitional housing. Long-term housing needs include affordable housing for families.

The Burbank Housing Corporation (BHC) and Family Service Agency of Burbank provide transitional housing for victims of domestic violence. The Glendale YMCA provides emergency shelter and transitional housing to victims of domestic violence as well as counseling services. In addition, Haven House in Pasadena provides services, as well as temporary shelter and transitional housing for victims.

### Housing Stock Characteristics

This section evaluates the characteristics of Burbank's physical housing stock, including housing growth trends, housing conditions, housing costs and affordability.

### Housing Growth

Table 8-12 presents housing production in Burbank and the region. Between 1980 and 1990, Burbank's housing stock grew by 11 percent, comparable with Los Angeles County as a whole, and among nearby communities, was exceeded only by Glendale. From 1990 to 2000, Burbank's housing stock increased by four percent, and by only 3.4 percent between 2000 and 2010. This slower rate of growth is comparable to that countywide, as well as in nearby communities, with the exception of Pasadena. As a built-out community, new housing growth has occurred primarily in the downtown and on target opportunity sites and as well as through small infill projects in multi-family neighborhoods.

**Table 8-12**  
**Regional Housing Growth Trends 1980-2010**

Jurisdiction	1980	1990	2000	2010	Percent Change		
					1980-1990	1990-2000	2000-2010
Burbank	37,121	41,216	42,847	44,309	11.0%	4.0%	3.4%
Glendale	61,653	72,114	73,713	76,269	17.0%	2.2%	3.5%
La Cañada	6,533	6,918	6,989	7,089	5.9%	1.0%	1.4%
Pasadena	49,497	53,032	54,132	59,551	7.1%	2.1%	10.0%
LA County	2,855,578	3,163,343	3,270,909	3,445,076	10.8%	3.4%	5.3%

Source: Census 1980, 1990, 2000, and 2010.



## Housing Type and Tenure

According to the State Department of Finance (2013), Burbank has an estimated current housing stock of 44,626 housing units. As shown in Table 8-13, the total number of single-family detached and attached units has remained relatively stable over the past three decades; single-family housing has declined in relative proportion to the total housing stock, from 58 percent in 1980 to 50 percent in 2010. In comparison, multi-family units now comprise just over half of all housing units in the community, growing from 41 percent in 1980 to nearly 52 percent in 2010. Multi-family housing growth has occurred almost entirely in larger projects with five or more units, and has been accommodated to a large degree through recycling of two-to-four-plexes to higher densities, as well as the introduction of larger projects in Burbank's Downtown and Media District.

**Table 8-13**  
**Housing Types**

	Unit Type	1980		1990		2000		2010	
		Units	%	Units	%	Units	%	Units	%
Single Family	Detached	21,600	58.2%	19,525	47.4%	19,895	46.4%	19,977	46.1%
	Attached	N/A	N/A	1,550	3.8%	1,744	4.1%	1,774	4.1%
	Total	21,600	58.2%	21,075	51.1%	21,639	50.5%	21,751	50.2%
Multi-Family	2 to 4 Units	5,040	13.6%	4,919	11.9%	4,737	11.1%	4,655	10.7%
	5 or more units	10,323	27.8%	14,735	35.8%	16,359	38.2%	17,791	41.1%
	Total	15,363	41.4%	19,653	47.7%	21,096	49.2%	22,446	51.8%
Mobile Homes & Other		158	0.4%	488	1.2%	112	0.3%	112	0.3%
Total Units		37,121	100%	41,216	100%	42,847	100%	43,309	100%

Source: Census 1980, 1990, 2000, and 2010.

Note: Single Family Detached includes single family units that are in zones other than single family zones.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. According to the 2010 Census, 56 percent of the City's households were renters, representing an increase from 1990 when 54.3 percent of households were renters (refer to Table 8-14). This increase in renters is consistent with the focus of recent growth in multi-family housing since 1990. Between 2000 and 2010, owner-occupied units increased by approximately 350 units, while the number of occupied rental units decreased slightly (19 units), potentially reflecting multi-family condominium construction in recent years.

**Table 8-14**  
**Housing Tenure**

Occupied Housing Units	1990		2000		2010	
	Units	Percent	Units	Percent	Units	Percent
Owner	17,949	45.7%	18,112	43.5%	18,465	44.0%
Renter	21,326	54.3%	23,496	56.5%	23,475	56.0%
Total	39,275	100.0%	41,608	100.0%	41,940	100.0%

Source: U.S. Census, 1990, 2000, and 2010.



## Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford.

As measured by the 2010 Census, the residential vacancy rate in Burbank was 5.3 percent for all housing units, slightly below the 5.9 percent vacancy rate measured countywide. The vacancy rate for ownership units was 1.6 percent and 5.3 percent for rental units; these rates are within close range of the two percent owner and five percent renter vacancy rates considered ideal for sufficient resident mobility.

## Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table 8-15 displays the age of Burbank's occupied housing stock by owner/renter tenure as of 2000. As a mature community, the majority of Burbank's housing stock consists of units older than 30 years of age. More than 82 percent of Burbank's owner-occupied units were constructed prior to 1970. These older homes characterize the majority of Burbank's single-family neighborhoods. A slightly smaller proportion of renter housing is more than 30 years old (74 percent).

**Table 8-15**  
**Age of Housing Stock: 2010**

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total	Total Percent
2000-2010	1,051	4.6%	777	4.3%	2,004	4.6%
1990-2000	1,864	8.1%	452	2.5%	2,478	5.7%
1980-1989	3,126	13.5%	1,045	5.7%	4,388	10.1%
1970-1979	3,657	15.8%	853	4.7%	4,628	10.7%
1960-1969	3,776	16.3%	809	4.4%	4,649	10.7%
1950-1959	4,029	17.4%	3,377	18.5%	7,796	17.9%
1940-1949	3,640	15.8%	6,745	36.9%	10,969	25.2%
1939 or earlier	1,954	8.5%	4,210	23.0%	6,534	15.0%
Total	23,097	100.0%	18,268	100.0%	43,446	100.0%

Source: U.S. Census, 2010.

Generally, a large proportion of older homes in a community would indicate a substantial number of units may require rehabilitation or replacement. However, despite the advanced age of much of Burbank's housing stock, relatively few single-family homes have been identified by the City's Building Division as requiring major rehabilitation. While pockets of deteriorated single-family housing are evident within the Focus Neighborhood Areas (described below), most homes requiring improvements are in need of more modest repairs. In general, the magnitude of substantial rehabilitation needs is greatest among the City's multi-family housing.



In terms of developing a general estimate of the number of units in need of rehabilitation in Burbank, the City used the following two-tiered approach. Within the five Focus Neighborhood Areas, based on an exterior inspection of conditions, approximately 15 percent of the total 3,700 units are in need of rehabilitation, equating to 550 units. Of the 40,000 units in the balance of the City, the Building Department estimates approximately two percent are in need of rehabilitation, equating to 800 units. Combined, an estimated 1,350 units in Burbank may be in need of rehabilitation; no units have been identified as needing replacement.

### Focus Neighborhood Revitalization

Since 1997, Burbank has implemented a proactive program of neighborhood revitalization and has concentrated its funds and resources in five designated Focus Neighborhoods, see Exhibit 8-2. These neighborhoods are within HUD-designated LMI areas, and are in census tracts with high minority concentration. The goal of these concentrated efforts is to contribute in residential neighborhoods where revitalization and affordable housing are most needed. Within the Focus Neighborhoods, the City and its former Redevelopment Agency provided funding assistance to BHC to acquire, rehabilitate, and manage rental properties as long-term affordable housing, with 305 units provided to date.

- **Elmwood.** In the 1990s, this area was dilapidated and infested with gang activity. This street became the focus of an integrated approach to housing, safety and neighborhood engagement with the City purchasing and rehabilitating 10 of the worst properties and implementing an innovative program of gang suppression. Today the Elmwood Neighborhood has 65 improved and affordable units, an Activity Center for its children, and a Community Garden.
- **Verdugo/Lake.** In 2000, BHC replicated the model that had proven so successful in Elmwood to improve the Verdugo/Lake neighborhood. To date, six properties have been acquired, providing 72 units of affordable rental housing. A second Activity Center was developed to service the children and youth in this neighborhood. It was here that BHC began to experiment with providing needed units for larger families by combining smaller one bedroom units to create three bedroom units.
- **Golden State.** This focus area is adjacent to the Bob Hope Airport and is entirely surrounded by the former Golden State Redevelopment Project Area adopted in 1970 to address the physical deterioration, obsolescence, and public infrastructure deficiencies that resulted from rapid industrial development. The residential neighborhood is characterized by numerous dilapidated and substandard properties, many of which are overcrowded. BHC partnered with the former Redevelopment Agency and now has a portfolio of 65 affordable units within 14 properties either completed or under construction, including a 20-unit new construction project. A new Activity Center was opened in 2006 to service the area's youth.
- **Peyton/Grismer.** This small area is one of the densest rental pockets in Burbank characterized by several severely dilapidated large apartment complexes and the presence of gang activity. The City's acquisition of 99 deteriorated apartment units in this Focus Area represents the City and BHC's most ambitious revitalization project to date, and has significantly improved neighborhood conditions. The development involved major rehabilitation improvements, and a reduction in the number of apartment units to 70, to create more open space for families, to provide larger unit sizes, and to allow for the installation of an Activity Center. BHC also owns seven additional rental units located at 1721 Elliot Street. Further, the City and BHC collaborated with Habitat for Humanity of Greater Los Angeles for the development of eight affordable ownership units in the Peyton-Grismer Focus Neighborhood.





## Exhibit 8-2. Focus Neighborhoods



- **Lake/Alameda.** This neighborhood is characterized by a mixture of very small rental properties and single family homes with rental units to the rear, many of which are under-maintained. Property maintenance is a continuing issue, particularly along the flood control channel which forms the neighborhood's southern boundary. In December 2011, The City and Los Angeles County constructed a quarter-mile pedestrian pathway along the flood control channel. The most significant concentration of substandard housing in this area is located east of Lake Street to the I-5 freeway, an area characterized by narrow streets, deteriorating single-family homes and freeway noise impacts. BHC began its efforts in this area in 2007 with the acquisition and rehabilitation of three properties, providing nine affordable units.

## Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Burbank residents.

### Homeownership Costs

The following section on housing costs begins with an overview of regional housing trends, followed by a comparison of sales prices within nearby communities. A detailed analysis of all single-family and condominium sales in Burbank over the past year is then presented.

#### *Homeownership Costs Regional Trends*

Southern California logged the highest month (February 2013) of home sales in six years amid relatively strong sales of mid- to high-end properties and a record share of homes sold to absentee buyers. The median sale price (\$320,000) edged slightly lower from January but rose nearly 21 percent from a year earlier, marking the eleventh straight month in which the median has risen year-over-year, a real estate information service reported. Absentee buyers—mostly investors and some second-home purchasers—bought a record 31 percent of the Southern California homes sold in February 2013. That was up from 30 percent the prior month and up from 30 percent a year earlier. The monthly average since 2000, when the absentee data begin, is 18 percent.<sup>2</sup>

Within Los Angeles County, the number of single-family and condominium units sold increased four percent and increased 17 percent in value during February 2013 compared to the prior year.

#### *Burbank Homeownership Costs (Sales Prices)*

Table 8-19 compares median single-family home and condominium sales prices in Burbank and nearby communities by ZIP code during calendar year 2012. Table 8-16 also presents the change in sales price from the prior year for each ZIP code. Single-family home prices increased almost 18 percent in ZIP code 91502, but with only seven homes sold. In contrast, the 173 homes sold in ZIP code 91504, located north of Glenoaks evidenced a 6.3 percent decrease in price from the prior year. Changes in year-to-year condominium sales prices ranged geographically from a 20 percent decrease to five percent increase.

#### *Homeownership Foreclosures*

The high rate of home foreclosures over the past several years is closely related to the economic slowdown and decline in home values. With depreciated values, many homeowners find themselves owing more on

<sup>2</sup> Southland Begins 2013 With Sales and Price Gains Vs. Year Earlier, March 2013.  
<http://www.dqnews.com/Articles/2013/News/California/Southern-CA/RRSCA130313.aspx>





their homes than market value. However, as of the end of 2012, data show that foreclosures in California were at the lowest level since 2006, with 16.6 percent foreclosure resales recorded in California during the last three months in 2012. At the same time, home values increased through most of 2012. That means fewer and fewer homeowners are underwater, where they owe more than their homes are worth. That in turn means homeowners are able to sell and pay off the mortgage, or perhaps refinance at currently lower interest rates.

**Table 8-16**  
**Single-Family Homes and Condominium Sales 2012:**  
**Burbank and Nearby Communities**

Community	Zip Code	Single Family Homes				Condominiums		
		Sales Count	Price Median	Price % Chg from 2011	Median Price/ Sq. Ft	Sales Count	Price Median	Price % Chg from 2011
Burbank <sup>1</sup>	91501	86	\$600,000	7.1%	\$324	77	\$320,000	-2.40%
	91502	7	\$371,000	17.8%	\$304	39	\$246,000	1.10%
	91504	173	\$527,000	-6.3%	\$339	88	\$315,000	-3.10%
	91505	235	\$445,000	1.1%	\$344	31	\$350,000	5.30%
	91506	174	\$479,000	4.3%	\$361	15	\$266,000	-20.60%
Glendale	91201	119	\$500,000	1.0%	\$339	22	\$282,000	2.60%
	91202	128	\$615,000	-4.4%	\$332	80	\$255,000	-1.40%
	91203	25	\$399,000	34.1%	\$311	74	\$275,000	1.90%
	91204	16	\$307,000	-10.0%	\$281	28	\$252,000	7.80%
	91205	56	\$400,000	-4.6%	\$320	53	\$210,000	-2.30%
	91206	132	\$621,000	-1.5%	\$315	117	\$250,000	0.00%
	91207	90	\$705,000	-4.5%	\$333	17	\$279,000	9.60%
	91208	161	\$647,000	0.9%	\$347	16	\$323,000	16.60%
North Hollywood	91601	114	\$382,000	0.4%	\$300	53	\$266,000	-5.00%
	91602	121	\$710,000	5.0%	\$383	108	\$312,000	-8.20%
	91605	270	\$294,000	1.4%	\$211	41	\$160,000	-25.10%
	91606	191	\$300,000	-0.2%	\$240	37	\$180,000	-6.50%
Pasadena	91101	6	\$378,000	3.4%	\$242	165	\$392,000	3.30%
	91103	165	\$395,000	3.9%	\$315	49	\$478,000	17.90%
	91104	294	\$499,000	-0.3%	\$359	23	\$314,000	33.60%
	91105	147	\$903,000	-4.5%	\$461	75	\$625,000	2.50%
	91106	105	\$914,000	19.0%	\$484	152	\$369,000	2.50%
	91107	312	\$599,000	-1.3%	\$376	85	\$362,000	-4.10%
La Cañada Flintridge	91011	275	\$1,092,000	3.0%	\$472	7	\$641,000	-14.50%
Toluca Lake	91602	121	\$710,000	5.0%	\$383	108	\$312,000	-8.2%

Source: DQNews - Los Angeles Times Southern California Home Sale Activity, 2012.

<http://www.dqnews.com/Charts/Annual-Charts/LA-Times-Charts/ZIPLAT12.aspx>

Note: 1. Zip code 91510 is not available on LA-Times Charts Annual Data



## Rental Housing Costs

The following section on rental costs begins with an overview of regional trends, followed by a citywide survey of vacant rental units in Burbank.

### Rental Housing Regional Trends

With an economic recovery from the 2007 recession and modest increases in employment, the Southern California apartment market evidenced increased demand during 2010, placing upward pressure on rents and occupancy levels. Within Los Angeles County, a net 6,290 new apartment units were absorbed into the market. Rents were up 1.2 percent from the prior year, compared to a six percent decline in rents in 2009 and 3.8 decline in 2008. Apartment occupancy levels averaged 94.1 percent in fourth quarter 2010, a 0.2 percent increase over fourth quarter 2009.

In its 2012 *Multi-family Market Report*, the USC Casden Forecast projects positive but modest job growth in the Los Angeles metropolitan area that will continue to stimulate the demand for apartments. The Los Angeles County apartment market showed a substantial improvement in both rents and occupancy in 2011 in comparison to 2010. The tri-cities submarket of Glendale-Burbank-Pasadena showed one of the largest increases in average rents, up 6.3 percent. The average monthly rent rose to \$1,643.

### Burbank Rental Housing Survey

A rent survey was conducted in March 2013 to evaluate rental trends down to the city level. Table 8-17 below presents the results of the 2013 rent survey, as well as a comparison with previous surveys conducted for Burbank's Housing Profile in 2008 through 2011. Rental data were collected based on asking rents for units advertised in the *Burbank Leader* newspaper and on several rental websites. The following discussion summarizes the results of the rent survey by unit type, including apartments, single-family homes, and rooms for rent.

**Table 8-17**  
**Burbank Survey of Vacant Rental Units: 2008-2012**

Unit Type/ Bedrooms	March 2013			Median Rent				Median Percent Change			
	# Units	Rent Range	Median Rent	June 2011	May 2010	April 2009	March 2008	2011- 2013	2010- 2011	2009- 2010	2008- 2009
<i>Apartments</i>											
Studio	11	\$750-\$1,100	\$980	\$825	\$800	\$800	\$950	+19%	+3%	+0%	-16%
1	52	795-2200	\$1,368	\$1,075	\$1,025	\$1,100	\$1,300	+27%	+5%	+7%	-15%
2	74	\$1,000-\$2,600	\$1,685	\$1,550	\$1,375	\$1,450	\$1,600	+9%	+13%	+5%	-9%
3	23	\$1,850-\$3,100	\$2,400	\$2,240	\$2,100	\$1,990	\$2,550	+7%	+7%	-6%	-22%
<b>Total</b>	<b>160</b>	<b>\$750-\$3,100</b>	<b>\$1,527</b>	<b>\$1,395</b>	<b>\$1,200</b>	<b>\$1,295</b>	<b>\$1,500</b>	<b>+9%</b>	<b>+16%</b>	<b>+7%</b>	<b>-14%</b>
<i>Single Family</i>											
1	--	--	--	\$1,525	\$1,095	--	\$1,450	--	+39%	--	--
2	8	\$1,800-\$2,500	\$2,150	\$2,345	\$1,875	\$1,995	\$2,200	-8%	+25%	+6%	-9%
3	15	\$1,695-\$3,495	\$2,450	\$2,500	\$2,600	\$2,400	\$2,600	-2%	-4%	-8%	-8%
4+	17	\$2,100-\$6,800	\$3,500	\$3,500	\$2,500	\$3,900	\$3,250	0%	+40%	+36%	+20%
<b>Total</b>	<b>40</b>	<b>\$1,800-\$6,800</b>	<b>\$2,450</b>	<b>\$2,500</b>	<b>\$2,200</b>	<b>\$2,400</b>	<b>\$2,400</b>	<b>-2%</b>	<b>+14%</b>	<b>+8%</b>	<b>+0%</b>
<i>Rooms for Rent</i>											
	18	\$499-\$1,450	\$750	\$700	\$700	\$800	--	7%	0%	-13%	--
<i>Guesthouses</i>											
	6	\$895-\$2,500	\$1,700	\$1,250	--	--	--	36%	--	--	--

Source: March 2013, Apartments.com, ApartmentHunterz.com, BurbankRent.com, Craigslist.com; Rent.com; Burbank Housing Profile – 2008, 2009, 2010, and 2011.



**Apartment Rents:** A total of 160 apartment units were advertised for rent in March 2013, comparable to the number of listings in the June 2011 Housing Profile (122). The majority of apartment listings were one- and two-bedroom units, with only 23 three-bedroom units advertised. Median rents were \$980 for a studio, \$1,368 for a one-bedroom, \$1,685 for a two-bedroom and \$2,400 for a three-bedroom apartment. The median rent for all apartments listed was \$1,527, reflecting a nine percent increase in the median rents documented in the June 2011 Housing Profile.

**Single-Family Home Rents:** Forty single-family homes were advertised for rent in Burbank, 18 units fewer than the number of listings in June 2011. Rental costs for single-family homes are generally the highest among any unit type, although prices vary according to size and location within the City, with homes northeast of Glenoaks commanding the highest rents. Median rents were \$2,150 for a two-bedroom home, \$2,450 for a three-bedroom home and \$3,500 for a four-bedroom home. No one-bedroom homes were advertised in the listings surveyed. In aggregate, single-family home rents decreased two percent between 2011-2013, in contrast to the 14 percent rent increase experienced during 2010-2011.

**Rooms for Rent:** In addition to full rental units, a significant number of individual rooms within single-family homes, apartments and condominiums were advertised for rent. A total of 18 rooms were advertised for rent, ranging in price from \$499 to \$1,450, with an median of \$750.

**Guesthouses:** Six guesthouses were advertised for rent in Burbank, renting for a median of \$1,700.

In summary, the 2013 rent survey shows little change in Burbank's apartment market, with the number of listings and median rental rates show moderate increases from June 2011. One-bedroom apartments, on the other hand, evidenced a 27 percent increase in median rents, and single-family homes a two percent decrease.

### **Affordability of Burbank's Ownership and Rental Housing**

The affordability of housing in Burbank can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay. California Redevelopment Statutes define affordable owner and rental housing costs as follows (for low- and moderate-income households, it is important to note that Redevelopment law does not use the maximum end of the income range):

#### **Affordable Ownership Housing Cost – moderate income**

- Housing costs consist of mortgage debt service, homeowner association dues, insurance, utility allowance and property taxes.
- Affordable costs are up to 35 percent of the defined household income.
- Affordable costs for moderate income households are based on standard of 110% of Area Median Income (AMI) for a household size equal to one more person than the number of bedrooms in the unit.

#### **Affordable Renter Housing Cost**

- Housing costs include rent plus utilities paid for by the tenant.
- Affordable rent is up to 30 percent of the defined household income.
- Affordable rents are based on a standard of 50% of AMI for very low income households; 60% of AMI for low income households; and 110% AMI for moderate income households for a household size equal to one more person than the number of bedrooms in the unit.

The HCD published 2013 AMI for a four-person household in Los Angeles County is \$64,800.



### ***Homeowner Affordability***

Based on these definitions of income and affordable housing cost, Table 8-18 presents the maximum affordable purchase price for moderate-income households (110% AMI), and compares this with market sales prices for single-family homes and condominiums in Burbank, as previously documented in Table 8-17. In comparing Table 8-16 and Table 8-18, both median single-family home and condominium prices in Burbank are well beyond the level of affordability for moderate-income households. For example, the maximum affordable purchase price for a moderate-income four-person household is \$394,476, whereas the median priced three-bedroom home in Burbank is over \$550,000 and three-bedroom condominium is \$341,000, an affordability gap of \$155,524 for single-family homes but within affordability for condominiums.

### ***Renter Affordability***

Table 8-18 also presents the maximum affordable rents for very low-, low- and moderate-income households by household size, and compares that with median apartment rents on vacant units in Burbank, as documented in Table 8-19. As the table indicates, citywide median rents are well above the level of affordability for both very low- and low-income households. The monthly affordability gap for very low-income households ranges from \$764 for two-person households (one-bedroom units), up to \$1,725 for four-person households (three bedroom apartments). Low-income households also face a sizable affordability gap, ranging from \$643 to \$1,600 per month, depending on household size. Thus, very low- and low-income renters are faced with overpayment or overcrowding to reduce housing costs, or may be priced out of the Burbank rental market.

Moderate-income households requiring one- and two-bedroom units can generally afford apartment rents in Burbank. However, even households earning the top end of the moderate range (120% MFI) are generally unable to afford the rents in larger, three-bedroom apartment units, not to mention the extremely limited availability of such units.



**Table 8-18**  
**2013 Affordable Housing Cost (Los Angeles County)**

Income Group	AMI adjusted by size		Affordable Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Taxes & Insurance	Home	Rental
Extremely Low (0-30% MFI)	30% AMI							
One Person		\$13,605	\$340	\$340	\$50	\$80	\$51,838	\$290
Small Family		\$17,490	\$437	\$437	\$100	\$90	\$60,997	\$337
Four Person Family		\$19,440	\$486	\$486	\$125	\$95	\$65,623	\$361
Large Family		\$21,000	\$525	\$525	\$150	\$100	\$67,843	\$375
Very Low (30-50% MFI)	50% AMI							
One Person		\$22,675	\$567	\$567	\$85	\$115	\$90,509	\$482
Small Family		\$29,150	\$729	\$729	\$125	\$130	\$116,875	\$604
Four Person Family		\$32,400	\$810	\$810	\$175	\$140	\$122,117	\$635
Large Family		\$35,000	\$875	\$875	\$200	\$145	\$130,752	\$675
Lower (50-80% MFI)	60%AMI	70%AMI						
One Person	\$27,210	\$31,745	\$680	\$794	\$100	\$165	\$130,413	\$580
Small Family	\$34,980	\$40,810	\$875	\$1,020	\$150	\$190	\$167,819	\$725
Four Person Family	\$38,880	\$45,360	\$972	\$1,134	\$200	\$210	\$178,612	\$772
Large Family	\$42,000	\$49,000	\$1,050	\$1,225	\$250	\$220	\$186,260	\$800
Moderate Income (81-120% MFI)	110% AMI							
One Person		\$49,885	\$1,247	\$1,455	\$100	\$215	\$281,235	\$1,147
Small Family		\$64,130	\$1,603	\$1,870	\$150	\$260	\$360,297	\$1,453
Four Person Family		\$71,280	\$1,782	\$2,079	\$200	\$280	\$394,476	\$1,582
Large Family		\$77,000	\$1,925	\$2,246	\$250	\$300	\$418,365	\$1,675

Notes

1. Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 20%, annual interest rate of 4.5%, 30-year mortgage, and monthly payment 30% of gross household income
4. Based on Los Angeles County MFI \$64,800 and 2013 HCD State Income Limits
5. Monthly affordable rent based on payments of no more than 30% of household income



## Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at risk” of conversion. This section presents an inventory of all assisted rental housing in Burbank, and evaluates those units at risk of conversion during the ten-year 2014-2024 planning period.

### Assisted Housing Inventory

As presented in Table 8-19, Burbank has a sizable stock of 1,863 units of assisted rental housing, including over 1,000 units with affordability restrictions. The inventory includes all multi-family units assisted under federal, State and local programs, including HUD, State/local bond programs, density bonus and inclusionary programs. Burbank has a large senior citizen population and nine low-rent senior housing complexes totaling over 1,500 units.

**Table 8-19**  
**Assisted Rental Housing Inventory**

Name	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
<b>Senior Housing Projects</b>				
Harvard Plaza	149	149 VL (148)	Section 202, Section 8	Feb. 2021
Pacific Manor	167	166 VL (166)	236(j)(1), HOME, Sec 8	2016
Verdugo Towers	119	119 VL (119)	Sec 202, Sec8, RDA Set-Aside	Perpetuity
Wesley Towers	97	97 VL (5)	Section 202, Section 8	2027
Media Village/Silverwinds	144	29 VL, 115 L (144)	RDA Set-Aside	Perpetuity
Senior Artists Colony	141	29 VL, 14 L (141)	HOME, RDA Set-Aside, MHP	Perpetuity
Olive Plaza	183	46 Mod (183)	Density Bonus	2033
Olive Court	163	33 Low (162)	RDA Set-Aside	Perpetuity
Park Avenue	62	62 Mod (62)	RDA Set-Aside	Perpetuity
<b>Special Needs Projects</b>				
Casa Providencia	18	17 VL (17)	Section 811, HOME, MHP	Perpetuity
Puerta Nueva Transitional Housing (women/children)	5	3 VL, 2 Low	RDA Set-Aside	2061
Linden House Transitional Housing (at-risk youth)	4	3 VL, 1 Mod	HOME, RDA Set-Aside	Perpetuity
Home Front Transitional Housing (families)	7	4 EL, 2 VL, 1 Mod	HOME, RDA Set-Aside	Perpetuity
Veterans Transitional Housing (homeless)	11	11 VL and L	HOME, MHP	Perpetuity
<b>Burbank Housing Corporation Acquisition/Rehabilitation Projects</b>				
<b>Elmwood Focus Neighborhood</b>				
100 Block of Elmwood Ave.	65	5 EL, 25 VL ,23 L ,23 M	HOME, RDA Set-Aside	Perpetuity



**Table 8-19**  
**Assisted Rental Housing Inventory**

Name	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
<b>Verdugo/Lake Focus Neighborhood</b>				
237, 241-23, 257 W. Verdugo 220 W. Tujunga	30	2 VL, 26 Low, 2 Mod	CDBG, HOME RDA Set-Aside	Perpetuity
261 W. Verdugo Ave.	8	2 VL, 4 Low, 2 Mod	RDA Set-Aside	Perpetuity
275 W. Verdugo	34	3 EL, 12 VL, 12 L, 7 M	RDA Set-Aside	Perpetuity
<b>Golden State Focus Neighborhood</b>				
3000 Thornton	4	3 Low, 1 Mod	HOME, RDA Set-Aside	Perpetuity
3030 Thornton	1	1 Low	RDA Set-Aside	Perpetuity
2331 N. Fairview	3	3 Low	HOME	Perpetuity
2325 & 2335 N. Fairview	7	1 VL, 6 Low	HOME, RDA Set-Aside	Perpetuity
2321 N. Fairview & 2323 N. Catalina	14	1 VL, 6 Low, 7 Mod	Set-Aside	Perpetuity
2219 & 2329 N. Niagara	6	2 VL, 2 Low, 2 Mod	HOME	Perpetuity
2234 Catalina	7	2 EL, 2 VL, 3 Low	HOME, RDA Set-Aside	Perpetuity
2223-2235 Catalina	20	4 EL, 7 VL, 7 L, 2 Mod	RDA Set-Aside	Perpetuity
2300 Niagara (under construction - 2013)	3	1 VL, 2 Low	HOME	Perpetuity
<b>Peyton/Grismer Focus Neighborhood</b>				
1721 Elliott	7	3 VL, 1 Low, 3 Mod	CDBG, HOME	Perpetuity
1801-1815 Grismer, 1735 Elliott	70	13EL, 20 VL, 25L, 25M (5)	RDA Set-Aside	Perpetuity
Keeler/Elliott -Habitat homeownership*	8	8 VL	RDA Set-Aside	Perpetuity
<b>Lake/Alameda Focus Neighborhood</b>				
157 & 159 W. Linden, 160 W. Elm Ct.	9	5 VL, 4 Low	HOME, Set-Aside	Perpetuity
<b>Lake/Alameda Focus Neighborhood</b>				
Rental Rehabilitation (multiple units)	72	28 Low	RDA Set-Aside	15 years
1301 Hollywood Way	35	3 Low	Density Bonus	Perpetuity
Empire Landing	276	28 Low	Inclusionary Housing	Perpetuity

Notes:

VL = Very Low Income, Low = Low Income, Mod = Moderate Income

RDA = Redevelopment Agency, MHP = Mutli-family Housing Program, CDBG = Community Development Block Grants





## At-Risk Projects

This section evaluates those lower-income rental projects in Burbank at risk of converting to market-rate units prior to 2024. According to the California Housing Partnership Corporation At-Risk Database as shown in Table 8-20, three projects are considered to be at risk during the period.

**Table 8-20**  
**At-Risk Housing Inventory**

Project Name and Address	Total Units	Affordable Units (Section 8)	Affordability	Funding Source	Expiration of Affordability
Wesley Tower 201 E. Verdugo Ave.	98	97	Low Income (80%)	HUD Section 202 (Elderly Program)	October 25, 2013
Pacific Manor 609 N. Glenoaks Blvd.	169	166	Low Income (80%)	HUD Section 236(j)(1)	May 31, 2014
Harvard Plaza 340 E. Harvard Ave.	150	149	Low Income (80%)	HUD Section 202 (Elderly Program)	September 18, 2015

Source: California Housing Partnership Corporation At-Risk Database, March 12, 2013.

Wesley Tower is a 98-unit complex for seniors, with 97 units affordable to low-income households. The project was originally financed through the HUD Section 202 supportive housing for the elderly program. Wesley Tower receives project-based rental assistance through a Section 8 contract with HUD. Pacific Manor, which offers 166 affordable units, was originally financed through the HUD Section 206 program. Both Wesley Tower and Pacific Manor are owned by Wesley Homes, a national non-profit affordable housing developer.

Harvard Plaza is a 150-unit complex for seniors, with 149 units affordable to low-income households. The project was originally financed through the HUD Section 202 supportive housing for the elderly program. Harvard Plaza also receives project-based rental assistance through a Section 8 contract with HUD.

All three projects are managed by Falkenberg/Gilliam & Associates, Inc., a property management company specializing in managing non-profit housing for the elderly. According to discussions with their Director of Operations, both Wesley Tower and Pacific Manor complexes are currently in the process of refinancing their mortgages with HUD that will result in new 20-year Section 8 contracts. Harvard Plaza currently receives Section 8 contracts in five-year intervals, but will qualify for a 20-year contract. They will apply for a new Section 8 contract prior to their affordability expiration date.<sup>3</sup>

### ***Preservation and Replacement Options***

While conversion of these projects to market rents is unlikely, for purposes of the Housing Element, the following presents options for preservation and replacement of the projects 412 low-income units, along with a general cost estimate for each. As Pacific Manor, Wesley Towers, and Harvard Plaza are already owned by non-profits motivated to maintain affordability, preservation due the loss of Project Based Rental Subsidies could be accomplished in two ways: 1) provision of rental assistance to tenants using other funding sources and 2) replacement or development of new assisted units. Identification of financial resources, as well as entities who could potentially acquire and manage Pacific Manor, are discussed in the Resources chapter of the Housing Element.

<sup>3</sup> July 31, 2013 email discussions with Carol Benninger, Director of Operations with Falkenberg/Gilliam & Associates, Inc.



**Option 1: Rental Assistance**

The projects maintain Section 8 - Project Based Rental Assistance renewed annually through HUD. While HUD grants high priority to the renewal of Project Based Rental Assistance for at-risk affordable apartment complexes that serve the elderly or disabled, the long-term availability of funding at the federal level for Project Based Rental Assistance renewals are dependent upon the continued availability of federal funding. If terminated, rent subsidies using alternative State or local funding sources could be used to maintain affordability. Subsidies could be structured similar to the Section 8 program, whereby HUD pays the owners the difference between what tenants can afford to pay (30% household income) and what HUD establishes as the Fair Market Rent (FMR) on the unit. Given the 412 at risk units in the City and associated bedroom mix, the total cost of subsidizing rents in this project is estimated at approximately \$9,166 per month, or \$2.1 million annually, translating to \$42 million in subsidies over a 20-year period.

**Table 8-21**  
**Required Rent Subsidies for At-Risk Project**

# Bedrooms	# Units	Fair Market Rent (2013)	Household Size	Household Income	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
Wesley Tower, Pacific Manor and Harvard Plaza: Affordable to Low-Income Households								
Studio	24	\$911	1 person	\$27,216	\$680	\$316	\$3,787	\$90,893
1 bedroom	388	\$1,101	2 person	\$31,110	\$778	\$448	\$5,379	\$2,087,052

**Option 2: Construction or Purchase of Replacement Units**

Historically, the City of Burbank estimates that the average cost to create an affordable housing unit is approximately \$250,000. Recent efforts suggest that these costs are increasing with three recent acquisition/rehabilitation projects ranging from \$282,942 per unit to \$426,484 per unit. The variances relate to the extent of the rehabilitation performed and the date of acquisition as acquisition costs have fluctuated significantly in the last 10 years. For new construction projects, per-unit costs are significantly higher with Catalina Development costs at \$479,593 per unit and the Habitat Project costs at \$581,469 per unit.<sup>4</sup>

**Cost Comparisons**

In terms of cost effectiveness for preservation of the 412 at-risk units, 20 years worth of rent subsidies (\$42 million) is less expensive than purchase of replacement units (\$61.8 million). However, purchase of replacement units may still be a preferred alternative as affordability controls could be secured indefinitely.

<sup>4</sup> Analysis prepared by City of Burbank, Housing & Economic Development Division, 2013.



## Regional Housing Needs

State law requires all regional councils of government, including SCAG, to determine the existing and projected housing needs for its regions, known as the Regional Housing Needs Assessment, or RHNA process.

### Existing Housing Needs

#### *Overcrowding*

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table 8-22 shows the incidence of overcrowding in Burbank by tenure.

**Table 8-22**  
**Overcrowded Households**

	2000				2010			
	All Households		Percent of All Households		All Households		Percent of All Households	
	No.	%	Renter-Occupied	Owner-Occupied	No.	%	Renter-Occupied	Owner-Occupied
Overcrowded (1-1.5 persons/room)	2,488	6.0%	4.4%	1.6%	1,874	4.5%	4.0%	0.5%
Severely Overcrowded (>1.5 persons/room)	2,903	7.0%	5.9%	1.0%	537	1.3%	1.0%	0.3%
Total Overcrowded (>1 persons/room)	5,391	13.0%	10.3%	2.6%	2,411	5.8%	5.1%	0.8%

Source: U.S. Census 2000 and American Community Survey 2010

In 2010, there were 2,411 households living in overcrowded conditions in Burbank, representing six percent of all households. That is a 55 percent decrease from 2000, where 5,391 households were living in overcrowded conditions, representing nearly 13 percent of all households. As Table 8-23 shows, overcrowding is a more serious problem for rental households. Approximately 10 percent of renter households were overcrowded compared to only three percent of owner households.

Severe overcrowding, which is defined as more than 1.5 persons per room, was especially high among renters. In 2000, almost 2,500 renter households experienced severe overcrowding compared to only 1,900 in 2010, indicating that overcrowded conditions are on the decline in Burbank.

#### *Overpayment*

Housing affordability problems occur when housing costs become so high in relation to income that households are faced with paying an excessive portion of their income for housing, leaving less income remaining for other basic essentials. Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing. As illustrated in Table 8-23, 30 percent of renters and 37 percent of homeowners in Burbank were overpaying, spending more than 30 percent of their total income on housing. Of the 9,880 renter households overpaying, 14 percent spent over half of their income for shelter.



**Table 8-23**  
**Housing Overpayment**

Overpayment	Households	Percent
<b>Owners</b>		
>30% Household Income	7,960	37%
>50% Household Income	3,840	20%
<b>Renters</b>		
>30% Household Income	9,880	30%
>50% Household Income	5,260	14%

Source: HUD, CHAS DataBook, 2009

Note: >50% Household Income is a subset of >30% Household Income

Housing overpayment is a critical need among lower-income households, who are disproportionately affected by this burden compared to other households. Of Burbank's approximately 10,915 renter households earning lower incomes (<80% AMI), 78 percent faced overpayment, with 48 percent of lower-income renter households facing extreme overpayment. The City's approximately 4,960 lower-income homeowners are also impacted, with 68 percent overpaying and 52 percent severely overpaying, See Table 8-24.

**Table 8-24**  
**Housing Overpayment by Household Type and Tenure**

Household Type	Renter Overpayment		Owner Overpayment	
	> 30% Income	> 50% Income	> 30% Income	> 50% Income
% Lower Income Overpaying	78%	48%	68%	52%
% Elderly Overpaying	60%	43%	39%	22%
% Small Families Overpaying	43%	22%	43%	21%
% Large Families Overpaying	36%	18%	52%	18%

Source: HUD, CHAS DataBook, 2009

Note: >50% Household Income is a subset of >30% Household Income

Evaluating housing overpayment by household type reveals information on the types of households most impacted by housing costs. Among Burbank's approximately 3,600 elderly renter households, 60 percent are overpaying and 43 percent are severely overpaying. As such, senior renters face the highest level of housing overpayment among any group in Burbank. The level of overpayment among small and large family renters (52 percent and 18 percent respectively) falls slightly below the level of overpayment experienced among all the City's renter households.

## Projected Housing Needs

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.



SCAG is responsible for assigning these regional housing needs for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties. The regional growth allocation process begins with the State Department of Finance’s projection of Statewide housing demand for the planning period, which is then apportioned by HCD among each of the State’s official regions.

SCAG has determined the projected housing need for its region for the 2014-2021 Housing Element cycle,<sup>5</sup> and has allocated this housing need to each jurisdiction by income category. The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element.

In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites and public facilities
- Commuting patterns
- Type and tenure of housing
- Loss of units in assisted housing developments
- Over-concentration of lower-income households
- Geological and topographical constraints

As defined by the RHNA, Burbank’s new construction need for the 2014-2021 period has been established at 2,684 new units, distributed among the four income categories as shown in Table 8-25.

As presented in the Resources and Housing Plan sections of the Housing Element, Burbank will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs (funding permitting) to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the Southern California region.

**Table 8-25**  
**Regional Housing Needs Assessment (RHNA) for Burbank: 2014-2021**

Income Level	Percent of Area Median Income	Total RHNA	Percentage of Units
Extremely Low	0-50%	694*	25.9%*
Very Low	30-50%	694*	25.9%*
Low	51-80%	413	15.4%
Moderate	81-120%	443	16.5%
Above Moderate	120%+	1,134	42.3%
Total		2,684	100.0%

Source: Southern California Association of Governments (SCAG), 2013.

Note: \*Extremely Low Income Level is a subcategory of the Very Low Income level

<sup>5</sup> The 2014-2021 SCAG Housing Element planning period extends beyond the previous five-year planning cycle to provide consistency with projections contained within SCAG’s Integrated Growth Forecast; Housing Elements must now be updated every four or eight years.



## HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that could possibly act as constraints to housing development and improvement in Burbank.

### Governmental Constraints

State law requires that housing elements identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities.

### Land Use Controls

The Land Use Element and the Zoning Code—which implements the Land Use Element—directly impacts the amount, size, type, location and thus, cost of residential development. The control over land use is designed to ensure that new housing is compatible with adjacent uses and built to the standards of quality and livability of the City’s neighborhoods. Land use designations and zoning requirements affect both the construction of new units and the rehabilitation of existing dwellings.

Please refer to Table LU-3, Residential Unit Capacity Measure One Consistency for maximum density allowed for each of the residential and commercial land use designations. The Land Use Element permits a broad range of housing types and densities that address the housing needs of residents. Residential densities range from up to seven and 14 dwelling units per acre (du/ac) in the Low Density Residential land use category (R-1, R-1-H, and R-2 zones) to 43 du/ac in the High Density Residential category (R-4 and R-5 zones). Residential opportunities are also in various commercial areas and specific plan areas of the City and range from 27 to 87 du/ac.

### Zoning Standards

The City’s Zoning Code sets forth the standards for residential development. These include density, setbacks, lot area, lot coverage, height and parking standards. Table 8-26 presents Burbank’s development standards for single-family development, and Table 8-27 presents multi-family development standards. For the 2013-2021 Housing Element, the following zoning tables represent a point-in-time analysis for the land use controls constraints. These zoning development standards will change overtime and these tables may not reflect those changes in the future.

The City also has a Planned Development zone that permits a variety of housing types and mixed commercial uses. Planned Development zones allow for modified development standards and permit a range of uses. The City has used planned development zoning as a tool to facilitate mixed-use and residential development in its commercial zones.



**Table 8-26<sup>6</sup>**  
**Single-Family Development Standards**

Development Standard	R-1 and R-1-H Zones
<b>Density</b>	
Minimum lot area	6,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Minimum dwelling unit size	850 square feet
Maximum height	
To top plate	23 feet
To top of roof and architectural features	30 feet
Maximum number of stories for all structures	2
Maximum floor area ratio	0.4 - 0.45
Maximum lot coverage	50%
Minimum yard setbacks	
Front	25 feet
Rear	15 feet
Interior side	10% of lot width but no less than 3 feet and no more than 10 feet
Street-facing side	20% if lot width but no less than 6 feet and no more than 20 feet
Minimum number of off-street parking spaces	
When main dwelling has a gross floor area of 3,400 square feet or less	2
When main dwelling has a gross floor area of more than 3,400 square feet	3

Source: Burbank Municipal Code, 2013.

**Table 8-27<sup>6</sup>**  
**Multi-Family Development Standards**

Development Standard	R-2	R-3	R-4/R-5
Density/minimum gross square footage of lot area per dwelling unit			
< 12,000 sq. ft. lots	1 unit per 3,000 square feet	1 unit per 2,400 square feet	1 unit per 2,000 square feet
12,000 - 23,999 sq. ft. lots		1 unit per 2,000 square feet	1 unit per 1,400 square feet
>/= 24,000 sq. ft. lots		1 unit per 1,600 square feet	1 unit per 1,000 square feet
Lot size and dimensions			
Minimum lot area	6,000 square feet		
Minimum lot width	50 feet		

<sup>6</sup> Please refer to the City Municipal Code for the latest Zoning development standards as these standards can change over time.



**Table 8-27<sup>6</sup>**  
**Multi-Family Development Standards**

Development Standard	R-2	R-3	R-4/R-5
Minimum lot depth	100 feet		
Maximum lot coverage			
Within 500' of single family zoned property	60%		
> 500' from single family zoned property	70%		
Maximum height			
Within 500' of single family zoned property	27 feet to top plate 35 feet to top of roof and architectural features		
> 500' from single family zoned property	35 feet to top plate 50 feet to top of roof and architectural features		
Maximum number of stories for all structures			
Within 500' of single-family zoned property	2		
> 500' from single family zoned property	3		
Minimum yard setbacks			
Front minimum	25 feet	15 feet	
Rear minimum	5 feet		
Interior side minimum	5 feet		
Street-facing side minimum	10 feet		
Upper story setback for any yard abutting or adjacent to single family zoned property	5 additional feet		
Parking			
Minimum number of off-street tenant parking spaces	2 spaces per unit	1.25 spaces per efficiency unit (studio unit that is 500 square feet or less) 1.75 spaces per 1-bedroom unit or studio unit greater than 500 square feet 2 spaces per unit with 2 or more bedrooms	
Minimum number of off-street guest parking spaces	1 guest space per 4 units, minimum of 2 spaces (projects with 3 or fewer units are exempt)		
Open space and landscaping			
Minimum common open space per unit	150 square feet		
Minimum private open space per unit	50 square feet		
Minimum % lot area that must be landscaped	25		15
Minimum % common open space area that must be landscaped	20	15	

Source: Burbank Municipal Code, 2013.

<sup>6</sup> Please refer to the City Municipal Code for the latest Zoning development standards as these standards can change over time.



Burbank’s zoning makes allowances for development with fewer than four units. The zoning standards allow for the use of tandem parking for these smaller projects, which is not allowed for larger projects, and do not require any guest parking to be provided for smaller projects. These relaxed standards facilitate the development of small lots by increasing design flexibility. Although some developers opt to build fewer than the maximum allowed number of units, most developers build to the maximum due to the high cost of land in Burbank. It is logical that with the high price of land in Burbank, and the limited amount of developable land, that most developers will build to the highest density allowed thereby maximizing the returns on the development.

### ***Specific/Master Plans***

The City has two adopted specific plans, a third designated specific plan area with accompanying land use policies and zoning regulations and a master plan.

- The Burbank Center Plan (BCP) was adopted in 1997 as an economic revitalization plan for Downtown Burbank and its surrounding areas. The plan focuses on intensifying uses around existing and proposed intermodal transportation centers to increase opportunities for public transportation and walking within the downtown area.
- The Media District Specific Plan (MDSP) was adopted in 1991 in response to the development of several high-rise office buildings in the 1980s and the potential effects that similar future development could have on surrounding residential neighborhoods. The MDSP is generally located around the intersection of SR 134 and Olive Avenue. The MDSP restricts the growth of commercial and industrial uses in southwestern Burbank to minimize future effects on surrounding residential neighborhoods.
- The Rancho Master Plan (RMP) was adopted in 1993 to recognize and preserve the unique equestrian character of the Rancho area.
- The North San Fernando Boulevard Master Plan was adopted in 2012 and provides a strategy to guide future development and streetscape improvements along the segment of North San Fernando Boulevard between Interstate 5 and Burbank Boulevard. It also includes recommendations to improve the surrounding residential and commercial streets.

### ***Inclusionary Housing***

In March 2006, the Burbank City Council adopted an Inclusionary Housing Ordinance as a means of increasing the supply of affordable housing in conjunction with market rate housing development. The City’s ordinance requires developers of housing with five or more units to provide at least 15 percent of the units as affordable to very low-, low- and moderate-income households as follows:

- For rental projects, five percent of units are required for very low-income households and 10 percent for low-income households
- For ownership projects, 15 percent of units are required for low- and moderate-income households

As a means of providing incentives to address the City’s goals for lower-income and special needs housing, the City’s ordinance also offers inclusionary “credits” as follows:

- If Very Low Income rental units are provided in lieu of required Low Income rental units, a credit of 1.25 units for every 1 unit is provided.





- If Low Income owner units are provided in lieu of required Moderate Income owner units, a credit of 2 units for every 1 unit is provided.
- If more than the required number of affordable rental or ownership units are provided for large families (3+ bedrooms), or fully accessible units (in excess of California Building Code Chapter 11A requirements) are provided for the physically disabled, a credit of 1.5 units for every 1 unit is provided.

Developers may elect to pay an in-lieu fee rather than provide the affordable units within the project. As shown in Table 8-28, the Burbank's in-lieu fee structure is tiered, providing reduced fees for smaller projects where the economic impact of inclusionary requirements tends to be the greatest.

<b>Table 8-28</b> <b>Inclusionary Housing In-Lieu Fee</b>		
<b>Project Size (# of Units)</b>	<b>Ownership Projects (per square foot)</b>	<b>Rental Projects (per square foot)</b>
14+ units	\$20.07	\$10.27
10 to 13 units	\$16.46	\$8.42
5 to 9 units	\$11.24	\$5.75

Source: City of Burbank, 2013.

The City has established an Affordable Housing Trust Fund for deposit of in-lieu fee revenues. Monies from the trust fund must be used to increase and improve the supply of housing affordable to very low, low and moderate-income households in the City. Permissible uses include, but are not limited to, assistance to housing development corporations, equity participation loans, grants, pre-home ownership co-investment, pre-development loan funds, participation leases or other public-private partnership arrangements. The fund may be used for the benefit of both rental and owner-occupied housing.

Developers may also be permitted to fulfill inclusionary requirements by providing affordable units at an off-site location in Burbank. Off-site affordable units may be provided through new construction, substantial rehabilitation, and adaptive re-use. Donation of land to the City to construct the required affordable units is another off-site alternative. Developers are permitted to use these options by right.

To offset the potential costs associated with the provision of affordable units, Burbank's inclusionary ordinance offers a variety of development concessions to construct affordable units on-site within the proposed project. A developer may request one or more concessions, subject to the discretion of the City, and based on demonstration that the proposed project is financially infeasible without the incentives. Permitted development concessions mirror those specified within the City's 43 ordinance, and are described in the following section. There have been 28 units affordable units created through the Inclusionary Housing Program. Since 2008, no units have been developed through the Program and no in-lieu fees have been collected.

### ***Density Bonus***

In conjunction with adoption of the Inclusionary Housing Ordinance in 2006, the Burbank City Council updated its density bonus ordinance to conform to the new requirements of Government Code Section 65915. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional concession/incentive(s) if the project provides for construction of one of the following:

- Ten percent of the total units of a housing development for lower-income households; or



- b. Five percent of the total units of a housing development for very low-income households; or
- c. A senior citizen housing development, or mobile home park that limits residency based on age requirements for housing for older persons; or
- d. Ten percent of the total dwelling units in a common interest development for moderate income households, provided that all units in the development are offered to the public for purchase.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of affordable housing units exceeds the minimum percentage established in the Inclusionary Housing Ordinance, but generally ranges from 20 to 35 percent above the specified General Plan density. Developers may choose to use the affordable units required by Burbank’s Inclusionary Housing Ordinance to meet the minimum thresholds for the state density bonus law. However, in that case, the units must meet both requirements or the more stringent of the two requirements.

In addition to the density bonus, eligible projects may receive one to three additional development concessions/incentives, based on the applicant demonstrating that it is not financially feasible to build the project without the concessions. Pursuant to State statutes, the number of concessions a project may be eligible for is based upon the proportion of affordable units and level of income targeting, as illustrated in Table 8-29.

Table 8-29 Density Bonus Concessions		
Income Level	% Affordable Units	Number of Concessions
Very Low Income	5%	1
	10%	2
	15%	3
Low Income	10%	1
	20%	2
	30%	3
Moderate Income (for-sale condo or planned development)	10%	1
	20%	2
	30%	3

Burbank has had two projects which have taken advantage of density bonus provisions: 1) the 183-unit Olive Plaza senior apartments, with 46 units affordable to moderate-income seniors and 2) four lots on Hollywood Way with 35 units including three low-income units.

### Condominium Conversions

The City’s condominium conversion regulations are structured both to facilitate the creation of affordable homeownership alternatives, and to provide protections to tenants in buildings proposed for conversion. The City processes condominium conversions through an Administrative Use Permit, subject to compliance with current City Building, Housing and Fire Codes, and additional development standards for parking and storage. Property owners are required to give each tenant a minimum of 180 days written notice of the intention to convert prior to termination of tenancy, and provide tenants with the first right of purchase. The conversion requirements also mandate tenant relocation assistance in the amount of \$2,500 per unit. Tenants are protected from unreasonable rent increases in the year before a conversion that might force them out of their apartments and thus preclude their receiving relocation compensation. Disabled persons living in a building that undergoes condominium conversion are entitled to have necessary mobility



improvements made in their new dwelling at the sub-divider's expense. Since 2008, there have been no applications for condominium conversions.

## Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available though appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table 8-30 summarizes the zones in which these particular housing types are permitted.

<b>Table 8-30</b> <b>Housing Types by Residential and Commercial Zone Categories</b>								
Housing Types Permitted	Zones							
	R-1	R-1-H	R-2	R-3	R-4/ R-5	C-1, C-2, C-3, C-4	M-1/ M-2	MDR-3 MDR-4 MDR-5
Single-Family	P	P	P	P	P	--	--	--
Multiple-Family	--	--	P	P	P	--	--	--
Planned Residential Development	CUP	CUP	CUP	CUP	CUP	--	--	--
Manufactured Housing	P	P	P	P	P	--	--	--
Second Units	P	--	--	--	--	--	--	--
Licensed Community Care Facilities (6 or fewer)	P	P	P	P	P	--	--	P
Licensed Community Care Facilities (7 or more)	--	--	--	--	CUP	CUP (C-3, C-4)	--	CUP (MDR-4, MDR-5)
Unlicensed Community Care Facilities (6 or fewer)	P	P	P	P	P	--	--	P
Unlicensed Community Care Facilities (7 or more)	--	--	--	--	CUP	CUP (C-3, C-4)	--	CUP (MDR-4, MDR-5)
Transitional Housing	--	--	--	P	P	CUP (C-2, C-3, C-4)	--	P
Supportive Housing	--	--	--	P	P	CUP (C-2, C-3, C-4)	--	P



**Table 8-30**  
**Housing Types by Residential and Commercial Zone Categories**

Housing Types Permitted	Zones							
	R-1	R-1-H	R-2	R-3	R-4/ R-5	C-1, C-2, C-3, C-4	M-1/ M-2	MDR-3 MDR-4 MDR-5
Emergency Shelters *	--	--	--	--	--	--	P (M-2) CUP (M-1)	--
Single Room Occupancy (SRO)	--	--	--	CUP	CUP	CUP (C-2, C-3, C-4)	--	CUP

Notes: "P" = Permitted; "CUP" = Conditional Use Permit; and "--" = Not Permitted.

\* Emergency shelters are allowed in the Burbank Center Commercial Manufacturing Zone(BCCM) with a Conditional Use Permit

Source: Burbank Municipal Code, 2013.

### Manufactured Housing/Mobile Homes

The Burbank Zoning Code defines manufactured housing as follows: "mobile home (Manufactured Home) means a dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation." Pursuant to State law, manufactured housing is also permitted in all multiple family residential zones. The City has established design and location criteria for manufactured homes to protect neighborhood integrity and provide compatibility with surrounding uses. These criteria include:

- Homes must be manufactured after June 15, 1976 and must be manufactured to the specifications of the National Manufactured Housing Construction and Safety Standards Act of 1974.
- Homes must be installed on a permanent foundation system approved by the Building Official.
- Exterior siding must be provided as necessary to screen an otherwise non-enclosed under-floor area. Such siding must extend to within six inches of the ground surface on all sides of the home and must be made of a non-reflective material that simulates wood, stucco, or masonry.
- Roofing materials may not consist of continuously rolled metal roofing or any reflective roofing material.

### Second Units

Second units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Second units can be a valuable addition to a community's housing stock, and can assist older homeowners to maintain independence, provide housing for extended family members, and be used as rentals to supplement the income of the primary householder. They are also a low impact way to add to the housing stock without using additional land or infrastructure.

In June 2003, the Burbank City Council adopted amendments to the City's second dwelling unit ordinance consistent with State law. Key features of the ordinance include:

- Elimination of the previous requirements that limited occupancy to seniors, disabled, and caregivers. Addition of requirement that owner of property reside either in the primary or secondary dwelling.



- Elimination of the conditional use permit requirement. Addition of exterior design standards to ensure compatibility with primary unit and neighborhood setting through ministerial review process.
- One story height limit for detached second units to limit impacts on privacy to neighboring properties.
- Maximum 500 square feet floor area.
- 6,000 square foot minimum lot size (85% of R-1 lots meet this size threshold).
- Requirement for one parking space (in addition to required parking for primary dwelling).
- Establishment of a minimum 300 foot distance requirement between second units (approximately 2 per residential block) to avoid over-concentration.
- Requirement that the units be architecturally consistent with existing units to reduce visual impacts.

From 2008 to February 2013, 11 second units were approved in Burbank. While second dwelling units can provide a valuable addition to the affordable housing stock in the community, it is important to also ensure the integrity of Burbank's single-family residential neighborhoods. Burbank's second dwelling unit ordinance is intended to allow for the development of second dwelling units while maintaining and protecting the essential characteristics of the single family residential neighborhoods.

### **Mixed Use**

For mixed-use projects in commercial areas, a Conditional Use Permit is required in addition to Development Review. Some mixed-use project developers choose to go through the Planned Development process to take advantage of the additional flexibility in development standards and address unique aspects of a particular project.

During the stagnant economy of 2007-2012, very limited development occurred in Burbank, including applications for mixed use development. While the zoning code currently does not have established development standards for mixed use development, the City will begin the process of updating the zoning code. The zoning code update will be an ongoing process and will include establishment of development standards for mixed-use development. Currently, if a development application is received, the City applies development standards from the R-4 zone as appropriate. As the Planned Development process discussed above is always available to create project-specific standards, a lack of standards is therefore not a constraint to development.

### **Community Care Facilities**

Small community care facilities (those serving six or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. Large community care facilities require a Conditional Use Permit (CUP) in the R-4/R-5, C-3/C-4, and MDR-4/MDR-5 zones, as is the case for similar uses of properties in these zones. There is no separation requirement for community care facilities.

### **Transitional Housing, Supportive Housing and Emergency Shelters**

Transitional housing is defined in the Burbank zoning code as:

"A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Each unit will be available to eligible residents for a minimum of six months and a maximum of 24 months. Transitional housing may have a unit for an on-site manager. Transitional housing must be linked to on-site or off-site programs such as childcare, after-school tutoring, career



counseling, and other services that assist residents in finding permanent housing. Transitional housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.”

Transitional housing is permitted by right in the R-3, R-4/R-5, MDR-3/MDR-4/MDR-5 zones and requires a CUP in the C-2/C-3/C-4 zones, as is the case for similar uses of properties in these zones. Transitional housing is not permitted in the R-1, R-1H, and R-2 zones. The City will amend the Zoning Ordinance for transitional housing to be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Supportive housing is defined in the Burbank zoning code as:

“Permanent housing with no restriction on length of stay, which is linked to on-site or off-site services that help residents retain housing, improve their health status, and, when possible, obtain employment. Such services must be ancillary to the supportive housing and available only to people residing on-site and may include, but are not limited to, childcare, after-school tutoring, life skills training, and job training. Supportive housing may have a unit for an on-site manager. Supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.”

Supportive housing is permitted by right in the R-3, R-4/R-5, MDR-3/MDR-4/MDR-5 zones and requires a CUP in the C-2/C-3/C-4 zones, as is the case for similar uses of properties in these zones. Supportive Housing is not permitted in the R-1, R-1H, and R-2 zones. The City will amend the Zoning Ordinance for supportive housing to be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Emergency shelter is defined in the Burbank zoning code as:

“An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12 month period, where no person is denied occupancy because of inability to pay.”

To facilitate the development of emergency housing and comply with State law (Senate Bill 2), the City amended the zoning code in 2011 to address emergency shelters. Emergency homeless shelters are designated as a permitted use in the M-2 zone and conditionally permitted in the M-1 and BCCM (Burbank Center Commercial Manufacturing) zones.

Many of Burbank’s industrial areas are characterized by light industrial, research and development, media related, and office uses. These zones are characterized by larger buildings and warehouses, many of which are suitable for conversion to a shelter, as well as numerous underutilized properties suitable for redevelopment. The availability of these buildings for adaptive reuse and the relatively lower property values in industrial areas would reduce the cost to establish an emergency shelter. . The zoning map shows 99.3 acres of land zoned M-1, 481.9 acres M-2 and 122.4 acres BCCM. The industrial development standards are the least restrictive of all zones in the City, and are appropriate to facilitate emergency shelters.



## Single Room Occupancy (SRO)

The City defines SROs as:

“Housing composed of individual efficiency dwelling units, where each unit has a minimum floor area of 150 square feet and a maximum size of 500 square feet. To qualify as an SRO, no more than ten percent of the units may contain individual kitchens and bathrooms. Any unit not developed with individual kitchens and bathrooms must have access to common areas containing kitchen and bathroom facilities. SROs are not linked to any on-site or off-site services, including but not limited to life skills counseling, childcare, or job training and placement.”

SROs are conditionally permitted in the R-3, R-4/R-5, MDR-3/MDR-4/MDR-5 zones and in the C-2/C-3/C-4 zones.

## Farm Employee Housing

The Census identifies 30 Burbank residents employed in agriculture, forestry, fishing and hunting, and mining occupations, representing only 0.03 percent of the local labor force. Therefore, given the minimal number of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

## Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties to accommodate residents with mobility impairments. The City of Burbank allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. In both single family and multiple family zones, the Burbank zoning code allows such ramps to project into the required front and side yard setbacks eliminating the need to obtain a zoning variance. The City also provides \$7,500 grants to income-qualified households for accessibility improvements, such as ramps, widened doorways and lowered countertops.

The City adopted a reasonable accommodation policy to provide reasonable adjustments to its rules, policies, practices and procedures to enable residents with a disability or developers of housing for people with disabilities to have an equal opportunity to access housing in the City. A request for reasonable accommodation may be made by any person with a disability, his/her representative or a developer or provider of housing for the disabled when the application of a zoning law, building code provision or other land use regulation, policy or practice acts as a barrier to fair housing opportunities for the disabled. If at the completion of that process, an accommodation is granted which provides for a deviation to zoning, the Community Development Director is authorized to execute a covenant that allows such flexibility, but only as long as the disability exists for that specific applicant.

For new construction and substantially rehabilitated housing, the City's building code requires new housing to comply with the federal Fair Housing Act, Title 24 of the State Building Code and American with Disabilities Act (ADA) which requires a specific percentage of accessible units and specific accessibility requirements. In addition, residential projects assisted using State or federal funds must comply with more stringent accessibility requirements, depending on the specific source of funds.





## Definition of a Family

The California courts have invalidated the following definition of “family” when included in Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit.

Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. In 2013, the City examined the current definition of family to determine if any modifications might be needed to ensure compliance with State and federal laws, to ensure that it is not discriminatory and to ensure consistency with the revised definitions and use allowances for various housing facility types. Following a review of the California Health and Safety Code, as well as related court cases, the City found that the existing definition is consistent with State law.

The City defines “family” as “a group of persons who maintain a single common household, but who otherwise are not a Community Care Facility as defined herein.” This definition of family is broad since it covers any group living arrangements. Community Care Facilities are defined separately in the Municipal Code and are therefore excluded from the definition of family.

## Moratoriums/Growth Management

Burbank voters adopted a Residential Growth Management Ordinance in 1989. Known as Measure One, the ordinance was designed to ensure that multi-family residential development pays its fair share of infrastructure needs and that it was compatible with surrounding land uses. The purpose of the ordinance was to coordinate the rate of residential growth with the availability of public facilities and services. The ordinance prohibits any amendment to the Land Use Element that would increase the maximum allowable number of units at build-out beyond the 63,704 dwelling unit theoretical maximum build-out of the 1988 Land Use Element without voter approval. The City Council has extended Measure One to be effective until January 1, 2020.

While the ordinance may appear to be a constraint upon future housing development, in fact, it is not. The Burbank2035 Land Use Element identifies both maximum and estimated residential build out. Both are well below the limits established under Measure One. The Burbank2035 General Plan, adopted in February of 2013, allows for a maximum development capacity of 61,647 units, with an estimated build out of 50,219 units<sup>7</sup>. Measure One does not place a limit on the amount or rate of housing development that can occur so long as it conforms to the General Plan. The ordinance does not affect the provision of density bonuses for affordable housing, nor does it affect the development of second units in single-family residential zones.

## Site Improvements

Burbank is a fully built-out community. All housing developments consist of infill projects in previously developed neighborhoods. These areas are fully improved with streets, alleys, sidewalks, and all public utility infrastructure. Depending upon a project’s location and age of surrounding development and infrastructure, a developer may be required to provide various upgrades to serve their project.

Often, developers are required to dedicate land to the City for the purpose of widening a street or alley to the standard width. The City’s standards are 20 feet for alleys, and typically 60 feet of right-of-way for local residential streets (including a 36-foot street and 12 feet on each side for parkway and sidewalk). However, the zoning code allows the number of units to be calculated based on the lot size prior to any dedications.

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<sup>7</sup> Burbank2035 General Plan Final Environmental Impact Report.



Most dedications are minimal; given the age of the City, most street rights-of-way are already at the standard width and no dedication is required. The most common types of dedications are two feet six inches from the rear of a property for the purpose of widening an alley, or corner dedications on corner lots for the purpose of increasing a corner radius. Such dedications have minimal to no effect on the design of a project and are not a constraint to housing development.

Although all parcels in Burbank have access to public utility infrastructure, in some cases the infrastructure is older and in need of replacement or insufficient to meet the needs of a particular project. In these cases, developers are required to pay for their share of upgrading the utility infrastructure as needed to serve their project. This may include installing larger water mains, new water meters, new or larger sewer lines, and new electrical transformers.

For larger projects requiring environmental review, developers are responsible for funding any infrastructure improvements that are required to mitigate project impacts and have not been previously identified as part of a capital improvement program covered by the development impact fees. These improvements may include traffic signal upgrades, street widening and other such improvements.

The additional costs associated with infrastructure upgrades are typically anticipated by developers and factored into the cost of a project from the beginning. Developers are made aware of the requirements and additional expenses early in the application process. These expenses are typical to all cities and do not pose an unwarranted constraint to housing development. Housing costs in Burbank are driven primarily by location, demand and market forces, and are not dictated by the amount of improvements that a developer is required to provide. Developers will price their units as high as the market will bear regardless of the cost of constructing the project. Any required infrastructure improvements are not a factor and are not responsible for increasing housing costs.

## Development Fees

The City imposes processing fees as part of its responsibility to regulate development. The fees partially cover the actual costs required for processing and providing services and facilities. In addition, developers are required to pay development impact fees on a per-unit basis. These fees fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services that would result from the addition of new housing units to the community. Table 8-31 identifies planning and development fees for residential development. In addition, the City's inclusionary housing and density bonus ordinances provide for development impact fee waivers on affordable units and fee deferrals on market rate units until issuance of certificate of occupancy:

<b>Table 8-31</b> <b>Summary of Development Fees</b>	
Type of Request	Fee <sup>1</sup>
Variance	
Single-Family Residential	\$990
Multiple Family Residential	\$1,734
Development Review	
Multiple Family Residential	\$1,922
Conditional Use Permit	
Single-Family	\$1,068
Zone Map Amendment	\$3,051
Zone Text Amendment	\$3,153
General Plan Amendment	\$3,051



**Table 8-31**  
**Summary of Development Fees**

Type of Request	Fee <sup>1</sup>
Subdivision Maps	
Basic Charge for Tentative Map	\$1,983
Additional per lot for Tentative Map	\$51
Parcel Maps	
Basic Charge for Tentative Map	\$1,856
Additional per/lot for Tentative Map	\$51
Lot line adjustments	\$1,017
Planned Development	\$8,151
Second Dwelling Unit Permit	\$1,236
Hillside Development Permit	\$875
Reversion of Acreage	\$1,983
Administrative Use Permit for Condominium Conversion	\$1,305
Certificate of Compliance	\$509
Park Facilities Fee	\$150/bedroom
Development Impact Fees	
Transportation	\$0 for residential
Community Facilities:	
Single-family	\$2,402.18/unit
Multi-family	\$1,777.23/unit

Source: City of Burbank, June, 11, 2013 (Resolution 28,619).

Note: 1). Amount includes both Planning and Public Works fees

A typical multiple family ownership project would require applications for Development Review and a Tentative Map, and would be required to pay the park facilities fee and development impact fees. A hypothetical ownership project with 10 two-bedroom units would therefore have application and development impact fees totaling \$31,673.10. Development fees for single family development are based on development valuation. Development fees for a prototypical single family development are just under \$6,000. The single-family prototype is a 2,729 square foot two story home and a 440 square foot two car detached garage located in an R-1 neighborhood.

Based on informal surveys of surrounding cities, Burbank's planning application fees are equal to or less than fees charged by other cities. Burbank's development impact fees are also equal to or less than fees charged by those cities that charge development impact fees. Many cities do not charge development impact fees. However, it is important to note that in most cities where development impact fees are not charged, developers are often responsible for off-site improvements and contributions to capital projects, the costs of which well exceed the development impact fees charged by Burbank to cover the developer's share of such improvements. Burbank's application fees and development impact fees are equal to or less than other cities, and are not a constraint to development. As noted above, housing costs in Burbank are driven by market forces and are not typically dependent on the cost of development. As such, application and development impact fees do not increase the cost of housing.

### Local Processing and Permit Procedures

The project evaluation and review process required by the Burbank Municipal Code contributes to the cost of housing incurred by developers. Different types of projects must go through different approval processes with different time frames. Single family homes are required only to go through the plan check process to ensure compliance with the Building Code and zoning code. This process is typically completed in four



weeks or less. There is no design review, architectural review, or public hearing for typical single family homes. Most new single family homes in the hillside area require an administrative discretionary review process due to unique development challenges related to hillside development. However, there are relatively few new single family homes built in Burbank, and no single family home sites, hillside or otherwise, are identified in the site inventory. All new single family homes are individual custom homes built on single lots in otherwise developed neighborhoods.

To reduce time delays and minimize costs to developers of multiple family residential projects, the City utilizes a streamlined Development Review process for multifamily projects, which allows projects to be reviewed relatively quickly compared to other cities. The steps in the Development Review process are as follows:

1. **Pre-Application Conferences:** City staff meets with developers on request to provide preliminary feedback and guidance before an application is filed and to discuss the application process. This saves time once the application is filed by addressing potential problems early in the process and avoiding later delays. The City is preparing a zoning code amendment to require a pre-application review by the City Council for projects that require a General Plan amendment.
2. **Application Submittal and Review for Completeness:** Upon submittal of an application, plans, and fees, the application is reviewed for completeness within 30 days and the applicant is notified of any deficiencies in the application.
3. **Project Review:** Once the application is deemed complete, the project is reviewed by various City departments. Staff from those departments meets to discuss the project and any concerns or requirements that they have for the project. The project applicant typically attends these meetings to allow for a direct dialogue between the applicant and the City departments and to address any potential issues at the earliest possible time.
4. **Community Meeting:** During or after the project review by City staff, the City hosts a community meeting where all residents and property owners within a 1,000-foot radius of the project site are invited to learn about the project, ask questions, and voice concerns. The project applicant is required to attend this meeting and present their project to the neighborhood. The purpose of these meetings is to educate the community about the project, hear any concerns that the community has about the project, and allow the community to communicate directly with the applicant such that the applicant can be responsive to the community's concerns and perhaps make modifications to the project as appropriate.
5. **Director Decision:** Following the staff review and community meeting, the Community Development Director makes a decision to approve or require modifications to a project based upon the project's compliance with the Municipal Code and the consistency of the project design with the neighborhood character.

This process is typically completed in 90 days and varies based on number of applications being processed. If the applicant submits a parcel or tract map application with the Development Review application, the two applications are processed together, saving time for the developer. More typically, the developer receives approval of the Development Review application and then submits a parcel or tract map application separately. The map is then processed while the building is under construction, which saves additional time and avoids delays to housing construction. Environmental review is also conducted simultaneously with application processing to further ensure the shortest possible process time.



There is no formal design review or architectural review process for multiple family residential projects. There is no public hearing required unless the Community Development Director's decision is appealed. The Director may require design changes to a multifamily project if the Director finds that the project would conflict with the neighborhood character or would have adverse impacts on nearby single family homes. Typically, a project application is approved subject to making the required changes, which avoids delays in the approval process. These design changes are typically minor and are completed by the applicant between Development Review approval and plan check submittal.

For mixed-use projects in commercial areas, a Conditional Use Permit is required in addition to Development Review. The application process is generally the same, except that a public hearing is required before the Planning Board, who then makes the decision to approve or deny the project. The Conditional Use Permit process is typically completed in 90 to 120 days. The Planning Board must make the typical Conditional Use Permit findings that the proposed project would be compatible with surrounding uses and would not have a detrimental impact on surrounding properties. Given the relatively quick time frame for processing Conditional Use Permit applications, the process itself does not constitute a constraint.

Some mixed-use projects choose to go through the Planned Development process to provide additional flexibility in development standards and address unique aspects of a particular project. The application process for a Planned Development is generally the same as that for a Conditional Use Permit, except that two public hearings are required, one with the Planning Board and one with the City Council. The Planning Board serves as a recommending body, and the City Council makes the final decision to approve or deny the project. Since projects using the Planned Development process are typically larger and more complex, the Planned Development application process is typically completed in nine to 12 months. A Planned Development is a legislative action that creates unique zoning for a particular property. As a legislative action, there are no particular findings to be made, but the zoning code specifies general design criteria that all Planned Developments must meet. Due to the additional flexibility that Planned Developments provide to developers, Planned Developments facilitate the development of housing rather than constrain it. The Planned Development process, while longer than that for a multifamily project, is still substantially shorter than processes required by many other cities.

The typical process time for a multifamily residential project is about 90 days. This is a relatively short period of time in the overall development process, and it is significantly shorter than many other communities, where the project review process can take up to one year or longer. The planning application process is not a constraint to housing development.

## Building Code

The City has adopted the 2010 edition of the California Building Standards Code (California Code of Regulations, Title 24) which establishes minimum construction standards necessary to protect the public health, safety and welfare. Adoption of the Code is required of all jurisdictions in California.

Certain areas in Burbank are characterized by steep hillsides, heavy vegetation and narrow streets. These geographical and topographical conditions, combined with the City's climate, exacerbate the potential for fires and other hazards to persons and property. Additionally, the City lies within an earthquake zone, and specific design and construction approaches are required to safeguard persons and structures from hazards from earthquakes. Amendments to the codes (as indicated in Title 9, Division 1 of the Municipal Code) provide a higher level of safety for the public during and immediately after a major earthquake. Specifically some of the amendments adopted by the City are designed to prevent fires, girder/roof collapse, collapse from excessive deflections, failure of sheer walls, chimney failure, and structural damage to design



elements, diaphragms, and concrete footings. Certain other amendments related to building materials and specifications are required due to the fact that the City is highly urbanized, has dense residential areas and in some areas has very small residential lots.

## Market Constraints

Market constraints and other non-governmental constraints to the provision of housing are primarily economy-driven and generally outside direct City control. Analyzing and understanding these non-governmental constraints enables the City to influence and offset their negative impacts through responsive programs and policies.

## Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home, and the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions, and there is very little a local government can do to affect these rates.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance. HMDA data can be used to evaluate lender compliance with anti-discrimination laws and other consumer protection laws. The anti-discrimination laws include the Equal Credit Opportunity Act (ECOA) and the Fair Housing Act (FHA). These laws prohibit discrimination in home mortgage lending, among other things, on several bases such as race, national origin, sex and age.

Table 8-32 summarizes HMDA data for Burbank, providing information on the approval status of all home purchase, refinance and home improvement loan applications during 2011. The analyses of HMDA data presented were conducted using Lending Patterns™. Lending Patterns is a web-based data exploration tool that analyzes lending records to produce reports on various aspects of mortgage lending. As shown in Table 8-32, 73 percent of the conventional mortgage applications were approved, 13 percent were denied and 14 percent were withdrawn or closed for incompleteness. Government-backed home purchase loans<sup>8</sup> were less popular in 2011 than conventional purchase loans. Of the 228 applications for government-backed loans, 70 percent were approved, 15 percent were denied and 15 percent were withdrawn or closed for incompleteness.

Among the 226 households that applied for home improvement loans in 2011, only 58 percent were approved and 20 percent were denied. In general, home improvement financing is less accessible during economic downturns, compared to home purchase financing. Applications to refinance existing mortgages were most common with a total of 3,551 applications. The approval rate for refinance loans (68 percent) was somewhat lower than the approval rate for conventional home purchase loans (73 percent) and government-backed purchase loans (70 percent).

Approximately 66 percent of loan applicants had incomes that exceeded 120 percent of the Area Median Income (AMI). Approximately 70 percent of applications filed by these upper-income households were approved and 15 percent were denied. Lower-income households, particularly very low-income households, had the lowest loan approval rates and highest denial rates. Only 61 percent of very low-income and 63 percent of low-income applicants were approved.

<sup>8</sup> Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veterans Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).





**Table 8-32**  
**Disposition of Loan Applications—2011**

<b>Applications</b>	<b>Total</b>	<b>Percent Approved</b>	<b>Percent Denied</b>	<b>Percent Other</b>
<b>By Loan Type</b>				
Purchase - Conventional	865	73%	13%	14%
Purchase – Government Backed	228	70%	15%	15%
Home Improvement	226	58%	20%	22%
Refinancing	3,551	68%	17%	15%
<b>By Applicant Income</b>				
Very Low (<=50% AMI)	138	61%	26%	13%
Low Income (51-80% AMI)	346	63%	24%	13%
Moderate Income (81-120% AMI)	830	68%	17%	15%
Above Moderate (>120% AMI)	3,225	70%	15%	15%
Not Available	331	71%	17%	12%
<b>Total</b>	<b>4,870</b>	<b>69%</b>	<b>16%</b>	<b>15%</b>

Source: HMDA, 2011. Compiled by Veronica Tam and Associates using Lending Patterns™

Notes: “Approved” includes loans approved by the lenders whether or not they are accepted by the applicants. “Other” includes loan applications that were either withdrawn or closed for incomplete information.

According to Dataquick, the number of California homeowners pushed into the foreclosure process fell during the first quarter of 2013 to the lowest level in six years, the result of rising home values, an improving economy and a shift toward short sales. Most of the loans going into default as of early 2013 were still from the 2005-2007 period. In the fourth quarter of 2012, 8,100 homes in Los Angeles County were foreclosed, a 34 percent reduction from the same quarter of 2011 (Dataquick).

### Price of Land

The availability and price of land represents a significant market constraint to housing production throughout most of Southern California. In a built-out city like Burbank, developers not only acquire the site but typically must also demolish older structures or invest in bringing an older development up to current housing standards. High land costs in Burbank are a result of the desirability of the community as a residential area and the scarcity of available land. Due to the lack of vacant land, future residential development rests upon the recycling of existing developed areas, thereby adding costs for demolition of existing structures and site clean-up to the already high cost of the land.

Multiple Listing Service (MLS) records of vacant residential land sales in Burbank show three pending sales (March 2013) for single-family parcels. Prices ranged from \$10.64 to \$37.02 per square foot. In terms of acquisitions for developed properties, appraisals conducted by the City indicate that the value of multi-family properties range from \$195,000 per unit in a large apartment complex to \$105,000 per unit in a duplex, with an average value of \$135,000 per unit across the seven appraised properties.

### Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor, the overall cost of residential construction materials rose 22 percent between 2004-2006, with steel costs increasing 63 percent and the





cost of cement increasing 27 percent. However, with the slowdown in the real estate market, the price of construction materials is finally beginning to level off.<sup>9</sup>

Construction costs for standard housing construction in Southern California may average \$97 to \$128 per square foot for single-family residences depending on the level of amenities provided, and \$107 to \$125 per square foot for multi-family residential structure depending on construction type and excluding parking.<sup>10</sup> A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's inclusionary housing and density bonus programs, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units are comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

## Environmental and Infrastructure Constraints

Burbank is exposed to environmental hazards that may constrain the development of lower priced residential units. Additionally, inadequate infrastructure could constrain residential development.

### Earthquakes

The Safety Element (Chapter 7) discusses in further detail citywide geologic and seismic hazards. It also identifies local fault locations, as well as landslides and liquefaction hazards that may be caused by an seismic activity. All housing sites in the site inventory are equally affected along with all other residential properties in Burbank. None of these housing sites is particularly affected or would have its development potential limited as a result of seismic risks.

### Flood Hazards

The Safety Element (Chapter 7) discusses in further detail citywide flooding and dam inundation hazards. Burbank's stormwater is managed by the storm drainage system, including surface stormwater channels. The City's storm drain master plan describes necessary improvements to accommodate future growth. Three municipal reservoirs located in the hills above the City—Reservoirs #1, #4, and #5—are classified as dams by the California Department of Water Resources. Though small, these reservoirs impound more than 50 acre-feet of water and are not large enough to result in considerable risk of inundation in Burbank that would result from failure of any of the facilities.

### Bob Hope Airport

The Safety Element (Chapter 7) discusses potential air crash hazards associated with the Bob Hope Airport. The airport does not constrain residential development because land use policies specifically guide residential uses away from hazard areas.

### Hillside Areas

The Safety Element (Chapter 7) discusses the potential wildland fires hazards and the urban-wildland interface issues associated with the Verdugo Mountains and Hollywood Hills. Additionally, the Open Space and Conservation Element (Chapter 6) and the Land Use Element (Chapter 3) discusses the visual resources, natural setting, and the overall character of the hillside area. Since none of the parcels in the

<sup>9</sup> Construction Cost Trends BNI Building News. [www.dcd.com/pdf\\_files/0701trends.pdf](http://www.dcd.com/pdf_files/0701trends.pdf)

<sup>10</sup> International Code Council Building Valuation Data, February 2013.



hillside area are zoned for multi-family residential use, there is no opportunity for recycling or increased density in that area. None of the sites in the site inventory are in the hillside area.

## **Public Services and Facilities**

The Land Use Element (Chapter 3) discusses the City's utilities and community facilities, including wastewater collection and treatment, solid waste facilities, drainage, waterways, potable water system, recycled water system, power system, and fiber optic communication system. Regarding water service, the City's Urban Water Management Plan (BWP 2011) concluded that the City would not be short any critical water during the 25-year planning period through 2030. A 2006 study determined that the wastewater system is adequate and that the City should focus on pipeline capacity improvements.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of this Housing Element, the Community Development Department will immediately deliver the document to BWP, along with a summary of the regional housing needs allocation.

## **HOUSING RESOURCES**

This section describes and analyzes resources available for the development, rehabilitation and preservation of housing in Burbank. This includes the availability of land resources, financial resources available to support the provision of affordable housing, administrative resources available to assist in implementing the City's housing programs and resources for energy conservation.

### **Availability of Sites For Housing**

A major component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites for fulfilling the City's share of the regional housing needs. Because Burbank is a built-up city with few remaining vacant residential sites, future housing growth primarily will be accommodated on underdeveloped sites in existing residential neighborhoods and in underutilized commercial areas. A comprehensive inventory of residential sites was undertaken in March 2013 to review all vacant and underutilized sites designated for residential and mixed-use development. The purpose of this inventory was to assess the future residential production potential of these sites. Table 8-33 summarizes the realistic development potential on these sites by General Plan and zoning district category. Through the analysis, City staff identified capacity for an additional 3,306 residential units. (Refer to Appendix B for additional detail regarding each site.)



**Table 8-33**  
**Summary of Residential Sites Inventory**

General Plan Land Use Category	Zoning District	# of Sites	Acreage	Maximum Density <sup>1</sup> (Units per Acre)	Projected Additional Unit Capacity (Realistic Units) <sup>2</sup>	
High Density Residential	R-4/R-5	26	28.0	43	961	1,282
		14	5.7	31	191	
		53	6.1	21	130	
Medium Density Residential	R-3	42	51.9	27	1,099	1,605
		44	16.0	21	266	
		141	18.8	18	240	
Low Density Residential	R-2	22	3.9	14	44	
Multiple Family Totals		342	130.4	--	2,931	
Downtown Commercial	BCC-2	6	9.7	87	335 <sup>3</sup>	
Subtotal		348	140.1	--	3,266	
Second Dwelling Units	R-1	See discussion on second dwelling units			40	
Total Projected Additional Unit Capacity					3,306	

Notes:

1. Highest densities are allowed on larger sites.
2. Calculates 80 percent of maximum density to yield realistic units.
3. Conservatively estimates that development would occur at 43 units/acre.

Exhibit 8-3 shows the location of the multiple family residential sites identified as having remaining residential development capacity and the six sites in commercial zones with potential for residential development as part of mixed-use development projects. The sites indicated on this map are separated into two categories: 1) those zoned for 30 dwelling units per acre or more and thus considered most suitable for addressing Burbank's lower-income housing needs and 2) those zoned for fewer than 30 dwelling units per acre.

The majority of the remaining residential development capacity lies within the multiple family residential zones. Substantial development potential exists for residential development on sites currently developed at densities significantly less than the densities permitted by the General Plan and zoning. The history of recycling residential land in Burbank shows that residential parcels developed at less than 50 percent of the allowed density have considerable recycling potential.

### Sites in Multiple Family Residential Zones

Using Geographic Information Systems (GIS) data and site inspections, the City conducted a citywide analysis to identify underdeveloped multiple family residential parcels. Parcels were considered "underdeveloped" with a realistic potential for redevelopment during the 2014-2021 Housing Element planning period when the current number of dwelling units is less than half of the maximum that would otherwise be permitted under the General Plan and zoning. This assumption is based on reviews of previous development project applications, which showed that the existing development on most project sites is 50 percent or less of what would otherwise be permitted, including where lot assembly occurred. In some cases, existing development was greater than 50 percent of the possible maximum, and the property still recycled to a higher density.



City staff's strategy in conducting the inventory was to include only those sites with realistic development potential. To that end, all parcels that are unlikely to recycle were eliminated from the inventory. This included any parcel developed with condominiums regardless of the density and all parcels developed with non-residential uses, including schools, churches, neighborhood shops and the parking lots serving those uses. All remaining parcels in the inventory are currently improved with single-family homes or smaller multiple family projects. The age of the existing structures was also considered; a few sites were eliminated because improvements were built within the past 15 to 20 years, even though the density was well below the maximum allowed.

To determine the extent to which the underdeveloped parcels would reasonably build out, the parcel sizes and potential for assembly were first identified. Because larger parcels are able to yield higher densities per zoning regulations, staff identified adjacent underutilized parcels that could be combined into one larger development site; these sites were assigned an expected future density based on their realistic potential for lot assembly. For example, one minimum-sized R-4 lot can yield one unit for every 2,000 square feet of lot area, whereas four lots assembled together into a larger parcel can yield one unit for every 1,000 square foot of lot area—double the density.

Where adjacent, similarly underdeveloped sites exist, in the inventory staff assumed that the sites would be recycled as a single, larger site. The Medium and High Density Multifamily Residential Site Inventory in Appendix A assumes that lot assembly would occur on most of the sites where realistic opportunities exist. The inventory identifies the maximum density to which each site could be developed, based upon that assembly potential.

Historically, wherever possible, developers in Burbank have made an effort to acquire and assemble underdeveloped parcels into larger development sites to benefit from the significantly higher permitted densities, advantages in design and economies of scale. The fact that the Burbank Municipal Code allows significantly higher by-right densities and increased design flexibility on these larger lots serves as a substantial incentive for lot assembly.

To arrive at realistic capacity, the sites inventory makes the general assumption that projects on larger assembled lots will build out to only 80 percent of the maximum allowed density. The 80 percent assumption accounts for these developments and reflects that fact that not all lots will recycle to the maximum density. Whereas most projects on assembled lots will exceed this 80 percent level, the assumption acknowledges the fact that not every lot with the potential for assembly will be assembled to the maximum possible size, and as such will recycle at a lower density.

Based on the above analysis, an additional 2,931 multiple family dwelling units (not including mixed use) can be added to Burbank's housing stock through new construction on significantly underdeveloped multiple family residential parcels. Exhibit 8-3 shows the location of these parcels, indicating which sites can feasibly be built at 30 units per acre or more.

There are several incentives for recycling underdeveloped property in Burbank. These incentives include by-right multiple family densities that are relatively high when compared with other jurisdictions, high demand for housing in Burbank as evidenced by continually low vacancy rates and the high cost of rental and ownership housing in the City. In addition, Burbank has a Planned Development process which affords developers an opportunity to negotiate development standards for a unique project or projects with site limitations.



### **Second Dwelling Unit Sites in Single Family Zones**

Second dwelling units—sometimes referred to as “granny flats”—are intended to provide housing opportunities for people with special needs who require housing in proximity to family or care givers or an inexpensive housing option. These units provide a unique opportunity add additional housing in single-family residential neighborhoods.

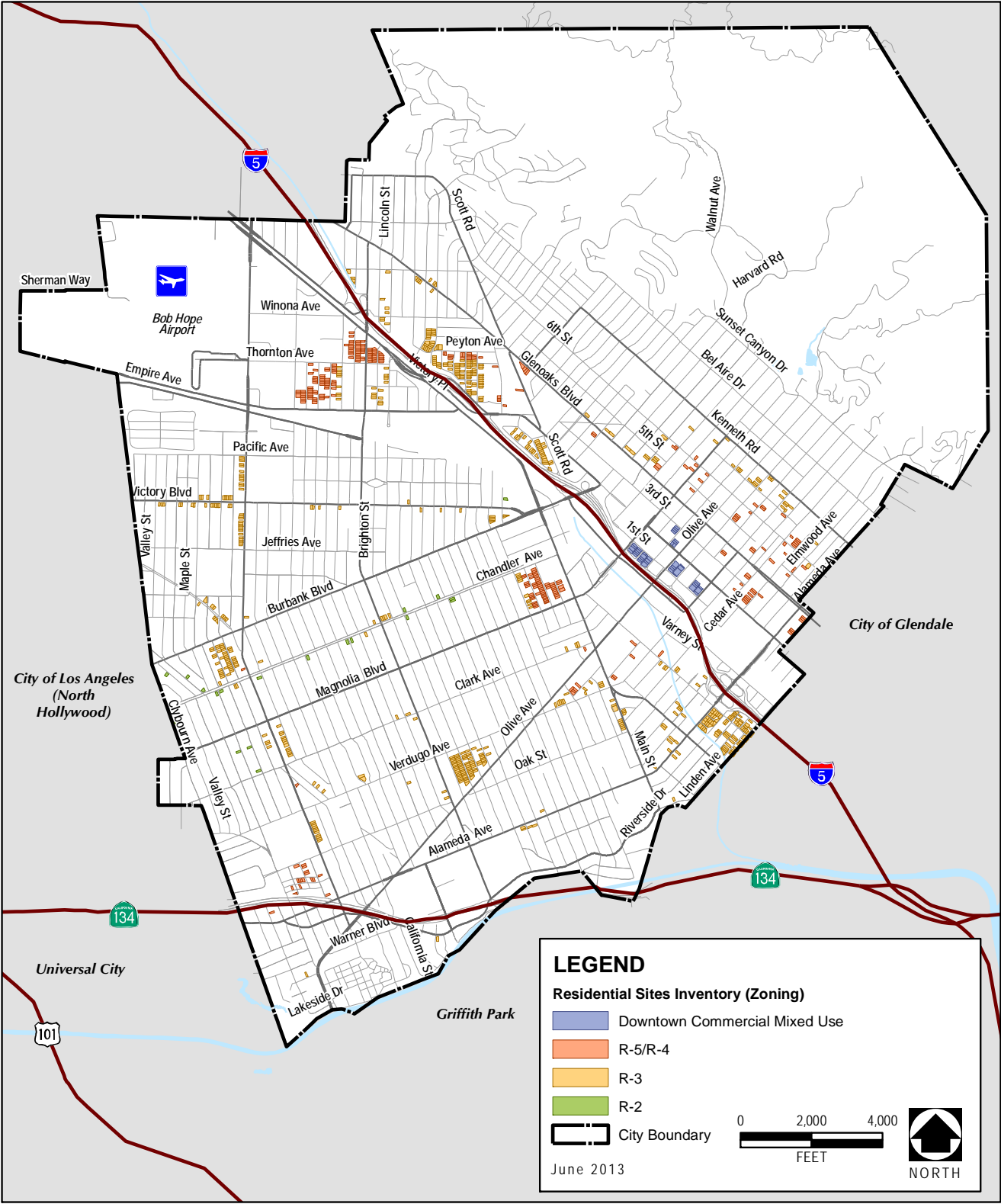
For the purpose of estimating the extent to which second dwelling units can be expected to address future housing needs, the sites inventory includes a conservative estimate based not only on site availability but also on building records over the past few years. Based on GIS analysis of minimum lot sizes of single-family zoned parcels and the 300-foot separation requirement between such uses in the zoning ordinance, it is estimated that approximately five percent of all single-family parcels are able to accommodate a second dwelling unit—a total of 717 eligible lots.

Between 2003 and 2012, an average of five second dwelling units were constructed per year. Based on the average five units per year, it is assumed that 40 additional second dwelling units could realistically be developed through 2021.

Second dwelling units are not considered to be a significant component of Burbank’s affordable housing inventory, especially since occupancy and affordability cannot be regulated. This slow utilization trend can be the result of market conditions such as high construction costs or a simple reason such as a property owner not wanting to give up backyard area to accommodate the units and the required additional parking. The opportunity to build second dwelling units exists; however, the degree to which this opportunity will be utilized is the result of factors to a large extent outside of the City’s control.

### **Mixed-Use Sites in Commercial Zones**

In addition to infill and intensification of multiple family residential areas, Burbank also provides for and encourages mixed-use residential infill in its commercial areas, and specifically the Media District and areas in and surrounding the Downtown. Exhibit 8-3 shows the location of six mixed-use sites located in the two primary areas of the City where residential mixed-use development is encouraged and facilitated.



Source: City of Burbank 2013

Exhibit 8-3. Sites Inventory



Detailed data on these six potential development sites can be found in the Mixed-Use section of the Residential Sites Inventory in Appendix B. Each of the sites identified in the Mixed-Use Sites Inventory has been analyzed in terms of realistic development potential.

The Burbank2035 General Plan encourages mixed-use housing development. The Downtown Commercial, South San Fernando Commercial, North Victory Commercial/Industrial, Media District Commercial, and Corridor Commercial land use designations allow a mix of residential development ranging from a maximum 27 to 87 dwelling unit per acre.

Prior to the recession that began in 2007, the City had been successful in attracting major housing developments to its Downtown and commercial areas, generally assisted by the former Redevelopment Agency, which included deed-restricted affordable housing. However, between 2008 and 2012, only one mixed use project, Burbank Empire Center was constructed, providing 232 residential apartments and 44 townhouse units.

Currently, mixed-use projects typically are subject to a Planned Development zoning process due to the lack of specific development standards for these types of projects and to provide flexibility in project design for developers. The City's planning programs for fiscal year 2013-14 include the creation of mixed-use development standards to provide enhanced consistency and clarity for developers of mixed-used product.

The residential sites inventory identifies the potential for an additional 335 units within zoning districts designated for mixed use.

## Comparison of Residential Site Inventory with the RHNA

A key part of the Housing Element is an analysis of how the City can accommodate its share of future regional growth as determined by SCAG for the 2014-2021 Housing Element cycle. This projected housing need has been determined for the region as a whole and then allocated to each jurisdiction by income category. This is referred to as the Regional Housing Needs Assessment (RHNA) process. The RHNA represents the minimum number of housing units each community is required to plan for and accommodate through the provision of "adequate sites" through its General Plan and zoning regulations.

As defined by the RHNA, Burbank's new construction need for the 2014-2021 Housing Element period has been established at 2,684 new units, distributed among the four income categories shown in previous Table 8-33.

Table 8-34 compares Burbank's RHNA requirement of 2,684 units with the residential sites inventory. As this table illustrates, Burbank's Residential Sites Inventory has more than adequate sites, at appropriate densities, to accommodate the overall RHNA allocation and the affordability targets established by the RHNA.





**Table 8-34**  
**Residential Sites Inventory Compared with the RHNA**

Income Level	RHNA Requirement		Default Density Threshold	Site Inventory Capacity	Remaining/Surplus
Very Low	694	1,107	30 units/acre	1,487	+380
Low	413				
Moderate	443		none	500	+57
Above Moderate	1,134		none	1,319	+185
TOTAL	2,684			3,306	+622

## Availability of Infrastructure and Public Services

Given that Burbank is a built-out city, the necessary infrastructure is already in place to support future development. All land designated for residential development is served by sewer and water lines, streets, storm drains and telephone, and electric power and gas lines. However, as with any older community, much of the City's infrastructure is aging and will require select improvements or replacement. Upgrades and improvements are accomplished as needed on an on-going basis consistent with the City's Capital Improvement Program (CIP). Development impact fees help offset the costs of infrastructure upgrades and the development of new infrastructure. The Environmental Impact Report which analyzed this Burbank 2035 General Plan found that adequate infrastructure and public service capacity are available to serve the projected residential development allowed by General Plan land use policy. No specific parcels during the 2014-2021 planning horizon are constrained by infrastructure availability and all sites identified in the sites inventory can be served by existing and planned infrastructure.

As mentioned previously, State law requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of this Housing Element, the Community Development Department will send the element to BWP and the Public Works Department, along with a summary of the regional housing needs allocation.

Additional family housing in Burbank—especially affordable housing—will benefit the local school district. Over the past few years, public schools in the City have been experiencing a slight increase in enrollment. Discussions with the Burbank Unified School District reveal that this increase is primarily due to the increase in the number of multi-family dwelling units. Prior to 2008, there was a decrease in the student population, so the school district has facility capacity to meet an increase in enrollment.

## Financial Resources

The extent to which the City of Burbank can achieve the housing goals and objectives set forth in the Housing Element is in large part dependent upon the availability of financial resources for implementation. Due to both the high cost of developing and preserving housing and limitations on the amount and uses of funds, a variety of funding sources will be required to achieve the City's housing goals. Table 8-35 summarizes the major sources of funding available to carry out housing activities in Burbank.

The primary source of funds for affordable housing activities in Burbank was previously derived from the Redevelopment Agency housing set-aside fund. The elimination of redevelopment agencies in the State of California prompted the creation of the Successor Agency to the Redevelopment Agency of the City of Burbank governed by the Oversight Board. The duties of the Successor Agency are primarily to make



payments on the former Redevelopment Agency enforceable obligations and wind down the activities of the former Redevelopment Agency. The loss of the Burbank Redevelopment Agency will significantly impair the production of affordable housing in the future unless the City can identify alternate funding sources.

As a federal entitlement jurisdiction, Burbank also receives HOME and Community Development Block Grant (CDBG) funds directly from the Department of Housing and Urban Development (HUD). The City's annual HOME entitlement is approximately \$359,000 and annual CDBG funds total \$1 million. While HOME funds are directed entirely towards affordable housing activities, CDBG funds are typically directed towards community development activities. The CDBG program currently funds an important array of facilities, programs, and services. Shifting funds away from current recipients would cause significant impacts upon many service dependent populations.

An additional source of funds available to Burbank is the Affordable Housing Trust Fund. The fund was established in conjunction with the Inclusionary Housing Ordinance adopted by City Council in 2006 for deposit of in-lieu fee housing revenues. Monies from the trust fund must be used to increase and improve the supply of housing affordable to very low-, low- and moderate-income households. Permissible uses include, but are not limited to, assistance to housing development corporations, equity participation loans, grants, pre-home ownership co-investment, pre-development loan funds, participation leases or other public-private partnership arrangements. The fund may be used for the benefit of both rental and owner-occupied housing.

**Table 8-35**  
**Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
<b>1. Federal Programs</b>		
HOME	Flexible grant program awarded to City on formula basis for housing activities. Burbank receives approximately \$347,848 annually.	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ Relocation Costs</li> <li>▪ Tenant-based Rental Assistance</li> </ul>
Community Development Block Grant (CDBG)	Grants awarded to City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. Burbank receives approximately \$921,848 in CDBG funds from HUD on an annual basis.	<ul style="list-style-type: none"> <li>▪ Property Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ Relocation/Demolition</li> <li>▪ Economic Development</li> <li>▪ Homeless Assistance</li> <li>▪ Public Services</li> </ul>
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of very low-income (50% MFI) tenants. Administered by the Burbank Housing Authority. Current allocation from HUD provides for housing assistance payments.	<ul style="list-style-type: none"> <li>▪ Rental Assistance</li> </ul>
<b>2. State Programs</b>		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to investors in low-income rental housing, the proceeds which fund affordable construction. Used in several	<ul style="list-style-type: none"> <li>▪ New Construction</li> </ul>



**Table 8-35**  
**Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
	affordable projects in Burbank.	
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments and developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Usually coupled with bonds. MHP funding was used in Senior Artist's Colony and Burbank Accessible Apartments projects.	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Rehabilitation</li> <li>▪ Preservation</li> <li>▪ Conversion of nonresidential to rental</li> <li>▪ Social services within project</li> </ul>
<b>3. Los Angeles County Programs</b>		
Los Angeles County Affordable Housing Notice of Funding Availability (NOFA)	The Board of Supervisors for the County of Los Angeles voted to release a \$10.9 million funding appropriation for affordable housing developments that will benefit homeless people, low-income veterans and other at risk populations.	<ul style="list-style-type: none"> <li>▪ Homeless facilities</li> <li>▪ Low-income veterans</li> <li>▪ At-risk populations</li> </ul>
<b>3. Local Programs</b>		
Housing Trust Fund	Inclusionary housing in-lieu fees as permitted to fulfill Burbank's 15% inclusionary housing requirements.	<ul style="list-style-type: none"> <li>▪ Pre-development costs</li> <li>▪ Land acquisition</li> <li>▪ Rehabilitation</li> <li>▪ Land Write-downs</li> <li>▪ Interest rate subsidies</li> </ul>

Source: City of Burbank, 2013.

## Administrative Resources

In addition to the financial resources available for the creation and maintenance of affordable housing, several public and non-profit agencies are devoted to the task of addressing Burbank's affordable housing needs. These agencies play an important role in meeting residents' housing needs and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing and the development of affordable housing.

**City of Burbank Community Development Department:** The Community Development Department is made up of four divisions: Administration; Building, Planning and, Transportation; and Housing and Economic Development. The Burbank Housing Authority administers the City's Section 8 rental assistance program and former Redevelopment Agency housing assets. The Burbank Housing Authority and federal housing grants functions are all staffed within the Community Development Department, facilitating coordination among these agencies.

**Burbank Housing Corporation (BHC):** BHC is a non-profit housing developer actively involved in the purchase and management of affordable housing in the community. Chartered in 1997 with past assistance of the Burbank Redevelopment Agency, the Corporation's mission is twofold: 1) to develop, upgrade and preserve affordable housing opportunities for lower- and moderate-income Burbank households and 2) to provide services to enrich the quality of life for residents, especially for children and youth. BHC has acquired over 30 properties and provided about 230 units of very low-, low-, and moderate-income affordable housing.



**Nonprofit Developers:** In the past, the City collaborates with a number of affordable housing developers and service providers to accommodate the housing needs of Burbank residents. The following are housing developers and service providers active in the City.

- Meta Housing Corporation is a Southern California-based developer of affordable and market-rate apartments for both families and seniors, developing more than 10,000 units since the firm's inception in 1969. The former Burbank Redevelopment Agency worked with Meta as the developer for the 141-unit, mixed-income Senior Artists Colony. This project has won several national awards, including the National Association of Home Builder's gold award for multi-family housing and the National Endowment for the Arts Creativity and Aging award.
- Habitat for Humanity is a non-profit, (faith-based) organization that builds and repairs homes for very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. The former Burbank Redevelopment Agency worked with the San Fernando Valley Chapter of Habitat for Humanity to develop eight new homes for first-time homebuyers in the Elmwood neighborhood; and more recently in 2011 with the Greater L.A. Chapter to build seven new housing units and rehabilitate one unit in the Peyton Grismer focus neighborhood.
- Southern California Presbyterian Homes (SCPH) is an experienced non-profit housing developer based in Glendale, and has developed over 30 senior housing communities throughout Southern California. In addition to assisted living and continuing care communities, SCPH has utilized a variety of federal, State and local funds to develop 23 affordable housing projects for seniors.

## Opportunities For Energy Conservation

The Air Quality and Climate Change (Chapter 2) and Open Space and Conservation (Chapter 7) elements include a wide range of goals and policies addressing energy conservation. The City's commitment to energy conservation and addressing climate change is also reflected this General Plan and the Greenhouse Gas Reduction Plan. The primary avenues to address climate change in Burbank are through lowering of transportation emissions (through better use of transit and walkable residential and commercial environments) and encouraging energy conservation and efficiency (through energy efficient appliance, green building, and sustainable water policies). The Greenhouse Gas Reduction Plan examines communitywide activities that result in GHG emissions and establishes strategies that help reduce those emissions in future and existing development through both voluntary and mandatory actions.

## HOUSING PLAN

This final section of the Element, the Housing Plan, sets forth Burbank's programs to address the community's identified housing needs moving forward, covering the planning period of October 15, 2013 through October 15, 2021.

### Housing Programs

The goals and policies listed in the Introduction of this Housing Element address Burbank's identified housing needs, and are implemented through a series of housing programs offered through and implemented by the Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized according to the areas of housing need addressed by the City's five housing goals.



The City’s Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments and the current and projected funding situations; and new programs added to address unmet housing needs. Burbank’s comprehensive Housing Plan includes 16 separate program components which are directed at a variety of housing needs. Table 8-36 summarizes the quantified objectives of the housing programs. These programs are:

**Existing Housing and Neighborhood Conditions**

- 1. Focus Neighborhood Revitalization/Community Building
- 2. Code Enforcement
- 3. Preservation of Assisted Housing
- 4. Housing Choice Vouchers (Section 8 Rental Assistance)
- 5. Condominium Conversion Program

**Variety of Housing Sites**

- 6. Land Use Element and Zoning Code
- 7. Second Dwelling Units

**Development of Affordable Housing**

- 8. Affordable Housing Development Assistance
- 9. Inclusionary Housing Ordinance
- 10. Housing for Persons with Disabilities
- 11. Sustainability and Green Building

**Remove Constraints to Housing**

- 12. Development Standards and Procedures

**Equal Housing Opportunities**

- 13. Fair Housing
- 14. Landlord/Tenant Mediation
- 15. Emergency Shelter and Emergency Services
- 16. Accessible Housing and Universal Design
- 17. Residential Lifeline Program

Each of the programs and its objective is described in detail below.

**Existing Housing And Neighborhood Conditions**

**1. Focus Neighborhood Revitalization/Community Building**

The acquisition/rehabilitation component of the Focus Neighborhood Revitalization program continues to be a major component of Burbank’s affordable housing efforts. Achieve an average of ten housing units annually, for a total of 80 units over eight years (20 extremely low-, 20 very low-, and 40 low-income units).

**Agency/Department:** Community Development Department/Housing and Economic Development Division

**Funding Sources:** HOME

**Time Frame:** Ongoing

**2. Code Enforcement Program**

Conduct pro-active neighborhood improvement activities within designated CDBG target areas to improve



the quality of life and condition of housing within these neighborhoods.

**Agency/Department:** Community Development Department/Building Division, Code Enforcement Section

**Funding Sources:** General Funds

**Time Frame:** Ongoing

### 3. Preservation of Assisted Rental Housing

Burbank will monitor the status of all 414 “at-risk” units:

- **Monitor At-Risk Units:** Maintain contact with owners/management of at-risk projects and on an annual basis, confirm the status of Section 8 contract renewals. Maintain and annually update a list of all assisted housing developments.
- **Support for Refinancing:** As appropriate, the City can provide letters of support to the at-risk projects’ application for refinancing and applying for long-term Section 8 contracts.
- **Rental Assistance:** Should Section 8 contracts not be renewed by HUD, inform tenants of HUD special vouchers set aside for households impacted by nonrenewal of Section 8 contracts.
- **Tenant Education:** Should the property owners decide to opt out of the Section 8 program or federal funding for Section 8 program be at risk, the City will contract with a specialist to educate tenants of their rights and resources available.

**Agency/Department:** Community Development Department/Housing and Economic Development Division

**Funding Sources:** None required

**Time Frame:** Ongoing

### 4. Housing Choice Vouchers (Section 8 Rental Assistance)

Maintain current levels of assistance and apply to HUD for additional funding as available. Encourage landlords to register units with the Burbank Housing Authority and undergo education on the Section 8 program.

**Agency/Department:** Burbank Housing Authority

**Funding Sources:** HUD Section 8 Allocation

**Time Frame:** Ongoing

### 5. Condominium Conversion Program

Consider amending the current Inclusionary Housing Ordinance to extend the City’s inclusionary housing requirements to encompass condominium conversions in 2015.

**Agency/Department:** Community Development Department/Planning and Transportation Division

**Funding Sources:** None Required

**Time Frame:** By 2015

## Variety Of Housing Sites

### 6. Land Use Element and Zoning Code



The City of Burbank facilitates the development of a range of housing types throughout the City. The City is committed to maintaining a land use plan that accommodates its Regional Housing Needs Allocation of 2,684 units (see Table V-3). Table IV-1 in the Resources section summarizes the City’s residential development capacity at various densities, including potential for mixed use development.

To facilitate and encourage the creation of residential mixed-use development in the Downtown and other appropriate locations citywide, the Zoning Code will be updated to include development standards for mixed-use development. Currently, if a development application is received, the City applies development standards from the R-4 zone as appropriate. In addition, the Zoning Code will be updated to include development standards that facilitate small-lot developments.

Adopt development standards for residential mixed-use and small-lot development by 2015. Facilitate the consolidation of smaller, multi-family parcels by: 1) publicizing the underutilized sites inventory on the City’s website; and 2) providing technical assistance to property owners and developers in support of lot consolidation, including assessor parcel data and information on density and design incentives.

**Agency/Department:** Community Development Department/Planning and Transportation Division  
**Funding Sources:** None Required  
**Time Frame:** By 2015

**7. Second Dwelling Units**

Promote second units via City website and information at public counters. Monitor the trend of second unit development annually and evaluate if modifications to the development requirements are appropriate to facilitate additional second units in the community.

**Agency/Department:** Community Development Department/Planning and Transportation Division  
**Funding Sources:** None Required  
**Time Frame:** Ongoing

**Development Of Affordable Housing**

**8. Affordable Housing Development Assistance:**

As funding permits, continue to provide gap financing for affordable housing projects (with special consideration for projects that set aside units for extremely low income households and persons with disabilities, including persons with developmental disabilities). Continue to provide regulatory incentives concessions to private developers to increase the supply of affordable housing in Burbank. Provide information and conduct meetings with and outreach to the development community for the purpose of disseminating information on sites with potential for development, inclusionary housing requirements, density bonuses, and other available incentives and concessions.

**Agency/Department:** Community Development Department/Planning and Transportation Division and Housing and Economic Development Division  
**Funding Sources:** HOME; Housing Trust Funds; other State and federal funding sources  
**Time Frame:** Ongoing





## 9. Inclusionary Housing Ordinance

Continue to implement the Inclusionary Housing Ordinance. Monitor the effectiveness of the Ordinance, and provide an assessment of performance to the City Council annually. Develop parameters for expending the in-lieu fee revenues to ensure income targeting is consistent with the development type generating the fee. Consider amending the Inclusionary Housing Ordinance to include condominium conversion projects.

**Agency/Department:** Community Development Department/Planning and Transportation Division

**Funding Sources:** None Required

**Time Frame:** Ongoing

## 10. Housing for Persons with Disabilities

Support nonprofit organizations in the pursuit of State and Federal funds in support of housing construction and rehabilitated targeted for persons with disabilities, including persons with developmental disabilities. Expedite permit processing (by providing technical assistance and pre-application consultation) for housing that set aside units for persons with disabilities beyond the minimum requirements of Americans with Disabilities Act (ADA) or State building codes. Continue to coordinate housing near transit centers and door-to-door transit services for persons with disabilities. Coordinate with the Franklin D. Lanterman Regional Center to promote resources available to persons with developmental disabilities.

**Agency/Department:** Community Development Department/Planning and Transportation Division

**Funding Sources:** None Required

**Time Frame:** Ongoing

## 11. Sustainability and Green Building:

Continue to implement the Sustainability Action Plan and Greenhouse Gas Reduction Plan, and report to City Council on an annual basis. Encourage green building practices not only in new construction but also in residential rehabilitation/home improvement projects by providing information on resources on City website and public counters.

**Agency/Department:** Community Development Department/Building Division

**Funding Sources:** None Required

**Time Frame:** Ongoing

## Remove Constraints To Housing

### 12. Transitional and Supportive Housing

Consistent with State law, small transitional and supportive housing serving six or fewer people is considered a standard residential use. For other transitional and supportive housing facilities meeting the California Health and Safety Code definition, the City will amend the Zoning Ordinance for transitional and supportive housing to be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

**Agency/Department:** Community Development Department/Planning and Transportation Division

**Funding Sources:** None Required

**Time Frame:** By 2017



13. Development Standards and Procedures

Amend the Zoning Ordinance to implement mixed use developments by 2015. Annually review the City’s development review and approval process.

**Agency/Department:** Community Development Department/Planning and Transportation Division  
**Funding Sources:** None Required  
**Time Frame:** By 2015

Equal Housing Opportunities

14. Fair Housing

Continue to contract with a qualified fair housing service provider for fair housing services to Burbank residents and property owners. Promote fair housing practices, and provide educational information on fair housing to the public through distribution of fair housing brochures, training sessions, workshops, and press releases/public service announcements. Continue to require an Affirmative Marketing Plan for housing developments assisted with local, State, and/or Federal funds. Review Fair Housing Program annual reports to assess any trends and develop appropriate actions. Pursuant to federal requirement, Burbank will be undertaking an update of its Analysis of Impediments to Fair Housing Choice (AI) in 2015. The AI will evaluate public and private policies that may impede fair housing choice, and set forth recommendations to address any identified impediments.

**Agency/Department:** Community Development Department/Housing and Economic Development Division  
**Funding Sources:** CDBG  
**Time Frame:** Update the AI by 2015.

15. Landlord/Tenant Mediation

Continue to offer mediation services through the Landlord-Tenant Commission as a means of resolving disputes between tenants and landlords.

**Agency/Department:** Community Development Department/Housing and Economic Development Division  
**Funding Sources:** General Funds  
**Time Frame:** Ongoing

16. Emergency Shelter and Emergency Services

Continue to provide funding support to agencies that offer temporary emergency shelter, food, clothing and other needed services to Burbank’s homeless and at-risk homeless population. Continue to collaborate with neighboring jurisdictions to address homelessness in the region. Continue to explore opportunities to implement a seasonal or year-round Street Outreach Program and other supportive services programs and economic development with the support of partnerships and leveraging of funds.

**Agency/Department:** Community Development Department/Housing and Economic Development Division  
**Funding Sources:** CDBG; General Funds



**Time Frame:** Ongoing

### 17. Accessible Housing and Universal Design

Explore incentives for residential projects that include universal design features.

**Agency/Department:** Community Development Department/Building Division

**Funding Sources:** None Required

**Time Frame:** Ongoing

### 18. Residential Lifeline Program:

Continue to offer reduced utility rates to very low income seniors and disabled residents.

**Agency/Department:** Burbank Water and Power Department

**Funding Sources:** Public Benefit Fund

**Time Frame:** Ongoing

**Table 8-36**  
**Summary of Quantified Objectives (2013-2021)**

	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
New Construction (RHNA) <sup>1</sup>	347	347	413	443	1,134	<b>2,684</b>
Rehabilitation	20	20	40	--	--	<b>80</b>
Preservation <sup>2</sup>	212	212	--	--	--	<b>212</b>

Notes:

State law requires projecting the housing needs for extremely low income households. The RHNA developed by SCAG does not separately account for this income group. State law allows splitting the very low income group evenly between extremely low and very low income.

Preservation of at-risk housing – assumes a 50-50 split between extremely low and very low income households.



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## APPENDICES

- A. Evaluation of Accomplishments Under Adopted Housing Element**
- B. Residential Sites Inventory**



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## APPENDIX A:

# EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the actual number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Burbank 2008-2014 Housing Element sets forth 19 separate program components, which are directed at a variety of housing needs. This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2013-2021 Housing Element. Table 8-A1 on the following page summarizes the City's housing program accomplishments. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Housing Plan of this section.





**Table 8-A-1**  
**Review of Accomplishments under 2008-2014 Housing Element**

Policy/Program	Accomplishments
<b>Existing Housing and Neighborhood Conditions</b>	
<b>1. Focus Neighborhood Revitalization/Community Building</b>  <b>Objective:</b> Conduct comprehensive revitalization efforts in Focus Neighborhoods. Work in conjunction with BHC to acquire and rehabilitate 120 residential units within Focus neighborhoods.	<p><b>Progress:</b> Since the Housing Element was drafted in 2008, the Burbank Housing Corporation (BHC) acquired a total of seven properties within the Focus neighborhoods, providing 76 units of affordable housing, meeting 63% of the original 120 unit goal.</p> <p><b>Effectiveness:</b> This program provides a multi-faceted approach to improving neighborhoods, providing a service-enriched environment, and providing affordable rental housing, including housing for large family renters to alleviate overcrowding.</p> <p><b>Appropriateness:</b> The passage of AB1X26, the Redevelopment Agency dissolution bill, eliminated the primary source of funding for this program. However, the City is a HOME Entitlement Jurisdiction and will continue to use HOME Funds to create affordable housing units. The extent of Federal and other sources of funding will dictate the amount of affordable housing that can be created during the 2013-2021 Housing Element planning period.</p>
<b>2. Single and Multi-Family Rehabilitation</b>  <b>Objective:</b> Rehabilitate 27 households per year	<p><b>Progress:</b> Between 2008 and 2010 Burbank provided 56 rehabilitation loans and grants to very low, low and moderate income households.</p> <p><b>Effectiveness:</b> Of the 162 units projected to be rehabilitated between 2008 and 2014, 56 units were rehabilitated (35 percent of the goal). The passage of AB1X26, the Redevelopment Agency dissolution bill, eliminated funding for this program. There were no Single Family or Multi-Family Rehabilitation Loans given during FY 2011-12 or FY 2012-13.</p> <p><b>Appropriateness:</b> The City's Consolidated Plan (2013-2017) has not allocated funding for this program. This program is removed from the 2013-2021 Housing Element.</p>
<b>3. Code Enforcement</b>  <b>Objective:</b> Survey residential and commercial buildings to ensure code compliance.	<p><b>Progress:</b> The City's License and Code Services Division handles approximately 5,000 code enforcement actions annually. Most of these actions are for residential properties and focus on property maintenance issues, zoning enforcement, mosquito, and vermin and rodent abatement.</p> <p><b>Effectiveness:</b> The Code Enforcement program is effective in addressing housing and property maintenance. Code Enforcement is conducted Citywide on a complaint basis, and proactively within the City's three CDBG target areas, with approximately 250 inspections within the CDBG target areas are conducted on an annual basis.</p> <p><b>Appropriateness:</b> code enforcement will continue to be an important part of preserving the City's aging housing stock. This program will be continued in the 2013-2021 Housing Element.</p>



**Table 8-A-1**  
**Review of Accomplishments under 2008-2014 Housing Element**

Policy/Program	Accomplishments
<b>4. Preservation of Assisted Housing</b>  <b>Objective:</b> Preserve 167 Pacific Manor affordable housing units.	<p><b>Progress:</b> No affordable units were lost during the planning period.</p> <p><b>Effectiveness:</b> The City has maintained an open dialogue with Wesley Homes, the owner of Pacific Manor, to discuss the City's ongoing desire to preserve Pacific Manor as long-term affordable housing. In the event that HAP payments are not renewed by HUD, the City will seek alternative funding sources for rent subsidies to maintain affordability.</p> <p><b>Appropriateness:</b> Pacific Manor assisted senior housing project is at risk of converting to market rate in 2016. The project's Section 8 Housing Assistance Payment (HAP) contracts are subject to annual renewals from HUD. Preserving assisted housing projects to maintain the number of affordable housing in the City is an important goal; therefore, this program is included in the 2013-2021 Housing Element.</p>
<b>5. Section 8 Rental Assistance</b>  <b>Objective:</b> Continue current levels of Section 8 assistance (1,014 households), and increase the number of households assisted as funding becomes available.	<p><b>Progress:</b> The Burbank Housing Authority (BHA) has maintained its Section 8 allocation of 1,014 vouchers. The number of vouchers in use has fluctuated between 942 and 1,014, depending on the specific variables within the program.</p> <p><b>Effectiveness:</b> The BHA has been effective in maintaining voucher levels and adjusting program standards to maximize utilization.</p> <p><b>Appropriateness:</b> With over 1,700 Burbank residents on the waiting list for assistance, the Section 8 program remains an effective and highly appropriate program for inclusion in the 2013-2021 Housing Element.</p>
<b>6. Condominium Conversion Program</b>  <b>Objective:</b> Evaluate strengthening the current Inclusionary Housing Ordinance to extend the City's inclusionary housing requirements to encompass condominium conversions.	<p><b>Progress:</b> Between 2008 and 2012, there were no applications for condominium conversions.</p> <p><b>Effectiveness:</b> Burbank's condo conversion regulations are effective in facilitating the creation of quality entry-level ownership housing. Existing regulations help to mitigate impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving.</p> <p><b>Appropriateness:</b> The City's condominium conversion regulations remain an appropriate mechanism to ensure the safety and quality of units and to help mitigate the impacts on displaced tenants. While there were no conversions in the recent past, the City may consider extending the affordability requirements under the City's Inclusionary Housing Ordinance to condominium conversions to increase the affordable housing supply. This program will be continued in the 2013-2021 Housing Element.</p>

**Variety of Housing Sites**



**Table 8-A-1**  
**Review of Accomplishments under 2008-2014 Housing Element**

Policy/Program	Accomplishments
<b>7. Land Use Element and Zoning Ordinance Amendment</b>  <b>Objective:</b> Adopt a new General Plan Land Use Element; Amend the City's Zoning Ordinance, immediately following adoption of the Land Use Element; Facilitate the consolidation of smaller, multi-family parcels; report progress in the annual general plan implementation report pursuant to government Code Section 65400	<p><b>Progress:</b> The City adopted a comprehensive update to their General Plan, in February 2013. The City is currently considering Zoning Ordinance amendments as a result of the adopted Land Use Element.</p> <p><b>Effectiveness:</b> The General Plan Land Use Element provides opportunities for a mix of housing types - small lot development, live-work units, and mixed-use development. The Element shifts some housing capacity from the increasingly congested multi-family neighborhoods and into the Downtown and onto mixed-use corridors.</p> <p><b>Appropriateness:</b> The Program is edited to remove facets of the program that were successfully accomplished. The program is further edited to remove the objective requiring reporting through the annual report process as this is a routine function for the City and required by law. The program aspects related to facilitation of development on smaller, multi-family parcels and updating the Zoning Ordinance as necessary are included in the 2013-2021 Housing Element.</p>
<b>8. Second Dwelling Units</b>  <b>Objective:</b> Through implementation of the City's Second Unit Ordinance, facilitate the provision of additional affordable rental housing opportunities.	<p><b>Progress:</b> Pursuant to changes in State law, in 2003 the City amended its Second Unit Ordinance to eliminate occupancy limitations to seniors/disabled and to allow non-discretionary approvals.</p> <p><b>Effectiveness:</b> Between 2008 and 2012, nine second dwelling units received building permits in Burbank. As of March 2013, two units already have been approved by the City.</p> <p><b>Appropriateness:</b> At an average of less than one SDU applications per year since 2008, the level of SDU activity in Burbank is indicative of the status of the economy and the recession that occurred between 2007 and 2009. As the economy improves, it is anticipated that the number of SDU applications will increase. SDU remains a variable housing option in the City. The program will be continued in the 2013 Housing Element.</p>



**Table 8-A-1**  
**Review of Accomplishments under 2008-2014 Housing Element**

Policy/Program	Accomplishments
<b>Development of Affordable Housing</b>	
<b>9. Affordable Housing Development Assistance</b>  <b>Objective:</b> Continue to provide financial and regulatory incentives to private developers to increase the supply of affordable housing in Burbank. Target a portion of former Redevelopment Agency assistance towards housing to meet the needs of very low and low income renters, and large families.	<p><b>Progress:</b> Between 2008 and 2013, the City and its former Redevelopment Agency provided financial and regulatory incentives to the following affordable developments:</p> <ul style="list-style-type: none"> <li>▪ Keeler-Elliott by Habitat for Humanity: 8 ownership units/8 Very Low Income;</li> <li>▪ The Collection at Downtown Burbank: 118 units/15 Moderate Income; and</li> <li>▪ BHC: 76 affordable units/14 Extremely Low Income; 29 Very Low Income; 23 Low Income; and 10 Moderate Income.</li> </ul> <p><b>Effectiveness:</b> Since 2008, the City and the former Redevelopment Agency provided assistance to 75 rental housing units and 23 ownership housing units, assisting a total of 98 units.</p> <p><b>Appropriateness:</b> Providing financial and regulatory support for affordable new construction remains critical to addressing the City's housing needs. However, with the loss of the Redevelopment Agency funding, other funding sources will have to be pursued in order for this program to be as effective as it has been in the past. This program is included in the 2013-2021 Housing Element but modified to emphasize incentives and other non-monetary assistance from the City.</p>
<b>10. Inclusionary Housing Ordinance</b>  <b>Objective:</b> Continue to utilize the Inclusionary Housing Ordinance to integrate affordable housing within market rate developments, or alternatively, to generate fees in support of affordable housing in off-site locations.	<p><b>Progress:</b> Since 2008, no units have been developed through this program.</p> <p><b>Effectiveness:</b> Case law has limited the applicability of the Inclusionary Housing Ordinance to for-sale units only. As the economy continues to improve, it is possible that more affordable units will be added when market conditions allow larger condominium projects to be built. Furthermore, there is pending legislation (SB 184) to clarify the application of inclusionary housing to rental housing development.</p> <p><b>Appropriateness:</b> The Inclusionary Housing Ordinance can provide an important incentive for increasing the number of affordable housing in the City, and remains appropriate. This program will be continued in the 2013-2021 Housing Element.</p>



**Table 8-A-1**  
**Review of Accomplishments under 2008-2014 Housing Element**

Policy/Program	Accomplishments
<b>11. Green Building</b>  <b>Objective:</b> Implement the Sustainability Action Plan; develop green building practices brochures for distribution; and incorporate green building standards.	<p><b>Progress:</b> In 2011, the City adopted the 2010 California Green Building Standards Code (CALGreen), with the purpose of enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency and environmental quality. The City's commitment to energy conservation and addressing climate change is also reflected in the newly adopted Burbank2035 General Plan and Greenhouse Gas Reduction Plan (GGRP).</p> <p><b>Effectiveness:</b> The Building Division has implemented CALGreen and provided information to the public about green building via the website and brochures handed out at the public counter.</p> <p><b>Appropriateness:</b> Resource conservation continues to be an important goal of the City. This program will continue in the 2013-2021 Housing Element</p>
<b>Remove Constraints to Housing</b>	
<b>12. Affordable Housing Density Bonus</b>  <b>Objective:</b> Continue to integrate affordable housing within market rate developments, or generate fees in support of affordable housing in off-site locations	<p><b>Progress:</b> No projects have taken advantage of the density bonus provision during the 2008-2014 planning period.</p> <p><b>Effectiveness:</b> As the economy continues to improve, it is possible that affordable units could be added through the density bonus process, as developers look for ways to improve the feasibility of developments through density increases.</p> <p><b>Appropriateness:</b> The Density Bonus Ordinance is included in the 2013-2021 Housing Element as part of the Affordable Housing Development Assistance Program.</p>
<b>13. Zoning Ordinance Revisions</b>  <b>Objective:</b> Develop zoning ordinance amendments that will make explicit provisions for community care facilities, SROs, transitional and supportive housing, emergency shelters and related uses.	<p><b>Progress:</b> In 2013, the City adopted a Zoning Ordinance Text Amendment (ZTA) that addresses Transitional Housing, Supportive Housing, and Single Room-Occupancy units in the Burbank Municipal Code.</p> <p>In 2011, the City Council adopted an ordinance that created and defined the emergency shelter use, permitting them by-right in the M-2 General Industrial zone and with a Conditional Use Permit (CUP) in the M-1 Limited Industrial and BCCM Burbank Center Commercial Manufacturing Zones. No applications have as of yet been received, nor interest expressed by developers, for the development of emergency shelter.</p> <p><b>Effectiveness:</b> Although the ZTA addressing Transitional Housing, Supportive Housing, and Single Room-Occupancy units is fairly new, the City worked with BHC to approve transitional housing units prior to 2013, and the 2011 ZTA put in place provisions to facilitate emergency shelter applications.</p> <p><b>Appropriateness:</b> This program is modified for the 2013-2021 Housing Element to exclude program features and objectives that were accomplished during the 2008-2014 planning period.</p>



<p><b>Table 8-A-1</b> <b>Review of Accomplishments under 2008-2014 Housing Element</b></p>	
Policy/Program	Accomplishments
<b>Equal Housing Opportunities</b>	
<p><b>14. Fair Housing</b></p> <p><b>Objective:</b> Provide educational information on fair housing to the general public, tenants, and landlords. Refer fair housing complaints to the Fair Housing Council of the San Fernando Valley (FHC).</p>	<p><b>Progress:</b> The City continues to contract with the FHC to offer fair housing education and outreach; fair housing investigation and enforcement; monitoring of real estate and lending activities; and assistance in implementation of Burbank's Fair Housing Plan.</p> <p><b>Effectiveness:</b> The FHC receives an average of 15 - 30 discrimination complaint inquiries annually from Burbank residents; after initial investigation, approximately half of these inquiries rise to the level of a case with the FHC.</p> <p><b>Appropriateness:</b> The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate. This program will be continued in the 2013-2021 Housing Element.</p>
<p><b>15.Landlord/Tenant Mediation</b></p> <p><b>Objective:</b> Continue to offer mediation services through the Landlord-Tenant Commission as a means of resolving disputes between tenants and landlords.</p>	<p><b>Progress:</b> The City facilitates the Landlord-Tenant Commission and meets on the first Monday of every month. The Commission provides assistance in resolving problems between landlords and tenants.</p> <p><b>Effectiveness:</b> The Landlord-Tenant Commission provides discussion and answers regarding landlord/tenant complaints and disputes received via recorded phone messages, questionnaires provided during meetings, and from time to time discusses rent control issues. The number of complaints resolved varies per meeting and year.</p> <p><b>Appropriateness:</b> The Landlord/Tenant Mediation Program provides an important service to residents and landlords in the community, and remains appropriate. This program will be continued in the 2013-2021 Housing Element.</p>



**Table 8-A-1**  
**Review of Accomplishments under 2008-2014 Housing Element**

Policy/Program	Accomplishments
<p><b>16. Emergency Shelter and Emergency Services</b></p> <p><b>Objective:</b> Continue to provide funding support to Burbank Temporary Aid Center (BTAC) and the Salvation Army to provide temporary emergency shelter, food, clothing and other needed services to Burbank's homeless and at-risk homeless population.</p>	<p><b>Progress:</b> The City continues to provide funding support to BTAC and the Salvation Army to provide temporary emergency, shelter, food, clothing, and other services to Burbank's homeless and at-risk homeless population. In 2008, the Burbank City Council approved the use of the Burbank National Guard Armory for a cold weather shelter, providing capacity for up to 150 individuals, but it is currently not in use as a shelter. In 2009 and 2010, a cold weather shelter provisions were provide in the City of Glendale by EIMAGO, a Union Rescue Mission subsidiary. The City of Burbank provided transportation assistance to the facility in Glendale. During the 2011/2012 winter season, the City of Burbank and City of Glendale launched a Homeless Solution Project and Street Outreach Program to provide a pilot emergency shelter that provided service to 90 unduplicated participants.</p> <p>In 2011, the City Council adopted an ordinance that created and defined emergency shelter use, permitting emergency shelters by-right in the M-2 General Industrial zone and with a Conditional Use Permit (CUP) in the M-1 Limited Industrial and BCCM Burbank Center Commercial Manufacturing Zones.</p> <p><b>Effectiveness:</b> The City has been effective in its support of local homeless service providers, and provision of a site for an emergency winter shelter.</p> <p><b>Appropriateness:</b> This program will be continued in the 2013-2021 Housing Element.</p>
<p><b>17. Accessible Housing</b></p> <p><b>Objective:</b> Develop and adopt a Reasonable Accommodation ordinance; continue to implement American with Disabilities Act requirements; provide accessible units in projects receiving State or federal funds; and provide rehabilitation grants to income qualified recipients</p>	<p><b>Progress:</b> The City routinely adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction. As part of this Housing Element, Burbank has conducted a review of zoning, building codes, and permit processing procedures and has not identified any institutional barriers to the provision of accessible housing.</p> <p>The City adopted a Reasonable Accommodation Procedure in April 2013.</p> <p><b>Effectiveness:</b> The Reasonable Accommodation ordinance became effective on June 7, 2013. No application has been received yet.</p> <p><b>Appropriateness:</b> Compliance with accessibility requirements is a standard building code requirement. This program has been completed and is removed from the 2013-2021 Housing Element as a separate housing program. A new program on universal design replaces this program in the updated Housing Element.</p>





**Table 8-A-1**  
**Review of Accomplishments under 2008-2014 Housing Element**

Policy/Program	Accomplishments
<b>18. Home Secure and Earthquake Shut-Off Valve Programs</b>  <b>Objective:</b> Continue to provide free home safety and security services to lower income, senior and disabled households.	<b>Progress:</b> The former Redevelopment Agency contracted with Jewish Family Services (JFS) of Los Angeles to administer the Home Secure Program. Between 2008 and 2012, a total of 298 lower income households were provided home safety and accessibility modifications, including 246 extremely low, 3 very low, and 49 low income households.  <b>Effectiveness:</b> The City, through the former Redevelopment Agency, was able to help lower income residents secure home improvements.  <b>Appropriateness:</b> With the loss of Redevelopment Agency funding, the Home Secure Program is currently inactive. Funding for program remains uncertain. This program is removed from the 2013-2021 Housing Element.
<b>19. Residential Lifeline Program</b>  <b>Objective:</b> Continue to offer reduced utility rates to very low income seniors and disabled residents.	<b>Progress:</b> In 2012, Burbank Water and Power Department provided exemptions from utility users tax and discounted rates on public services and utilities to 1,701 very low income seniors and disabled residents  <b>Effectiveness:</b> This program is a very effective way of reducing the housing costs for two of Burbank's special needs populations – low income seniors and the disabled.  <b>Appropriateness:</b> This program will be continued in the 2013-2021 Housing Element.

Source: City of Burbank Planning Division.

VL - Very Low Income, L - Low Income, M - Moderate Income



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## APPENDIX B: RESIDENTIAL SITES INVENTORY



## High Density Residential (R-5/R-4)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
1	2449-018-028	541 N Lomita St	1948	Four Units/4 Stories	4	8,276	0.19	High Density	R-4	34,412	43	27
	2449-018-009	525 N Lomita St	1938	Single Residence With Pool	1	6,970	0.16					
	2449-018-029	533 N Lomita St	1938	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
	2449-018-008	523 N Lomita St	1938	Single Family Residence	1	6,534	0.15					
	2449-018-010	531 N Lomita St	1950	Two Units/4 Stories Or Less Or Less	2	5,663	0.13					
2	2449-018-003	505 N Lomita St	1939	Single Family Residence	1	6,970	0.16	High Density	R-4	73,181	43	58
	2449-018-006	515 N Lomita St	1945	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
	2449-018-005	511 N Lomita St	1924	Single Family Residence	1	6,970	0.16					
	2449-018-023	504 N Shelton St	1926	Single Family Residence	1	6,534	0.15					
	2449-018-002	501 N Lomita St	1939	Single Family Residence	1	6,534	0.15					
	2449-018-024	500 N Shelton St	1940	Single Family Residence	1	6,534	0.15					
	2449-018-004	507 N Lomita St	1955	Three Units/4 Stories	3	6,534	0.15					
	2449-018-022	506 N Shelton St	1947	Single Family Residence	1	6,534	0.15					
	2449-019-015	443 N Lomita St	1925	Single Family Residence	1	6,534	0.15					
	2449-018-001	447 N Lomita St	1939	Single Family Residence	1	6,534	0.15					
3	2449-019-016	445 N Lomita St	1925	Single Family Residence	1	6,534	0.15	High Density	R-4	49,658	43	39
	2449-019-014	441 N Lomita St	1937	Single Family Residence	1	6,534	0.15					
	2449-019-011	427 N Lomita St	1940	Single Family Residence	1	5,663	0.13					
	2449-019-013	435 N Lomita St	1933	Single Family Residence	1	5,663	0.13					
	2449-019-008	419 N Lomita St	1925	Single Family Residence	1	5,663	0.13					
	2449-019-006	411 N Lomita St	1923	Single Family Residence	1	5,227	0.12					
	2449-019-012	431 N Lomita St	1940	Single Family Residence	1	5,227	0.12					
	2449-019-007	415 N Lomita St	1947	Single Family Residence	1	5,227	0.12					
	2449-019-009	421 N Lomita St	1939	Single Family Residence	1	5,227	0.12					
	2449-019-010	425 N Lomita St	1931	Single Family Residence	1	5,227	0.12					
4	2449-020-010	537 N Shelton St	1939	Single Family Residence	1	6,534	0.15	High Density	R-4	11,761	23	4
	2449-020-011	539 N Shelton St	2004	Single Family Residence	1	5,227	0.12					
5	2449-020-004	511 N Shelton St	1923	Single Family Residence	1	6,970	0.16	High Density	R-4	20,473	33	11
	2449-020-003	507 N Shelton St	1937	Single Family Residence	1	6,970	0.16					
	2449-020-005	515 N Shelton St	1923	Single Family Residence	1	6,534	0.15					
6	2449-021-015	443 N Shelton St	1935	Single Family Residence	1	6,970	0.16	High Density	R-4	25,265	43	20
	2449-021-014	441 N Shelton St	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
	2449-021-013	435 N Shelton St	1927	Single Family Residence	1	5,663	0.13					
	2449-021-012	431 N Shelton St	1929	Single Family Residence	1	5,663	0.13					
7	2449-021-010	423 N Shelton St	1929	Single Family Residence	1	5,663	0.13	High Density	R-4	21,780	33	12
	2449-021-007	411 N Shelton St	1938	Single Family Residence	1	5,663	0.13					
	2449-021-008	415 N Shelton St	1941	Single Family Residence	1	5,227	0.12					
	2449-021-009	419 N Shelton St	1929	Single Family Residence	1	5,227	0.12					
8	2449-017-019	442 N Lomita St	1940	Single Family Residence	1	6,534	0.15	High Density	R-4	19,602	33	11
	2449-017-018	446 N Lomita St	1940	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
	2449-017-017	452 N Lomita St	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
9	2449-017-007	411 N Glenwood Pl	1942	Two Units W/Pool,	2	7,405	0.17	High Density	R-4	60,548	43	48
	2449-017-010	423 N Glenwood Pl	1948	Single Family Residence	1	6,970	0.16					
	2449-017-014	439 N Glenwood Pl	1950	Three Units/4 Stories	3	6,970	0.16					
	2449-017-011	427 N Glenwood Pl	1939	Single Family Residence	1	6,534	0.15					
	2449-017-013	435 N Glenwood Pl	1928	Single Family Residence	1	6,534	0.15					
	2449-017-012	431 N Glenwood Pl	1939	Single Residence With Pool	1	6,534	0.15					
	2449-017-009	417 N Glenwood Pl	1938	Three Units/4 Stories	3	6,534	0.15					
	2449-017-008	415 N Glenwood Pl	1938	Single Family Residence	1	6,534	0.15					
10	2449-016-026	444 N Glenwood Pl	1947	Single Family Residence	1	7,405	0.17	High Density	R-4	14,810	33	5
	2449-016-027	440 N Glenwood Pl	1938	Two Units/4 Stories Or Less Or Less	2	7,405	0.17					
11	2449-016-029	428 N Glenwood Pl	1940	Five Or More Units, 4 Story Or Less	6	12,197	0.28	High Density	R-4	24,394	43	19
	2449-016-030	420 N Glenwood Pl	1940	Five Or More Units, 4 Story Or Less	6	12,197	0.28					
12	2446-027-033	122 S Virginia Ave	1948	Three Units/4 Stories	3	8,712	0.20	High Density	R-4	30,056	43	24
	2446-027-031	1119 W Angeleno Ave	1948	Three Units/4 Stories	3	7,405	0.17					
	2446-027-034	118 S Virginia Ave	1940	Single Family Residence	1	7,405	0.17					
	2446-027-032	1123 W Angeleno Ave	1948	Three Units/4 Stories	3	6,534	0.15					
13	2451-019-011	306 W Tujunga Ave	1942	Two Units W/Pool,	1	7,405	0.17	High Density	R-4	14,810	33	8
	2451-019-012	300 E Tujunga Ave	1946	Two Units/4 Stories Or Less Or Less	2	7,405	0.17					
14	5624-002-032	1023 E Spazier Ave	1940	Four Units/4 Stories	4	8,276	0.19	High Density	R-4	24,829	43	19
	5624-002-031	1035 E Spazier Ave	1938	Four Units W/Pool,	4	8,276	0.19					
	5624-002-033	1019 E Spazier Ave	1940	Four Units/4 Stories	4	8,276	0.19					
15	5624-002-002	1069 E Spazier Ave	1944	Four Units/4 Stories	4	9,148	0.21	High Density	R-4	27,443	43	21
	5624-002-021	1061 E Spazier Ave	1944	Four Units/4 Stories	4	9,148	0.21					
	5624-002-020	1065 E Spazier Ave	1944	Four Units/4 Stories	4	9,148	0.21					
16	5621-025-014	511 E Elmwood Ave	1928	Single Family Residence	1	4,792	0.11	High Density	R-4	8,712	23	3
	5621-025-015	501 E Elmwood Ave	1939	Single Family Residence	1	3,920	0.09					
17	2453-031-011	219 E Cedar Ave	1944	Four Units/4 Stories	4	9,148	0.21	High Density	R-4	35,719	43	28
	2453-031-007	227 E Cedar Ave	1941	Four Units/4 Stories	4	9,148	0.21					
	2453-031-013	215 E Cedar Ave	1944	Four Units/4 Stories	4	8,712	0.20					
	2453-031-009	223 E Cedar Ave	1941	Four Units/4 Stories	4	8,712	0.20					
18	2453-030-016	243 E Cedar Ave	1954	Two Units/4 Stories Or Less Or Less	2	9,148	0.21	High Density	R-4	18,295	33	7
	2453-030-015	303 E Cedar Ave	1939	Single Family Residence	1	9,148	0.21					
19	2453-029-007	325 E Providencia Ave	1927	Two Units/4 Stories Or Less Or Less	2	9,148	0.21	High Density	R-4	17,860	33	10

## High Density Residential (R-5/R-4)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
19	2453-029-021	333 E Providencia Ave	1949	Two Units/4 Stories Or Less Or Less	2	8,712	0.20	High Density	R-4	17,600	33	10
20	2455-005-009	447 E Santa Anita Ave	1923	Single Family	1	9,583	0.22	High Density	R-4	17,424	33	9
	2455-005-008	451 E Santa Anita Ave	1921	Two Units/4	2	7,841	0.18					
21	5621-021-013	615 E Cedar Ave	1937	Three Units/4 Stories	3	9,148	0.21	High Density	R-4	72,745	43	58
	5621-021-011	603 E Cedar Ave	1949	Four Units/4 Stories	4	8,712	0.20					
	5621-021-012	609 E Cedar Ave	1938	Three Units/4 Stories	3	8,276	0.19					
	5621-021-014	619 E Cedar Ave	1939	Four Units/4 Stories	4	8,276	0.19					
	5621-021-009	601 E Cedar Ave	1949	Four Units/4 Stories	4	8,276	0.19					
	2455-014-014	522 E Angeleno Ave	1929	Single Family Residence	1	7,841	0.18					
	2455-014-012	526 E Angeleno Ave	1940	Three Units/4 Stories	3	7,405	0.17					
	2455-014-019	504 E Angeleno Ave	1910	Two Units/4 Stories Or Less Or Less	2	7,405	0.17					
	2455-014-016	512 E Angeleno Ave	1915	Single Family Residence	1	7,405	0.17					
22	2453-021-008	336 E Tujunga Ave	1921	Single Family Residence	1	7,841	0.18	High Density	R-4	15,246	33	8
	2453-021-006	342 E Tujunga Ave	1923	Two Units/4 Stories Or Less Or Less	2	7,405	0.17					
23	2455-010-012	618 E Tujunga Ave	1923	Single Family Residence	1	7,841	0.18	High Density	R-4	15,246	33	8
	2455-010-010	622 E Tujunga Ave	1923	Single Family Residence	1	7,405	0.17					
24	5621-025-008	536 E Cedar Ave	1923	Single Family Residence	1	5,663	0.13	High Density	R-4	10,454	23	4
	5621-025-009	711 S 6Th St	1924	Single Family Residence	1	4,792	0.11					
25	2459-041-006	435 E Cypress Ave	1937	5 Or More	8	16,553	0.38	High Density	R-4	24,829	33	14
	2459-041-005	433 E Cypress Ave	1925	Single Family Residence	1	8,276	0.19					
26	2459-040-009	565 E Cypress Ave	1928	Single Family Residence	1	7,841	0.18	High Density	R-4	12,632	33	7
	2459-040-010	575 E Cypress Ave	1928	Single Family Residence	1	4,792	0.11					
27	2468-008-027	1809 N Glenoaks Blvd	1950	Five Or More	5	12,197	0.28	High Density	R-4	38,333	43	30
	2468-008-026	1801 N Glenoaks Blvd	1944	Four Units/4 Stories	4	9,148	0.21					
	2468-008-022	1719 N Glenoaks Blvd	1944	Four Units/4 Stories	4	8,712	0.20					
	2468-008-024	1727 N Glenoaks Blvd	1944	Four Units/4 Stories	4	8,276	0.19					
28	2468-011-001	1607 Grismer Ave	1921	Three Units/4 Stories	3	7,841	0.18	High Density	R-4	16,553	33	9
	2468-011-003	1523 Grismer Ave	1935	Single Family Residence	1	4,792	0.11					
	2468-011-002	1605 Grismer Ave	1921	Single Family Residence	1	3,920	0.09					
29	2468-026-032	1926 LANDIS St	1944	Two Units/4 Stories Or Less Or Less	2	7,405	0.17	High Density	R-4	47,480	43	37
	2468-026-031	1914 LANDIS St	1944	Two Units/4 Stories Or Less Or Less	2	7,405	0.17					
	2468-026-007	1915 KEELER St	1923	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
	2468-026-034	1922 LANDIS St	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
	2468-026-035	1918 LANDIS St	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
	2468-026-006	1919 KEELER St	1923	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
	2468-026-005	1923 KEELER St	1923	Three Units/4 Stories	3	6,098	0.14					
30	2468-025-004	1915 LANDIS St	1941	Four Units/4 Stories	4	9,148	0.21	High Density	R-4	26,136	43	20
	2468-025-003	1900 PEYTON Ave	1947	Three Units/4 Stories	3	9,148	0.21					
	2468-025-002	1906 PEYTON Ave	1922	Single Family Residence	1	7,841	0.18					
31	2468-024-009	1923 JACKSON St	1928	Single Family Residence	1	6,970	0.16	High Density	R-4	19,602	33	11
	2468-024-010	1921 JACKSON St	1928	Single Family Residence	1	6,534	0.15					
	2468-024-011	1915 JACKSON St	1941	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
32	2468-024-005	1924 Church St	1942	Single Residence With Pool	1	4,356	0.10	High Density	R-4	8,712	23	3
	2468-024-006	2018 Peyton Ave	1931	Single Family Residence	1	4,356	0.10					
33	2464-013-029	2210 N Brighton St	1944	Single Family Residence	1	6,970	0.16	High Density	R-4	37,897	43	30
	2464-013-028	2214 N Brighton St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-031	2200 N Brighton St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-030	2206 N Brighton St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-027	2218 N Brighton St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-026	2220 N Brighton St	1943	Single Family Residence	1	4,792	0.11					
34	2464-013-025	2231 N Brighton St	1950	Three Units/4 Stories	3	7,841	0.18	High Density	R-4	106,286	43	85
	2464-013-024	2227 N Brighton St	1944	Single Family Residence	1	6,970	0.16					
	2464-013-011	2226 N Buena Vista St	1943	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
	2464-013-018	2201 N Brighton St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-022	2219 N Brighton St	1950	Single Family Residence	1	6,534	0.15					
	2464-013-023	2223 N Brighton St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-015	2210 N Buena Vista St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-016	2206 N Buena Vista St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-019	2205 N Brighton St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-020	2211 N Brighton St	1937	Single Family Residence	1	6,534	0.15					
	2464-013-013	2220 N Buena Vista St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-010	2230 N Buena Vista St	1949	Single Family Residence	1	6,534	0.15					
	2464-013-012	2222 N Buena Vista St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-014	2214 N Buena Vista St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-021	2215 N Brighton St	1943	Single Family Residence	1	6,534	0.15					
	2464-013-017	2200 N Buena Vista St	1943	Single Family Residence	1	6,098	0.14					
35	2466-015-033	2214 N Frederic St	1927	Single Family Residence	1	6,534	0.15	High Density	R-4	44,867	43	35
	2466-015-034	2210 N Frederic St	1924	Single Family Residence	1	6,534	0.15					
	2466-015-032	2218 N Frederic St	1943	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
	2466-015-036	2200 N Frederic St	1944	Single Family Residence	1	6,534	0.15					
	2466-015-035	2206 N Frederic St	1939	Single Family Residence	1	6,534	0.15					
	2466-015-039	2211 N Buena Vista St	1940	Single Family Residence	1	6,098	0.14					
	2466-015-038	2207 N Buena Vista St	1926	Single Family Residence	1	6,098	0.14					
	2466-015-028	2234 N Frederic St	1926	Single Family Residence	1	7,841	0.18					
	2466-015-045	2235 N Buena Vista St	1943	Single Family Residence	1	7,405	0.17					

High Density Residential (R-5/R-4)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
36	2466-015-030	2226 N Frederic St	1943	Three Units/4 Stories	3	6,970	0.16	High Density	R-4	66,647	43	53
	2466-015-043	2227 N Buena Vista St	1941	Single Family Residence	1	6,534	0.15					
	2466-015-027	2238 N Frederic St	1941	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
	2466-015-031	2222 N Frederic St	1939	Single Family Residence	1	6,534	0.15					
	2466-015-029	2230 N Frederic St	1924	Single Family Residence	2	6,534	0.15					
	2466-015-046	2239 N Buena Vista St	1963	Three Units/4 Stories	3	6,098	0.14					
	2466-015-044	2231 N Buena Vista St	1941	Single Family Residence	1	6,098	0.14					
37	2466-015-042	2223 N Buena Vista St	1925	Single Family Residence	1	6,098	0.14	High Density	R-4	20,038	33	11
	2466-015-025	2246 N Frederic St	1943	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
	2466-015-026	2242 N Frederic St	1944	Single Family Residence	1	6,534	0.15					
38	2466-015-048	2247 N Buena Vista St	1924	Single Family Residence	1	6,534	0.15	High Density	R-4	59,677	43	47
	2466-015-003	2438 N Naomi St	1946	Single Family Residence	1	6,970	0.16					
	2466-015-023	2243 N Frederic St	1944	Single Family Residence	1	6,970	0.16					
	2466-015-019	2229 N Frederic St	1950	Single Family Residence	1	6,534	0.15					
	2466-015-018	2225 N Frederic St	1946	Single Family Residence	1	6,534	0.15					
	2466-015-022	2239 N Frederic St	1926	Three Units/4 Stories	3	6,534	0.15					
	2466-015-024	2247 N Frederic St	1943	Two Units W/Pool,	2	6,534	0.15					
	2466-015-020	2231 N Frederic St	1950	Single Family Residence	1	6,534	0.15					
39	2466-015-017	2221 N Frederic St	1943	Single Family Residence	1	6,534	0.15	High Density	R-4	76,666	43	61
	2466-015-021	2235 N Frederic St	1924	Single Family Residence	1	6,534	0.15					
	2464-006-052	2230 N Ontario St	1951	Three Units/4 Stories	6	13,504	0.31					
	2464-006-026	2215 N Fairview St	1940	Three Units/4 Stories	3	8,712	0.20					
	2464-006-032	2241 N Fairview St	1929	Single Family Residence	2	6,970	0.16					
	2464-006-031	2235 N Fairview St	1939	Single Family Residence	1	6,970	0.16					
	2464-006-028	2225 N Fairview St	1940	Three Units/4 Stories	3	6,970	0.16					
	2464-006-030	2231 N Fairview St	1938	Single Family Residence	1	6,970	0.16					
	2464-006-029	2227 N Fairview St	1937	Single Family Residence	1	6,970	0.16					
40	2464-006-039	2236 N Ontario St	1937	Three Units/4 Stories	3	6,534	0.15	High Density	R-4	54,886	43	43
	2464-006-040	2234 N Ontario St	1928	Three Units/4 Stories	3	6,534	0.15					
	2464-006-027	2219 N Fairview St	1950	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
	2464-006-022	2228 N Fairview St	1938	Single Residence With Pool	1	6,970	0.16					
	2464-006-017	2246 N Fairview St	1939	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
	2464-006-021	2230 N Fairview St	1947	Single Family Residence	1	6,970	0.16					
	2464-006-020	2234 N Fairview St	1953	Three Units/4 Stories	3	6,970	0.16					
	2464-006-019	2240 N Fairview St	1937	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
41	2464-006-011	2235 N Niagara St	1947	Single Residence With Pool	1	6,970	0.16	High Density	R-4	29,185	43	23
	2464-006-018	2244 N Fairview St	1939	Single Residence With Pool	1	6,534	0.15					
	2464-006-012	2239 N Niagara St	1939	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
	2464-006-006	2215 N Niagara St	1926	Two Units/4 Stories Or Less Or Less	2	8,712	0.20					
42	2464-006-007	2219 N Niagara St	1940	Two Units/4 Stories Or Less Or Less	2	6,970	0.16	High Density	R-4	20,909	33	11
	2464-006-008	2223 N Niagara St	1947	Single Family Residence	1	6,970	0.16					
	2464-006-023	2224 N Fairview St	1947	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
43	2464-007-046	2226 N Niagara St	1939	Single Family Residence	1	6,970	0.16	High Density	R-4	81,893	43	65
	2464-007-033	2227 N Catalina St	1939	Single Family Residence	1	6,970	0.16					
	2464-007-047	2222 N Niagara St	1939	Two Units/4	2	6,970	0.16					
	2464-007-045	2230 N Niagara St	1942	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
44	2464-007-038	2247 N Catalina St	1947	Three Units/4 Stories	3	6,970	0.16	High Density	R-4	27,443	43	21
	2464-008-042	2320 N Niagara St	1958	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
	2464-008-045	2310 N Niagara St	1948	Three Units/4 Stories	3	6,970	0.16					
	2464-008-046	2304 N Niagara St	1942	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
	2464-008-043	2316 N Niagara St	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
	2464-008-026	2307 N Catalina St	1951	Three Units/4 Stories	3	6,970	0.16					
	2464-008-027	2311 N Catalina St	1938	Single Family Residence	1	6,970	0.16					
	2464-007-039	2251 N Catalina St	1947	Three Units/4 Stories	3	6,970	0.16					
	2464-008-044	2314 N Niagara St	1948	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
	2464-008-028	2313 N Catalina St	1938	Single Family Residence	1	6,534	0.15					
45	2464-008-047	2300 N Niagara St	1955	Three Units/4 Stories	3	6,534	0.15	High Density	R-4	13,504	33	7
	2464-008-025	2301 N Catalina St	1947	Single Family Residence	1	6,534	0.15					
	2464-005-002	2305 N Niagara St	1938	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
	2464-005-005	2317 N Niagara St	1947	Three Units/4 Stories	3	6,970	0.16					
	2464-005-003	2309 N Niagara St	1951	Single Family Residence	1	6,970	0.16					
46	2464-005-004	2313 N Niagara St	1939	Two Units/4 Stories Or Less Or Less	2	6,534	0.15	High Density	R-4	26,572	43	21
	2464-008-013	2720 Thornton Ave	1947	Two Units/4 Stories Or Less Or Less	2	8,712	0.20					
	2464-008-016	2332 N Catalina St	1938	Three Units/4 Stories	3	6,970	0.16					
	2464-008-014	2340 N Catalina St	1947	Single Family Residence	1	6,970	0.16					
	2464-008-017	2330 N Catalina St	1938	Single Family Residence	1	6,970	0.16					
47	2464-008-015	2336 N Catalina St	1938	Single Family Residence	1	6,970	0.16	High Density	R-4	13,068	33	7
	2464-008-032	2333 N Catalina St	1939	Single Family Residence	1	6,970	0.16					
	2464-008-033	2337 N Catalina St	1926	Single Family Residence	1	6,534	0.15					
	2482-008-019	3901 W Heffron Dr	1951	Three Units/4 Stories	3	7,841	0.18					
48	2482-008-017	3909 W Heffron Dr	1948	Three Units/4 Stories	3	6,534	0.15	High Density	R-4	26,572	43	21
	2482-008-018	3905 W Heffron Dr	1948	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
	2482-008-016	3915 W Heffron Dr	1940	Single Family Residence	1	6,098	0.14					
49	2482-010-003	3811 W Heffron Dr	1939	Single Family Residence	1	6,534	0.15	High Density	R-4	13,068	33	7
	2482-010-004	3805 W Heffron Dr	1947	Single Family Residence	1	6,534	0.15					



## High Density Residential (R-5/R-4)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
49	2482-010-008	320 N Kenwood St	1939	Single Family Residence	1	6,534	0.15	High Density	R-4	13,068	33	7
	2482-010-007	316 N Kenwood St	1949	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
50	2482-010-011	334 N Kenwood St	1947	Single Family Residence	1	6,534	0.15	High Density	R-4	13,068	33	7
	2482-010-012	336 N Kenwood St	1949	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
51	2464-008-022	2310 N Catalina St	1949	Single Family Residence	1	6,970	0.16	High Density	R-4	20,473	33	11
	2464-008-023	2304 N Catalina St	1940	Single Family Residence	1	6,970	0.16					
	2464-008-024	2300 N Catalina St	1941	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
52	2468-007-036	1625 Scott Rd	1940	Two Units/4 Stories Or Less Or Less	2	11,761	0.27	High Density	R-4	11,761	23	4
53	2451-018-065	211 W Tujunga Ave	1954	Two Units/4 Stories Or Less Or Less	2	10,454	0.24	High Density	R-4	10,454	23	4
54	2482-008-026	3906 W Oak St	1950	Two Units/4 Stories Or Less Or Less	2	10,019	0.23	High Density	R-4	10,019	23	4
55	5621-022-032	474 E Providencia Ave	1920	Single Family Residence	1	9,583	0.22	High Density	R-4	9,583	23	3
56	2446-027-028	1107 W Angeleno Ave	1945	Two Units/4 Stories Or Less Or Less	2	9,583	0.22	High Density	R-4	9,583	23	3
57	2451-004-002	418 S Lake St	1890	Two Units/4 Stories Or Less Or Less	1	9,583	0.22	High Density	R-4	9,583	23	3
58	2453-031-003	235 E Cedar Ave	1923	Single Family Residence	1	8,712	0.20	High Density	R-4	8,712	23	3
59	2464-005-013	2344 N Fairview St	1940	Two Units/4 Stories Or Less Or Less	2	8,712	0.20	High Density	R-4	8,712	23	3
60	2455-035-008	547 E Magnolia Blvd	1923	Two Units/4 Stories Or Less Or Less	2	8,712	0.20	High Density	R-4	8,712	23	3
61	2455-035-010	530 E San Jose Ave	1931	Two Units/4 Stories Or Less Or Less	2	8,712	0.20	High Density	R-4	8,712	23	3
62	5621-022-005	523 E Cedar Ave	1935	Single Family Residence	1	7,841	0.18	High Density	R-4	7,841	23	3
63	2455-015-056	615 E Tujunga Ave	2004	Two Units/4 Stories Or Less Or Less	1	7,841	0.18	High Density	R-4	7,841	23	3
64	2455-030-011	537 E Palm Ave	1922	Single Family Residence	1	7,841	0.18	High Density	R-4	7,841	23	3
65	2451-018-018	236 W Tujunga Ave	1927	Single Family Residence	1	7,841	0.18	High Density	R-4	7,841	23	3
66	5621-026-007	526 E Elmwood Ave	1941	Single Family Residence	1	7,841	0.18	High Density	R-4	7,841	23	3
67	2455-029-003	469 E Palm Ave	1922	Single Family Residence	1	7,405	0.17	High Density	R-4	7,405	23	2
68	2453-028-025	241 E Providencia Ave	1939	Single Family Residence	1	7,405	0.17	High Density	R-4	7,405	23	2
69	2464-005-009	2333 N Niagara St	1952	Single Family Residence	1	6,970	0.16	High Density	R-4	6,970	23	2
70	2455-007-044	421 S 7Th St	2003	Single Family Residence	1	6,970	0.16	High Density	R-4	6,970	23	2
71	5621-022-013	603 S 6Th St	1948	Single Family Residence	1	6,970	0.16	High Density	R-4	6,970	23	2
72	2453-036-022	304 E Cedar Ave	1937	Single Family Residence	1	6,970	0.16	High Density	R-4	6,970	23	2
73	2464-007-021	2246 N Catalina St	1938	Single Family Residence	1	6,970	0.16	High Density	R-4	6,970	23	2
74	2485-001-034	216 N Rose St	1950	Single Family Residence	1	6,970	0.16	High Density	R-4	6,970	23	2
75	2460-004-004	325 Delaware Rd	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16	High Density	R-4	6,970	23	2
76	2468-013-018	1823 Grismer Ave	1923	Single Family Residence	1	6,970	0.16	High Density	R-4	6,970	23	2
77	2455-035-020	573 E Magnolia Blvd	1923	Single Family Residence	1	6,970	0.16	High Density	R-4	6,970	23	2
78	2464-005-018	2322 N Fairview St	1950	Single Family Residence	1	6,534	0.15	High Density	R-4	6,534	23	2
79	2464-007-025	2230 N Catalina St	1938	Single Family Residence	1	6,534	0.15	High Density	R-4	6,534	23	2
80	2466-014-023	2313 N Frederic St	1926	Single Family Residence	1	6,534	0.15	High Density	R-4	6,534	23	2
81	2449-019-019	436 N Shelton St	1923	Single Family Residence	1	6,534	0.15	High Density	R-4	6,534	23	2
82	2466-014-021	2307 N Frederic St	1926	Single Family Residence	1	6,534	0.15	High Density	R-4	6,534	23	2
83	2460-004-003	327 Delaware Rd	1948	Two Units/4 Stories Or Less Or Less	2	6,534	0.15	High Density	R-4	6,534	23	2
84	2466-015-015	2211 N Frederic St	1943	Single Residence With Pool	1	6,534	0.15	High Density	R-4	6,534	23	2
85	2482-009-029	4004 W Heffron Dr	1947	Single Family Residence	1	6,098	0.14	High Density	R-4	6,098	23	2
86	2482-011-030	310 N Screenland Dr	1941	Single Family Residence	1	6,098	0.14	High Density	R-4	6,098	23	2
87	2482-012-020	210 N Screenland Dr	1947	Single Family Residence	1	6,098	0.14	High Density	R-4	6,098	23	2
88	2482-009-020	3914 W Heffron Dr	1940	Single Family Residence	1	6,098	0.14	High Density	R-4	6,098	23	2
90	2455-034-020	432 N 6Th St	1927	Single Family Residence	1	6,098	0.14	High Density	R-4	6,098	23	2
91	5621-024-003	431 E Elmwood Ave	1923	Single Family Residence	1	5,663	0.13	High Density	R-4	5,663	23	2
92	2480-016-002	700 N Hollywood Way	1940	Single Family Residence	1	5,663	0.13	High Density	R-4	5,663	23	2
93	2455-003-019	482 E Santa Anita Ave	1923	Single Family Residence	1	5,663	0.13	High Density	R-4	5,663	23	2
94	2449-018-016	530 N Shelton St	1932	Single Family Residence	1	5,663	0.13	High Density	R-4	5,663	23	2
95	2449-018-018	522 N Shelton St	1926	Single Family Residence	1	5,663	0.13	High Density	R-4	5,663	23	2
96	2468-014-022	1920 Keeler St	1939	Single Family Residence	1	5,663	0.13	High Density	R-4	5,663	23	2
97	5621-021-005	614 E Providencia Ave	1925	Single Family Residence	1	5,227	0.12	High Density	R-4	5,227	23	2
98	2453-028-030	277 E Providencia Ave	1920	Single Family Residence	1	5,227	0.12	High Density	R-4	5,227	23	2
99	2455-030-002	575 E Palm Ave	2004	Single Family Residence	1	5,227	0.12	High Density	R-4	5,227	23	2
100	2446-026-015	922 W Clark Ave	1913	Single Family Residence	1	5,227	0.12	High Density	R-4	5,227	23	2
101	2477-013-008	1215 N Hollywood Way	1927	Single Family Residence	1	5,227	0.12	High Density	R-4	5,227	23	2

Medium Density Residential (R-3)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
100	2451-002-013	612 S Lake St	1925	Single Family Residence	1	6,970	0.16	Medium Density	R-3	13,504	23	5
100	2451-002-012	608 S Lake St	1928	Single Family Residence	1	6,534	0.15					
101	2446-031-018	1309 W Verdugo Ave	1923	Two Units/4 Stories Or Less Or Less	2	8,712	0.20	Medium Density	R-3	29,185	29	14
101	2446-031-016	1301 W Verdugo Ave	1944	Four Units/4 Stories	1	6,970	0.16					
101	2446-031-019	1313 W Verdugo Ave	1926	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
101	2446-031-017	1305 W Verdugo Ave	1939	Single Family Residence	1	6,534	0.15					
102	2446-008-001	1009 W Clark Ave	1944	Two Units/4 Stories Or Less Or Less	2	8,276	0.19	Medium Density	R-3	16,553	23	6
102	2446-008-005	1005 W Clark Ave	1944	Two Units/4 Stories Or Less Or Less	2	8,276	0.19					
103	2449-020-009	622 N Mariposa St	1936	Single Family Residence	1	7,841	0.18	Medium Density	R-3	32,234	29	16
103	2449-020-017	640 N Mariposa St	1946	Single Family Residence	1	7,405	0.17					
103	2449-020-020	630 N Mariposa St	1922	Single Family Residence	1	6,098	0.14					
103	2449-020-019	632 N Mariposa St	1927	Single Family Residence	1	5,663	0.13					
103	2449-020-018	636 N Mariposa St	1946	Single Family Residence	1	5,227	0.12					
104	2449-021-022	528 N Mariposa St	1939	Single Family Residence	1	5,663	0.13	Medium Density	R-3	10,454	19	3
104	2449-021-023	526 N Mariposa St	1923	Single Family Residence	1	4,792	0.11					
105	2444-004-006	115 N Lincoln St	1939	Single Family Residence	1	9,148	0.21	Medium Density	R-3	233,917	29	116
105	2444-003-025	208 N Brighton St	1948	Two Units/4 Stories Or Less Or Less	2	7,405	0.17					
105	2444-004-015	200 N Brighton St	1939	Single Family Residence	1	7,405	0.17					
105	2444-003-026	204 N Brighton St	1954	Two Units/4 Stories Or Less Or Less	2	7,405	0.17					
105	2444-003-002	203 N Lincoln St	1930	Single Family Residence	1	6,534	0.15					
105	2444-004-016	154 N Brighton St	1939	Single Family Residence	1	6,534	0.15					
105	2444-004-014	141 N Lincoln St	1951	Single Family Residence	1	6,534	0.15					
105	2444-003-001	201 N Lincoln St	1938	Single Family Residence	1	6,534	0.15					
105	2444-003-021	220 N Brighton St	1939	Single Family Residence	1	6,534	0.15					
105	2444-003-020	222 N Brighton St	1929	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
105	2444-004-018	142 N Brighton St	1924	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
105	2444-003-023	214 N Brighton St	1939	Single Family Residence	1	6,534	0.15					
105	2444-003-022	218 N Brighton St	1939	Single Residence With Pool	1	6,534	0.15					
105	2444-003-019	226 N Brighton St	1929	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
105	2444-004-020	132 N Brighton St	1933	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
105	2444-004-021	130 N Brighton St	1934	Single Family Residence	1	6,534	0.15					
105	2444-003-017	234 N Brighton St	1941	Single Family Residence	1	6,534	0.15					
105	2444-004-017	146 N Brighton St	1948	Single Family Residence	1	6,534	0.15					
105	2444-004-019	136 N Brighton St	1939	Single Family Residence	1	6,534	0.15					
105	2444-003-018	230 N Brighton St	1929	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
105	2444-003-024	210 N Brighton St	1941	Single Family Residence	1	6,534	0.15					
105	2444-004-008	121 N Lincoln St	1926	Single Family Residence	1	6,098	0.14					
105	2444-003-010	237 N Lincoln St	1941	Single Family Residence	1	6,098	0.14					
105	2444-004-009	125 N Lincoln St	1926	Single Family Residence	1	6,098	0.14					
105	2444-003-007	225 N Lincoln St	1929	Single Family Residence	1	6,098	0.14					
105	2444-003-003	211 N Lincoln St	1926	Single Family Residence	1	6,098	0.14					
105	2444-004-011	131 N Lincoln St	1925	Single Family Residence	1	6,098	0.14					
105	2444-003-004	215 N Lincoln St	1939	Single Family Residence	1	6,098	0.14					
105	2444-003-005	219 N Lincoln St	1933	Single Family Residence	1	6,098	0.14					
105	2444-004-013	137 N Lincoln St	1947	Single Family Residence	1	6,098	0.14					
105	2444-004-010	129 N Lincoln St	1923	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
105	2444-004-007	119 N Lincoln St	1929	Single Family Residence	1	6,098	0.14					
105	2444-003-006	221 N Lincoln St	1939	Single Family Residence	1	6,098	0.14					
105	2444-004-012	135 N Lincoln St	1947	Single Family Residence	1	6,098	0.14					
105	2444-003-009	233 N Lincoln St	1938	Single Family Residence	1	6,098	0.14					
105	2444-003-008	231 N Lincoln St	1929	Single Family Residence	1	6,098	0.14					
106	2444-005-018	228 N Lincoln St	1927	Single Family Residence	1	6,098	0.14	Medium Density	R-3	30,492	29	15
106	2444-005-007	229 N Myers St	1928	Single Family Residence	1	6,098	0.14					
106	2444-005-019	226 N Lincoln St	1936	Single Family Residence	1	6,098	0.14					
106	2444-005-006	225 N Myers St	1928	Single Family Residence	1	6,098	0.14					
106	2444-005-020	222 N Lincoln St	1929	Single Family Residence	1	6,098	0.14					
107	2444-006-021	120 N Lincoln St	1941	Two Units/4 Stories Or Less Or Less	2	7,841	0.18	Medium Density	R-3	102,366	29	51
107	2444-006-012	201 N Myers St	1927	Single Family Residence	1	6,534	0.15					
107	2444-006-015	180 N Lincoln St	1998	Single Family Residence	1	6,534	0.15					
107	2444-006-009	119 N Myers St	1950	Three Units/4 Stories	3	6,534	0.15					
107	2444-005-024	206 N Lincoln St	1937	Single Residence With Pool	1	6,534	0.15					
107	2444-006-013	203 N Myers St	1927	Single Family Residence	1	6,534	0.15					
107	2444-006-014	202 N Lincoln St	1924	Single Family Residence	1	6,534	0.15					
107	2444-005-001	205 N Myers St	1927	Single Family Residence	1	6,534	0.15					
107	2444-006-010	121 N Myers St	1965	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
107	2444-005-002	211 N Myers St	1939	Single Family Residence	1	6,098	0.14					
107	2444-006-016	140 N Lincoln St	1949	Single Family Residence	1	6,098	0.14					
107	2444-006-018	132 N Lincoln St	1948	Single Family Residence	1	6,098	0.14					
107	2444-006-017	136 N Lincoln St	1925	Single Family Residence	1	6,098	0.14					
107	2444-006-020	124 N Lincoln St	1925	Single Family Residence	1	6,098	0.14					
107	2444-005-023	210 N Lincoln St	1925	Single Family Residence	1	6,098	0.14					
107	2444-006-019	128 N Lincoln St	1949	Single Family Residence	1	6,098	0.14					
108	2444-007-005	125 N Keystone St	1926	Single Family Residence	1	7,405	0.17	Medium Density	R-3	57,935	29	28
108	2444-007-008	207 N Keystone St	1947	Single Family Residence	1	6,534	0.15					
108	2444-007-031	202 N Myers St	1918	Single Family Residence	1	6,534	0.15					
108	2444-007-007	205 N Keystone St	1927	Single Family Residence	1	6,534	0.15					
108	2444-007-032	200 N Myers St	1938	Single Family Residence	1	6,534	0.15					
108	2444-007-006	201 N Keystone St	1939	Single Family Residence	1	6,098	0.14					
108	2444-007-010	215 N Keystone St	1940	Single Family Residence	1	6,098	0.14					

Medium Density Residential (R-3)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
108	2444-007-011	219 N Keystone St	1941	Single Family Residence	1	6,098	0.14					
108	2444-007-009	211 N Keystone St	1926	Single Family Residence	1	6,098	0.14					
109	2480-025-002	500 N Rosemary Ln	1944	Four Units/4 Stories	4	15,246	0.35	Medium Density	R-3	26,136	29	13
109	2480-025-003	508 N Rosemary Ln	1944	Three Units/4 Stories	3	10,890	0.25					
110	2483-009-007	508 N Hollywood Way	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
110	2483-009-008	504 N Hollywood Way	1948	Two Units W/Pool,	2	6,970	0.16					
110	2483-009-010	494 N Hollywood Way	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16	Medium Density	R-3	48,787	29	24
110	2483-009-006	514 N Hollywood Way	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
110	2483-009-009	500 N Hollywood Way	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
110	2483-010-001	490 N Hollywood Way	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
110	2483-010-002	482 N Hollywood Way	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
111	2483-010-006	450 N Hollywood Way	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
111	2483-010-004	466 N Hollywood Way	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16	Medium Density	R-3	27,878	29	13
111	2483-010-005	456 N Hollywood Way	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
111	2483-010-007	442 N Hollywood Way	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
112	2438-031-019	1110 N Griffith Park Dr	1943	Single Family Residence	1	7,405	0.17					
112	2438-031-018	1112 N Griffith Park Dr	1940	Two Units/4 Stories Or Less Or Less	2	6,970	0.16	Medium Density	R-3	30,928	29	15
112	2438-031-017	1116 N Griffith Park Dr	1941	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
112	2438-031-020	1106 N Griffith Park Dr	1947	Single Family Residence	1	5,227	0.12					
112	2438-031-021	1100 N Griffith Park Dr	1980	Single Family Residence	1	4,356	0.10					
113	2438-032-009	1010 N Mariposa St	1943	Single Family Residence	1	5,227	0.12	Medium Density	R-3	10,019	19	3
113	2438-032-010	1012 N Mariposa St	1943	Single Family Residence	1	4,792	0.11					
114	2464-008-008	2331 N Naomi St	1938	Single Family Residence	1	6,970	0.16					
114	2464-008-006	2321 N Naomi St	1938	Single Family Residence	1	6,970	0.16	Medium Density	R-3	27,007	29	13
114	2464-008-009	2335 N Naomi St	1938	Single Family Residence	1	6,534	0.15					
114	2464-008-007	2325 N Naomi St	1938	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
115	2464-012-039	2123 N Lincoln St	1947	Single Family Residence	1	6,098	0.14					
115	2464-012-037	2117 N Lincoln St	1947	Single Family Residence	1	5,663	0.13	Medium Density	R-3	17,424	23	6
115	2464-012-038	2119 N Lincoln St	1947	Single Family Residence	1	5,663	0.13					
116	2464-007-015	2235 N Naomi St	1938	Single Family Residence	1	6,970	0.16	Medium Density	R-3	13,504	23	5
116	2464-007-014	2231 N Naomi St	1938	Single Family Residence	1	6,534	0.15					
117	2473-021-024	2655 N Frederic St	1951	Two Units/4 Stories Or Less Or Less	2	8,276	0.19	Medium Density	R-3	14,375	23	5
117	2473-021-025	2663 N Frederic St	1950	Single Family Residence	1	6,098	0.14					
118	2477-013-015	1236 N Screenland Dr	1947	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
118	2477-013-014	1232 N Screenland Dr	1941	Two Units/4 Stories Or Less Or Less	2	6,098	0.14	Medium Density	R-3	36,155	29	18
118	2477-013-012	1224 N Screenland Dr	1943	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
118	2477-012-014	1244 N Screenland Dr	1949	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
118	2477-013-013	1228 N Screenland Dr	1941	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
118	2477-013-016	1240 N Screenland Dr	1944	Two Units/4 Stories Or Less Or Less	2	5,663	0.13					
119	2477-012-020	1324 N Screenland Dr	1947	Single Family Residence	1	6,098	0.14	Medium Density	R-3	17,860	23	7
119	2477-012-018	1314 N Screenland Dr	1940	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
119	2477-012-019	1318 N Screenland Dr	1943	Two Units/4 Stories Or Less Or Less	2	5,663	0.13					
120	2476-001-005	1337 N Screenland Dr	1944	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
120	2476-001-008	1325 N Screenland Dr	1943	Two Units/4 Stories Or Less Or Less	2	6,098	0.14	Medium Density	R-3	41,382	29	20
120	2476-001-007	1329 N Screenland Dr	1944	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
120	2476-001-006	1333 N Screenland Dr	1944	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
120	2476-001-023	1332 N Kenwood St	1942	Single Family Residence	1	5,663	0.13					
120	2476-001-024	1336 N Kenwood St	1948	Single Family Residence	1	5,663	0.13					
120	2476-001-021	1324 N Kenwood St	1941	Single Family Residence	1	5,663	0.13					
121	2476-001-010	1319 N Screenland Dr	1941	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
121	2476-001-011	1315 N Screenland Dr	1943	Two Units/4 Stories Or Less Or Less	2	6,098	0.14	Medium Density	R-3	84,506	29	42
121	2476-002-008	1227 N Screenland Dr	1947	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
121	2476-002-021	1230 N Kenwood St	1947	Single Family Residence	1	6,098	0.14					
121	2476-001-014	1301 N Screenland Dr	1948	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
121	2476-002-004	1245 N Screenland Dr	1944	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
121	2476-002-005	1239 N Screenland Dr	1944	Two Units/4 Stories Or Less Or Less	2	6,098	0.14	Medium Density	R-3	84,506	29	42
121	2476-002-009	1225 N Screenland Dr	1947	Three Units/4 Stories	3	6,098	0.14					
121	2476-002-010	1219 N Screenland Dr	1943	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
121	2476-002-007	1231 N Screenland Dr	1947	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
121	2476-001-012	1311 N Screenland Dr	1943	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
121	2476-001-017	1310 N Kenwood St	1946	Single Family Residence	1	6,098	0.14					
121	2476-001-013	1305 N Screenland Dr	1941	Two Units/4 Stories Or Less Or Less	2	5,663	0.13					
121	2476-002-006	1235 N Screenland Dr	1949	Two Units/4 Stories Or Less Or Less	2	5,663	0.13					
122	2476-004-006	1223 N Kenwood St	1946	Single Family Residence	1	6,098	0.14					
122	2476-004-004	1231 N Kenwood St	1942	Single Family Residence	1	6,098	0.14	Medium Density	R-3	30,492	29	15
122	2476-004-008	1215 N Kenwood St	1942	Single Family Residence	1	6,098	0.14					
122	2476-004-005	1227 N Kenwood St	1946	Single Residence With Pool	1	6,098	0.14					
122	2476-004-007	1221 N Kenwood St	1941	Single Family Residence	1	6,098	0.14					
123	2476-003-011	1321 N Kenwood St	1947	Single Family Residence	1	6,098	0.14	Medium Density	R-3	12,197	23	4
123	2476-003-012	1317 N Kenwood St	1939	Single Family Residence	1	6,098	0.14					
124	2476-003-007	1339 N Kenwood St	1946	Single Family Residence	1	6,098	0.14	Medium Density	R-3	12,197	23	4
124	2476-003-008	1335 N Kenwood St	1941	Single Family Residence	1	6,098	0.14					
125	2436-021-020	1500 N Edison Blvd	1945	Single Family Residence	1	6,970	0.16					
125	2436-024-004	1431 N Edison Blvd	1944	Single Family Residence	1	5,227	0.12	Medium Density	R-3	36,155	29	18
125	2436-024-003	1427 N Edison Blvd	1945	Single Family Residence	1	4,792	0.11					
125	2436-024-002	1423 N Edison Blvd	1944	Single Family Residence	1	4,792	0.11					
125	2436-024-005	1435 N Edison Blvd	1944	Single Family Residence	1	4,792	0.11					
125	2436-021-018	1510 N Edison Blvd	1944	Single Family Residence	1	4,792	0.11					

Medium Density Residential (R-3)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
125	2436-021-019	1504 N Edison Blvd	1948	Single Family Residence	1	4,792	0.11					
126	2436-021-009	1521 N Edison Blvd	1944	Single Residence With Pool	1	8,712	0.20					
126	2436-021-008	1515 N Edison Blvd	1950	Single Family Residence	1	5,227	0.12	Medium Density	R-3	13,939	23	5
127	2436-009-002	1919 N Hollywood Way	1940	Single Family Residence	1	6,534	0.15					
127	2436-009-001	1921 N Hollywood Way	1940	Single Family Residence	1	6,534	0.15	Medium Density	R-3	18,295	23	7
127	2436-009-022	1925 N Hollywood Way	1940	Single Family Residence	1	5,227	0.12					
128	2436-010-015	1845 N Hollywood Way	1940	Single Family Residence	1	6,534	0.15					
128	2436-010-014	1849 N Hollywood Way	1940	Single Family Residence	1	6,534	0.15					
128	2436-009-006	1901 N Hollywood Way	1940	Single Family Residence	1	6,534	0.15	Medium Density	R-3	39,204	29	19
128	2436-009-005	1905 N Hollywood Way	1940	Single Family Residence	1	6,534	0.15					
128	2436-009-004	1911 N Hollywood Way	1940	Single Family Residence	1	6,534	0.15					
128	2436-010-013	1851 N Hollywood Way	1940	Single Family Residence	1	6,534	0.15					
129	2436-010-005	1817 N Hollywood Way	1940	Single Family Residence	1	5,227	0.12					
129	2436-010-004	1813 N Hollywood Way	1940	Single Family Residence	1	5,227	0.12					
129	2436-010-002	1805 N Hollywood Way	1940	Single Family Residence	1	5,227	0.12	Medium Density	R-3	26,136	29	13
129	2436-010-003	1809 N Hollywood Way	1940	Single Family Residence	1	5,227	0.12					
129	2436-010-006	1821 N Hollywood Way	1940	Single Family Residence	1	5,227	0.12					
130	2463-008-025	3601 W Victory Blvd	1941	Single Family Residence	1	7,841	0.18					
130	2463-008-001	3621 W Victory Blvd	1941	Single Family Residence	1	7,841	0.18					
130	2463-008-003	3611 W Victory Blvd	1941	Single Family Residence	1	6,534	0.15	Medium Density	R-3	35,284	29	17
130	2463-008-024	3605 W Victory Blvd	1941	Single Family Residence	1	6,534	0.15					
130	2463-008-002	3615 W Victory Blvd	1941	Single Family Residence	1	6,534	0.15					
131	2436-007-011	3612 W Victory Blvd	1940	Single Family Residence	1	6,098	0.14					
131	2436-007-010	3610 W Victory Blvd	1940	Single Family Residence	1	5,227	0.12	Medium Density	R-3	11,326	19	3
132	2436-005-013	3720 W Victory Blvd	1940	Single Family Residence	1	6,534	0.15					
132	2436-005-017	3700 W Victory Blvd	1939	Single Family Residence	1	6,098	0.14					
132	2436-005-016	3708 W Victory Blvd	1940	Single Family Residence	1	5,227	0.12	Medium Density	R-3	28,314	29	14
132	2436-005-014	3716 W Victory Blvd	1941	Single Family Residence	1	5,227	0.12					
132	2436-005-015	3712 W Victory Blvd	1940	Single Family Residence	1	5,227	0.12					
133	2463-003-011	3821 W Victory Blvd	1940	Single Family Residence	1	7,841	0.18					
133	2463-003-012	3815 W Victory Blvd	1940	Single Family Residence	1	6,534	0.15	Medium Density	R-3	14,375	23	5
134	2436-001-003	3908 W Victory Blvd	1942	Single Residence With Pool	1	5,663	0.13					
134	2436-001-004	3904 W Victory Blvd	1942	Single Family Residence	1	5,663	0.13	Medium Density	R-3	11,326	19	3
135	2435-009-004	4014 W Victory Blvd	1942	Single Family Residence	1	5,227	0.12					
135	2435-009-003	4010 W Victory Blvd	1942	Single Family Residence	1	5,227	0.12	Medium Density	R-3	10,454	19	3
136	2435-005-001	4200 W Victory Blvd	1941	Single Family Residence	1	6,098	0.14					
136	2435-005-002	4206 W Victory Blvd	1941	Single Residence With Pool	1	5,227	0.12	Medium Density	R-3	11,326	19	3
137	2437-011-004	2902 W Victory Blvd	1940	Single Family Residence	1	5,663	0.13					
137	2437-011-003	2906 W Victory Blvd	1941	Two Units/4 Stories Or Less Or Less	1	5,227	0.12	Medium Density	R-3	10,890	19	3
138	2476-025-022	3804 W Chandler Blvd	1942	Single Family Residence	1	6,098	0.14					
138	2476-025-021	3810 W Chandler Blvd	1947	Single Family Residence	1	6,098	0.14	Medium Density	R-3	12,197	23	4
139	2443-020-034	409 S Lamer St	1941	Single Residence With Pool	1	6,534	0.15					
139	2443-020-035	403 S Lamer St	1941	Single Family Residence	1	6,534	0.15	Medium Density	R-3	13,068	23	5
200	2480-012-005	908 N Screenland Dr	1948	Single Family Residence	1	6,534	0.15					
200	2480-012-003	902 N Screenland Dr	1939	Single Family Residence	1	6,534	0.15	Medium Density	R-3	13,068	23	5
201	2480-011-006	845 N Cordova St	1926	Single Family Residence	1	10,019	0.23					
201	2480-011-008	837 N Cordova St	1950	Two Units/4 Stories Or Less	2	9,583	0.22					
201	2480-010-027	853 N Cordova St	1926	Single Family Residence	1	6,534	0.15	Medium Density	R-3	39,204	29	19
201	2480-010-024	905 N Cordova St	1940	Single Residence W/Therapy	1	6,534	0.15					
201	2480-011-003	851 N Cordova St	1939	Single Family Residence	1	6,534	0.15					
202	2480-011-014	825 N Cordova St	1938	Single Family Residence	1	6,534	0.15					
202	2480-011-012	829 N Cordova St	1926	Single Family Residence	1	6,534	0.15					
202	2480-011-016	821 N Cordova St	1926	Single Family Residence	1	6,534	0.15	Medium Density	R-3	31,799	29	15
202	2480-011-019	817 N Cordova St	1940	Single Family Residence	1	6,098	0.14					
202	2480-011-021	813 N Cordova St	1926	Single Family Residence	1	6,098	0.14					
203	2480-010-019	915 N Cordova St	1926	Single Family Residence	1	6,534	0.15					
203	2480-010-021	911 N Cordova St	1940	Single Family Residence	1	6,534	0.15	Medium Density	R-3	13,068	29	6
204	2460-018-017	1206 Broadway	1939	Single Family Residence	1	10,019	0.23					
204	2460-018-015	1116 Broadway	1937	Single Family Residence	1	8,712	0.20					
204	2460-018-016	1200 Broadway	1938	Single Residence With Pool	1	8,276	0.19					
204	2460-019-014	1210 Broadway	1940	Single Family Residence	1	8,276	0.19					
204	2460-019-024	1330 Broadway	1946	Single Family Residence	1	7,405	0.17					
204	2460-019-016	1218 Broadway	1938	Single Family Residence	1	6,534	0.15					
204	2460-019-015	1214 Broadway	1937	Single Family Residence	1	6,534	0.15	Medium Density	R-3	100,624	29	50
204	2460-019-021	1316 Broadway	1942	Single Family Residence	1	6,534	0.15					
204	2460-019-018	1306 Broadway	1939	Single Family Residence	1	6,534	0.15					
204	2460-019-019	1310 Broadway	1940	Single Family Residence	1	6,534	0.15					
204	2460-019-023	1326 Broadway	1937	Single Family Residence	1	6,534	0.15					
204	2460-019-020	1314 Broadway	1937	Single Family Residence	1	6,534	0.15					
204	2460-019-022	1320 Broadway	1941	Single Family Residence	1	6,098	0.14					
204	2460-019-017	1302 Broadway	1937	Single Family Residence	1	6,098	0.14					
205	2460-018-003	1207 Scott Rd	1939	Single Family Residence	1	6,098	0.14					
205	2460-018-004	1201 Scott Rd	1940	Single Family Residence	1	6,098	0.14	Medium Density	R-3	12,197	23	4
206	2460-014-013	1216 Leland Way	1944	Single Family Residence	1	6,534	0.15					
206	2460-014-011	1210 Leland Way	1939	Single Family Residence	1	6,098	0.14	Medium Density	R-3	18,731	23	7
206	2460-014-012	1214 Leland Way	1939	Single Family Residence	1	6,098	0.14					
207	2460-014-017	1230 Leland Way	1940	Single Family Residence	1	6,098	0.14					
207	2460-014-016	1226 Leland Way	1941	Single Family Residence	1	6,098	0.14	Medium Density	R-3	12,197	23	4

Medium Density Residential (R-3)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
208	2460-013-007	1400 Leland Way	1943	Single Family Residence	1	7,841	0.18	Medium Density	R-3	13,939	23	5
208	2460-013-008	1406 Leland Way	1943	Single Family Residence	1	6,098	0.14					
209	2463-007-013	2145 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15	Medium Density	R-3	19,602	23	7
209	2463-007-015	2137 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15					
209	2463-007-014	2141 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15					
210	2463-007-018	2125 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15	Medium Density	R-3	13,068	23	5
210	2463-007-017	2129 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15					
211	2463-007-024	2101 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15	Medium Density	R-3	26,136	29	13
211	2463-007-023	2105 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15					
211	2463-008-034	2049 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15					
211	2463-008-035	2045 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15					
212	2463-008-038	2033 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15	Medium Density	R-3	13,068	23	5
212	2463-008-037	2037 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15					
213	2464-011-023	2035 N Brighton St	1939	Single Family Residence	1	6,970	0.16	Medium Density	R-3	20,909	23	8
213	2464-011-024	2031 N Brighton St	1939	Single Family Residence	1	6,970	0.16					
213	2464-011-025	2027 N Brighton St	1949	Single Family Residence	1	6,970	0.16					
214	2464-011-012	2016 N Brighton St	1941	Single Family Residence	1	7,405	0.17	Medium Density	R-3	14,810	23	5
214	2464-011-011	2012 N Brighton St	1940	Single Family Residence	1	7,405	0.17					
52	2468-017-022	2112 N Lamer St	1942	Single Family Residence	1	12,632	0.29	Medium Density	R-3	79,279	29	39
52	2468-017-012	2021 N Parish Pl	1943	Single Family Residence	1	9,148	0.21					
52	2468-017-021	2108 N Lamer St	1943	Single Family Residence	1	7,405	0.17					
52	2468-017-013	2015 N Parish Pl	1943	Single Family Residence	1	6,970	0.16					
52	2468-017-014	2011 N Parish Pl	1943	Single Family Residence	1	6,534	0.15					
52	2468-017-017	2211 Peyton Ave	1941	Single Family Residence	1	6,534	0.15					
52	2468-017-020	2221 Peyton Ave	1943	Single Family Residence	1	6,098	0.14					
52	2468-017-019	2219 Peyton Ave	1941	Single Family Residence	1	6,098	0.14					
52	2468-017-018	2215 Peyton Ave	1941	Single Family Residence	1	6,098	0.14					
52	2468-017-015	2007 N Parish Pl	1943	Single Family Residence	1	6,098	0.14					
52	2468-017-016	2201 Peyton Ave	1941	Single Family Residence	1	5,663	0.13					
53	2468-016-010	2103 Peyton Ave	1950	Three Units/4 Stories	3	14,810	0.34	Medium Density	R-3	27,878	29	13
53	2468-016-009	2107 Peyton Ave	1948	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
53	2468-016-013	2111 Peyton Ave	1943	Single Family Residence	1	6,098	0.14					
54	2468-023-021	1928 N Parish Pl	1952	Two Units/4 Stories Or Less Or Less	2	6,534	0.15	Medium Density	R-3	30,928	29	15
54	2468-023-018	1934 N Parish Pl	1952	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
54	2468-023-012	1950 N Parish Pl	1943	Single Family Residence	1	6,098	0.14					
54	2468-023-016	1940 N Parish Pl	1952	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
54	2468-023-013	1954 N Parish Pl	1943	Single Family Residence	1	5,663	0.13					
55	2468-023-019	1825 CHURCH St	1954	Single Family Residence	1	6,970	0.16	Medium Density	R-3	19,602	23	7
55	2468-023-004	1901 Church St	1947	Single Family Residence	1	6,534	0.15					
55	2468-023-005	1903 Church St	1947	Single Family Residence	1	6,098	0.14					
56	2468-024-014	1904 CHURCH St	1928	Single Family Residence	1	6,098	0.14	Medium Density	R-3	12,197	23	4
56	2468-024-015	1900 CHURCH St	1947	Single Family Residence	1	6,098	0.14					
57	2468-025-008	1900 JACKSON St	1952	Two Units/4 Stories Or Less Or Less	2	6,534	0.15	Medium Density	R-3	50,094	29	25
57	2468-025-010	1820 JACKSON St	1945	Single Family Residence	1	6,534	0.15					
57	2468-025-009	1824 JACKSON St	1939	Single Family Residence	1	6,534	0.15					
57	2468-025-007	1902 JACKSON St	1940	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
57	2468-025-011	1818 JACKSON St	1940	Single Family Residence	1	6,534	0.15					
57	2468-025-012	1814 JACKSON St	1939	Single Family Residence	1	6,098	0.14					
57	2468-025-013	1810 JACKSON St	1940	Single Family Residence	1	5,663	0.13					
57	2468-025-027	1915 MORGAN Ave	1942	Single Family Residence	1	5,663	0.13					
58	2468-025-024	1905 LANDIS St	1950	Single Residence With Pool	1	6,534	0.15	Medium Density	R-3	13,068	23	5
58	2468-025-023	1901 LANDIS St	1940	Single Family Residence	1	6,534	0.15					
59	2468-025-018	1811 LANDIS St	1941	Single Residence With Pool	1	6,098	0.14	Medium Density	R-3	17,860	23	7
59	2468-025-017	1807 LANDIS St	1941	Single Family Residence	1	6,098	0.14					
59	2468-025-016	1803 LANDIS St	1926	Single Family Residence	1	5,663	0.13					
60	2468-026-028	1909 KEELER St	1940	Single Residence With Pool	1	6,534	0.15	Medium Density	R-3	57,935	29	28
60	2468-026-027	1905 KEELER St	1955	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
60	2468-026-011	1900 LANDIS St	1948	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
60	2468-026-009	1908 LANDIS St	1942	Single Family Residence	1	6,534	0.15					
60	2468-026-026	1901 KEELER St	1941	Single Family Residence	1	6,534	0.15					
60	2468-026-010	1904 LANDIS St	1940	Single Family Residence	1	6,534	0.15					
60	2468-026-012	1824 LANDIS St	1947	Single Family Residence	1	6,534	0.15					
60	2468-026-008	1912 LANDIS St	1947	Single Residence With Pool	1	6,098	0.14					
60	2468-026-029	1911 KEELER St	1947	Single Family Residence	1	6,098	0.14					
61	2468-026-017	1806 LANDIS St	1924	Single Family Residence	1	6,534	0.15	Medium Density	R-3	56,192	29	28
61	2468-026-023	1819 KEELER St	1941	Single Family Residence	1	6,534	0.15					
61	2468-026-024	1821 KEELER St	1941	Single Family Residence	1	6,534	0.15					
61	2468-026-014	1816 LANDIS St	1947	Single Residence With Pool	1	6,534	0.15					
61	2468-026-037	1815 KEELER St	1939	Single Family Residence	1	6,098	0.14					
61	2468-026-021	1811 KEELER St	1939	Single Family Residence	1	6,098	0.14					
61	2468-026-016	1810 LANDIS St	1923	Single Family Residence	1	6,098	0.14					
61	2468-026-015	1814 LANDIS St	1941	Single Family Residence	1	6,098	0.14					
61	2468-026-018	1802 LANDIS St	1946	Single Family Residence	1	5,663	0.13					
62	2468-013-007	1828 Keeler St	1941	Single Family Residence	1	6,534	0.15	Medium Density	R-3	19,166	23	7
62	2468-013-008	1824 Keeler St	2003	Single Family Residence	1	6,534	0.15					
62	2468-013-012	1900 Keeler St	1941	Single Family Residence	1	6,098	0.14					
63	2468-011-026	1730 Keeler St	1941	Single Family Residence	1	7,841	0.18					
63	2468-011-027	1800 Keeler St	1948	Single Family Residence	1	6,970	0.16					

Medium Density Residential (R-3)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
63	2468-011-022	1716 Keeler St	1938	Single Family Residence	1	6,098	0.14	Medium Density	R-3	50,965	29	25
63	2468-011-029	1810 Keeler St	1937	Single Family Residence	1	6,098	0.14					
63	2468-011-028	1806 Keeler St	1939	Single Family Residence	1	6,098	0.14					
63	2468-011-023	1720 Keeler St	1938	Single Family Residence	1	6,098	0.14					
63	2468-011-025	1726 Keeler St	1938	Single Family Residence	1	6,098	0.14					
63	2468-011-024	1722 Keeler St	1936	Single Family Residence	1	5,663	0.13	Medium Density	R-3	29,185	29	14
64	2468-011-017	1624 Keeler St	1937	Single Family Residence	1	6,098	0.14					
64	2468-027-026	1719 KEELER St	1941	Single Family Residence	1	6,098	0.14					
64	2468-027-027	1721 KEELER St	1938	Single Family Residence	1	6,098	0.14					
64	2468-011-018	1622 Keeler St	1948	Single Family Residence	1	5,663	0.13					
64	2468-011-019	1618 Keeler St	1927	Single Family Residence	1	5,227	0.12	Medium Density	R-3	17,860	23	7
65	2468-027-007	1700 LANDIS St	1947	Single Family Residence	1	6,098	0.14					
65	2468-027-006	1702 LANDIS St	1937	Single Family Residence	1	6,098	0.14					
65	2468-027-030	1624 LANDIS St	1977	Single Family Residence	1	5,663	0.13					
66	2468-027-002	1718 Landis St	1924	Single Family Residence	1	6,098	0.14	Medium Density	R-3	11,761	19	3
66	2468-027-001	1722 Landis St	1907	Single Family Residence	1	5,663	0.13					
67	2468-027-021	1631 KEELER St	1938	Single Residence W/Therapy	1	6,534	0.15	Medium Density	R-3	12,632	23	5
67	2468-027-022	1703 KEELER St	1921	Single Residence W/Therapy	1	6,098	0.14					
68	2468-020-050	2134 N Lamer St	1947	Two Units/4 Stories Or Less Or Less	2	6,970	0.16	Medium Density	R-3	67,954	29	33
68	2468-020-037	2126 N Lamer St	1947	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
68	2468-020-041	2045 N Parish Pl	1947	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
68	2468-020-035	2041 N Parish Pl	1947	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
68	2468-020-036	2130 N Lamer St	1947	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
68	2468-020-034	2037 N Parish Pl	1947	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
68	2468-020-039	2118 N Lamer St	1947	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
68	2468-020-042	2049 N Parish Pl	1947	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
68	2468-020-049	2138 N Lamer St	1947	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
68	2468-020-038	2122 N Lamer St	1947	Two Units/4 Stories Or Less Or Less	2	6,534	0.15	Medium Density	R-3	34,412	29	17
69	2473-025-008	2326 N Brighton St	1947	Single Family Residence	1	6,534	0.15					
69	2473-025-007	2330 N Brighton St	1947	Single Family Residence	1	6,534	0.15					
69	2472-019-021	2607 N Glenoaks Blvd	1937	Single Family Residence	1	5,663	0.13					
69	2472-019-040	2615 N Glenoaks Blvd	1999	Single Family Residence	1	5,227	0.12					
69	2472-019-039	2621 N Glenoaks Blvd	1999	Single Family Residence	1	5,227	0.12					
69	2472-019-020	2611 N Glenoaks Blvd	1939	Single Family Residence	1	5,227	0.12	Medium Density	R-3	10,890	19	3
70	2472-006-027	2508 N Glenoaks Blvd	1939	Single Family Residence	1	5,663	0.13					
70	2472-006-028	2500 N Glenoaks Blvd	1939	Single Family Residence	1	5,227	0.12	Medium Density	R-3	56,628	29	28
71	2459-039-001	701 N 6Th St	1949	Four Units/4 Stories	4	13,068	0.30					
71	2459-039-002	531 E Harvard Rd	1944	Two Units/4 Stories Or Less Or Less	2	9,148	0.21					
71	2459-039-005	519 E Harvard Rd	1944	Two Units/4 Stories Or Less Or Less	2	8,712	0.20					
71	2459-039-003	527 E Harvard Rd	1944	Two Units/4 Stories Or Less Or Less	2	8,712	0.20					
71	2459-039-006	515 E Harvard Rd	1944	Two Units/4 Stories Or Less Or Less	2	8,712	0.20					
71	2459-039-018	523 E Harvard Rd	1950	Two Units/4 Stories Or Less Or Less	2	8,276	0.19	Medium Density	R-3	17,424	23	6
72	2459-038-005	419 E Harvard Rd	1944	Two Units/4 Stories Or Less Or Less	2	8,712	0.20					
72	2459-038-004	423 E Harvard Rd	1944	Two Units/4 Stories Or Less Or Less	2	8,712	0.20	Medium Density	R-3	23,522	23	9
73	2459-041-013	424 E Harvard Rd	1939	Two Units/4 Stories Or Less Or Less	2	7,841	0.18					
73	2459-041-037	432 E Harvard Rd	1939	Two Units/4 Stories Or Less Or Less	2	7,841	0.18					
73	2459-041-012	430 E Harvard Rd	1931	Single Family Residence	1	7,841	0.18	Medium Density	R-3	15,246	23	6
74	2455-016-006	734 E Angeleno Ave	1936	Single Family Residence	1	5,227	0.12					
74	2455-016-003	738 E Angeleno Ave	1936	Single Family Residence	1	5,227	0.12					
74	2455-016-005	211 S Kenneth Ave	1910	Single Family Residence	1	4,792	0.11	Medium Density	R-3	14,810	23	5
75	2455-008-013	714 E Verdugo Ave	1922	Two Units/4 Stories Or Less Or Less	2	7,405	0.17					
75	2455-008-011	716 E Verdugo Ave	1926	Two Units/4 Stories Or Less Or Less	2	7,405	0.17	Medium Density	R-3	15,246	23	6
76	2455-017-011	719 E Angeleno Ave	1921	Single Family Residence	1	7,841	0.18					
76	2455-017-038	715 E Angeleno Ave	2005	Single Family Residence	1	7,405	0.17	Medium Density	R-3	14,810	23	5
77	2455-017-018	703 E Angeleno Ave	1925	Single Family Residence	1	7,405	0.17					
77	2455-017-017	707 E Angeleno Ave	1926	Single Family Residence	1	7,405	0.17	Medium Density	R-3	15,682	23	6
78	2455-024-020	124 N 7Th St	1938	Single Family Residence	1	6,098	0.14					
78	2455-024-019	120 N 7Th St	1937	Single Family Residence	1	4,792	0.11					
78	2455-024-018	116 N 7Th St	1937	Single Family Residence	1	4,792	0.11					
79	5625-018-005	1003 Omer Ln	1944	Three Units/4 Stories	3	10,454	0.24	Medium Density	R-3	30,928	29	15
79	5625-018-002	1015 Omer Ln	1944	Two Units/4 Stories Or Less Or Less	2	7,405	0.17					
79	5625-018-003	1011 Omer Ln	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
79	5625-018-004	1007 Omer Ln	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
80	5625-017-012	1019 S Bruce Ln	1944	Two Units/4 Stories Or Less Or Less	2	8,276	0.19	Medium Density	R-3	79,715	29	39
80	5625-017-011	1018 S Bruce Ln	1944	Two Units/4 Stories Or Less Or Less	2	8,276	0.19					
80	5625-017-013	1015 S Bruce Ln	1944	3 Units W/Pool, Four Stories Or Less	3	7,841	0.18					
80	5625-017-021	1014 Omer Ln	1944	Two Units/4 Stories Or Less Or Less	2	7,841	0.18					
80	5625-017-017	230 W Alameda Ave	1944	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
80	5625-017-019	1006 Omer Ln	1944	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
80	5625-017-015	1007 S Bruce Ln	1944	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
80	5625-017-016	1003 S Bruce Ln	1944	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					
80	5625-017-018	1004 Omer Ln	1944	Three Units/4 Stories	3	6,534	0.15					
80	5625-017-020	1010 Omer Ln	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
80	5625-017-014	1011 S Bruce Ln	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
81	5625-017-001	1019 S Lake St	1944	Four Units/4 Stories	4	8,712	0.20					
81	5625-017-004	1007 S Lake St	1944	Two Units/4 Stories Or Less Or Less	2	7,841	0.18					
81	5625-017-008	1006 S Bruce Ln	1944	Two Units/4 Stories Or Less Or Less	2	7,405	0.17					
81	5625-017-024	1011 S Lake St	1944	Two Units/4 Stories Or Less Or Less	2	6,970	0.16					

Medium Density Residential (R-3)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
81	5625-017-007	1002 S Bruce Ln	1944	Two Units/4 Stories Or Less Or Less	2	6,970	0.16	Medium Density	R-3	63,598	29	31
81	5625-017-006	210 W Alameda Ave	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
81	5625-017-002	1015 S Lake St	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
81	5625-017-009	1010 S Bruce Ln	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
81	5625-017-005	1003 S Lake St	1944	Two Units/4 Stories Or Less Or Less	2	6,098	0.14					
82	5625-016-014	239 W Elm Ave	1929	Three Units/4 Stories	3	9,148	0.21	Medium Density	R-3	26,136	29	13
82	5625-015-014	243 W Elm Ave	1941	Four Units/4 Stories	4	8,276	0.19					
82	5625-016-013	235 W Elm Ave	1925	Single Family Residence	1	4,356	0.10					
82	5625-016-010	233 W Elm Ave	1925	Single Family Residence	2	4,356	0.10					
83	5625-016-003	1111 S Lake St	1925	Single Family Residence	1	6,970	0.16					
83	5625-016-004	1115 S Lake St	1924	Single Family Residence	1	6,098	0.14	Medium Density	R-3	13,068	23	5
84	5625-001-011	1120 S Lake St	1948	Single Family Residence	1	6,534	0.15					
84	5625-001-010	1114 S Lake St	1947	Single Residence With Pool	1	6,098	0.14					
84	5625-001-018	163 W Elm Ct	1977	Single Family Residence	1	5,663	0.13					
84	5625-001-012	173 W Elm Ct	1965	Single Family Residence	1	4,792	0.11					
84	5625-001-014	169 W Elm Ct	1947	Single Family Residence	1	4,792	0.11	Medium Density	R-3	37,462	29	18
84	5625-001-017	167 W Elm Ct	1977	Single Family Residence	1	4,792	0.11					
84	5625-001-009	1110 S Lake St	1947	Single Family Residence	1	4,792	0.11					
85	5625-002-025	175 W Linden Ave	1952	Single Family Residence	1	10,019	0.23					
85	5625-002-035	1204 S Lake St	1936	Single Family Residence	1	7,405	0.17					
85	5625-002-034	170 W Elm Ct	1926	Two Units/4 Stories Or Less Or Less	2	7,405	0.17	Medium Density	R-3	41,382	29	20
85	5625-002-022	171 W Linden Ave	1940	Single Family Residence	1	6,098	0.14					
85	5625-002-026	183 W Linden Ave	1947	Single Family Residence	1	5,227	0.12					
85	5625-002-027	1210 S Lake St	1939	Single Family Residence	1	5,227	0.12					
86	5625-013-020	228 W Elm Ave	1920	Two Units/4 Stories Or Less Or Less	2	10,019	0.23					
86	5625-013-021	224 W Elm Ave	1924	Four Units/4 Stories	4	9,148	0.21	Medium Density	R-3	28,314	29	11
86	5625-013-023	226 W Elm Ave	1954	Four Units/4 Stories	4	9,148	0.21					
87	5625-014-002	251 W Linden Ave	1941	Single Residence With Pool	1	9,148	0.21					
87	5625-014-004	257 W Linden Ave	1947	Single Residence With Pool	1	9,148	0.21					
87	5625-014-003	253 W Linden Ave	1948	Single Family Residence	1	7,841	0.18					
87	5625-014-005	261 W Linden Ave	1951	Single Family Residence	1	6,970	0.16	Medium Density	R-3	23,087	29	11
88	5625-011-026	254 W Linden Ave	1949	Two Units/4 Stories Or Less Or Less	2	8,276	0.19					
88	5625-011-024	246 W Linden Ave	1928	Single Residence With Pool	1	7,841	0.18					
88	5625-011-025	250 W Linden Ave	1927	Single Family Residence	1	6,970	0.16					
89	5625-012-026	218 W Linden Ave	1925	Single Family Residence	1	8,276	0.19					
89	5625-012-027	220 W Linden Ave	1940	Single Family Residence	1	8,276	0.19	Medium Density	R-3	24,829	29	12
89	5625-012-028	226 W Linden Ave	1939	Two Units/4 Stories Or Less Or Less	2	8,276	0.19					
90	5625-013-012	223 W Linden Ave	1936	Single Family Residence	1	8,712	0.20					
90	5625-013-011	219 W Linden Ave	1940	Two Units W/Pool, Four Stories Or Le	2	8,712	0.20					
91	5625-002-004	1300 S Lake St	1948	Single Family Residence	1	5,663	0.13	Medium Density	R-3	24,829	29	19
91	5625-002-005	1228 S Lake St	1948	Single Family Residence	1	5,663	0.13					
91	5625-002-007	1220 S Lake St	1947	Single Family Residence	1	5,663	0.13					
91	5625-002-001	1226 S Lake St	1924	Single Family Residence	1	3,920	0.09					
91	5625-002-002	1308 S Lake St	1923	Single Family Residence	1	3,920	0.09					
92	5625-002-012	170 W Linden Ave	1937	Single Family Residence	1	10,019	0.23	Medium Density	R-3	21,344	23	8
92	5625-002-008	174 W Linden Ave	1940	Single Family Residence	1	6,534	0.15					
92	5625-002-010	171 W Linden Ct	1949	Single Family Residence	1	4,792	0.11					
93	2451-033-034	246 W Elmwood Ave	1939	Single Family Residence	1	8,276	0.19					
93	2451-033-011	251 W Ash Ave	1940	Single Family Residence	1	6,970	0.16	Medium Density	R-3	22,216	23	8
93	2451-033-010	255 W Ash Ave	1941	Single Family Residence	1	6,970	0.16					
94	2451-032-012	310 W Elmwood Ave	1920	Two Units/4 Stories Or Less Or Less	2	9,583	0.22					
94	2451-032-011	318 W Elmwood Ave	1937	Single Family Residence	1	8,276	0.19					
95	2445-003-019	549 S Main St	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15	Medium Density	R-3	39,204	29	19
95	2445-003-017	609 S Main St	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
95	2445-003-020	541 S Main St	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
95	2445-003-016	617 S Main St	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
95	2445-003-014	625 S Main St	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15					
95	2445-003-018	601 S Main St	1944	Two Units/4 Stories Or Less Or Less	2	6,534	0.15	Medium Density	R-3	27,443	29	13
96	2445-001-012	445 S Main St	1906	Four Units/4 Stories	4	21,344	0.49					
96	2445-001-010	441 S Main St	1938	Single Family Residence	1	6,098	0.14					
97	2451-024-003	520 S Main St	1929	Single Family Residence	1	5,663	0.13					
97	2451-024-001	512 S Main St	1948	Single Family Residence	1	5,227	0.12	Medium Density	R-3	16,117	23	6
97	2451-024-002	516 S Main St	1947	Single Family Residence	1	5,227	0.12					
98	2446-028-016	228 S Glenwood Pl	1939	Single Family Residence	1	6,534	0.15					
98	2446-028-014	220 S Glenwood Pl	1939	Single Family Residence	1	6,534	0.15					
98	2446-028-015	224 S Glenwood Pl	1939	Single Family Residence	1	6,534	0.15					
99	2451-021-005	517 S Lake St	1930	Single Family Residence	1	6,098	0.14	Medium Density	R-3	11,761	19	3
99	2451-021-046	513 S Lake St	1946	Single Family Residence	1	5,663	0.13					
	2436-019-001	1541 N Edison Blvd	1944	Single Family Residence	1	12,632	0.29	Medium Density	R-3	12,632	23	5
	5621-026-024	817 S 6Th St	1926	Two Units/4 Stories Or Less Or Less	2	12,632	0.29	Medium Density	R-3	12,632	23	5
	2448-002-003	2411 W Chandler Blvd	1942	Two Units/4 Stories Or Less Or Less	2	10,019	0.23	Medium Density	R-3	10,019	19	3
	2459-037-007	411 E Grinnell Dr	1945	Single Residence With Pool	1	10,019	0.23	Medium Density	R-3	10,019	19	3
	2459-033-006	409 E Walnut Ave	1947	Single Family Residence	1	10,019	0.23	Medium Density	R-3	10,019	19	3
	2459-037-010	406 E Fairmount Rd	1948	Single Residence With Pool	1	10,019	0.23	Medium Density	R-3	10,019	19	3
	5625-013-017	243 W Linden Ave	1940	Single Residence With Pool	1	9,583	0.22	Medium Density	R-3	9,583	19	3
	2459-029-010	402 Bethany Rd	1923	Single Family Residence	1	9,583	0.22	Medium Density	R-3	9,583	19	3
	2449-021-019	538 N Mariposa St	1936	Single Family Residence	1	9,583	0.22	Medium Density	R-3	9,583	19	3
	5625-013-014	229 W Linden Ave	1938	Single Family Residence	1	9,148	0.21	Medium Density	R-3	9,148	19	3



Medium Density Residential (R-3)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
	2473-021-032	2627 Tulare Ave	1950	Single Family Residence	1	9,148	0.21	Medium Density	R-3	9,148	19	3
	2451-037-024	334 W Valencia Ave	1937	Single Residence With Pool	1	9,148	0.21	Medium Density	R-3	9,148	19	3
	2473-017-001	2597 N Lincoln St	1912	Single Family Residence	1	8,712	0.20	Medium Density	R-3	8,712	19	2
	5621-020-001	641 E Elmwood Ave	1929	Single Family Residence	1	8,276	0.19	Medium Density	R-3	8,276	19	2
	5625-003-015	1314 S Lake St	1940	Single Family Residence	1	8,276	0.19	Medium Density	R-3	8,276	19	2
	5625-012-031	236 W Linden Ave	1939	Two Units/4 Stories Or Less Or Less	2	8,276	0.19	Medium Density	R-3	8,276	19	2
	2446-007-006	1101 W Clark Ave	1924	Single Family Residence	1	8,276	0.19	Medium Density	R-3	8,276	19	2
	2485-029-027	2936 W Riverside Dr	1940	Single Family Residence	1	8,276	0.19	Medium Density	R-3	8,276	19	2
	2443-019-011	507 S Parish Pl	1939	Single Residence With Pool	1	8,276	0.19	Medium Density	R-3	8,276	19	2
	2459-001-015	703 E Cypress Ave	1923	Single Family Residence	1	8,276	0.19	Medium Density	R-3	8,276	19	2
	2451-037-026	324 W Valencia Ave	1926	Single Family Residence	1	8,276	0.19	Medium Density	R-3	8,276	19	2
	5625-012-024	200 W Linden Ave	1946	Single Residence With Pool	1	7,841	0.18	Medium Density	R-3	7,841	19	2
	5625-020-001	352 W Alameda Ave	1940	Single Family Residence	1	7,841	0.18	Medium Density	R-3	7,841	19	2
	5625-019-019	340 W Alameda Ave	1939	Single Family Residence	1	7,841	0.18	Medium Density	R-3	7,841	19	2
	2455-017-021	702 E Olive Ave	1947	Single Family Residence	1	7,841	0.18	Medium Density	R-3	7,841	19	2
	2463-003-015	3803 W Victory Blvd	1941	Single Family Residence	1	7,841	0.18	Medium Density	R-3	7,841	19	2
	2473-018-004	2415 N Lincoln St	1939	Single Family Residence	1	7,841	0.18	Medium Density	R-3	7,841	19	2
	2479-002-013	600 N Frederic St	1940	Single Family Residence	1	7,841	0.18	Medium Density	R-3	7,841	19	2
	2455-033-006	719 E Magnolia Blvd	1937	Single Family Residence	1	7,405	0.17	Medium Density	R-3	7,405	19	2
	2455-008-010	719 E Santa Anita Ave	1923	Two Units/4 Stories Or Less Or Less	1	7,405	0.17	Medium Density	R-3	7,405	19	2
	2455-009-003	735 E Verdugo Ave	1926	Single Family Residence	1	7,405	0.17	Medium Density	R-3	7,405	19	2
	2451-038-013	411 W Alameda Ave	1940	Single Family Residence	1	7,405	0.17	Medium Density	R-3	7,405	19	2
	2464-011-018	2042 N Brighton St	1929	Single Family Residence	1	7,405	0.17	Medium Density	R-3	7,405	19	2
	2464-011-014	2024 N Brighton St	1952	Single Family Residence	1	7,405	0.17	Medium Density	R-3	7,405	19	2
	5625-012-022	1313 S Lake St	1928	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2464-008-011	2341 N Naomi St	1947	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2455-008-017	706 E Verdugo Ave	1920	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2464-007-019	2251 N Naomi St	1938	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2455-009-009	721 E Verdugo Ave	1911	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2448-002-006	2401 W Chandler Blvd	1946	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2459-033-009	408 Delaware Rd	1926	Single Residence With Pool	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2451-033-007	267 W Ash Ave	1925	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2451-021-001	501 S Lake St	1945	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2451-034-006	260 W Ash Ave	1939	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2480-010-010	931 N Cordova St	1927	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2478-022-013	2610 W Chandler Blvd	1940	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2460-014-009	1200 Leland Way	1949	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2460-013-006	1425 Broadway	1952	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2464-011-020	2049 N Brighton St	1947	Single Family Residence	1	6,970	0.16	Medium Density	R-3	6,970	19	2
	2436-010-017	1835 N Hollywood Way	1940	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2468-024-030	1909 Jackson St	1939	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2468-025-026	1913 LANDIS St	1946	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2464-007-012	2223 N Naomi St	1938	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2448-002-002	2415 W Chandler Blvd	1947	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2448-002-001	1004 N Buena Vista St	1942	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2484-002-015	227 N Buena Vista St	1939	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2468-024-035	1821 Jackson St	1947	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2468-025-020	1819 Landis St	1940	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2468-024-028	1901 Jackson St	1953	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2485-020-009	4121 W Toluca Lake Ave	1926	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2476-004-013	3917 W Chandler Blvd	1942	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2444-008-026	214 N Keystone St	1926	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2473-025-003	2337 N Lincoln St	1944	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2479-004-014	2615 W Clark Ave	1938	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2443-019-044	406 S Lamer St	1940	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2444-008-022	228 N Keystone St	1938	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2463-007-021	2113 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2463-008-040	2025 N Hollywood Way	1941	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2480-013-017	852 N Screenland Dr	1939	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2480-012-014	922 N Screenland Dr	1940	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2484-005-006	338 N Florence St	1937	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2460-014-001	1415 Broadway	1943	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	2460-018-021	1100 Leland Way	1955	Single Family Residence	1	6,534	0.15	Medium Density	R-3	6,534	19	2
	5621-029-013	915 S 6Th St	1928	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2437-023-009	1420 N Hollywood Way	1952	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2464-012-043	2139 N Lincoln St	1947	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2446-029-004	1100 W Angeleno Ave	1939	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	5621-029-010	901 S 6Th St	1927	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2468-027-004	1712 Landis St	1947	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2446-031-021	1321 W Verdugo Ave	1999	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2484-002-011	211 N Buena Vista St	1940	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2476-002-017	1214 N Kenwood St	1942	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2451-037-019	351 W Alameda Ave	1939	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2473-018-002	2407 N Lincoln St	1944	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2476-003-016	1301 N Kenwood St	1939	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2444-005-016	236 N Lincoln St	1929	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2477-010-008	1212 N Cordova St	1948	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2451-001-012	153 W Ash Ave	1949	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2451-001-018	175 W Ash Ave	1921	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2473-018-020	2454 N Brighton St	1950	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2

Medium Density Residential (R-3)

Site Number	Parcel Number	Address	Year Built	Current Use	Existing Units	Square Feet	Acres	General Plan	Zoning	Square Feet	Max. Density	Realistic Units
	2444-007-023	236 N Myers St	1927	Single Residence With Pool	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2445-001-029	431 S Main St	1938	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2444-033-014	441 S Orchard Dr	1926	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2444-007-014	229 N Keystone St	1932	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2444-005-009	237 N Myers St	1945	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2446-030-010	121 S Virginia Ave	1940	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2444-005-004	219 N Myers St	1936	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2460-019-005	1317 Scott Rd	1942	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2460-013-019	1416 Leland Way	1943	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2460-014-005	1335 Broadway	1940	Single Residence With Pool	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2460-013-002	1441 Broadway	1940	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2
	2460-019-007	1311 Scott Rd	1940	Single Family Residence	1	6,098	0.14	Medium Density	R-3	6,098	19	2

Low Density Multiple Family Residential (R-2)

Parcel Number	Address	General Plan	Zoning	Current Use	Year Built	Existing Units	Square Feet	Acres	Max. Density	Realistic Units
2481-004-014	809 N Kenwood St	Low Density Residential	R-2	Single Residence With Pool	1940	1	8,712	0.20	15	2.3
2476-014-010	1119 N Valley St	Low Density Residential	R-2	Single Family Residence	1946	1	8,712	0.20	15	2.3
2478-018-008	2800 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1939	1	8,712	0.20	15	2.3
2448-019-002	740 N Parish Pl	Low Density Residential	R-2	Single Family Residence	1938	1	8,276	0.19	15	2.2
2448-011-011	1909 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1945	1	8,276	0.19	15	2.2
2477-026-001	1044 N Ontario St	Low Density Residential	R-2	Single Residence With Pool	1953	1	8,276	0.19	15	2.2
2476-014-017	1037 N Valley St	Low Density Residential	R-2	Single Family Residence	1954	1	7,841	0.18	15	2.1
2477-016-026	1141 N Cordova St	Low Density Residential	R-2	Single Family Residence	1939	1	7,841	0.18	15	2.1
2476-014-001	1147 N Valley St	Low Density Residential	R-2	Single Family Residence	1941	1	7,841	0.18	15	2.1
2448-019-001	746 N Parish Pl	Low Density Residential	R-2	Single Family Residence	1938	1	7,841	0.18	15	2.1
2476-009-021	1200 N Whitnall Hwy	Low Density Residential	R-2	Single Family Residence	1951	1	7,841	0.18	15	2.1
2476-010-007	1323 N Whitnall Hwy	Low Density Residential	R-2	Single Family Residence	1940	1	7,841	0.18	15	2.1
2462-016-037	1114 N Mariposa St	Low Density Residential	R-2	Single Family Residence	1943	1	7,405	0.17	15	2.0
2481-005-016	911 N Maple St	Low Density Residential	R-2	Single Family Residence	1926	1	7,405	0.17	15	2.0
2448-027-021	2218 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1953	1	7,405	0.17	15	2.0
2481-003-018	911 N Kenwood St	Low Density Residential	R-2	Single Residence With Pool	1939	1	7,405	0.17	15	2.0
2448-006-013	904 N Lincoln St	Low Density Residential	R-2	Single Family Residence	1941	1	7,405	0.17	15	2.0
2476-009-004	1250 N Whitnall Hwy	Low Density Residential	R-2	Single Family Residence	1942	1	7,405	0.17	15	2.0
2476-021-023	4000 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1939	1	7,405	0.17	15	2.0
2476-023-001	3918 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1936	1	7,405	0.17	15	2.0
2478-020-001	936 N Florence St	Low Density Residential	R-2	Single Family Residence	1941	1	7,405	0.17	15	2.0
2476-014-004	4410 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1947	1	7,405	0.17	15	2.0
2479-002-015	607 N Buena Vista St	Low Density Residential	R-2	Single Family Residence	1940	1	6,970	0.16	15	1.9
2481-003-014	900 N Maple St	Low Density Residential	R-2	Single Family Residence	1939	1	6,970	0.16	15	1.9
2481-005-015	907 N Maple St	Low Density Residential	R-2	Single Family Residence	1951	1	6,970	0.16	15	1.9
2481-005-014	903 N Maple St	Low Density Residential	R-2	Single Residence With Pool	1924	1	6,970	0.16	15	1.9
2481-004-024	853 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1928	1	6,970	0.16	15	1.9
2481-005-018	919 N Maple St	Low Density Residential	R-2	Single Family Residence	1925	1	6,970	0.16	15	1.9
2481-005-013	857 N Maple St	Low Density Residential	R-2	Single Family Residence	1923	1	6,970	0.16	15	1.9
2481-003-008	922 N Maple St	Low Density Residential	R-2	Single Family Residence	1928	1	6,970	0.16	15	1.9
2481-004-021	841 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1924	1	6,970	0.16	15	1.9
2481-002-015	823 N Screenland Dr	Low Density Residential	R-2	Single Family Residence	1940	1	6,970	0.16	15	1.9
2481-003-015	859 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1926	1	6,970	0.16	15	1.9
2481-004-017	825 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1956	1	6,970	0.16	15	1.9
2481-003-009	918 N Maple St	Low Density Residential	R-2	Single Family Residence	1926	1	6,970	0.16	15	1.9
2481-006-025	853 N Maple St	Low Density Residential	R-2	Single Family Residence	1936	1	6,970	0.16	15	1.9
2481-003-020	921 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1941	1	6,970	0.16	15	1.9
2481-004-022	843 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1924	1	6,970	0.16	15	1.9
2448-025-007	841 N Keystone St	Low Density Residential	R-2	Single Family Residence	1939	1	6,970	0.16	15	1.9
2481-004-018	829 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1927	1	6,970	0.16	15	1.9
2481-006-021	837 N Maple St	Low Density Residential	R-2	Single Family Residence	1924	1	6,970	0.16	15	1.9
2476-025-010	1116 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1947	1	6,970	0.16	15	1.9
2448-029-006	2300 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1940	1	6,970	0.16	15	1.9
2448-004-001	2321 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1939	1	6,970	0.16	15	1.9
2481-006-024	851 N Maple St	Low Density Residential	R-2	Single Residence With Pool	1939	1	6,970	0.16	15	1.9
2476-014-007	1129 N Valley St	Low Density Residential	R-2	Single Family Residence	1940	1	6,970	0.16	15	1.9
2476-026-028	1050 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1938	1	6,970	0.16	15	1.9
2481-004-016	819 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1923	1	6,970	0.16	15	1.9
2481-006-022	841 N Maple St	Low Density Residential	R-2	Single Family Residence	1926	1	6,970	0.16	15	1.9
2476-025-008	1112 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1940	1	6,970	0.16	15	1.9
2476-014-018	1058 N Clybourn Ave	Low Density Residential	R-2	Single Family Residence	1954	1	6,970	0.16	15	1.9
2478-006-010	2701 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1944	1	6,970	0.16	15	1.9
2462-011-044	1339 N Orchard Dr	Low Density Residential	R-2	Single Family Residence	1930	1	6,970	0.16	15	1.9
2476-025-002	1100 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1928	1	6,970	0.16	15	1.9
2449-002-012	701 N Doan Dr	Low Density Residential	R-2	Single Residence With Pool	1940	1	6,970	0.16	15	1.9
2476-024-009	1033 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1937	1	6,970	0.16	15	1.9
2478-016-001	2920 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1944	1	6,970	0.16	15	1.9
2476-024-001	1051 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1940	1	6,970	0.16	15	1.9
2476-023-023	1103 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1923	1	6,970	0.16	15	1.9
2462-011-032	1312 N Parish Pl	Low Density Residential	R-2	Single Residence With Pool	1953	1	6,970	0.16	15	1.9
2477-024-005	3206 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1952	1	6,970	0.16	15	1.9
2476-014-006	1133 N Valley St	Low Density Residential	R-2	Single Family Residence	1948	1	6,970	0.16	15	1.9
2449-002-013	705 N Doan Dr	Low Density Residential	R-2	Single Family Residence	1940	1	6,970	0.16	15	1.9
2462-011-028	1330 N Parish Pl	Low Density Residential	R-2	Single Family Residence	1939	1	6,970	0.16	15	1.9
2476-014-005	1135 N Valley St	Low Density Residential	R-2	Single Family Residence	1948	1	6,970	0.16	15	1.9
2476-024-005	1041 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1942	1	6,970	0.16	15	1.9
2478-014-003	3014 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1941	1	6,970	0.16	15	1.9
2478-004-010	2601 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1941	1	6,970	0.16	15	1.9
2481-002-010	830 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1946	1	6,534	0.15	15	1.7
2481-002-004	844 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1940	1	6,534	0.15	15	1.7

## Low Density Multiple Family Residential (R-2)

Parcel Number	Address	General Plan	Zoning	Current Use	Year Built	Existing Units	Square Feet	Acres	Max. Density	Realistic Units
2481-002-003	850 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1939	1	6,534	0.15	15	1.7
2481-001-012	927 N Screenland Dr	Low Density Residential	R-2	Single Family Residence	1938	1	6,534	0.15	15	1.7
2481-002-014	822 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1940	1	6,534	0.15	15	1.7
2481-003-006	928 N Maple St	Low Density Residential	R-2	Single Family Residence	1952	1	6,534	0.15	15	1.7
2481-003-013	902 N Maple St	Low Density Residential	R-2	Single Residence With Pool	1926	1	6,534	0.15	15	1.7
2481-003-007	926 N Maple St	Low Density Residential	R-2	Single Family Residence	1926	1	6,534	0.15	15	1.7
2481-002-001	852 N Kenwood St	Low Density Residential	R-2	Single Residence With Pool	1939	1	6,534	0.15	15	1.7
2448-017-026	745 N Reese Pl	Low Density Residential	R-2	Single Family Residence	1945	1	6,534	0.15	15	1.7
2481-006-016	813 N Maple St	Low Density Residential	R-2	Single Family Residence	1937	1	6,534	0.15	15	1.7
2481-005-017	915 N Maple St	Low Density Residential	R-2	Single Family Residence	1950	1	6,534	0.15	15	1.7
2481-004-001	852 N Maple St	Low Density Residential	R-2	Single Family Residence	1938	1	6,534	0.15	15	1.7
2481-004-008	822 N Maple St	Low Density Residential	R-2	Single Family Residence	1938	1	6,534	0.15	15	1.7
2481-002-011	833 N Screenland Dr	Low Density Residential	R-2	Single Family Residence	1939	1	6,534	0.15	15	1.7
2481-004-009	818 N Maple St	Low Density Residential	R-2	Single Family Residence	1939	1	6,534	0.15	15	1.7
2481-004-005	836 N Maple St	Low Density Residential	R-2	Single Family Residence	1926	1	6,534	0.15	15	1.7
2481-004-010	812 N Maple St	Low Density Residential	R-2	Single Family Residence	1926	1	6,534	0.15	15	1.7
2481-003-012	908 N Maple St	Low Density Residential	R-2	Single Family Residence	1938	1	6,534	0.15	15	1.7
2481-002-006	840 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1940	1	6,534	0.15	15	1.7
2448-004-007	2301 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1942	1	6,534	0.15	15	1.7
2448-027-026	2200 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1939	1	6,534	0.15	15	1.7
2481-002-008	836 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1937	1	6,534	0.15	15	1.7
2481-004-004	840 N Maple St	Low Density Residential	R-2	Single Residence With Pool	1938	1	6,534	0.15	15	1.7
2481-002-013	829 N Screenland Dr	Low Density Residential	R-2	Single Family Residence	1940	1	6,534	0.15	15	1.7
2481-001-013	923 N Screenland Dr	Low Density Residential	R-2	Single Family Residence	1947	1	6,534	0.15	15	1.7
2481-004-003	844 N Maple St	Low Density Residential	R-2	Single Family Residence	1926	1	6,534	0.15	15	1.7
2476-023-013	1121 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1927	1	6,534	0.15	15	1.7
2476-025-006	1110 N Kenwood St	Low Density Residential	R-2	Single Residence With Pool	1938	1	6,534	0.15	15	1.7
2448-004-005	2311 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1947	1	6,534	0.15	15	1.7
2481-004-019	833 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1927	1	6,534	0.15	15	1.7
2476-023-003	3910 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1947	1	6,534	0.15	15	1.7
2462-008-029	1337 N Parish Pl	Low Density Residential	R-2	Single Family Residence	1924	1	6,534	0.15	15	1.7
2476-024-007	1039 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1938	1	6,534	0.15	15	1.7
2484-017-005	146 N Florence St	Low Density Residential	R-2	Single Family Residence	1923	1	6,534	0.15	15	1.7
2462-011-031	1318 N Parish Pl	Low Density Residential	R-2	Single Family Residence	1928	1	6,534	0.15	15	1.7
2476-024-015	1021 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1939	1	6,534	0.15	15	1.7
2476-026-022	1036 N Kenwood St	Low Density Residential	R-2	Single Residence With Pool	1939	1	6,534	0.15	15	1.7
2449-026-006	1500 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1947	1	6,534	0.15	15	1.7
2476-010-008	1317 N Whitnall Hwy	Low Density Residential	R-2	Single Family Residence	1940	1	6,534	0.15	15	1.7
2476-010-010	1311 N Whitnall Hwy	Low Density Residential	R-2	Single Family Residence	1940	1	6,534	0.15	15	1.7
2478-018-003	2814 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1941	1	6,534	0.15	15	1.7
2476-024-003	1045 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1925	1	6,534	0.15	15	1.7
2481-004-006	832 N Maple St	Low Density Residential	R-2	Single Family Residence	1939	1	6,534	0.15	15	1.7
2477-024-003	3214 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1941	1	6,534	0.15	15	1.7
2478-016-005	2908 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1947	1	6,534	0.15	15	1.7
2477-026-002	3116 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1941	1	6,534	0.15	15	1.7
2462-011-030	1320 N Parish Pl	Low Density Residential	R-2	Single Family Residence	1928	1	6,534	0.15	15	1.7
2476-026-016	1026 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1924	1	6,534	0.15	15	1.7
2478-012-010	1100 N Fairview St	Low Density Residential	R-2	Single Family Residence	1948	1	6,534	0.15	15	1.7
2462-011-029	1324 N Parish Pl	Low Density Residential	R-2	Single Family Residence	1925	1	6,534	0.15	15	1.7
2462-011-041	1325 N Orchard Dr	Low Density Residential	R-2	Single Family Residence	1924	1	6,534	0.15	15	1.7
2476-026-020	1032 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1938	1	6,534	0.15	15	1.7
2478-006-016	2719 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1941	1	6,534	0.15	15	1.7
2462-008-026	1338 N Lamer St	Low Density Residential	R-2	Single Family Residence	1927	1	6,534	0.15	15	1.7
2476-026-014	1022 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1924	1	6,534	0.15	15	1.7
2476-023-009	1131 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1938	1	6,534	0.15	15	1.7
2476-024-016	1017 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1948	1	6,534	0.15	15	1.7
2476-011-015	4219 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1946	1	6,534	0.15	15	1.7
2462-011-039	1319 N Orchard Dr	Low Density Residential	R-2	Single Family Residence	1925	1	6,534	0.15	15	1.7
2478-016-006	2904 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1947	1	6,534	0.15	15	1.7
2476-024-013	1025 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1938	1	6,534	0.15	15	1.7
2478-014-005	3008 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1939	1	6,534	0.15	15	1.7
2478-008-001	2801 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1944	1	6,534	0.15	15	1.7
2478-020-004	2710 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1941	1	6,534	0.15	15	1.7
2481-001-021	856 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1940	1	6,098	0.14	15	1.6
2481-001-009	935 N Screenland Dr	Low Density Residential	R-2	Single Family Residence	1939	1	6,098	0.14	15	1.6
2481-002-019	815 N Screenland Dr	Low Density Residential	R-2	Single Residence With Pool	1939	1	6,098	0.14	15	1.6
2481-002-018	812 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1947	1	6,098	0.14	15	1.6
2481-004-002	848 N Maple St	Low Density Residential	R-2	Single Family Residence	1928	1	6,098	0.14	15	1.6
2481-002-016	820 N Kenwood St	Low Density Residential	R-2	Single Family Residence	1936	1	6,098	0.14	15	1.6
2448-019-025	1804 W Chandler Blvd	Low Density Residential	R-2	Single Residence With Pool	1941	1	6,098	0.14	15	1.6

## Low Density Multiple Family Residential (R-2)

Parcel Number	Address	General Plan	Zoning	Current Use	Year Built	Existing Units	Square Feet	Acres	Max. Density	Realistic Units
2481-002-009	837 N Screenland Dr	Low Density Residential	R-2	Single Family Residence	1947	1	6,098	0.14	15	1.6
2448-025-001	846 N Myers St	Low Density Residential	R-2	Single Family Residence	1938	1	6,098	0.14	15	1.6
2481-003-019	915 N Kenwood St	Low Density Residential	R-2	Single Residence With Pool	1939	1	6,098	0.14	15	1.6
2484-016-018	125 N Florence St	Low Density Residential	R-2	Single Family Residence	1939	1	6,098	0.14	15	1.6
2476-010-002	1347 N Whitnall Hwy	Low Density Residential	R-2	Single Family Residence	1940	1	6,098	0.14	15	1.6
2484-017-011	134 N Florence St	Low Density Residential	R-2	Single Family Residence	1926	1	6,098	0.14	15	1.6
2476-010-006	1331 N Whitnall Hwy	Low Density Residential	R-2	Single Family Residence	1939	1	6,098	0.14	15	1.6
2448-013-016	1821 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1946	1	6,098	0.14	15	1.6
2481-002-017	819 N Screenland Dr	Low Density Residential	R-2	Single Family Residence	1940	1	6,098	0.14	15	1.6
2476-010-003	1343 N Whitnall Hwy	Low Density Residential	R-2	Single Family Residence	1940	1	6,098	0.14	15	1.6
2476-009-022	1201 N Pass Ave	Low Density Residential	R-2	Single Family Residence	1950	1	6,098	0.14	15	1.6
2462-008-019	1331 N Lamer St	Low Density Residential	R-2	Single Family Residence	1939	1	6,098	0.14	15	1.6
2484-016-010	139 N Florence St	Low Density Residential	R-2	Single Family Residence	1979	1	6,098	0.14	15	1.6
2476-021-022	4004 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1924	1	6,098	0.14	15	1.6
2476-012-014	4317 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1939	1	6,098	0.14	15	1.6
2462-008-015	1313 N Lamer St	Low Density Residential	R-2	Single Family Residence	1949	1	6,098	0.14	15	1.6
2476-011-017	1200 N Valley St	Low Density Residential	R-2	Single Family Residence	1947	1	6,098	0.14	15	1.6
2484-016-008	143 N Florence St	Low Density Residential	R-2	Single Family Residence	1924	1	6,098	0.14	15	1.6
2476-021-018	4014 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1949	1	6,098	0.14	15	1.6
2484-016-020	121 N Florence St	Low Density Residential	R-2	Single Family Residence	1938	1	6,098	0.14	15	1.6
2477-016-027	1145 N Cordova St	Low Density Residential	R-2	Single Family Residence	1939	1	6,098	0.14	15	1.6
2449-022-001	642 N Griffith Park Dr	Low Density Residential	R-2	Single Family Residence	1941	1	6,098	0.14	15	1.6
2462-008-020	1333 N Lamer St	Low Density Residential	R-2	Single Family Residence	1939	1	6,098	0.14	15	1.6
2477-008-016	1201 N Lima St	Low Density Residential	R-2	Single Family Residence	1947	1	6,098	0.14	15	1.6
2462-008-017	1321 N Lamer St	Low Density Residential	R-2	Single Family Residence	1939	1	6,098	0.14	15	1.6
2476-012-015	4313 W Chandler Blvd	Low Density Residential	R-2	Single Residence With Pool	1940	1	6,098	0.14	15	1.6
2476-017-006	4216 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1961	1	6,098	0.14	15	1.6
2476-023-004	3906 W Chandler Blvd	Low Density Residential	R-2	Single Family Residence	1939	1	6,098	0.14	15	1.6
2462-008-027	1345 N Parish Pl	Low Density Residential	R-2	Single Family Residence	1947	1	6,098	0.14	15	1.6
2476-011-014	1215 N Whitnall Hwy	Low Density Residential	R-2	Single Family Residence	1947	1	6,098	0.14	15	1.6
2476-010-011	1307 N Whitnall Hwy	Low Density Residential	R-2	Single Residence With Pool	1940	1	6,098	0.14	15	1.6
2477-002-010	1100 N Ontario St	Low Density Residential	R-2	Single Family Residence	1947	1	6,098	0.14	15	1.6

## Mixed Use

Parcel No.	Address	General Plan	Existing Use	Existing Use Comments	Sq. Ft.	Acres	Total Acres	Total Sq. Ft.	Site Number	Max. Density	Realistic Units
2453-006-901	269 E. Orange Grove Ave.	BC-City Center	Commercial Government Owned	single story restaurant and commercial, surface parking lot; within walking distance of jobs, transit, shopping, entertainment; City ownership of one parcel facilitates assembly	7,841	0.18	0.70	30,492	302	46	24
2453-006-004	255 E. Orange Grove Ave.	BC-City Center	Commercial Professional Building		7,841	0.18					
2453-006-019	221 N. 3Rd St.	BC-City Center	Commercial Store		7,405	0.17					
2453-006-003	265 E. Orange Grove Ave.	BC-City Center	Commercial Professional Building		7,405	0.17					
2453-009-016	142 N. San Fernando Blvd.	BC-City Center	Commercial Store And Office Combination	1-3 story commercial and older mixed-use; some tenant spaces vacant for many years; within walking distance of jobs, transit, shopping, entertainment	7,405	0.17	0.70	30,492	305	46	24
2453-009-008	228 E. Orange Grove Ave.	BC-City Center	Commercial Store And Residentl Combinatio		7,841	0.18					
2453-009-015	130 N. Golden Mall.	BC-City Center	Commercial Store		7,405	0.17					
2453-009-019	218 E. Orange Grove Ave.	BC-City Center	Commercial Store And Office Combination		7,841	0.18					
2453-012-014	144 S. 1St St.	BC-City Center	Commercial Office Building	single story bank, 2-story commercial buildings some of which are vacant, surface parking lots; continued interest by developers in developing site with mixed-use project; within walking distance of jobs, transit, shopping, entertainment; City ownership of some parcels facilitates assembly	3,485	0.08	2.35	102,366	306	46	81
2453-012-022	109 E. Angeleno Ave.	BC-City Center	Commercial Parking Lot-Patron Or Employee		30,928	0.71					
2453-012-021	142 E. Olive Ave.	BC-City Center	Commercial Bank/Savings And Loan		22,216	0.51					
2453-012-901	N/A	BC-City Center	Commercial Government Owned		15,682	0.36					
2453-012-010	122 E. Olive Ave.	BC-City Center	Commercial Store And Residentl Combinatio		7,405	0.17					
2453-012-904	N/A	BC-City Center	Commercial Government Owned		10,890	0.25					
2453-012-903	155 E. Angeleno Ave.	BC-City Center	Commercial Government Owned		3,920	0.09					
2453-012-012	120 E. Olive Ave.	BC-City Center	Commercial Store And Residentl Combinatio		7,841	0.18					
2453-004-007	53 E. Palm Ave.	BC-City Center	Commercial Light Manufacturing/Printing	predominantly single story industrial buildings and auto related businesses, some two story commercial and industrial; continued interest by developers in developing site with mixed use project; within walking distance of jobs, transit, shopping, entertainment	7,841	0.18	1.88	81,893	307	46	65
2453-004-001	315 N. 1St St.	BC-City Center	Commercial Light Manufacturing/Printing		7,841	0.18					
2453-004-009	43 E. Palm Ave.	BC-City Center	Commercial Light Manufacturing/Printing		7,841	0.18					
2453-004-025	52 E. Magnolia Blvd.	BC-City Center	Commercial Light Manufacturing/Printing		16,117	0.37					
2453-004-004	60 E. Magnolia Blvd.	BC-City Center	Commercial Office Building		8,276	0.19					
2453-004-023	36 E. Magnolia Blvd.	BC-City Center	Commercial Light Manufacturing/Printing		10,454	0.24					
2453-004-900	57 E. Palm Ave.	BC-City Center	Commercial		7,405	0.17					
2453-004-003	71 E. Palm Ave.	BC-City Center	Commercial Light Manufacturing/Printing		7,841	0.18					
2453-004-002	333 N. 1St St.	BC-City Center	Commercial Light Manufacturing/Printing		8,276	0.19					
2453-004-020	249 N. 1St St.	BC-City Center	Commercial Light Manufacturing/Printing	predominantly single story industrial buildings and auto related businesses, some two story commercial and industrial; continued interest by developers in developing site with mixed use project; within walking distance of jobs, transit, shopping, entertainment	5,227	0.12	2.16	94,090	308	46	75
2453-004-015	51 E. Orange Grove Ave.	BC-City Center	Commercial Light Manufacturing/Printing		7,841	0.18					
2453-004-019	36 E. Palm Ave.	BC-City Center	Commercial Light Manufacturing/Printing		7,405	0.17					
2453-004-017	42 E. Palm Ave.	BC-City Center	Commercial Light Manufacturing/Printing		7,841	0.18					
2453-004-011	227 N. 1St St.	BC-City Center	Commercial Service Shop/Paint/Laundry		2,614	0.06					
2453-004-024	33 E. Orange Grove Ave.	BC-City Center	Commercial Light Manufacturing/Printing		16,553	0.38					
2453-004-013	59 E. Orange Grove Ave.	BC-City Center	Commercial Light Manufacturing/Printing		11,761	0.27					
2453-004-021	201 N. 1St St.	BC-City Center	Commercial Auto Service (Body And		11,761	0.27					
2453-004-014	52 E. Palm Ave.	BC-City Center	Commercial Light Manufacturing/Printing		15,246	0.35					
2453-004-016	52 E. Palm Ave.	BC-City Center	Commercial Parking Lot-Patron Or Employee		7,841	0.18					
2453-019-011	137 E. Verdugo Ave.	BC-City Center	Commercial Parking Lot-Patron Or Employee	1-2 story industrial and surface parking lots; within walking distance of jobs, transit, shopping, entertainment; majority property owner has expressed interest in developing site with mixed-use	7,405	0.17	1.90	82,764	309	46	66
2453-019-018	100 E. Tujunga Ave.	BC-City Center	Commercial Office Building		22,651	0.52					
2453-019-012	N/A	BC-City Center	Commercial Parking Lot-Patron Or Employee		7,841	0.18					
2453-019-013	N/A	BC-City Center	Commercial Parking Lot-Patron Or Employee		7,841	0.18					
2453-019-015	121 E. Verdugo Ave.	BC-City Center	Commercial Parking Lot-Patron Or Employee		22,651	0.52					
2453-019-010	140 E. Tujunga Ave.	BC-City Center	Commercial Warehouse/Distributor		7,841	0.18					
2453-019-017	103 E. Verdugo Ave.	BC-City Center	Commercial Parking Lot-Patron Or Employee		6,534	0.15					