



CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT
150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.ci.burbank.ca.us

June 3rd, 2021

RAFFI AGAIAN
2234 DEL MAR ROAD #1
MONTROSE, CA 91020

**RE: Project No. 20-0003873 (Single Family Special Development Permit) – Approved
600 North Rose Street**

Dear Mr. Agaian:

This letter is to notify you that the Community Development Director has approved your application for a Single Family Special Development Permit (Project No. 20-0003873) to add 900 square feet to the side and rear of an existing 1,153 square foot 1-story single family dwelling and demolish the existing carport and detached guest house in the rear of the lot. The property is located at 600 North Rose Street 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 3, 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 fee prior to the expiration of the fifteen (15) day appeal period, or 5:00 p.m. on June 18, 2021.

If you have any questions concerning this letter, please contact me by phone at (818) 238-5250 or by email at xathomas@burbankca.gov.

Sincerely,

XJVIRR THOMAS
Assistant Planner
Community Development Department

Community Development Department Director's Decision

DATE: June 3, 2021

PROJECT TITLE: Project No. 20-0003873 – Single Family Special Development Permit

PROJECT ADDRESS: 600 North Rose Street.

APPLICANT: Raffi Agaian

PROJECT DESCRIPTION: The project includes a request to add 900 square feet to an existing 1,153 square foot single family dwelling and attached garage of 360 square feet. The project also includes demolition of the attached carport and detached garage in the rear of the lot. The proposed Floor Area Ratio is 24% which is within the maximum permitted; and the proposed home proposes a maximum overall building height of 19'-8", as measured from the adjacent natural grade.

ZONING: R-1 **GENERAL PLAN:** Low Density Residential

MUNICIPAL CODE CONFORMANCE: The project conforms to the Burbank Municipal Code and required neighborhood compatibility design guidelines. The proposed Floor Area Ratio is .24 which is within the maximum permitted of 40% or 3,244 square feet. The proposed lot coverage is 29% is within the maximum allowable lot coverage of 50%. The first floor of the house is setback 29'-6" from the front property line, aligning with prevailing setbacks of existing houses in the defined neighborhood. The interior side and rear yard setbacks are compliant with Code requirements, and with a proposed overall building height of 13' - 6" the overall building height is within the maximum allowed height of 30'-0".


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 new construction of one single-family residence in a residential zone. The requested 2,053 square-foot house meets the criteria for exemption as it includes the construction of one single-family residence in an urbanized area and in a residential zone.

DATE SIGN POSTED ON-SITE: December 5, 2020

DATE PUBLIC NOTICE MAILED: December 8, 2020

DATE OF DIRECTOR'S DECISION: June 3, 2021

END OF APPEAL PERIOD: June 18, 2021



Xjvirr Thomas, Assistant Planner
Planning Division (818) 238-5250

Patrick Prescott, Community Development Director

SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT NO. 20-0003873
(600 North Rose St. – Raffi Agaian, Applicant)

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.

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

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 front yard setback is 25'- 0" and does not exceed the average (prevailing) setback of houses in the neighborhood of 25'- 0". In identifying prevailing setback, the neighborhood is defined as houses located on the same side of the block within 250' of either side of the subject property.
 - The proposed top-of-roof height for the new addition is 10'- 11", which is within the maximum permitted height to top of roof of 30' -0" measured from the adjacent natural grade. The proposed top-of-plate height for the proposed addition is 8'- 6", which is within the maximum permitted top of plate height of 20'-0" measured from adjacent natural grade.
 - The proposed Floor Area Ratio (FAR) is 0.24, within the maximum allowable FAR of .4, The proposed lot coverage is below the maximum of 50 percent at 29 percent.
 - The existing 360 square foot garage is attached to the main dwelling and is located in the front half of the lot, and provides two covered parking spaces, meeting the 2 covered parking space minimum required for houses under 3,400 gross square feet. A 400 square foot FAR exemption is permitted for garages located in the front of a lot.
 - The project site includes existing landscape in the front of the subject property, including two 15-gallon trees as required when applying for a Single-Family Special Development Permit per Section 10-1-603(L).
- 2) If the house has an FAR greater than 0.35, or is larger than 3,000 square feet, or involves an addition or remodel that requires a Permit (but the FAR remains less than 0.40 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 project has been reviewed for neighborhood compatibility and complies with the adopted Design Guidelines and the completed Neighborhood Compatibility Review – Design Guidelines Checklist as followed:

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

1. Front Yard Setbacks

This project complies with the required prevailing first floor front yard setback of 25'- 0" in the defined neighborhood with the proposed first floor front setback at 25'- 0" as measured to the front of the garage, and 38' – 3" to the front façade of the dwelling.

2. Side Yard Setbacks

This project complies with the interior first story side yard setbacks of 10 percent of the average lot width, or minimum 7' for a 71' wide lot. The project proposes a first floor with a 7' – 3" and 8' – 8" side-yard setback along the north side of the house, and a 50' – 8" first floor side yard setback to south side property line.

3. Rear Yard Setbacks

The primary house complies with the minimum 15' required rear yard setback by having a 16'-2" setback, as measured from the rear property line.

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

2. Front Entry Orientation

The proposed dwelling has a front entry which is visible and accessible from the front yard and public sidewalk along Rose Street.

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

1. Garage Orientation, General

The existing garage is located in the front and is setback 25' – 0" from the front property line. Additionally, the garage is subordinate to the bulk and mass of the primary dwelling, and is accessible from a driveway leading from Rose Street.

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

1. Pitched Roofs

The proposed addition in the rear utilizes a pitched, gable roof that is compatible with the existing rooflines of the existing dwelling and matches the overall styles in the neighborhood along with the Ranch architectural style.

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

1. Major & Minor Massing

The existing dwelling includes major and minor massing breaks, in relation to overall building heights, rooflines, and setbacks. The proposed addition in the rear is lower in height than the existing portion of the main dwelling. Along the public street frontage, the building has varied first floor setbacks, introduces greater setbacks for the front façade than the garage, and multiple roof and ridge heights throughout.

2. Residential Modulation, front Yards

The proposed dwelling includes minor massing with a recessed entry way and a front porch that is 8' – 6" in height, which is lower than the front entry way which is 9' – 10".

RESIDENTIAL DWELLING HEIGHT, UPPER STORIES & HEIGHT TRANSITIONS

(Table F: With one story only, must meet minimum 1 of 2 below)

1. Residential Height, One Story

The proposed top-of-roof height for the addition is 12'- 5", which is within the maximum permitted height to top of roof of 30' -0" measured from the adjacent natural grade. The proposed

top-of-plate height is 8'- 6", which is within the maximum permitted top of plate height of 20'- 0" measured from adjacent natural grade.

RESIDENTIAL DWELLING HEIGHT CONTINUED *(Table G: With two stories or more, must meet minimum 3 of 4)*

Due to one-story house design, Table G is skipped.

RESIDENTIAL DWELLING HEIGHT CONTINUED *(Table H: With third story, must meet one 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)*

2. 360° New Construction

The proposed dwelling incorporates a consistent building architectural design on all elevations of the structure, including a consistent exterior stucco finish with hardie siding accents along all elevations, consistent roof eave projections, and consistent window and door moldings. The stucco along the front, sides and rear elevations are consistent with the Ranch architectural style.

ACCESSORY STRUCTURES *(Table J: Must meet one item)*

Not applicable to project since no detached accessory structures are proposed.

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

1. At Front Yards

The project does not have a front yard fence.

2. At Street-Facing Side Yards

This project does not have a street-facing side yard, so this is not applicable.

3. Retaining Walls, at Front Yards and Street-Facing Side Yards

This project does not include retaining walls, so this is not applicable.

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

Table L is not applicable since the project is for an addition, not the construction of a new home.

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

1. Landscape along Street Frontages

The existing landscaping includes two trees in the front parkway and will maintain the existing landscape in the rear yard. The project does not propose a front yard fence, which is consistent with other homes in the neighborhood that do not have fences/walls in the front yard.

4. Lawns and Low Maintenance

Landscaping will be low maintenance, consisting of 687 square feet of a hardscape driveway that leads from North Rose into the front garage and a walkway leading to the front door, and 1,403 square feet of existing landscape with new shrubs.

6. Exterior Lighting

This project will include exterior lighting at the front façade of the proposed dwelling, thus enhancing safety between the street, sidewalk, and residential entry.

USE OF CHARACTERISTIC OR OTHER ARCHITECTURAL STYLES

(Table N: Meet 1 of 2)

1. Use of Characteristic Style

The proposed house has been reviewed for neighborhood compatibility and complies with the adopted Design Guidelines (enclosed is a completed Neighborhood Compatibility Review – Design Guidelines Checklist for the project and supporting documentation). The existing house is designed with a Ranch Style architectural style that includes a hipped and overhanging roof forms. The proposed addition in the rear will match the overall architectural style of the existing dwelling. Ranch Style architectural style is one of seven identified architectural styles within the City of Burbank Neighborhood Compatibility Review and Design Guidelines, the proposed home uses many of the traditional forms and elements that are found common with this architectural style which includes: Building materials, front facing garage, an entryway porch, stucco finish, three prominent windows facing the front yard, and the use of shingles. Other architectural styles found within the neighborhood include Ranch Style, Minimal Traditional, and American Craftsman architectural styles with various roof pitches and materials.

- 3) *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.*

Permit conditions have been placed upon the project to satisfy required findings and standard city conditions to mitigate construction impacts of the project and protect the public health, safety, convenience, and welfare of the community. The project has been designed to comply with the City's Neighborhood Compatibility Design Guidelines and conditions 1 through 62 have been incorporated into the project to ensure neighborhood compatibility and protection of public health, safety, and welfare.

**SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT NO. 20-0003873
(600 North Rose St. – Raffi Agaian, Applicant)**

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. Project No. 20-0003873, Single Family Special Development Permit, approves the construction of a 900 square foot addition to an existing 1,153 single family dwelling, to create a one-story, 2,053 square-foot single-family house with an attached 360 square foot two-car garage. The property is located at 600 North Rose St.
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 3, 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. The operation/construction on the site shall remain in substantial conformance with the request and with the application materials submitted by the applicant with an approval stamp dated May 5, 2021 and approved and placed on file in the office of 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 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. No visual obstruction over three (3) feet high and under seven (7) feet high shall be placed within the five (5) foot by five (5) foot corner cut-off at the intersection of the driveway and the sidewalk.
9. Exterior materials and designs shown on the approved set of plans dated February 9, 2021 must be the same used during construction. Any modifications to materials must be reviewed and approved by the Planning Division prior to installation.

10. On plans submitted for Building Plan Check review, the Applicant shall incorporate the following:
 - a. Provide an existing site plan clearly showing all existing structures and indicate structures to be demolished.
 - b. All square footage for the main dwelling, garage, and patio area shall be identified clearly and consistently throughout.
 - c. On setbacks for all portions of all elevations shall be clearly called out on the primary site plan.

BUILDING DIVISION

11. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the 2016 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.
12. 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.
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. Provide clarification on how roof area over Bedroom 3 can be non-vented? Per 2019 California Code Sections CRC R806.5 & CBC 1202.3 Unvented attic and unvented enclosed rafter assemblies are allowed as long as the conditions indicated under these Codes are met.
15. Construction projects must comply with Best Management Practices for construction and storm water runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit.
16. 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.
17. 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.
18. 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.

19. 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:
- Wood-framed, single-family dwellings not more than two stories in height;
 - Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;
 - Wood-framed, garages or accessory structures for single-family dwellings not more than two stories in height;
 - Non-structural or non-seismic storefronts, interior alterations or additions.
20. A Building Permit may be issued to the Property Owner provided that the work is limited to:
- A single-family dwelling of wood frame construction not more than two stories and a basement in height.
 - Garages or other structures appurtenant to single-family dwellings of wood frame construction not more than two stories and basement in height.
 - Nonstructural or non-seismic alterations or additions.
21. 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.
22. New construction projects within the City of Burbank are subject to MWEL0 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.
23. Plans and reports submitted for Plan Check Review may be submitted electronically. For more information about the online submittal process, please contact Senior Plan Check Engineer Mario Osuna in Building Division at 818-238-5241.
24. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
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. All City Departments that have enclosed Conditions of Approval are to receive a set of building permit drawings for review and must provide a final approval stamp on drawings prior to issuance of a Building Permit.
27. Five (5) sets of drawings shall be provided at the time of Plan Check Review. The following lists the necessary sheets per department:
- a. Planning – Full set of Plans
(1 set of Civil /Landscape/Architectural/Structural)
 - b. Building & Safety – Full set of Plans

- (1 set of Civil /Landscape/Architectural/Structural)
- c. Public Works – Partial set of Plans
(1 set of Civil /Landscape/Architectural/Structural)
- d. Burbank Fire Department – Partial set of Plans
(1 set of Architectural/Structural)
- e. Parks & Recreation – Partial set of Plans
(1 set of Civil /Landscape/Architectural)
Requires Site Plan with existing landscape to be removed
Requires Site Plan with new landscape
Requires the number of new bedrooms adding

PUBLIC WORKS DEPARTMENT

28. 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.
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 on 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 under walk drains to the gutter through the curb face [BMC 7-1-117, BMC 7-3-102].
33. Verify that the 7.5-foot public utility easement is cleared of all permanent structures at the rear of the property.
34. Any portion of public sidewalk, curb or gutter that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. That reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact 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].

35. If any utility cuts or construction related impacts are made on Rose Street or on Toluca Park Drive adjacent to the property, the applicant will have to restore the street fronting the property per City of Burbank paving requirements.
36. The location, depth, and dimensions of all sanitary sewer lines and easements must be shown on the plans.
37. 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].
38. No person shall connect to or tap an existing public sewer without obtaining a permit [BMC 8-1-301].
39. Any existing connection to the sewer main line must be capped before a building demolition occurs.
40. 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.
41. 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.
42. All damaged infrastructure adjacent to the property to be removed and replaced. All infrastructure adjacent to the property shall be upgraded to the latest ADA standards – this includes driveways, alley approaches, alley pedestrian ramps and pedestrian ramps.
43. Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require projects to comply with the Standard Urban Storm water Mitigation Plan provisions and the City's low impact development ordinance. For questions on these requirements, please contact the City's Building Division at (818) 238-5220.
44. There shall be a designated location on the property for all solid waste containers and/or bins. Containers are not to be visible from the street.

PARKS AND RECREATION DEPARTMENT

45. 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. All Parkway Trees must be on the City of Burbank Approved Tree list. Palm Trees are not accepted, unless maintained under a convenient agreement.

POLICE DEPARTMENT

46. All outside lighting shall comply with the requirements of Section 5-3-505 BMC. Required lighting devices shall have vandal resistant covers.
47. 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.
48. 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.
49. 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.

FIRE DEPARTMENT

50. 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.
51. Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code.
52. 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.
53. Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow.
54. Provide a Knox key box for fire department access.
55. Provide a Knox KS-2 key access switch for security gates.

56. 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.
57. Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.
58. 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.
59. 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.

BURBANK WATER AND POWER DEPARTMENT

60. The proposed new construction will conflict with the existing service drop, so the applicant will need to 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. Overhead service may be possible on the right side of the new house.
61. There is currently a 5/8" meter at this address, which is substandard and will have to be upgraded. The applicant will be required to submit plans for the usual plan check process to determine the adequate meter service and size.
62. Please see attached "Sizing Water Meter and Service Line" form. If correct, please initial inside the red circle, otherwise fill out the blank form accordingly and initial. The site plan should show size and location of existing water meter.
63. The applicant shall be responsible for all additional cost of connection, installation and abandonment of water services in accordance with Burbank Water and Power (BWP) Rules and Regulations.

X _____
Signature of Applicant/Permittee

X _____
Signature of Property Owner