



CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT

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

JULY 19, 2021

PETER AUDELO
4612 ALLENDE AVE
OCEANSIDE, CA 92057

**RE: Project No. 19-0007625 (Single Family Special Development Permit) – Approved
Located at 816 N Avon St**

Dear Peter:

This letter is to notify you that the Community Development Director has approved your application for a Single Family Special Development Permit (Project No. 19-0007625) for an expansion and remodel of a single-family residence. The property is located at 816 North Avon 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 (July 19, 2021), unless the decision is appealed to the Planning Board within these fifteen (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 by 5:00 p.m. on August 3, 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 (15) day appeal period.

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

Sincerely,

Greg Mirza-Avakyan
Associate Planner
Community Development Department

ADMINISTRATION
818.238.5176

BUILDING & SAFETY
818.238.5220

ECONOMIC DEVELOPMENT & HOUSING
818.238.5180

PLANNING
818.238.5250

SECTION 8 & CDBG
818.238.5160

TRANSPORTATION
818.238.5290

Community Development Department Director's Decision

DATE: July 19, 2021

PROJECT TITLE: Project No. 19-0007625 – Single Family Special Development Permit

PROJECT ADDRESS: 816 N Avon St

APPLICANT: Peter Audelo

PROJECT DESCRIPTION: The project includes a 775 square foot second-story addition and a 489 square foot first-story expansion and remodel of an existing, single-story, single-family residence located at 816 N. Avon Street within the R-1 (Single Family Residential) zone. The existing residence has a floor area of 1,114 square feet on the first story and a converted attic area that will be removed as part of this project. The proposed floor area on the lot is 2,428 square feet.

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 is 2,428 square feet, which is below the maximum allowed Floor Area of 2,484 square feet (0.40 Floor Area Ratio). The proposed Lot Coverage is approximately 31.3%, which is within the maximum 50% allowed in the R-1 zone. The second-floor addition is set back 11'-0" from the first story front elevation, which is more than the required 10'-0" required when the finished wall of the first floor is 30'-0" from the front property line. The side setbacks for the second story addition on both the north and south sides comply with the upper-story side yard modulation "Alternative C," where the proposed addition is behind a 45-degree inclined daylight plane extending from the intersection of the side property line and the existing grade at a point 12'-0" above the finished grade. The overall proposed building height is 23'-0" to the top of roof, within the maximum allowed height of 23'-0" for flat roofs.

ENVIRONMENTAL REVIEW: This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301(a) of the State CEQA Guidelines for minor additions to existing structures. The exemption is applicable to additions to existing structures, provided that the additions do not result in an increase of more than 10,000 square feet. The project site is supported by existing public services and facilities which are necessary to develop the property to the maximum development permissible under the General Plan; In addition, the project site is not located in an area that is environmentally sensitive.

DATE NOTICES MAILED: July 2, 2021

DATE SIGN POSTED ON-SITE: July 2, 2021

DATE OF DIRECTOR'S DECISION: July 19, 2021

END OF APPEAL PERIOD: August 3, 2021

Greg Mirza-Avakyan, Associate Planner
Planning Division (818) 238-5250

 FOR
Patrick Prescott, Community Development Director

SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT NO. 19-0007625
(816 North Avon St – Peter Audelo, Applicant
and Susannah Becket & Christopher Kula, Owners)

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 (“BMC”) 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 unless an exception has been approved.*

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

- To reduce second-story building mass and avoid shadow and privacy impacts on adjacent property, the additions are required to provide upper-story setbacks according to BMC Section 10-1-603(E):
 - The existing front yard setback of the single-story residence is 30’-0” from the front property line. The second-story addition is set back an additional 11’-0” from the first story façade, which is consistent with BMC Section 10-1-603(E)(1)(c). There are no additions proposed within the front yard.
 - The side setback for the second-story addition on both the north and south sides of the proposed addition is behind the 45-degree inclined daylight plane extending from the intersection of the side property line and the existing grade at a point 12’-0” above the finished grade, in compliance with the upper-story side yard modulation “Alternative C” (BMC Section 10-1-603(E)(2)(c)).
- The required side setback on the 46’-0” wide lot is 10% of lot width, or 4.6’. With a side setback of 3’-2” the existing residence is legal-nonconforming on the north side. The first-story expansion and second-story addition conform with the minimum side setback and exceed it.
- The required rear setback is 15’-0”. The proposed addition is 42’-0” from the rear property line, in compliance with BMC Section 10-1-603(A).
- The maximum allowable top-of-roof height for flat roofs, parapets, and architectural features is 23’-0” above adjacent natural grade. The proposed second-story addition has a maximum top-of-roof height of 23’-0” as measured from natural grade. The proposed top-of-plate height is 18’-9” at its highest point, within the maximum top-of-plate height of 20’-0”.
- The maximum Floor Area on the lot is 2,484 square feet. The existing Floor Area is 1,304 square feet, which includes the 1,114 square foot existing first floor, a 140 square foot legal portion of converted attic, and a 50 square foot storage shed. There is an unpermitted expanded area in the attic, which will be removed. The proposed total Floor Area of 2,428 square feet includes the 1,114 square foot first story, a 489 square foot first-story addition, a 775 square foot second-story addition, and a 50 square foot storage shed.
- The proposed lot coverage is below the maximum of 50% at approximately 31.3%.
- The addition complies with the building separation and garage backup clearance standards. The proposed hardscape area constitutes less than 40% of front yard area, which complies with the maximum 45% hardscaped area per BCM Section 10-1-603(G)(5)(a).

- 2) *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 project has been reviewed for neighborhood compatibility and complies with the adopted Design Guidelines. Enclosed as Exhibit A is a completed Neighborhood Compatibility Review – Design Guidelines Checklist for the project. The existing residence is built in a simple Tudor Style, characterized by the steeply pitched cross-gable and multi-ridged roof, stucco material, decorative chimney, and double-hung windows. The residence is side-gabled and incorporates a prominent front facing triangular gable. The façade is a balanced collage of offset asymmetrical planes, as is typical for Tudor architecture. The proposed additions retain the Tudor architectural style and incorporate consistent characteristic features through the overall building form and exterior finish materials. The second story is expressed as a secondary mass rising behind the main ridgeline, and the top of the offset mansard roof is the only element of the addition visible from the public right-of-way. The use of consistent materials, window treatment, and wall cover and color will contribute to a 360-degree design. The house will have modulations that will create visual interest and avoid a “boxy” appearance. Most of the residences in the neighborhood are Minimal Traditional, Split-Level, Ranch, or Tudor, with several examples of similar Tudor homes further up the block. With the proposed additions, this residence will retain its Tudor character and will therefore be consistent with the surrounding neighborhood. Tudor is one of the Characteristic styles within the City of Burbank, and consistency with the attached Neighborhood Compatibility Review ensures that any additions retain the architectural style along with ensuring that all design elements extend to all exterior portions of the house.

- 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.*

Conditions of Approval 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 87 have been incorporated into the project to ensure neighborhood compatibility and protection of public health, safety, and welfare.

SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT NO. 19-0007625
(816 North Avon St – Peter Audelo, Applicant
and Susannah Becket & Christopher Kula, Owners)

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. Project No. 19-0007625, Single Family Special Development Permit, approves a 775 square foot second-story addition and a 489 square foot first-story expansion and remodel of an existing, single-story, single-family residence with a 1,114 square foot first floor and a converted attic area which will be removed as part of this project. The proposed floor area on the lot is 2,428 square feet. The property is located at 816 N Avon St 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 July 19, 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 on September 18, 2020 and the project plans stamped approved on July 19, 2021, 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. Exterior materials and designs shown on the approved set of plans stamped approved on July 19, 2021 must be the same used during construction. Any modifications to materials must be reviewed and approved by the Planning Division prior to installation.

9. The site must be landscaped per Section F.5 and F.6 of the Single Family Design Guidelines and Section 10-1-603(H) of the Burbank Municipal Code.
10. The applicant shall provide 15-gallon hedges along the side- and rear- property lines and provide a minimum of two 15-gallon trees within the front or rear yard, as depicted on the conceptual landscape plan stamped approved on July 19, 2021. The planting area for said trees shall have a minimum interior dimension of five square feet.
11. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Street & Solid Waste Division (Public Works Department) or Developer shall arrange for self-hauling to an authorized facility.
12. This Single Family Special Development Permit is subject to all comments/conditions from all the City Departments/Divisions (conditions attached) and incorporated herein by reference: Building Division, Public Works Department, Parks and Recreation, Burbank Water and Power, Fire Department, and Police Department.

BUILDING DIVISION

13. 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.
14. 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 building@burbankca.gov.
15. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
16. 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.
17. Justify Floor Area Ratio per current Burbank Municipal Code 10-1-601 (ARTICLE 6. RESIDENTIAL USES AND STANDARDS)
18. Provide corrected Demolition Calculations (demolition calculations are based upon the *length of walls*, not the square footage of walls).
 - a. Total *length* of all walls to be demolished divided by total *length* of all existing walls = Demolition Percentage.
 - b. *Length* of walls are to include interior and exterior walls, including openings, and any walls attached to existing structure.
19. Provide locations of all utility easements on the property.

20. 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.
21. Grading and drainage plans will be required. Topographical contour lines are to be indicated, showing existing and proposed contours.
22. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. Approved hours of construction are:
 - Monday – Friday 7:00 am to 7:00 pm
 - Saturday – 8:00 am to 5:00 pmNo 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.

29. 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.
30. 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

31. 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.
32. Show the width and location of all existing and proposed easements [BMC 9-1-1-3203]. Plans must show 5'-0" public utility easement at rear of property.
33. 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].
34. No 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].
35. 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>
36. Prior to the issuance of a Building Permit, 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].
37. Prior to the issuance of a Building Permit, Public Works Permit Division to verify and sign off that the 5' pole line easement is cleared of any existing and/or proposed permanent structures prior to the start of construction.

38. Prior to the issuance of a Building Permit, submitted plans should include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments.
39. Prior to the issuance of Certificate of Occupancy, provide verification from the City of Burbank, Building Division showing the 5' pole line easement is cleared of all permanent structures at the rear of the property after construction is completed.
40. Prior to the issuance of Certificate of Occupancy, 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 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].
41. If any utility cuts or construction related impacts are made on Catalina Street adjacent to the property, applicant will have to restore the street fronting the property per City of Burbank paving requirements. For additional information or questions, please contact Anthony Roman, Civil Engineer Associate, at (818) 238-3945.
42. The location, depth, and dimensions of all sanitary sewer lines and easements must be shown on the plans.
43. 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].
44. No person shall connect to or tap an existing public sewer without obtaining a permit [BMC 8-1-301].
45. Any existing fixture or connection to the sewer main line must be capped before a building demolition occurs.
46. 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.
47. 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.
48. Certain construction and re-construction activities on private property will need to comply post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and

9-3-414.D of the BMC authorizing the City to require projects to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's Low Impact Development (LID) Ordinance. For more information, please contact Kenneth Kozovich at (818) 238-3932.

49. Exiting driveway apron is substandard. Reconstruct driveway apron to minimum 10'-0" wide with 3'-0" wings per Burbank Standard Plan BS-103. For additional information please contact Vikki Davtian, Senior Engineer – Traffic, at (818) 238-3965.
50. 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. For additional information or questions, please contact Public Works Field Services at (818) 238-3800.

PARKS AND RECREATION DEPARTMENT

51. Please provide an Arborist/Landscape architect valuation for the trees and Landscape that will be affected/removed for this project.
52. Park Development Fee shall be paid prior to the issuance of building permits: \$150.00 per bedroom. 2 x \$150.00 = \$300.00.
53. Existing street trees are to remain. If any street trees are removed:
 - a. Any street trees that are removed shall be replaced. Contact Forestry Supervisor (818) 238-5343 for a list of approved street trees.
 - b. Add note on planting plan: Contact Forestry for a list of approved street trees if any need to be replaced.
 - c. Contact Forestry Services at (818) 238-5343 for removal fee.
 - d. All street trees shall be a minimum of 24" box size.
 - e. Trees in grass shall be installed with Arbor Guards.
 - f. Tree wells are required.
 - g. Provide irrigation bubbler to street trees.
 - h. Provide automatically controlled irrigation system to the parkway.
54. Please replace any lost landscaping with new landscaping of equal value on the property. For additional information, contact Daniel Amaya from the Parks and Recreation Department at (818) 238-5300.

BURBANK WATER AND POWER

Electric Services Division

55. The proposed new construction will conflict with the existing electrical service panel, 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 at the left rear of the second story addition. Temporary power may be possible at the rear of the property with conditions.

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.

Water Division

56. There is currently a 5/8" water meter at this project address which is substandard and will have to be upgraded.
57. The applicant shall be responsible for submitting final plans for BWP Water Division review and approval.
58. Please review completed "Sizing Water Meter and Service Line" form provided to you in the and **April 14, 2020** comprehensive correction letter and if accurate initial inside the red circle; otherwise fill out the attached blank form accordingly and initial. The completed and initialed form will help the Water Division determine the adequate water meter and service line size required.
59. 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.

FIRE DEPARTMENT

60. 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.
61. Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code.
62. 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.
63. Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow.
64. Provide a Knox key box for fire department access.
65. Provide a Knox KS-2 key access switch for security gates.
66. Provide address numbers a minimum of 4 inches high for residential structures and six inches high for all other occupancies with 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.
67. 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.

68. 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.
69. Provide a fire alarm system.
70. 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.
71. Specifications for fire apparatus access roads shall be provided and maintained in accordance with the California Fire Code.
72. Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to construction.
73. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
74. 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.
75. 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.
76. 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.
77. All exits, fire department access and fire protection shall be maintained in accordance with the California Fire Code during construction.
78. Any fire hydrants for this block shall be upgraded with a 4" X 2-2 1/2" outlets. Contact the Water Division at (818) 238-3500 for specifications on the type fire hydrants to be provided.

79. Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.
80. 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.
81. 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.
82. 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.
83. 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:
 - Building Type Construction as defined by the California Building Code.
 - Square feet of the building.

POLICE DEPARTMENT

84. All outside lighting shall comply with the requirements of Section 5-3-505 BMC. Required lighting devices shall have vandal resistant covers.
85. 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.
86. 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.
87. 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.

For additional information or questions, please contact Sergeant Green at (818) 238-3240 or dgreen@burbankca.gov.

X _____
Signature of Applicant/Permittee

X _____
Signature of Property Owner