



CITY OF BURBANK  
COMMUNITY DEVELOPMENT DEPARTMENT

150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459

[www.burbankca.gov](http://www.burbankca.gov)

JUNE 2, 2021

ARTHUR ISRAELYAN  
635 W. COLORADO ST. #102  
GLENDALE, CA 91204

**RE: Project No. 20-0004571 (Single-Family Special Development Permit) – Approved  
Located at 504 Hampton Road**

Dear Applicant:

This letter is to notify you that the Community Development Director has approved your application for a Single-Family Special Development Permit (Project No. 20-0004571) to allow for a proposed construction of a new single-story 2,462 square foot house with a 67 square foot front porch, a 373 square foot covered patio attached to the rear of the house, and a detached 420 square foot 2-car garage. The property is located at 504 Hampton Road in the R-1 (Single-Family Residential) zoning district. Enclosed is the approval with conditions.

Please be advised the decision of the Community Development Director will become final fifteen (15) days from your approval date (June 2, 2021), unless the decision is appealed to the Planning Board within these 15 days. Any appeal of the Director's decision must be submitted to the Planning Division with the applicable filing form, copy of the decision letter and fee prior to the expiration of the fifteen-day appeal period, by 5:00 p.m. on June 17, 2021. Please note, an appointment must be made for any appeal filed after 12 p.m., Monday through Friday. If no appeal is filed, then you can submit to the Building Division for Building Plan Check review the first business day following the conclusion of the fifteen-day appeal period.

If you have any questions, please contact me by phone at (818) 238-5250 or by email at [dkim@burbankca.gov](mailto:dkim@burbankca.gov).

Sincerely,

DAVID KIM  
Associate Planner  
Community Development Department

## **Community Development Department Director's Decision**

**DATE:** June 2, 2021

**PROJECT TITLE:** Project No. 20-0004571 – Single-Family Special Development Permit

**PROJECT ADDRESS:** 504 Hampton Road

**APPLICANT:** Arthur Israelyan

**PROJECT DESCRIPTION:** A Single-Family Special Development Permit (SFSDP) to allow for a proposed at construction of a new single-story 2,462 square foot house with a 67 square foot front porch, a 373 square foot covered patio attached to the rear of the house, and a detached 420 square foot 2-car garage located at 504 Hampton Road.

**ZONING:** R-1

**GENERAL PLAN:** Low Density Residential

**MUNICIPAL CODE CONFORMANCE:** The project conforms to the Burbank Municipal Code per Sections 10-1-603 and 10-1-607.

**ENVIRONMENTAL REVIEW:** This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303(a) of the State CEQA Guidelines for the new construction of a single-family residence.

**DATE SIGN POSTED ON-SITE:** May 18, 2021

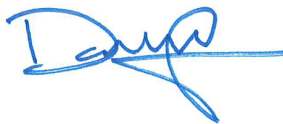
**DATE PUBLIC NOTICE MAILED:** May 18, 2021

**DATE OF DIRECTOR'S DECISION:** June 2, 2021

**END OF APPEAL PERIOD:** June 17, 2021



David Kim, Associate Planner  
Planning Division (818) 238-5250



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Patrick Prescott, Community Development Director

**SINGLE-FAMILY SPECIAL DEVELOPMENT PERMIT NO. 20-0004571**  
**(504 Hampton Road – Arthur Israelyan, Applicant and Sonia Oganessian, Property Owner)**

**Findings for Granting a Single-Family Special Development Permit**

The Community Development Director finds the proposed project satisfies the requisite findings contained in the Burbank Municipal Code Section 10-1-607(C) necessary for approval of the Single-Family Special Development Permit, subject to the attached conditions of approval.

- a) *The house conforms to all of the required standards of this Article (Article 6) unless an exception has been approved; and*

The project complies with applicable standards set forth in the Burbank Municipal Code, including building setbacks, heights, floor-area ratio (FAR), and lot coverage for the house.

- The proposed house has a front yard setback of 29.5 feet, which meets the minimum average front yard setback of 29.04 feet calculated using the adjacent properties within 250 feet of the project site along the same side of the neighborhood block. The house is complying with the minimum side yard setback of 5 feet by providing at least 10 feet on the driveway side of the property and 5 feet on the southern side of the house. The rear setback of the house is proposed at 34.5 feet, which meets the required minimum 15-foot rear setback.
- The proposed house is single-story and has a building height of 16.7 feet with a top plate height of 11.3 feet measured from the adjacent natural grade. The R-1 zone's maximum building height and top plate height for the main dwelling unit is 30 feet and 20 feet, respectively.
- The floor area ratio proposed for the project is 38.3%, which is within the maximum 40% floor area ratio allowed in the R-1 zone.
- The lot coverage proposed for the project is 44.9%, which is within the maximum 50% lot coverage allowed in the R-1 zone.
- The proposed detached 420 square foot 2-car garage is the required number of parking spaces for this project. It is located at the rear half of the property. The garage meets the accessory structure's standards for height and setbacks of the R-1 zone.
- A minimum of 2 new trees are provided for this project as a requirement of the Single-Family Special Development Permit application.

The proposed single-story 2,462 square foot house with a 67 square foot front porch, a 373 square foot covered patio attached to the rear of the house, and a detached 420 square foot 2-car garage was reviewed for compliance with the City's Zoning Code. The project is in compliance with the City's Zoning Code and no exception was requested by the applicant and property owner.

- b) *If the house has an FAR greater than .35, or is larger than 3,000 square feet, or involves an addition or remodel that requires a Permit (but the FAR remains less than .40 with the addition), the house has been reviewed against the Neighborhood Compatibility and the house complies with the City's Single Family Design Guidelines.*

The proposed new house is single-story with a height of 16'-8" measured from the adjacent natural grade. The architecture of the proposed house is similar to the Ranch and Minimal Traditional

style. These elements include a front porch, roof shingles / roof pitched (hipped roof style), stucco walls, and window sills, which are incorporated into the design of the house. As for the floor area ratio requirement of the R-1 zoning, it is proposed at 38.3%. In addition, the project complies with the Neighborhood Compatibility Checklist and the City's Single-Family Design Guidelines as provided in Exhibit A.

- c) *Conditions are necessary for the purpose of satisfying the required findings, ensuring conformance with the Design Guidelines, mitigating environmental or other impacts of the project, and/or protecting the public health, safety, convenience, or welfare.*

The City Departments and Divisions have reviewed the application and have provided conditions of approval for this project. The applicant and property would be required to comply with the recommended conditions of approval (#1-87) to ensure conformance with the Design Guidelines, mitigating environmental or other impacts of the project, and/or protecting the public health, safety, convenience, or welfare.

**SINGLE-FAMILY SPECIAL DEVELOPMENT PERMIT NO. 20-0004571**  
**(504 Hampton Road – Arthur Israelyan, Applicant and Sonia Oganessian, Property Owner)**

**CONDITIONS OF APPROVAL**

**PLANNING DIVISION**

1. Project No. 20-0004571, Single-Family Special Development Permit approves a proposed construction of a new single-story 2,462 square foot house with a 67 square foot front porch, a 373 square foot covered patio attached to the rear of the house, and a detached 420 square foot 2-car garage. The property is located at 504 Hampton Road in the R-1 zone.
2. This permit shall expire if the scope of work is not initiated within one year of the date of this approval (expires on June 2, 2022), unless the Property Owner has diligently developed the proposed project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements.
3. Project No. 20-0004571 shall be in substantial conformance with the approved plans and conditions of approval as placed on file in the office of the Planning Division. Any modifications to the approved project must be reviewed and approved by the Planning Division.
4. The Applicant shall comply with all federal, state, and local laws. Violation or conviction of any of those laws in connection with the use will be cause for revocation of this permit.
5. This permit may be modified or revoked by the City should the determination be made that the structure or conditions under which it was permitted present detrimental impacts on neighboring properties.
6. The Applicant shall list these conditions of approval in all construction plans submitted to the Building Division for a building permit. The applicant shall also provide a separate written document outlining how, or where, each of the conditions have been addressed in the building permit plan set for all City Division/Department conditions enclosed and provide the same number of copies as building plan sets submitted for Building Plan Check.
7. By signing and/or using this Single-Family Special Development Permit, the Permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of the Burbank Municipal Code. Failure of the permittee or property owners to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.
8. The architectural style of the proposed house and garage must be maintained at all times. The proposed architecture is similar to the Ranch and Minimal Traditional style. Any future exterior remodel of the proposed house and garage would need to be consistent with the City Design Guidelines.
9. All existing and proposed landscaping at the project site shall be maintained at all times. All

landscaping shall be in compliance with City's regulation for corner cut-off area and height limits for hedges in the R-1 zones.

## **BUILDING DIVISION**

10. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the 2019 edition of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards.
11. Plans and reports submitted for Plan Check Review are to be submitted electronically. For more information about the online submittal process, please contact the Building Division at 818-238-5220 or via email at [building@burbankca.gov](mailto:building@burbankca.gov).
12. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
13. All Departments that have provide Conditions of Approval are to review drawings and provide final approval via online electronic review, prior to issuance of Building Permit.
14. A separate demolition plan will be required. Provide Applications for Demolition and New Single-Family Dwelling to Building & Safety for plan check review.
15. New construction projects within the City of Burbank are subject to MWELo review. New landscape areas for residential and non-residential projects between 500 and 2,500 square feet requiring a building or landscape permit, plan check or design review will be required to complete, either a Performance or Prescriptive Compliance Method. Full house demolition will require MWELo review, either prescriptive or performance, no exceptions.
16. Justify Floor Area Ratio per current Burbank Municipal Code 10-1-601 (ARTICLE 6. RESIDENTIAL USES AND STANDARDS)
17. Grading and drainage plans will be required. Topographical contour lines are to be indicated, showing existing and proposed contours.
18. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit.
19. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to new construction, additions, remodels, renovation, tenant improvement and alteration projects over 500 square feet in scope of work.
20. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection.

21. The California Division of Mines and Geology Active Fault Near-Source Zones Map for Burbank indicates the city is within 2 km - 5 km of the Verdugo and Hollywood Faults. Structural design of construction projects must address the impact of the Near-Fault Zones.
22. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the CBC:
  - a. Wood-framed, single-family dwellings not more than two stories in height;
  - b. Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;
  - c. Wood-framed, garages or accessory structures for single-family dwellings not more than two stories in height;
  - d. Non-structural or non-seismic storefronts, interior alterations or additions.
23. A Building Permit may be issued to the Property Owner provided that the work is limited to:
  - a. A single-family dwelling of wood frame construction not more than two stories and a basement in height.
  - b. Garages or other structures appurtenant to single-family dwellings of wood frame construction not more than two stories and basement in height.
  - c. Nonstructural or non-seismic alterations or additions.
24. Approved hours of construction are:

|                 |                    |
|-----------------|--------------------|
| Monday – Friday | 7:00 am to 7:00 pm |
| Saturday        | 8:00 am to 5:00 pm |

No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department.
25. Deferral of any submittal items shall have prior approval of building official. The registered design professional in responsible charge shall list the deferred submittals on construction documents for review.
26. Screening will be required for equipment located in front and side yards. The screening will include the electrical panels, A/C compressor units, gas meters, and transformers. All screening will be subject to approval by Planning and Building divisions, and BWP.

## **PUBLIC WORKS DEPARTMENT**

27. Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.

28. Show the width and location of all existing and proposed easements [BMC 9-1-1-3203]. Plans must show 5' public utility easement at rear of property.
29. No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e. streets and alleys). Locations of these appurtenances shall be shown in the building site plan and the off-site improvement plans [BMC 7-3-701.1].
30. No permanent structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-1-3203].
31. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works **EXCAVATION PERMIT** is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at: <http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm>
32. Submit on-site drainage plans to Public Works for review. On-site drainage shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face [BMC 7-1-117, BMC 7-3-102].
33. Public Works Permit Division to verify and sign off the 5' public utility easement at the rear of the property is cleared of any existing and/or proposed permanent structures prior to the start of construction.
34. Plans should include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments.
35. Provide verification from the City of Burbank, Building Division indicating the 5' public utility easement at the rear of the property is cleared of any existing and/or proposed permanent structures after construction is completed.
36. All unused driveways, or a portion of, shall be removed and reconstructed with curb, gutter and sidewalk [BMC 7-3-504]. Remove and reconstruct apron fronting the property along Hampton Road to align with proposed garage door entrance. Driveway apron must be constructed per Burbank Standard Plan BS-103. If the driveway apron requires the relocation/removal of a utility or tree, contact the appropriate department to obtain approval of relocation (Burbank Water and Power of any water meter, fire hydrant, street light or power pole, and Parks and Recreation for any tree removal).
37. Any portion of the public parkway (sidewalk, curb, gutter, driveways, landscape, etc.) that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. The repairs and/or reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501].



38. If any utility cuts or construction related impacts are made on E. Elmwood Avenue adjacent to the property, applicant will have to restore the street fronting the property per City of Burbank paving requirements.
39. The location, depth, and dimensions of all sanitary sewer lines and easements must be shown on the plans. Provide a survey showing location of existing easements (which must be stamped by a professional land surveyor).
40. Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC 8-1-104].
41. No person shall connect to or tap an existing public sewer without obtaining a permit [BMC 8-1-301].
42. Any existing fixture or connection to the sewer main line must be capped before a building demolition activities occur.
43. A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please note that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.
44. Per BMC 9-3-407, Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy.
45. Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require project to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's Low Impact Development (LID) ordinance. For questions on these requirements, please contact the City's Building Division at (818) 238-5220.
46. Driveway path to the garage must be constructed per BMC 10-1-603.I.
47. No visual obstructions shall be erected or maintained in the 5' by 5' visibility cutoff above 3' high or below 10' high at the intersection of street and driveway. Such requirement applies to all driveways. [BMC 10-1-1303(C)].
48. There must be an appropriate location on the property for all solid waste containers or bins. Solid waste containers are not to be visible from the street.
49. All damaged infrastructure adjacent to the property to be removed and replaced.
50. All infrastructure adjacent to the property shall be upgraded to the latest AD standards – this

includes driveways, alley approaches, alley pedestrian ramps and pedestrian ramps.

51. All improvements must be constructed to the latest Burbank standard.

#### **PARKS AND RECREATION DEPARTMENT**

52. Submit landscape and irrigation plans prepared by a licensed landscape architect. Must comply with Municipal Water Efficient Landscape Ordinance (MWELO) requirements if over 500 square feet of landscape is altered: Please provide an Arborist/Landscape architect valuation for the trees and/or Landscape that will be affected/removed for this project.

53. Park Development Fee shall be paid prior to issuance of building permits: \$150/bedroom.

54. All street trees to remain.

#### **POLICE DEPARTMENT**

55. All outside lighting shall comply with the requirements of Section 5-3-505 BMC. Required lighting devices shall have vandal resistant covers.

56. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft. During construction, the Police Department shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.

57. To ensure that construction personnel are aware of the restricted construction times, the developer shall install professionally made sign(s) 2 ft. X 3 ft. in size in location(s) satisfactory to the City Planner and the Police Department that states, "NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATION, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) as follows: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, AND FROM 8:00 AM TO 5:00 PM ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR ON MAJOR HOLIDAYS." Any exceptions would be subject to the approval of the Directors of both the Community Development and Public Works Departments.

58. All residential structures shall display a street number in a prominent position so that it is easily visible from the street. The numbers shall be at least four (4) inches in height, of a color contrasting to the background, and located so they may be clearly seen and read. The numbers shall be illuminated during darkness. If the structure has rear vehicle access, numbers shall be placed there as well (9-2-505.1(a) BMC). The Fire or Police Departments may require the size of the numbers to be increased or provided in additional locations if the distance from or orientation to the street limits visibility.

#### **BURBANK WATER & POWER – WATER DIVISION**

59. The The Water Division's approval is contingent upon the following conditions:  
a. There is currently a 1" water meter at this address.

- b. The applicant shall be responsible for submitting final plans for BWP Water Division review and approval.
- c. Please review completed “Sizing Water Meter and Service Line” form attached and if accurate. Initial inside the red circle; otherwise fill out the blank form accordingly and initial. This form should reflect all existing and proposed water fixtures. The completed and initialed form will help determine the adequate water meter and service line size required.
- d. The applicant shall be responsible for all additional costs of connection, installation and abandonment of water services in accordance with Burbank Water and Power (BWP) Rules and Regulations.

### **BURBANK WATER & POWER – ELECTRIC SERVICES DIVISION**

- 60. Contact the Residential Service Planner at 818-238-3647 to obtain a confirmation of electric service for permanent and temporary power. BWP can provide electric service of 400 amps or less to the property.
- 61. Prior to final plan approval, contact the Residential Service Planner to determine the new service location and to discuss BWP’s electric service requirements. A load schedule should be provided at that time.

### **LANDSCAPE ARCHITECT**

- 62. New construction projects with an aggregate landscape area of 500 sq. ft. or greater shall comply with the Water Efficient Landscape Ordinance. A Landscape Documentation Package shall be submitted for review and approval. Projects with an aggregate landscape area of 2,500 or less may comply with the prescriptive requirements (Appendix D, attached) of the ordinance or conform to the performance measures contained in Appendix B (attached).

### **FIRE DEPARTMENT**

- 63. Provide construction site security by means of a six-foot high fence maintained around the entire site or a qualified fireguard when required by the Fire Code Official.
- 64. Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code.
- 65. Provide electrical supervision for all valves controlling the water supply and all water flow switches on all fire sprinkler systems where the number of sprinklers is 20 or more.
- 66. Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow.
- 67. Provide a Knox key box for fire department access.
- 68. Provide a Knox KS-2 key access switch for security gates.
- 69. Provide address numbers a minimum of 4 inches high for residential structures and six inches high for all other occupancies with  $\frac{3}{4}$  inch stroke to identify the premises. Numbers shall be

plainly visible from the street or road fronting the property and from the alley or rear accessway to the property.

70. 2A10BC fire extinguishers shall be provided and located as directed by the Fire Code Official in the field. All portable fire extinguishers shall be installed on a positive latching bracket or within an enclosed cabinet.
71. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. All locking devices shall be of an approved type.
72. Provide a fire alarm system.
73. Fire apparatus access roads shall be provided in accordance with the California Fire Code, for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. More than one fire apparatus road shall be provided when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Access during construction shall be maintained in accordance with the CFC/BMC.
74. Specifications for fire apparatus access roads shall be provided and maintained in accordance with the California Fire Code.
75. Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to construction.
76. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
77. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
78. Approved signs or other approved notices shall be provided and maintained, at the expense of the person(s) in possession of the property, for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.
79. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.

80. All exits, fire department access and fire protection shall be maintained in accordance with the California Fire Code during construction.
81. Any fire hydrants for this block shall be upgraded with a 4" X 2-2 1/2" outlets. Contact the Water Division at 238-3500 for specifications on the type fire hydrants to be provided.
82. Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.
83. Power and location of smoke detectors in Group R occupancies shall be in compliance with the California Fire Code, California Building Code as amended by the Burbank Municipal Code.
84. All existing single-family dwelling units intended for human occupancy shall have installed on or before July 1, 2011 carbon monoxide detectors in accordance with the Health & Safety Code §17926.
85. All existing Multi-dwelling units intended for human occupancy shall have installed on or before January 1, 2013 carbon monoxide detectors in accordance with the Health & Safety Code §17926.
86. In order to determine fire flow requirements for this building, the following information shall be provided prior to issuing a building permit for final fire department plan check:
  - a. Building Type Construction as defined by the California Building Code.
  - b. Square feet of the building.

All items reviewed are based on information provided at time of review. The comments provided do not limit or relieve the owner and the owner's architect and/or contractor from the responsibility of ensuring compliance with all applicable provisions of fire/life safety codes. Such compliances may include but are not limited to fire department access for fire fighting, including fire department vehicle access, fire water supplies and appurtenances. Further reviews may require additional requirements or limitations as the project develops and is not limited to the requirements provided in these comments.

NOTE: All references are in accordance with the 2020 Edition of the California Fire Code (CFC) and the California Building Code (CBC) as amended by the Burbank Municipal Code (BMC).

#### **OTHER APPLICABLE CONDITIONS**

87. The Applicant and Property Owner is responsible to complying with all applicable requirements of the Project in the process of obtaining construction-related permits with the City.

X \_\_\_\_\_  
Signature of Applicant/Permittee

X \_\_\_\_\_  
Signature of Property Owner

**EXHIBIT A: NEIGHBORHOOD COMPATIBILITY REVIEW - DESIGN GUIDELINES  
CHECKLIST  
(504 Hampton Road, Project No. 20-0004571)**

**DWELLING SETBACKS** *(Table A: Must meet all 3)*

**Front Yard Setbacks**

The proposed project meets the average front yard setback as required by the R-1 zoning.

**Side Yard Setbacks**

The proposed project meets the minimum side yard setbacks as required by the R-1 zoning. In addition, the proposed house is single-story.

**Rear Yard Setbacks**

The proposed project complies with the required rear yard setback as required by the R-1 zoning. The proposed detached 2-car garage located in the rear portion of the property also meets the setback standards from the rear and side property lines as required by the R-1 zoning.

**DWELLING ORIENTATION** *(Table B: Must meet minimum 1 of 4)*

**Dwelling Frontage Orientation**

The proposed house's frontage faces the sidewalk and street. There is also a front porch element that creates a visual break on the frontage. In addition, the front façade of the house utilizes different features to provide visual interest to the house including horizontal stone veneer that wraps the front façade, smooth stucco for the exterior walls of the house and wood window sills. Together, these design features create a visual interest to the frontage of the house.

**Front Entry Orientation**

The front main door of the proposed house faces the front yard and is accessible from the sidewalk through a proposed walkway.

**Front Entry Design**

As discussed in the "Dwelling Frontage Orientation," the proposed design of the house's front façade incorporates design elements that provide visual interest to the front entry of the house.

**DWELLING ORIENTATION CONTINUED** *(Table C: Must meet minimum 1 of 2)*

**Garage Orientation, General**

The proposed 2-car garage is detached from the proposed house and is located in the rear portion of the property. The proposed garage is accessed through a proposed driveway path from Hampton Road.

### **Garage, Design**

The proposed detached 2-car garage is smaller in bulk in size compared to the proposed house and would incorporate the same architectural design of the proposed house including the smooth stucco exterior wall finish and shingle roof style.

### **ROOFLINES** *(Table D: Must meet minimum 1 of 3)*

#### **Pitched Roof**

The proposed house and detached garage utilize a pitched roof style in accordance with development standards of the R-1 zoning.

### **MAJOR AND MINOR MASSING & MODULATION** *(Table E: Must meet minimum 2 of 4)*

#### **Residential Modulation, Front Yards**

The front façade of the proposed house incorporates modulation through the incorporation of a front porch element that provides a minor massing element that helps break-up the building massing.

#### **Residential Modulation, Minor**

The front façade of the proposed house incorporates modulation through the incorporation of a front porch element that provides a minor massing element that helps break up the building massing. In addition, the proposed single-story house has incorporated window placement on each façade of the house to ensure there is no blank façade wall. The proposed windows will have wood sills that will add another design feature to the house that will help create a break-up of the façade.

### **RESIDENTIAL DWELLING HEIGHT, UPPER STORIES & HEIGHT TRANSITIONS**

*(Table F: With one story only, must meet minimum 1 of 2 below, and then do not complete Table G; with two or more stories, skip table F and complete Table G)*

#### **Residential Height, One Story**

The proposed house is single-story and has a height of 16'-8".

### **RESIDENTIAL DWELLING HEIGHT CONTINUED** *(With two or more stories, skip Table F and complete Table G. Table G: With two stories or more, must meet minimum 3 of 4)*

The proposed house is single-story. Table G is skipped.

### **RESIDENTIAL DWELLING HEIGHT CONTINUED** *(Table H: With third story, must meet 1 item).*

Table H is not applicable since the project does not include a third story.

## **WINDOWS AND 360° ARCHITECTURE** *(Table I: Must meet minimum 1 of 4)*

### **360° New Construction**

The architectural character of the proposed single-story house extends to all building facades visible from the street. The architectural style of the house is similar to a Ranch and Minimal Traditional. One of the main design components of the house is the front entry porch, which adds minor massing and visual interest to the front of the house. In addition, design features like smooth stucco and window sills add details to the house in all elevation sides.

## **ACCESSORY STRUCTURES** *(Table J: Must meet 1 item)*

### **Accessory Structure Design**

The proposed detached 2-car garage would match the same architectural design of the proposed main house and is smaller in bulk compared to the house.

## **FENCES AND PROPERTY LINE WALLS** *(Table K: If provided, must meet all 3)*

### **At Front Yards**

No walls are proposed in the front yard. Existing walls/fences along the side and rear property lines will remain as part of the project. There is a proposed 5'-0" high fence gate that is proposed at the entrance of the side yard located on the southern elevation side of the proposed house.

### **At Street-Facing Side Yards**

The property does not have a street-facing side yard.

### **Retaining Walls, at Front Yards and Street-Facing Side Yards**

The project does not propose retaining walls. In addition, the property does not have a street-facing side yard.

## **LANDSCAPE** *(Table L: Must meet minimum 2 of 4)*

### **Landscape Design**

The project proposed a new construction of new single-story house. A preliminary landscape plan was provided at this stage of Planning review. The preliminary landscape plan shows an integrated design with the proposed structures of the property.

### **Artificial Turf, Front Lawns**

According to the preliminary landscape plan, there is no artificial turf proposed in the front yard.

### **Hardscape, Front Yards**

The project meets the requirement for maximum hardscaping allowed in the required front yard of a R-1 zoned property and is less than the total landscaped area in the front yard.



### **Trees**

According to the preliminary landscape plan, there are three (3) total trees that are proposed. Two (2) trees are located in the front yard and one (1) tree is located in the rear yard.

## **LANDSCAPE CONTINUED** *(Table M: Must meet minimum 3 of 7)*

### **Landscape along Street Frontages**

The preliminary landscape plan proposed new trees, groundcover, and shrubs in the front yard. The property owner would be responsible for maintaining the landscaping in the front yard including make sure any plant material maintains the maximum height for corner cut-off areas and maximum height limit for any hedges in the front yard. In addition, the front yard is proposed to not have any new wall or fence installed at this time. The proposed front landscape design would provide a open design to the frontage of the property.

### **Lawns and Low Maintenance Lawn Alternative**

The preliminary landscape plan shows that the new landscaping used at the property are all low water usage. There are also a variety of shrubs and groundcover that would be proposed on the property that gives an alternative of using grass lawns.

### **Landscape at Buildings**

According to the preliminary landscape plan, there will be proposed shrubs along the building frontage.

## **USE OF CHARACTERISTIC OR OTHER ARCHITECTURAL STYLES** *(Table N: Meet 1 of 2)*

### **Use of Characteristic Style**

The proposed architecture of the new single-story house and garage is similar to a Minimal Traditional and Ranch style. The use of stucco, roof shingles, front porch, and window sills are design features that can be seen in these specific styles. In addition, the proposed house meets the City Design Guidelines and Neighborhood Compatibility for new single-family development.